

Hampshire County Council

Botley Fields – Noise Bunds Phase

Planning, Design and Access Statement

January 2025



Hampshire
County Council

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1. Executive Summary

1.1 Overview

- 1.1.1 This Planning Design and Access Statement (PDAS) has been prepared by Hampshire County Council in its role as a public landowner / developer and applicant to support a reserved matters application (RMA) for the noise bund phase of land north and east of Winchester Street, now known as Botley Fields, pursuant to outline planning permission O/18/83698.
- 1.1.2 The noise bund phase of development will provide an acoustic barrier to mitigate the anticipated traffic noise from the adjacent development of the Botley Bypass which has been approved under separate planning permissions.
- 1.1.3 The noise bund phase of development proposed by this RMA comprises a combination of 3 no. noise bunds with fencing on top together with adjoining sections of acoustic fencing under the 132kV power cables located to the south of the Botley bypass. The acoustic mitigation is 3m in height above carriageway and is made up of either a 2m high landscaped earth bund from the bypass with 1m acoustic fencing or a full 3m high acoustic fencing.
- 1.1.4 The overall benefits of the proposal include:
- Creating a physical barrier between future residential dwellings and the Botley Bypass, reducing noise levels, filtering air pollutants and providing visual screening.
 - Implementing landscaping improvements, biodiversity enhancements and the establishment of new habitats and wildlife corridors.
 - Facilitating the delivery of future residential stages of the Botley Fields development.
- 1.1.5 This PDAS alongside the additional application documents establishes that the proposal is in general accordance with the outline planning permission and the approved parameter plans. The interface and need for a co-ordinated design between the noise bunds phase at Botley Fields and the neighbouring Botley Bypass land has also been considered in this submission. Whilst not technically required, in response to pre-app feedback from EBC and to be consistent with the Botley Fields RMA submissions to date, this document also shows that the details are compliant with the Local Development Plan.

2. Introduction

2.1 Overview

2.1.1 This Planning Design and Access Statement (PDAS) has been prepared by Hampshire County Council in its role as a public landowner / developer and applicant in support of a reserved matters application (RMA) (PP-13203544) for the noise bund phase of the development in relation to land north and east of Winchester Street, now known as Botley Fields, pursuant to outline planning permission O/18/83698.

2.1.2 This RMA is pursuant to outline planning permission for residential development at Botley Fields which granted consent in 2022 for:

‘Outline: Erection of up to 375 no. dwellings, public open space, allotments, drainage, landscaping, other supporting infrastructure and mitigation measures associated with the development. 2 no. new accesses onto Winchester Street, associated on-site roads, footpaths/cycleways and setting of a Public Right of Way (route number 3). Detailed matters for consideration access (all other matters reserved - scale, appearance, landscaping and layout).’

2.1.3 Approval of the reserved matters is sought for the following:

‘Reserved matters approval is sought for scale, appearance, landscaping and layout pursuant to outline planning permission ref: O/18/83698 for the construction of 3no. noise bunds and associated acoustic fencing.’

2.1.4 For clarity, the scope of this RMA is to seek consent for details relating to scale, appearance, landscaping and layout associated with the proposed noise bunds phase. Details relating to access have already been approved as part of the outline planning permission. This RMA is submitted to coincide with a separate discharge of conditions application seeking to discharge the following conditions for the noise bunds phase of the development.

- Condition 4 (Heritage)
- Condition 5 (Landscaping/LEMP)
- Condition 7 (Arboriculture)
- Condition 9 (Construction Method Statement)
- Condition 11 (Construction Noise and Vibration Assessment)
- Condition 12 (Dust Assessment)

- Condition 16 (Site investigations)
- Condition 27 (Detailed landscaping Scheme)

2.2 Document Structure

Section 3: describes the site and its surroundings.

Section 4: provides background information relevant to the determination of the RMA, relating to the original outline planning permission and its interface with the adjoining Botley Bypass proposals.

Section 5: describes the RMA proposal and matters relating to appearance, landscaping, layout and scale.

Section 6: appraises the proposal against the parameters of the outline planning permission and other material considerations.

Section 7: summarises this planning submission.

3. Site Context

3.1 Application Site

- 3.1.1 The application site (Figure 1) comprises an area of agricultural land of 4.9 hectares, which forms a rectangular shaped land parcel which arcs across the northern edge of the wider Botley Fields site from its eastern to western boundaries.

