

Eastleigh Borough Local Plan (2016-2036)

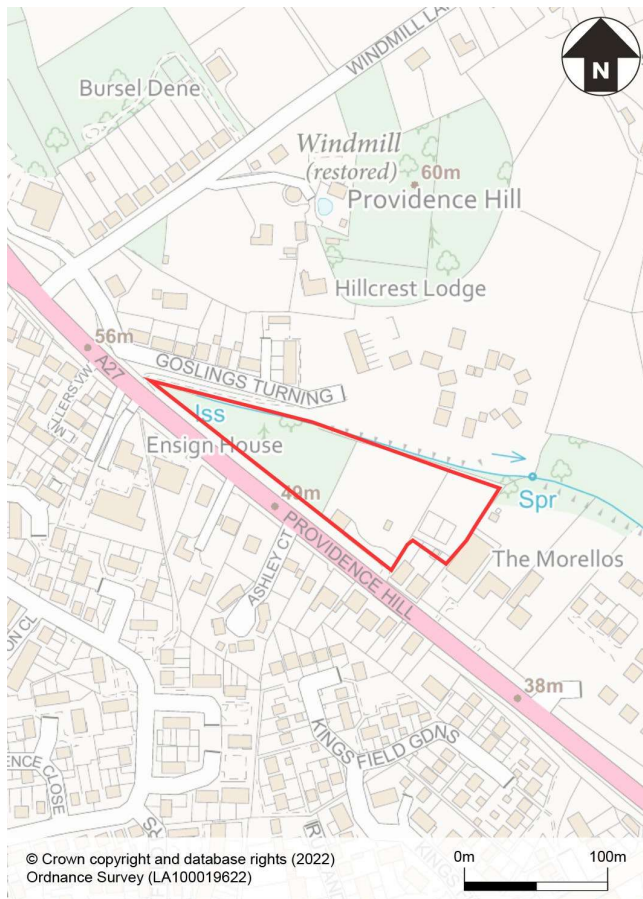
Adopted April 2022



Land north of Providence Hill

Policy BU1, Land north of Providence Hill

1. An area of 1.1 hectare on the north side of Providence Hill is allocated for residential development of approximately 19 dwellings. Planning permission will be granted provided that detailed proposals accord with the development plan and meet the following specific development requirements:
 - a. noise and air quality assessments are undertaken to confirm that the site can be developed satisfactorily for residential purposes given the proximity to the A27;
 - b. hydrological surveys are undertaken to identify the extent of the headwater system on site and the hydrological routes that feed the headwater and provide chemical and water quality testing to act as a baseline to monitor impact;
 - c. the development incorporates measures to safeguard the adjoining stream and Windmill Woods Site of Importance for Nature Conservation (SINC) with 20m undeveloped buffers;
 - d. to preserve water quality and flows into the unnamed watercourse to the north of the site details of Sustainable Urban Drainage shall be provided in accordance with policy DM6 as part of any application for outline or full planning permission;
 - e. ensure avoidance or mitigation of direct and indirect adverse impacts on habitats or species protected by legislation or identified as of principal importance within the NERC Act 2006 S41 lists and that there is a net gain in biodiversity;
 - f. the development provides a high quality landscaped setting which preserves or enhances the special interest, character and appearance of the adjoining Bursledon Windmill Conservation Area and safeguards the setting of the listed windmill;
 - g. a new vehicular and pedestrian access is provided from Providence Hill; and
 - h. occupation of the development is phased to align with the delivery of any necessary wastewater network reinforcement, in liaison with the service provider.



- 6.2.14 This triangular shaped site on the north side of Providence Hill (A27) slopes significantly away from the road and has mature trees to the site boundaries. There is an existing vehicular access at the north-western end of the site, but this would not be adequate to service a new development of this site. A new vehicular access would be needed from Providence Hill, which could be challenging given the topography of the land. There are protected trees on the adjoining land. The site adjoins the listed Bursledon Windmill and Conservation Area. A watercourse runs along the northern boundary. Headwaters of the stream are within the site and will need to be buffered. Windmill Woods Site of Importance for Nature Conservation adjoins and suitable safeguards will be required.
- 6.2.15 Adjoining sites have planning permission for residential development. To the north, land to the rear of Orchard Lodge has planning permission for up to 29 houses with associated parking, open space and improvements to the existing vehicular access off Windmill Lane (reference: C/14/74932). To the north-west, planning permission was granted in December 2016 for 3 dwellings (ref: F/16/79496). Land at Providence Hill and Oakhill has outline permission for up to 62 dwellings ref: R/16/77966.
- 6.2.16 The topography of the land and the shape of the site are constraints on the nature and amount of development. This is likely to result in a relatively low density of development with detached properties following contour lines. An outline planning application has been received for this site.