

Friday, 16 January 2026

HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE

will meet on
Monday, 26 January 2026

beginning at

7:00 pm

in the

The Berry Theatre, Wildern Lane, Hedge End, SO30 4EJ

TO: Councillor Cynthia Garton (Chair)
Councillor Janice Asman (Vice-Chair)

Councillor Ian Corben
Councillor Barry Du-Crow
Councillor Richard Gomer
Councillor Leigh Hadaway
Councillor Keith House

Councillor Dave Kinloch
Councillor Rupert Kyrle
Councillor Derek Pretty
Councillor John Shepherd
Councillor Bruce Tennent

Staff Contacts: Nikki Dunne, Democratic Services Officer; Tel: 023 8068 8298;
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JOANNE CASSAR
Service Director – Governance and Support (Monitoring Officer)

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Members of the public are invited to speak on general items at the start of the meeting,
and on individual agenda items at the time the item is discussed. To register please
contact the Democratic Services Officer above.

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you consent to that recording. The recording will not be published or released.

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Please note that Councillors will be using tablet devices to access meeting papers.

AGENDA

1. Apologies

2. Declarations of Interest

Councillors are invited to declare interests in relation to items of business on the agenda. Any interests declared will be recorded in the Minutes.

3. Minutes (Pages 5 - 10)

To consider the Minutes of the meeting held on 15 December 2025.

4. Public Participation

You can submit questions in advance of the meeting to the following email address: democratic.services@eastleigh.gov.uk. The deadline for submissions is **12pm on 23 January 2026**. Please let us know if you wish to attend the meeting.

5. Chair's report

6. Presentation on Planning Guidelines

7. Planning Application - Land south east of Kings Copse Avenue, Hedge End
(Pages 11 - 66)

Residential development of 192 dwellings comprising houses and apartments, to include access, parking, landscaping and other associated works, along with off-site footway and bridleway improvements. (Ref: F/25/100141)

8. Financial Management (Pages 67 - 72)

9. Planning Appeals

The Committee will be asked to note:-

(a) that the following appeals have been dismissed:-

1 Gatcombe Gardens, West End, SO18 3NA

Appeal against the Council's refusal of a change of use of domestic personal gym to 1 to 1 training with general public. (Ref: F/25/99109)

Drummond Road, Shamblehurst, Hedge End, SO30 2AH

Appeal against the Council's refusal of the installation of a 20m Streetworks monopole, 2 No. 0.3m dishes, and 6 No antennae at 16.32m and 19.52m. Additionally, a GPS node will be installed on top of the monopole, along with four cabinets at ground base level. Ancillary equipment, as shown in the attached drawings, will also be installed. (Ref: PN/25/99280)

DATE OF NEXT MEETING
Monday, 9 March 2026 at 7:00 pm
In the The Berry Theatre, Wildern Lane,
Hedge End, SO30 4EJ

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HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE

Monday, 15 December 2025 (7:00 pm – 7:17 pm)

PRESENT:

Councillor Garton (Chair); Councillors Asman, Corben, Du-Crow, Hadaway, House, Kinloch, Kyrle and Shepherd

Apologies for absence were received from Councillors Gomer, Pretty and Tennent

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

1. DECLARATIONS OF INTEREST

There were no declarations of interest in relation to items of business on the agenda.

2. MINUTES

RESOLVED -

That the Minutes of the meeting held on 23 June 2025 be confirmed and signed by the Chair as a correct record.

3. PUBLIC PARTICIPATION

There was no public participation on this occasion.

4. CHAIR'S REPORT

The Chair gave the following report:

“It’s great to see Speed Indicator Devices (SIDs) now being deployed across the Hedge End West End and Botley (HEWEB) area. Speeding and anti-social driving remain key concerns for our community and are priorities within our Local Area Action Plan. I’ve also noticed on social media that the police have been active in the evenings along Charles Watts Way and Maunsell Way as part of ‘Operation Tranquillity,’ targeting anti-social drivers. In addition, Council officers are working closely with Speedwatch to identify speeding hotspots, ensuring volunteers can monitor problem areas effectively. By continuing to work in partnership with the police, we can tackle speeding and make HEWEB a safer place for everyone.