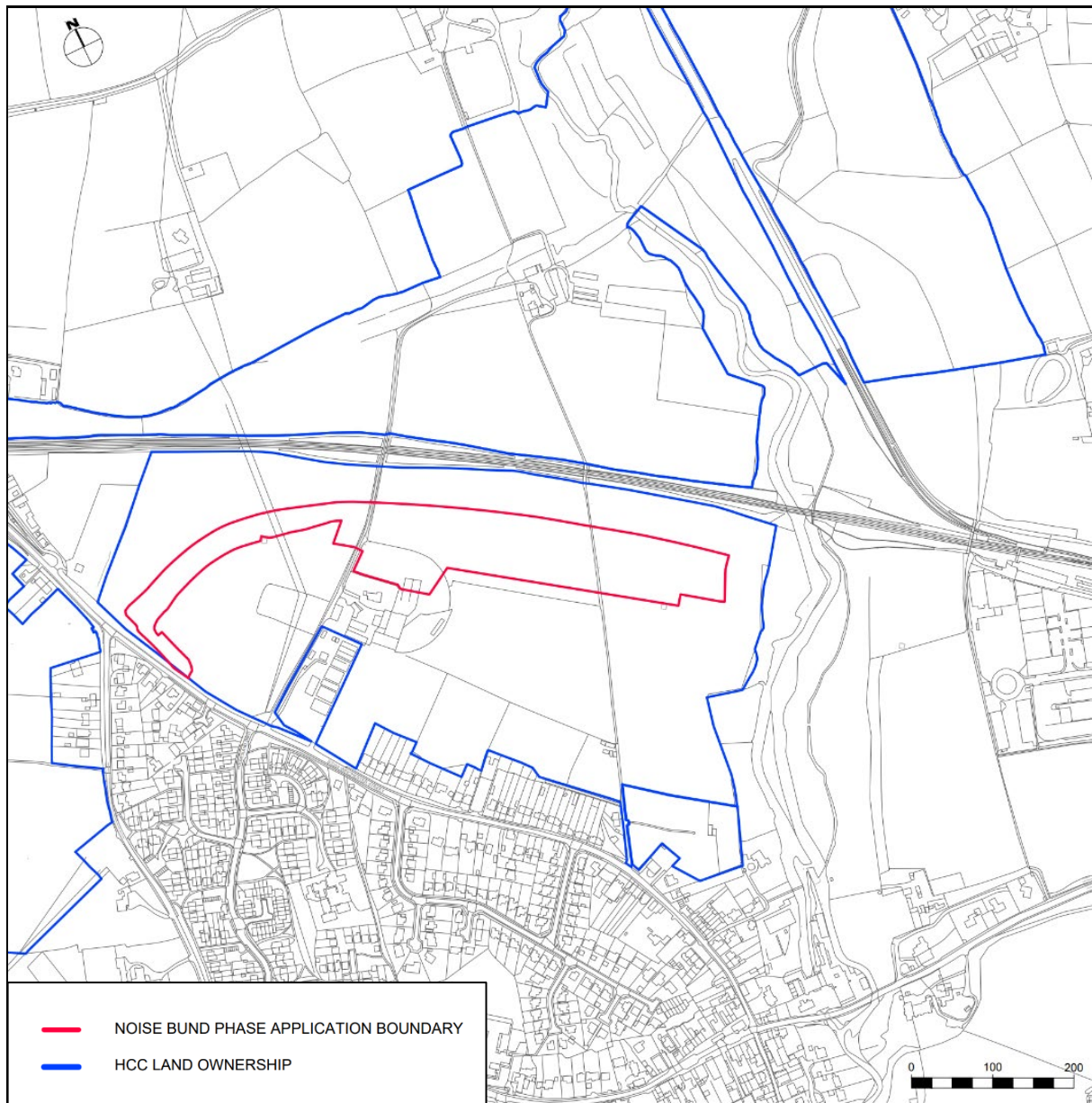
3.2 The Wider Site

- 3.2 The wider Botley Fields development encompasses an area of approximately 21.5 hectares of agricultural land within the control of Hampshire County Council. This area has outline planning permission for a residential led development of up to 375 dwellings with supporting open space and community infrastructure including the safeguarding of land under a separate planning permission for the delivery of the Botley bypass. Access to the site is currently achieved via an existing private access track from Winchester Street that leads to the Uplands Farmstead and Newhouse Farm and a private road informally known as Bull Close, provides access into the wider site. A Public Right of Way (Botley Footpath 3) runs through the site from Bull Close northwards to through field gates under the railway underpass and onwards into the countryside. The site is also intersected from east to west by a 132kV overhead power line and a 33kV overhead power line from north to south. The topography is largely level, although rises 17m at a variable gradient from its lowest point in its furthest eastern part of the site to its edges towards the west.

3.3 The Site Surroundings

- 3.3.1 Botley Fields is located within Botley Parish, on the very edge of the settlement of Botley and in close proximity to its many shops and services within its village square and the High Street. The site is further well connected to both local and further afield transport links, with multiple bus stops within walking distance of Botley Fields and Botley Station within a 2km radius.
- 3.3.2 The site is bounded to the north by the Fareham to Eastleigh railway line and a strip of dense scrub and trees which lie along the embankment within the rail boundary. Beyond the railway line to the north lies agricultural land. To the south is the former Uplands Farm which contains a cluster of listed farm buildings, four modern farm buildings and associated agricultural fields. To the eastern boundary runs the River Hamble, beyond which is an industrial estate and Botley Railway Station.

Figure 1: Extract of Site Location Plan (P09623-HCC-BF-00-DR-T-0051)



4. Application Background

4.1 Pre-Application Engagement

- 4.1.1 In addition to the on-going engagement between EBC and HCC as applicant, a pre-application meeting was held with the Botley Fields Planning Case Officer from EBC on 23 October 2024 to discuss the scope of this RMA and related discharge of conditions applications. The meeting also provided an update on the planning strategy and programme to deliver the final phase of the Botley Bypass on adjacent land to the RMA. Officer feedback from EBC was supportive of the principle of development and the comprehensive approach towards implementing the Botley bypass and Botley Fields noise bund phase through a single infrastructure provider.
- 4.1.2 The Case Officer in particular welcomed clarity in the RMA submission to demonstrate the relationship between the RMA and Botley Bypass proposals and how ecology and river quality would be protected. Feedback from this meeting has informed the proposals that follow in line with EBC Officer recommendations.

4.2 Outline Planning Permission

- 4.2.1 An outline planning application was submitted to EBC (O/18/83698) in 2018 for residential development on Botley Fields (land to the north and east of Winchester Street) encompassing:

'Outline: Erection of up to 375 no. dwellings, public open space, allotments, drainage, landscaping, other supporting infrastructure and mitigation measures associated with the development. 2 no. new accesses onto Winchester Street, associated on-site roads, footpaths/cycleways and setting of a Public Right of Way (route number 3). Detailed matters for consideration access (all other matters reserved - scale, appearance, landscaping and layout).

This application is subject to an Environmental Impact Assessment and is a departure from the development plan, affects the setting of a Listed Building and affects a Right of Way.'

4.2.3 In March 2022, EBC granted outline planning permission for Botley Fields subject to planning conditions and a Section 106 Agreement. The following parameter plans and statement listed below were approved as part of the outline permission under Condition 2, confirming the principle of development and general parameters, with details relating to access agreed in full:

- Land use (251898_PL_011_Rev 4)
- Building heights (251898_PL_012_Rev 4)
- Hydrology (251898_PL_013_Rev 5)
- Access and movement (251898_PL_014_Rev 4)
- Landscape and ecology (251898_PL_015 Rev 8)
- Densities (251898_PL_016_Rev 3)
- Environment (Botley Fields - Environmental Statement - Volume 3)

