

Subject: FW: Planning Application Consultation Request F/25/100141 - RETRACTION OF OBJECTION

Sent: 06 November 2025 09:24

Subject: Re: Planning Application Consultation Request F/25/100141 - RETRACTION OF OBJECTION

Dear Rebecca

F/25/100141 was discussed at the Planning & Highways committee meeting on 28th October 2025. Members voted to raise no objections to the proposal. However, based on the emerging Botley Neighbourhood Plan, which has passed inspection and goes to a referendum on 26th February 2026, and further areas of concern that were raised by members, we would ask that the following items are noted:

Emerging Neighbourhood Plan

- Policy Six. The green space allocation was created based on, and refers to, the 120 dwellings figure in the Local Plan. The interpretation of 'about 120 dwellings' in the Eastleigh Local Plan as meaning 200+ dwellings, now 192, was commented on.
- Policy Fourteen. Build height. This shows 2.5 storeys as being the targeted limit.

Other areas that members felt should be given further consideration to prior to planning being granted included:

- Speed Limit on Kings Copse Avenue. Members felt that renewed efforts should be required to reduce the speed limit to 30MPH. A further area of housing is being built that will be crossing Kings Copse, particularly children attending Freegrounds. This becomes more important with crossing supervisors (lollipop) not being replaced when they leave.
- Access to Little Hats. We are aware that this is still being investigated but do not believe planning should be granted without an agreed solution in place. Despite the challenges, the council still strongly supports a direct bridge connection.
- Parking in Salwey Road and Ambleside. Although the development meets EBC requirements for parking spaces, which slightly exceeds national standards, experience suggests that there will inevitably be more cars than spaces. The nearest roads to the development are Salwey Road and Ambleside which have no yellow lines or permit parking. Members would like some form of parking control to be considered for these roads.
- Ownership of flats. Will 'right to buy' apply to the flats and what is the long-term impact for the site if it does?
- Footpath Extension. Members welcomed the extension of the footpath on Kings Copse Avenue giving improved and safer access to public transport. It was positive that the impact on tree roots from this work was being considered and this should remain a focus.
- Solar gain. The layout of the apartment blocks will prevent through draft air cooling, so solar gain is likely to be an issue, with the 4th floor being a particular concern. Specific measures for this should be included in the planning application.

Members also commented on how positive they felt the response of the project team had been to concerns raised during the consultation period, and that the changes made following this demonstrated that attention had been given to the feedback. The attendance of one of the project team at the Planning & Highways Meeting and their informative and knowledgeable presentation was welcomed.

Kind Regards

Matthew

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