The HEWEB Youth Grants Scheme is now open for applications and will close on 30 January 2026. We encourage local partners and not-for-profit

organisations working with young people to apply and take advantage of this excellent opportunity to support youth initiatives in our community.”

5. ORCHARDS WAY, GATERS MILL AND BOTLEY CONSERVATION AREA APPRAISALS AND MANAGEMENT PROPOSALS SUPPLEMENTARY PLANNING DOCUMENTS

The Urban and Landscape Design Team Leader introduced the report.

Councillors thanked the team for a very comprehensive report.

RESOLVED –

That the Hedge End, West End and Botley Local Area Committee:

- (1) Approved the final draft Orchards Way Conservation Area Appraisal And Management Proposals Supplementary Planning Document (SPD);**
- (2) Approved the final draft Gaters Mill Conservation Area Appraisal and Management Proposals Supplementary Planning Document (SPD);**
- (3) Approved the final draft Botley Conservation Area Appraisal and Management Proposals Supplementary Planning Documents (SPD); and**
- (4) Recommended that Cabinet adopts the SPDs as part of the Council’s Local Plan.**

6. FINANCIAL MANAGEMENT

The Committee considered the report of the Local Area Manager (Agenda Item 7) that contained recommendations for expenditure from the Committee’s capital and revenue budget.

RESOLVED –

It is recommended that the Committee:

- (1) approved the proposed fees and charges for 2025/26 set out in Appendix 1;**
- (2) approved the allocation of £16,101.88 from developer contributions to the Itchen Valley Country Park Remembrance Public Art project;**
- (3) noted the expenditure of £5,406 from commuted sums to install safety netting at the Multi Use Games Area in Boorley Park;**
- (4) noted the developer contributions used to allocate £11,181 to Botley Parish Council for the Audio visual display system, which was an approved recommendation at the Hedge End,**

West End and Botley Local Area Committee (HEWEB LAC) in June 2025;

- (5) approved the allocation of £116,485 from developer contributions to Botley Parish Council to improve the play area at Botley Recreation Ground;**
- (6) approved the allocation of £20,000 from developer contributions to West End Parish Council to install a Mezzanine level in the ground team workshop;**
- (7) approved the allocation of £20,000 from developer contributions to the Berry theatre to upgrade technical equipment;**
- (8) noted the expenditure of £369 from developer contributions for the installation of Communication boards at play areas in West End and Botley;**
- (9) approved the allocation of £4,494 from the Committee's revenue budget for eleven HEWEB community grants applicants, as recommended by the HEWEB subgroup grants panel, as shown in Appendix 2;**
- (10) approved the allocation of £25,058.38 from developer contributions to Hedge End Town Council to extend two footpaths to join the new cycle way from Hedge End Train station to Bubb Lane;**
- (11) noted the expenditure of £8,225 from the revenue budget for a variety of small works across the HEWEB area;**
- (12) approved the allocation of £15,380 from developer contributions to Hedge End Town Council to improve the external doors and shutters at Turnpike Pavilion;**
- (13) approved the allocation of £1,890 from developer contributions to Hedge End Town Council to improve security lighting at the Norman Rodaway Pavilion;**
- (14) approved the allocation of £66,500 from developer contributions to Botley Parish Council to improve the three kitchens in the Botley community centre;**
- (15) approved the allocation of £36,412 from developer contributions to implement the air quality plan for HEWEB;**
- (16) approved the allocation of £149,749.57 from developer contributions to implement the economic development plan for HEWEB; and**
- (17) noted the achievements in the local area supported by the Local Area Committee (LAC), highlighted in Appendix 3.**

7. PLANNING APPEALS

The Planning Manager reported:-

- (a) that the following appeals had been lodged:-**

1 Gatcombe Gardens, West End, Southampton, SO18 3NA

Appeal against the Council's refusal of the change of use from domestic garage to fitness studio / gym for personal training sessions (retrospective) (Ref: F/25/99109)