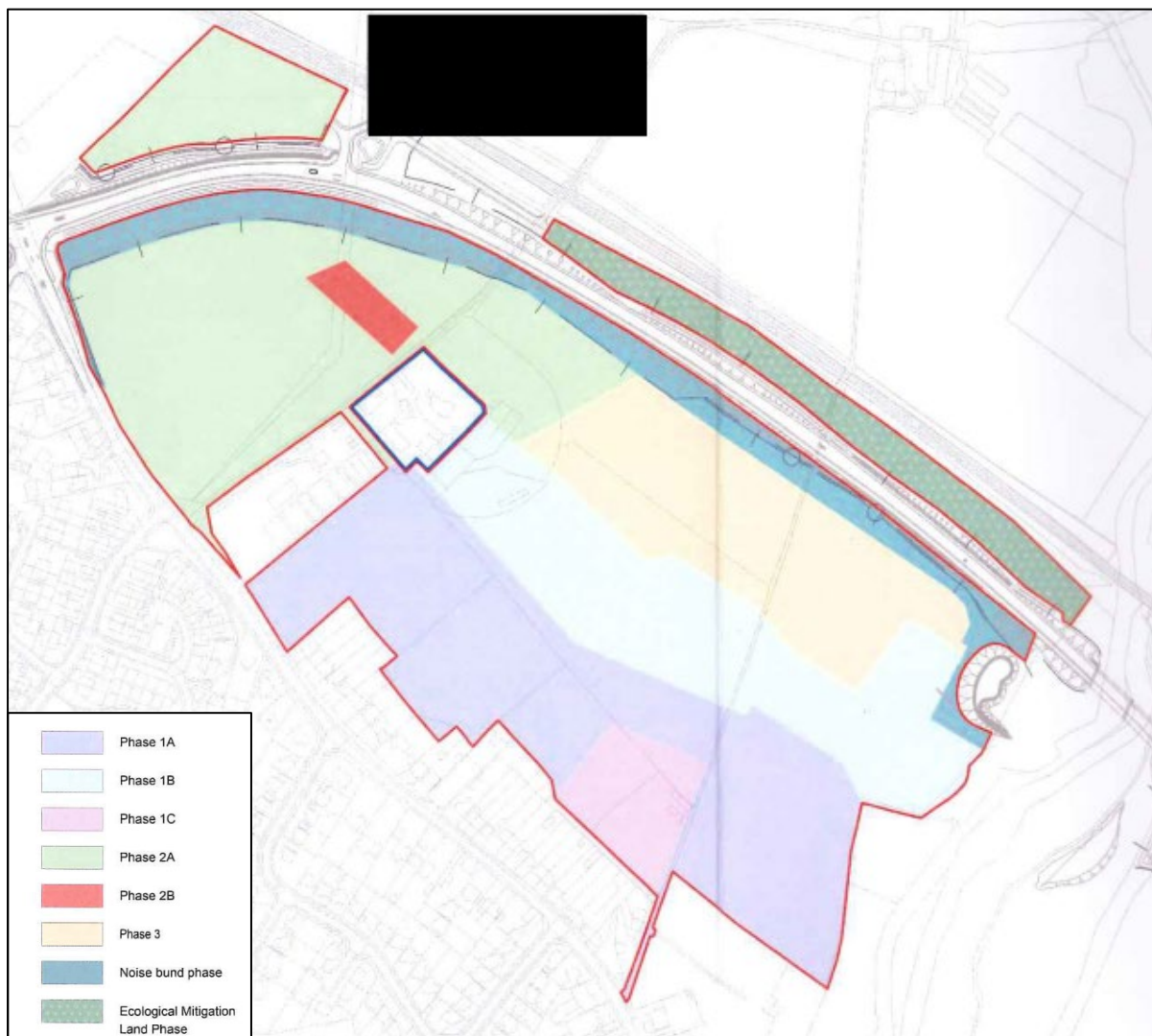
4.2.4 Details relating to scale, appearance, landscaping and layout were reserved for consideration at a later date. The first reserved matters application RM/24/97106 for the biodiversity enhancement zone phase of development for Botley Fields was approved on 29 August 2024 in compliance with Condition 2 of the outline planning permission. The noise bund reserved matters application is the second reserved matters application in compliance with Condition 2 of the outline planning permission for the Botley Fields site.

4.3 Application Rationale

4.3.1 The 'noise bund phase' was identified as a distinct phase of the Botley Fields development within the Plan 4 Phasing Plan (P09623-HCC-WS-00-M2-T-0020) (Figure 2) of the S.106 agreement, 24 March 2022 (pg.94) for the Botley Fields outline permission. No S.106 developer obligations are applicable to the noise bund phase. Condition 5 of the outline permission identifies the noise bunds as a distinct phase of development that must be compliant with the Landscape and Ecology parameter plan (251898_PL_015_Rev 8) (Figure 3).

4.3.2 The approved Landscape and Ecology parameter plan shows the area of the site comprising the noise bund phase as open space / wider green infrastructure linked to its need to integrate with the wider Botley bypass landscape and ecology strategy (see paragraph 4.3.3 below). It does not include any requirements for strategic planting. Strategic 'reinforcement planting' is proposed outside the boundary of the noise bund phase and details of this further landscaping scheme would come forward as part of the subsequent residential reserved matters phases of the Botley Fields development.

Figure 2: Extract of Plan 4 Phasing Plan (P09623-HCC-WS-00-M2-T-0020)



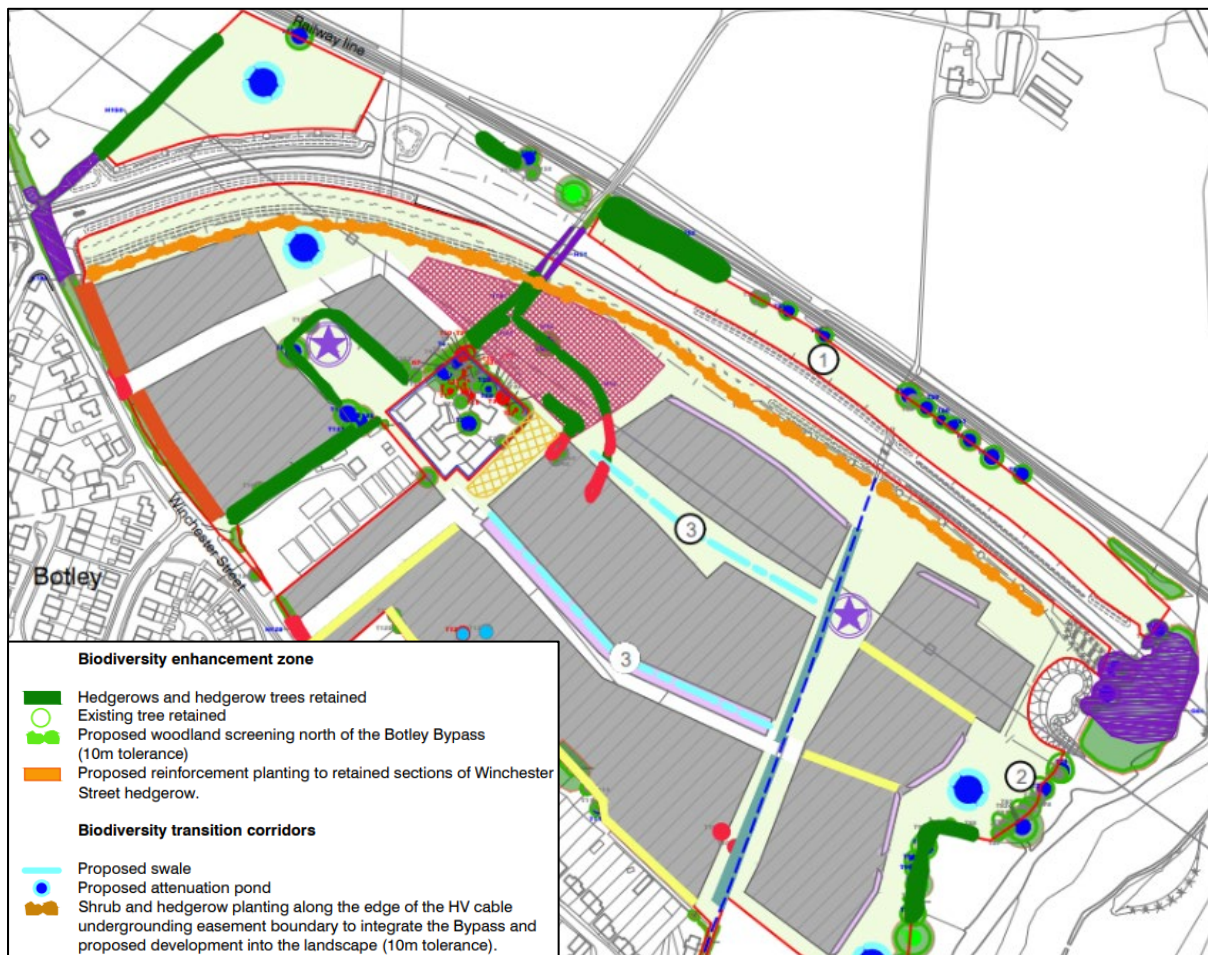
4.3.3 As an output of the Environmental Impact Assessment (EIA) required for the outline planning application for the Botley Fields development, The Environmental Statement (ES) Volume 3 – Land north and east of Winchester Street, Botley (23 July 2018) sets out the necessity and key criteria for the development of the noise bunds to mitigate noise impacts expected on completion of the adjacent Botley Bypass development. Included within Appendix E2 of the ES, the Site Suitability Assessment – Noise (13 July 2018), section 3, page 3 shows that ‘noise screening has been included alongside the bypass...mostly in the form of a landscaped, earth bund of 3m height’ necessary ‘to minimise noise exposure at outside living areas and to achieve good internal acoustic design’.

4.3.4 Chapter 2 of the ES, section 2.18, pages 6 also states that the acoustic ‘barrier would need to be a minimum of 3m high and is likely to be a combination of earth bunds and fencing’ but goes further to describe the bunds softened appearance and need to co-ordinate with the adjacent Botley Bypass scheme through a wider landscaping and ecological strategy.

Integration of the landscaping schemes of the Botley Fields noise bund phase and part of the site released for the Botley Bypass is required, in order to be in general accordance with the Landscape and Ecology parameter plan (Figure 3).

4.3.5 This RMA provides details in relation to scale, appearance, landscaping and layout associated with the proposed noise bunds to address the requirements of Condition 2. This RMA also addresses the requirements of Condition 5 by the accompaniment of a landscape and ecology management plan and implementation report that accords with the approved Landscape and Ecology parameter plan. Furthermore, this RMA ensures the provision of essential mitigation for future residential development at the site, which will be facilitated by its approval.

Figure 3: Extract of approved outline Landscape and Ecology parameter plan (251898_PL_015 Rev 8)



4.4 Botley Bypass Interface

- 4.4.1 In July 2017 the County Council, in its role as the Highway Authority, submitted a full Regulation 3 planning application to itself as the determining Local Planning Authority (Ref: CS/17/81226 & 17/02023/HCS) for the following development:

‘Construction of a bypass for Botley, providing a connection from Station Hill (A334/A3051 junction) to Woodhouse Lane together with associated improvements/enabling works to Woodhouse Lane’.

- 4.4.2 The Botley Bypass development is expected to create a new road that serves an alternative route for vehicles travelling between the A334/A3051 junction and Hedge End, circumventing Botley High Street. The bypass was approved by Hampshire County Council as the LPA on the 15 November 2017 under Regulation 3 of The Town and Country Planning Act (1992). The development entails three main phases, with Phase 1 and Phase 2 now complete.
- 4.4.3 Phase 3 of the Botley Bypass comprises works at its junction with Winchester Street and across to the A334, east of Botley village. These highway works fall adjacent to the Botley Fields development and include a new bridge over the River Hamble, a new roundabout junction with the A334 and a new access for Newhouse Farm. Phase 3 of the Botley bypass permission also includes accommodation works to Newhouse Farm comprising a new access road connecting to the existing access over the railway bridge, water supply pipework and telecoms ducting as well as on-going means of access to the farm during the bypass construction works. The accommodation works to Newhouse farm will also provide maintenance access to the Botley Fields Biodiversity Enhancement Zone phase.
- 4.4.4 Whilst the Phase 3 Botley Bypass works fall under a separate planning permission from the Botley Fields development, both permissions share a material EIA planning requirement to mitigate the acoustic impact of the bypass on the Botley Fields residential development. In addition, the approved Botley Fields outline Landscape and Ecology parameter plan requires the co-ordination of the Botley Bypass ecology scheme with the Botley Fields noise bund phase through an integrated landscaping strategy.
- 4.4.5 By way of background, prior to the submission of the noise mitigation proposals in this RMA, the Botley Bypass planning permission included initial proposals for noise bunds directly bordering the application site for this RMA in 2017. The Environmental Statement Volume 1: Main Text, (July 2017) approved as part of the Botley Bypass planning permission *‘proposed that noise bunds will be constructed i) on the south side of the bypass between the new roundabout on Woodhouse Lane and just past Uplands Farm, and ii) on the north side of the bypass immediately to the west of Winchester Street. The bunds will be topped with acoustic fencing just to the west of Winchester Street. The noise bunds will be approximately 2 m in height, have 1 in 4 batter*

slopes' (Chapter 4, para. 4.2.23, pg. 40). Under the subsequent Botley Fields outline planning application ES in 2018, the in-combination effects of the noise impact of both the bypass and Botley Fields were further assessed. Chapter 2 of the Botley Fields outline ES, section 2.18, page 6 identified that the acoustic 'barrier would need to be a minimum of 3m high and is likely to be a combination of earth bunds and fencing'.