15 Lucerne Gardens, Hedge End, Southampton, SO30 4SD

Appeal against the Council's refusal of works to protected trees. (Ref: T/23/96092)

Land off Brook Lane, Broadoak, Botley, SO30 2ER

Appeal against the Council's refusal of the construction of 1no. three bed single storey dwelling. (Ref: F/25/99153)

5 Tower Place, West End, Southampton, SO30 3DL

Appeal against the Council's refusal of a two storey side extension. (Ref: H/25/99653)

- (b) that the following appeals had been allowed:-

Unit 1 Hedge End Retail Park, Charles Watts Way, Hedge End, Southampton, SO30 4RT

Appeal against the Council's refusal for the permission for use of existing retail unit as foodstore (Use Class E) with external building and layout alterations to include changes to car park without complying with a condition attached to planning permission Ref F/21/91821, dated 12 September 2022. (Ref: X/24/96772)

33 Downscroft Gardens, Hedge End, Southampton, SO30 4RS

Appeal against the Council's refusal of the crown reduction on both oak trees adjacent to the property to reduce debris falling onto the roof and ground, some of which the branches are lengthy and heavy. To take both trees from the boundary and to stop them touching the property. (Ref: T/24/98604)

- (c) that the following appeals had been dismissed:-

The Old Stables, 7 Winchester Street, Botley, SO30 2EB

Appeal against the Council's refusal of the change of use from offices Class E to a 2bed 4person dwelling Class C3. (Ref: F/24/98077)

Ropley, Botley Road, West End, Southampton, SO30 3HA

Appeal against the Council's refusal of the proposed development of rear garden to create new access and 2 No new dwellings (Ref: F/24/97943)

Cricketwood, Tanhouse Lane, Botley, Southampton, SO30 2SZ

Appeal against the Council's refusal of the extension to existing outbuilding to provide annex facilities. (Ref: H/25/98737)

RESOLVED -

That the report be noted.

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Hedge End, West End and Botley Local Area Committee (HEWEB)
26 January 2026

Application Number: F/25/100141
Case Officer: Rebecca Altman
Received Date: 25/09/2025
Site Address: Land south east of Kings Copse Avenue, Hedge End
Applicant: Eastleigh Borough Council
Proposal: Residential development of 192 dwellings comprising houses and apartments, to include access, parking, landscaping and other associated works, along with off-site footway and bridleway improvements.

Recommendation: **Subject to:**

- **Receipt and review of further comments from the Environment Agency and provision of further information or addition of conditions as required;**
- **Receipt of comments from Natural England on the Habitats Regulations Assessment**
- **Appropriate Assessment;**
- **Further negotiations with Hampshire County Council regarding the requested education contribution;**
- **Completion of Viability Assessment Review and agreement on affordable housing requirement (if any); and**
- **Completion of the S106 Agreement to secure financial contributions and off-site works.**

To delegate back to the Planning Manager in conjunction with the Chair and Vice Chair to GRANT PLANNING PERMISSION with the following conditions:

CONDITIONS AND REASONS:

1. Implementation timeframe

The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. Approved plans

The development hereby permitted shall be implemented in accordance with the following plans numbered: 0001 C01 (Site Location Plan); 0002 C01 (Proposed Block Roof Plan); 0003 C01 (Proposed Site Plan); 0003