4.4.6 Since the grant of outline permission, further detailed design of the Botley Bypass has been undertaken. This has resulted in a revised noise mitigation design for which reserved matters approval is sought under this application. For clarity, the revised 'noise bund' scheme under this RMA would serve both the Botley Fields and Botley Bypass developments. All the land necessary to construct the proposed noise bund scheme falls within the red line boundary of this RMA and its parent outline permission. Subject to approval by EBC, the Botley Fields noise bund phase would be delivered under County Council's Phase 3 Botley Bypass works contract as one comprehensive highways infrastructure scheme. A detailed description of the proposed noise bund phase development is provided in the next section of the PDAS.

4.4.7 In parallel with the Botley Fields noise bund phase reserved matters application the County Council, in its role as the Highway Authority, will be implementing the Botley Bypass permission together with temporary construction works to deliver the strategic highway infrastructure works. Some of the temporary works will take place on land in the County Council's ownership where the subsequent residential phases of the Botley Fields development will be built. After the bypass works (including the noise bund phase) have been completed the temporary works will be reinstated so that the Botley Fields residential phases can be delivered. The temporary bypass works will be facilitated by the Highway Authority under permitted development rights (Part 4 Class A) to facilitate the effective construction of the bypass. These works will comprise:

- Material storage area – The bypass works require a storage and management area including temporary storage of topsoil for reuse on the site, temporary storage of sub soil and area to treat sub soil. The temporary storage area will be located underneath the 132kV cables and returned to original levels and surfacing to facilitate the future delivery of the Botley Fields residential phases.

4.4.8 As part of the on-going planning implementation of the Botley Bypass, the following planning applications relating to Advanced Works on the Botley Bypass were submitted to Hampshire County Council in its role as LPA before Christmas 2024. The Advanced Works comprise of vegetation clearance to take place prior to the commencement of bird nesting season (March – September). For each of these planning applications, Eastleigh Borough Council was formally consulted in its role as a statutory consultee:

- CS/24/98385 – Application to partially discharge planning conditions 3, 10, 15 & 16 of Planning Permission applications CS/21/91199 and

21/02012/HCS relating to Advanced Works on the Botley Bypass Permission. This application set out the necessary changes to the landscape and ecology strategy for the Botley Bypass in response to the amendments to the bypass scheme design referred to in paragraph 4.4.6. This application also proposed additional bypass mitigation planting to compensate for the vegetation clearance works.

- 4.4.9 The above landscape and ecology changes to the bypass have been incorporated into the detailed landscape proposals within this RMA submission. In addition, full details of the proposed landscaping mitigation, enhancement and management strategy have been provided within the Botley Bypass Phase 3 Landscape & Ecological Management Plan & Implementation Report that forms part of the related discharge of conditions application to this RMA. This approach is to ensure that the landscape planting details proposed for the Botley Fields noise bund phase co-ordinate with the wider landscaping and ecology strategy for the Botley Bypass in line with the approved Botley Fields ES Volume 3.

5. Proposal Description

5.1 Background

- 5.1.1 This application for the noise bund phase of the Botley Fields development will provide an acoustic barrier to mitigate the anticipated traffic noise from the adjacent development of the Botley Bypass. The RMA proposals follow the parameters of the Botley Fields parent outline planning permission (O/18/83698). It is designed to provide essential acoustic mitigation for future residents from the projected traffic noise from the Botley Bypass, filter views into the site and enhance biodiversity and wildlife corridors through a well-considered landscaping scheme.

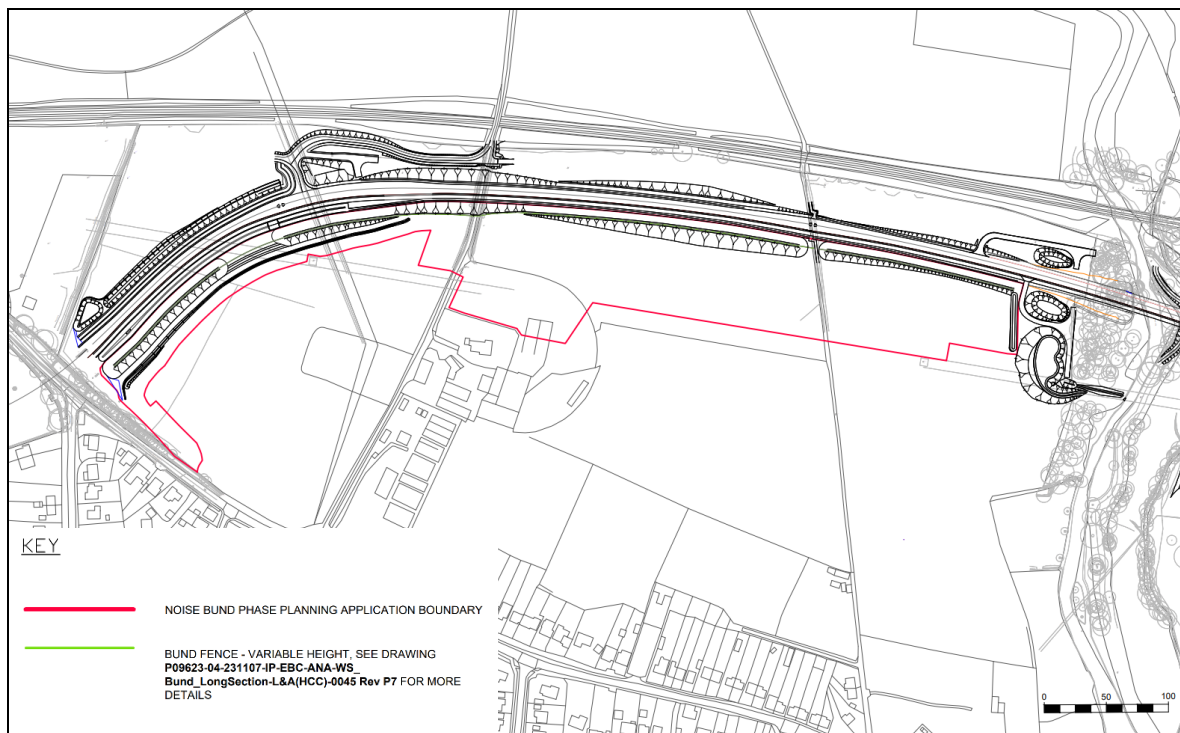
5.2 Layout

- 5.2.1 As shown in Figure 4 below, the noise bund phase of the development is situated in the northern part of the Botley Fields site, south of the alignment of the Botley Bypass. This is consistent with the approved Botley Fields outline parameter plans and illustrative masterplan. The design of the noise bund phase comprises 3m high noise mitigation above carriageway, consisting of part earth bund of 1:3 slopes and part fence on the top of the bunds along the south side of the bypass; which arcs over a linear distance of around 800 metres from east to west within the Botley Fields development site. Around 300 metres is required to satisfy the bypass planning consent, and a further approximately 500 metres is required in connection with the proposed Botley Fields housing development. A length of approximately 58m is without a bund under the existing 132kV electricity cables where a 3m high fence will be located. Altogether, the above combination of bund and fencing provides noise mitigation to the future residential phases at Botley Fields from the Botley Bypass and maintains existing public access to the existing Botley Footpath 3 PRow.
- 5.2.2 This acoustic barrier has been assessed in the accompanying Arup technical assessment and achieves a slightly better position in noise levels to the Botley Fields residential development than the approved outline planning position. The layout and location of the noise bunds therefore aligns with the parameters set out in the *Environmental Statement Volume 3* and the *Site Suitability Assessment Noise* (Appendix C) of the planning statement submitted with the outline planning application for Botley Fields (O/18/83698).

5.2.3 To facilitate the construction of the above acoustic barrier works and manage the onward deliver of the Botley Fields residential development phases, the following temporary works are proposed as part of this RMA:

- Western haul Road – A temporary haul road construction access off Winchester Street to allow construction of the acoustic barrier in a safe manner. The above haul road will be returned to original levels and surfacing to facilitate the future delivery of the Botley Fields residential phases.
- Material storage area – The acoustic bund works require a temporary material storage area for topsoil and sub soil to use in the construction of the noise bunds and western haul road. Approximately 100mm of soil will be removed from the top of the field and the gradient will be kept to the existing to enable natural runoff. This approach will reduce construction road transport and associated impacts from less material handling. The temporary storage area will be returned to original levels and surfacing to facilitate the future delivery of the Botley Fields residential phases.
- Temporary drainage bund (east)– This is to prevent surface water runoff from the Botley Fields site from entering the bypass surface water detention pond. The need for the drainage bund would be reviewed through subsequent reserved matters planning applications for the Botley Fields residential phases where it would either, be removed, or retained by the prospective developer subject to the final detailed site wide residential surface water drainage strategy.
- Temporary bund and ditch (south of noise bund phase). This is temporary measure to ensure run-off from the Botley Fields site is contained and does not flood the bypass highway drainage system. The bund and ditch would be removed as part of the delivery of the subsequent Botley Fields residential phases.
- Satellite construction compound – An additional area is needed for welfare for contractor prior to construction of temporary bridges to minimise unnecessary trips from Winchester Street to the main bypass construction compound at Pinkmead. This will be located adjacent to the Uplands Farm complex. The satellite compound area will be returned to original levels and surfacing to facilitate the future delivery of the Botley Fields residential phases. Although these works also fall under permitted development associated with the construction of the wider Botley bypass, they are also included within the reserved matters application because the compound will serve the construction of the noise bund phase. Further details of the construction haul road, compound and material storage are set out in the accompanying Construction Environmental Management Plan.

Figure 4: Extract of block plan showing the proposed noise bunds and Botley Bypass interface (P09623-HCC-BF-00-DR-T-0053)



5.3 Design

- 5.3.1 The height of the noise mitigation measures is proposed to consist of a 1m high double-sided close boarded fence atop a 2m high embankment from the carriageway constructed of granular fill covered by a 0.15m thick layer of topsoil. The sides of the bunds would form a 1:3 gradient slope (although in some areas this increases to a 1:2.5 gradient), while the apex of the bund would be a 2m wide level area to accommodate the construction and maintenance of the acoustic fence. Within this level area, the acoustic fence would be located 0.5m from the edge closest to the Botley Bypass to provide the most effective noise mitigation. The width of the embankment would be 12.85m but varies along its length.
- 5.3.2 The proposal has also been designed to co-ordinate effectively with the Botley Bypass and the biodiversity enhancement phase of development of the Botley Fields proposals to have a positive relationship with the local context and immediate surroundings.
- 5.3.3 The precise manufacturer and specification of the acoustic fence atop the earthen component of the noise bunds is yet to be finalised. However, it is proposed that the fence would use concrete, galvanised steel or timber posts with gravel boards at the base of the fence panels. 15kg/m² would be the minimum mass of such fence panels. The installation of the fence would

comply with the manufacturer's instructions. The earthen aspect of the bunds is proposed to be constructed of aggregate concrete, topped with a 150 mm layer of topsoil.

- 5.3.4 The above design therefore accords with the general parameters of the *Site Suitability Assessment – Noise* in Appendix C of the planning statement submitted with the outline planning application for Botley Fields (O/18/83698), which recommends the inclusion of 3m of acoustic screening.