C01 (Proposed Site Plan with landscaping); 0005 C01 (Proposed Streetscene Key Plan); 100 C02 (House Plans Type BB, Plots 7,8,11,12,15,16,19,20,23-25,51-54,57,59-64,77,78,80,82,83,86,88-91,93,94); 101 C01 (House Plans Type GG, Plots 26-29, 65, 66, 76, 84, 92); 102 C03 (House Plans Type NN, Plots 50,55,56,58,67,79,81,85,87); 104 C01 (House Plans Type W, Plots 3, 22, 100); 105 C01 (Proposed Plans Type NN Corner House, Plots 6, 48, 49, 68); 106 C01 (House Plans Type UU, Plots 1, 5, 9, 30, 69, 72, 95, 102); 107 C02 (House Plans Type TT and J, J Plots 31-34; TT Plots 2,4,13,14,70,71,73-75,96-99,101); 108 C01 (House Plans Type B, Plots 36, 39, 42, 45, 46); 109 C01 (House Plans Type I, Plots 35, 37, 38, 40, 41, 43, 44, 47); 110 C01 (House Plans Type TT version 2, Plot 99); 111 C01 (House Plans Type NN without ensuite, Plots 10, 18); 112 C01 (Proposed Plans Type NN Corner House without ensuite, Plots 17, 21); 0200 C01 (Elevations Type BB); 0201 C01 (Elevations Type GG); 0202 C01 (Elevations Type NN); 0203 C01 (Elevations Type W); 0204 C01 (Elevations Type NN corner unit); 0205 C01 (Elevations Type UU); 0206 C01 (Elevations Type TT and J); 0207 C01 (Elevations Type B); 0208 C01 (Elevations Type I); 0209 C01 (Elevations Type TT version 2); 220 C01 (Flat Plans Block C and B handed ground, first and second floor); 221 C01 – (Flat Plans Block C and B handed third floor and roof); 222 C01 (Flat Plans Block D and A handed ground, first and second floor); 223 C01 (Flat Plans Block D and A handed third floor and roof); 230 C01 (Flat Elevations Block A and D handed); 231 C01 (Flat Elevations Block B and C handed); 250 C01 (Proposed Site Sections A-A and B-B); 251 C01 (Proposed Site Sections C-C, D-D, E-E, F-F); 252 C01 (Proposed Site Boundary Elevations northern and eastern); 254 C01 (Proposed Site Boundary Elevations southern and western); 235 C01 (Proposed Site Boundary Elevations north-west).

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Contaminated land

A watching brief shall be followed at all times during construction works and confirmation of this shall be submitted to the Local Planning Authority (LPA) prior to completion. In the event that any evidence of potential contamination that was not previously identified in the approved Main Investigation Report (Soils Limited, December 2025, ref. 22085/MIR Rev1.0), is found during the watching brief, it must be immediately reported to the LPA. Work shall then cease until an investigation and risk assessment, and where required a remediation scheme, has been submitted to and approved in writing by the LPA. Where a remediation scheme is required by the LPA, the development shall not be brought into use until a verification report for the remediation work has been submitted to and approved in writing by the LPA. All works shall be undertaken by a competent person in accordance with best practice as outlined in BS10175:2011+A2:2017 and LCRM. Any gas monitoring deemed appropriate is to be in

accordance with best practice as outlined in such documents as BS8576:2013, BS 8485:2015+A1:2019, Claire RB17 and CIRIA C665.

Reason: To minimise the risk from land contamination for the safety of the property's occupiers in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

4. Construction Environmental Management Plan

No construction to include site preparation works involving excavation shall start until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing, by the Local Planning Authority. Preparation and construction work shall only take place in accordance with the approved CEMP, which shall include:

- a) A programme of construction work;
- b) the location of temporary site buildings, compounds, construction material and plant storage areas;
- c) the arrangements for deliveries associated with all construction works;
- d) access and egress for plant and machinery;
- e) protection of pedestrian routes during construction;
- f) provision of long term facilities for contractor parking;
- g) methodology for ensuring dirt is not transferred onto the highway (i.e. wheel washers) and onwards mitigation should this fail (e.g. mechanical road sweepers), and the subsequent refresh of street lining as required should this be damaged;
- h) measures to control the emission of dust as set out in Table 16 of the submitted Air Quality Assessment (Omnia, ref. C11149-2/1.0); as well as dirt and airborne pollution;
- i) a scheme for controlling noise and vibration (to include piling);
- j) provision for storage, collection and disposal of rubbish from the development during the construction period;
- k) erection and maintenance of security hoarding including decorative displays where relevant;
- l) temporary lighting;
- m) temporary surface water drainage provisions;
- n) hours of working;
- o) adherence to the recommendations of the Ecological Impact Assessment (ACD Environmental, 06.11.2025) and the Great Crested Newt Precautionary Working Methods Statement (ACD Environmental, 2nd December 2025); and
- p) procedures for the management and reuse of excavated materials and soils, including segregation, temporary storage and appropriate reuse or disposal in accordance with the recommendations of the Main Investigation Report (Soils Ltd, December 2025).

Reason: To limit the impact the development has on the amenity of the locality and to protect biodiversity, in accordance with Policies DM1, DM8 and DM11 of the Eastleigh Borough Local Plan 2016-2036.

5. Access provision

- (a) No development shall start on site until a construction access has been provided in the position of the new access shown on the approved plans, with lines of sight of 2.4 x 109m (north-east) and 2.4 x 119m (south-west), and shall remain in place for the duration of construction works.
- (b) The permanent site access, including the footway and / or verge crossing, shall be completed in accordance with the approved plans prior to first occupation of the development and the lines of sight splays shall be kept free of any obstruction exceeding 0.6m in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason: To provide satisfactory access in the interest of highway safety, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

6. Tree Protection

The development hereby permitted must accord with the Arboricultural Impact Assessment and Method Statement (ACD Environmental, ref. EBC/24408aia_ams, dated 21/08/2025). No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plans reference EBC24408-03 (Sheets 1 to 3). Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA.

Reason - To retain and protect the existing trees which form an important part of the amenity of the locality, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

7. Drainage scheme

Prior to installation of any element of the drainage system, a final Drainage Strategy shall be submitted to and approved in writing by the Local Planning Authority. The final drainage strategy shall be based on the details set out in the submitted Flood Risk Assessment & Drainage Strategy prepared by AKS Ward, dated December 2024 (Rev. P03), unless an alternative scheme can be demonstrated to achieve the required policy and design standards, and shall include details as to how rain gardens and permeable paving will connect to the wider network. The drainage strategy shall thereafter be implemented in accordance with the approved scheme and completed prior to first occupation of the development.

Reason: To ensure suitable drainage to prevent flood risk and to protect water quality, in accordance with Policies DM5 and DM6 of the Eastleigh Borough Local Plan (2016-2036).

8. Drainage maintenance

Prior to occupation of the development hereby permitted, a detailed Drainage Maintenance Plan, to include details of regular maintenance, occasional maintenance, remedial actions and monitoring activities, and reference to the watercourse and main outfall, shall be submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall thereafter be managed and maintained in accordance with the approved plan.

Reason: To ensure long term maintenance of the drainage system, to prevent flood risk and protect water quality, in accordance with Policies DM5 and DM6 of the Eastleigh Borough Local Plan (2016-2036).

9. Minerals Recovery Strategy

The development hereby permitted shall be carried out in accordance with the methodology for safeguarding and recovery of minerals as set out in the Minerals Recovery Statement prepared by Soils Limited, dated July 2025 (ref. 22023/MRS Rev 1.0). This shall include reporting of the following information to the Local Planning Authority and Minerals Planning Authority on 1st April each year following commencement until the development is completed:

- Tonnes of minerals extracted;
- Quantity re-used on site;
- If exported, the location of processing.

Reason: To ensure that minerals that can be viably recovered during the development operations are recovered and put to beneficial use in accordance with Policy 15 of the Hampshire Minerals and Waste Plan (2013).

10. Archaeology Evaluation and Mitigation

Prior to commencement of the development hereby permitted, the following shall be submitted to and approved in writing by the Local Planning Authority:

- (a) a scheme for archaeological evaluation;
- (b) a programme of archaeological mitigation based on the results of the archaeological evaluation.

The archaeological evaluation and mitigation works shall thereafter be implemented in accordance with the approved details.

Reason: To assess the extent and nature of any archaeological deposits and the impact of the development upon these heritage assets, in accordance with Policy DM12 of the Eastleigh Borough Local Plan (2016-2036).

11. Materials

Prior to any development above foundation / slab level, full details including samples where requested, of the proposed external materials for the buildings, shall be submitted to and approved in writing by the

Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a high quality design in the interest of visual amenity, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

12. Central square

Prior to commencement of the development hereby permitted, the details of the central square as shown on Plan ref. 2541-TFC-XX-XX-DR-L-1003 shall be further developed with full details of the footpath layout, surfacing materials (including samples where requested), soft landscaping, lighting and street furniture submitted to and approved in writing by the Local Planning Authority. The central square shall thereafter be laid out in accordance with the approved details.