5.4 Drainage

- 5.3.5 A series of drainage ditches are included along the noise bund as shown on the accompanying landscape plan with the aim of providing a sustainable drainage network, slowing natural surface run-off to support the establishment of planting and be of benefit to the flora and fauna in the area by increasing biodiversity. Further details of their management are set out in paragraph 8.8.6 of the accompanying Botley Bypass Phase 3 Landscape & Ecological Management Plan & Implementation Report.
- 5.4.2 Northern surface run off would drain into the Botley Bypass highway drainage and be managed by the Highway Authority as public highway in line with the bypass permission. The final southern surface run off drainage solution would be determined at a subsequent reserved matters by the chosen developer residential developer for Botley Fields. A temporary land ditch south of the noise bund is proposed to manage surface water to the south of the noise bund as an interim drainage arrangement with an outfall at green field run off rates under the bypass to the north-west triangle land and onwards to existing private culverts to the north.
- 5.4.3 Temporary drainage bunds to the east and western ends of the noise bunds will also provide an interim measure to manage surface water run-off within the site as the residential development phases are built out. This will manage surface water to existing outfalls in the north-west and east of the site in line with the outline drainage strategy. These temporary drainage bunds will be reviewed as part of the delivery of the subsequent Botley Fields residential phases and either retained or replaced as appropriate as part of the permanent surface water drainage strategy for the site. The details of the final permanent surface water drainage strategy would confirm with the outline drainage strategy and be agreed with Eastleigh Borough Council at future reserved matters application stages.

5.5 Landscaping and Heritage

- 5.5.1 The detailed landscaping design includes the planting of a mix of trees and shrubs, native hedgerows, species rich grassland, grass verges and wildflower seeding to both sides of the noise bunds as set out in the accompanying detailed planting plans. In total, this comprises of 211 no Feathered, Standard or Heavy Std Trees; 3,000 m² of Native Trees and Shrub and Shrub planting mixes; and 90 linear meters of Native Hedgerow Planting. At the base of the earth bunds on the Botley Fields development side, badger proof fencing is proposed to provide a clear, defensible boundary between the Botley Fields development and the acoustic barrier to prevent unauthorised access and support future maintenance and management.
- 5.5.2 The detailed landscape planting scheme also incorporates additional bypass mitigation planting to compensate for the vegetation clearance as part of the Botley Bypass Advanced Works planning applications referred to in paragraph 4.4.8. Further details of the bypass landscape and ecological strategy are set out in the accompanying landscape plans and Botley Bypass Phase 3 Landscape & Ecological Management Plan & Implementation Report in the accompanying discharge of condition application to this RMA.
- 5.5.3 The Tree Protection Plan and Arb Method Statement submitted as part of the accompanying discharge of condition application identifies that no existing trees are identified for removal in addition to those approved at the outline application stage. The Tree Protection Plan and Arb Method Statement proposes appropriate tree protection measures to facilitate the construction of the noise bund phase in line with planning condition 7 of the Botley Fields outline permission.
- 5.5.4 The application site of the noise bunds phase of development does not contain any heritage designations within its boundary, with the group of listed buildings located approximately 110 yards from the proposed noise bunds at their closest point. The listed buildings include Uplands Farmhouse (listing ref: 1111960), Uplands Farm building (listing ref: 1322710) and Uplands Farm barn (listing ref: 1111961). The proposed acoustic measures of the noise bund phase would act a physical barrier between the listed buildings and improve the setting visually by blocking views of the adjacent Botley Bypass with an attractive landscaping scheme. These landscaping works will also soften the appearance of the noise bunds, compliment the site's wider countryside setting and having some limited positive benefit to the setting of the listed buildings.

6. Planning Appraisal

6.1 The approved outline planning parameters

- 6.1.1 The application site benefits from an outline planning permission as well as details approved relating to access.
- 6.1.2 This planning permission was granted for the Botley Fields site in March 2022, confirming that the development is acceptable in principle and the access proposals via Winchester Street. As a result, this PDAS considers only the reserved matters involving issues of layout, scale, appearance and landscaping, which are the subject of this application, since the principle of development and access arrangements have already been agreed.
- 6.1.3 To determine that this application is in general accordance with the parameter plans and ES approved at the outline planning permission stage as required by Condition 2, an analysis of each of the reserved matters is set out below.

6.2 Layout

- 6.2.1 The layout of the proposal is in general accordance with the parameters of the Landscape and Ecology Parameter plan (251898_PL_015), which was approved at the outline planning permission stage. The location of the noise bunds as shown on the parameter plan is situated to the north-western edges of the Botley Fields site, along the perimeter of the site boundary and the proposals detailed in this application broadly matches this location. Therefore, the reserved matters application is in general accordance the approved parameter plans.

6.3 Scale

- 6.3.1 Documents submitted as part of the outline planning application, including the Environmental Statement Volume 3, Planning Statement and Design and Access Statement described the need for 3m of acoustic noise mitigation in between the location of proposed residential development and the forthcoming Botley Bypass.
- 6.3.3 The proposed noise bund scheme is up to a height of 3m above carriageway and constructed of 2m of earth and 1m acoustic fencing in general conformity with the outline planning permission and its accompanying ES. Although a 1.5 m earth bund with a 1.5m acoustic fence on top was described in the outline planning permission, there is no material change in scale from the outline permission compared to this RMA submission. The revised noise mitigation design proposed in this RMA in response to further detailed design of the Botley bypass together. The proposed noise mitigation scheme has been assessed by a revised technical note from consultants Arup included within

this RMA which demonstrates an overall improvement in noise attenuation levels over the outline position.

6.4 Appearance

- 6.4.1 The ES Volume 3, Planning Statement and Design and Access Statement included in the original submission all outline the need for a 3m high acoustic mitigation measure to protect the amenities of future residents, while reducing its visual impacts, as well as for effective landscaping to create an attractive environment, filter air pollutants and further augment the ability of the noise bunds to mitigate noise impacts from Botley Bypass.
- 6.4.2 The proposed height, scale, layout and landscaping details of the proposed noise bund scheme are in conformity with the outline planning permission. The proposed appearance of the noise bund scheme does not affect the setting of the Uplands Farm listed buildings and the detailed planting plans soften the visual impact of the noise bunds whilst enhancing its setting to integrate within the wider Botley Bypass landscape strategy. The bund from the development side would also be integrated into the landscape with additional planting in line with the landscape and ecology parameter plan as part of the subsequent residential development phases.

6.5 Landscaping

- 6.5.1 The landscaping details for the noise bund comprise a substantial planting scheme of: 211 no Feathered, Standard or Heavy Std Trees, 3,000 m² of Native Trees and Shrub and Shrub planting mixes and 90 linear meters of Native Hedgerow Planting. The landscape planting scheme maximises the amount of planting that can reasonably be delivered on the noise bund phase given the technical constraints of the embankment slope and legal requirements of the Local Highway Authority when designing a planting scheme for roads in Hampshire. The proposed landscaping scheme will soften the appearance of the noise bunds, have a filtering effect of air pollutants, provide a sustainable drainage strategy as well as serve its purpose for noise mitigation in conformity with the approved outline landscape and ecology parameter plan and ES.
- 6.5.2 The landscape planting plans for the noise bund phase has also been designed as part of the over-arching landscape and ecological strategy for the Botley Bypass approved under the separate bypass permission. As part of this, the landscape planting scheme incorporates additional bypass mitigation planting to compensate for the vegetation clearance under the Botley Bypass Advanced Works planning applications referred to in paragraph 4.4.8. On this basis, the proposed detailed landscaping design co-ordinates with the adjacent Botley Bypass scheme in line with the requirements of the Botley Fields ES.

- 6.5.3 The proposed noise bund landscaping together with the wider bypass landscape and ecology strategy will also complement the Botley Fields landscaping details approved for the biodiversity enhancement phase of the development under RM/24/97106.
- 6.5.4 After construction, the land within the noise bund phase is proposed to be appropriated as highway land. The detailed landscape planting plans have therefore been designed to meet the statutory legal requirements of the Local Highway Authority to be managed and maintained by the County Council as highway land including HCC Technical Guidance Note TG13 – Street Lighting).

6.6 Development Plan Compliance

- 6.6.1 The Eastleigh Borough Council Local Plan 2016-2036 was adopted after the approval of outline planning permission (O/18/83698) relating to this RMA application. In addition, the Botley Neighbourhood Plan examination has resumed with a second consultation on a draft submission Neighbourhood Plan. The planning policy review that follows serves to confirm that this application is still in line with the adopted Development Plan. Although, it is noted that the validity of the outline planning permission holds and that Article 6 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 necessitates no further policy assessment, in response to pre-app feedback from EBC and to be consistent with RM submissions for Botley Fields, an appraisal of the noise bund scheme against the Development Plan is provided below.
- 6.6.2 The Development Plan for the application site consists of the:
- Eastleigh Borough Local Plan 2016-2036 (adopted on 25 April 2022)
 - The Policies Maps (North and South)
 - Hampshire Minerals and Waste Plan and Policies Map (2013)
 - The draft Botley Neighbourhood Plan 2016-2036
- 6.6.3 The Botley Fields strategic allocation has been maintained for residential development under Policy S3 (Location of new housing) and Policy BO2 (Land north-east of Winchester Street, Botley). As a reserved matters application for the noise bunds phase of development will provide acoustic mitigation essential to the delivery of future phases of development, this application is in line with Policies S3 and BO2. The proposals are further in line with policy BO2 by ensuring appropriate noise mitigation measures are provided while retaining access to the existing Public Right of Way, protecting the setting of listed buildings at Uplands farm and respecting the wider local setting.
- 6.6.4 Policy DM8 (Pollution) can also be considered to support that this application is in line with the local development plan, since it mitigates otherwise unacceptable noise impacts and the effect this could have on future resident's health, amenity and environment.

- 6.6.5 The proposal is also in accordance with policy S9 (Green infrastructure) by providing opportunities for wildlife habitats through the proposed green landscaping on the slopes of the acoustic mitigation measures.
- 6.6.6 Policy DM1 (General criteria for new development) is further in support of the application, due to the scheme's protection of an existing Right of Way and has demonstrated broader agreement with the policies by the consideration of the outline planning permission to as an example of sustainable development producing an overall benefit.
- 6.6.7 This application also accords with the relevant policies of the draft Botley Neighbourhood Plan (NDP) 2016-2036, which was submitted for public consultation under Regulation 16 on the 4th of September 2024 and therefore holds limited to moderate weight in the determination of planning applications in line with paragraph 48 of the NPPF. The draft policies of the Botley NDP relevant to this application are Policies Eleven and Fifteen which are discussed further below.
- 6.6.8 This application aligns with Policy Eleven (Flood mitigation and water quality), as a temporary sustainable drainage strategy is proposed to manage surface water runoff effectively and avoid unacceptable harms to its surroundings while the development site is built out. The details of the final site-wide drainage strategy will be determined in subsequent reserved matters.
- 6.6.9 The proposal is also consistent with Policy Fifteen (Built form, design and materials) and the Botley Design Guide as the details of the proposal demonstrate a complimentary nature with their surroundings, including the nearby listed farm buildings, in line with Principle One due to the detailed landscape planting proposed along the noise bunds. The design further aligns with Principle Eight, which aims to connect new walking routes to existing routes, by safeguarding access to the PRow that runs through the site.

6.7 Noise Bund Phase Implementation

- 6.7.1 Subject to the grant of RMA permission and related condition discharge, the noise bund phase would be constructed by the County Council's bypass contractor as part of the wider Botley Bypass Phase 3 works. The noise bund phase is programmed to be the final section of the Phase 3 bypass works to be constructed. The main works are expected to commence with the main works for a period of 12–18 months. On completion, the noise bund, landscaping and fencing would be maintained by Hampshire County Council in its role as the Highway Authority.

7. Conclusion

- 7.1.1 This PDAS has been prepared to support a reserved matters application for the noise bund phase of Botley Fields pursuant to outline planning permission O/18/83698. The proposed development will provide an acoustic barrier to mitigate the anticipated traffic noise from the adjacent development of the Botley Bypass which has been approved under separate planning permissions.
- 7.1.2 As set out by this PDAS for the RMA for the noise bunds phase of development, this application aligns with the general parameters approved at the time of the outline planning permission (O/18/83698).
- 7.1.3 Overall, the noise bunds comply in terms of the following reserved matters:
- Scale – the noise bunds will be 3m in height from the carriageway, 2m of which will be an earth bund with a 1m acoustic fence above.
 - Layout – The layout and location of the noise bunds is in accordance with the parameters set out in the *ES Volume 3* and the *Site Suitability Assessment Noise* (Appendix C) of the planning statement submitted with the outline planning application.
 - Landscaping - The planting plans included in submission of this application include features such as trees, shrubs, hedgerows, grassland, verges, wildflowers and swales, in general accordance with the illustrative masterplan and the approved landscape and ecology parameter plan and outline planning permission. The planting plans are also integrated within the wider Botley Bypass landscape and ecology strategy in line with the *ES Volume 3*.
 - Appearance – the landscaping proposals detailed in the Planting Plans soften the appearance of the noise bunds and enhance their visual impact on the local setting.