Reason: To secure a pedestrian friendly and legible area within the centre of the site, in the interest of good design, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

13. Landscaping

- a) No development above foundation / slab level shall take place until final versions of the Landscape Plans including detailed Planting Plans at 1:200 scale, have been submitted to and approved in writing by the Local Planning Authority. The final plans shall be based on the principles shown on the submitted plans ref. 2541-TFC-XX-00-DR-L-1001 P12 (Landscape General Arrangement) and 2541-TFC-XX-00-DR-L-3001 P07 (Structural Planting Plan) and shall include:
 - additional tree planting where feasible;
 - details of planting and protection methods for landscaping in close proximity to below ground utility pipelines; and
 - details of specialist tree cell tree pits.
- b) The approved landscaping and planting scheme shall be carried out in accordance with the details approved under part (a) of this condition in the first planting season following occupation of the development, or completion of the development (whichever is sooner);
- c) The developer shall provide to the Local Planning Authority photographic evidence with locations referenced into the site plan of the specialist tree pits once the tree cells have been installed (but prior to backfilling with the growing medium);
- d) If, within a period of 10 years after planting, any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased, another tree or plant of the same species and size as that originally approved shall be planted at the same place within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To achieve a high quality development and to support biodiversity in accordance with Policies DM1 of the Eastleigh Borough Local Plan (2016-2036).

14. Landscape Management Plan

Prior to occupation of the development hereby permitted, a Landscape Management and Maintenance Plan shall be submitted to and approved in writing by the Local Planning Authority. Landscape management and maintenance shall thereafter be carried out in accordance with the approved details.

Reason: In the interest of biodiversity and visual amenity, in accordance with Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

15. Hard surfacing

No development above foundation / slab level shall take place until full details of the materials to be used for the hard surfacing, including manufacturers details, have been submitted to and approved in writing by the Local Planning Authority. The hard surfacing shall thereafter be installed in accordance with the approved details.

Reason: In the interest of visual amenity in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

16. Ecological Mitigation

The development shall accord in full with the recommendations of the Ecological Impact Assessment (ACD Environmental, 06.10.2025, ref. EBC24408_EcIA), Biodiversity Net Gain Strategy (June 2025), and the Great Crested Newt Precautionary Working Methods Statement (ACD Environmental, dated 2nd December 2025), unless any variations are first submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure protection of species and habitats and to achieve a biodiversity net gain, in accordance with paragraph 2, Schedule 7A of the Town and Country Planning Act 1990, Policy DM11 of the Eastleigh Borough Local Plan (2016-2036), and the Environment Act 2021, Schedule 14.

17. Boundary treatment

No development above foundation / slab level shall take place until full details of all boundary treatments and enclosures, to include fencing or other boundary treatment along the southern and eastern edges of the site to restrict access to adjacent woodland, have been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall thereafter be installed in accordance with the approved details.

Reason: In the interest of visual amenity and to protect existing woodland in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

18. Refuse storage

Prior to development above foundation / slab level, full details of the refuse and recycling storage facilities for the houses and flats shall be submitted to and approved in writing by the Local Planning Authority. The refuse and recycling storage facilities shall thereafter be provided and retained in accordance with the approved details.

Reason: To ensure appropriate waste storage in the interest of amenity, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

19. Cycle storage

Prior to development above foundation / slab level, full details of the cycle storage facilities (to include type and number of storage racks for the flats and details of the external storage enclosures for the houses), shall be submitted to and approved in writing by the Local Planning Authority. The cycle storage facilities shall thereafter be provided and retained in accordance with the approved plans.

Reason: To encourage the use of alternative means of transport to the private car, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036) and the Adopted Parking Standards (September 2025).

20. Noise testing

Prior to first occupation of the development hereby permitted:

- a) a sample of plots for noise testing shall be agreed by the Local Planning Authority; and
- b) a post completion noise test shall be carried out by a competent acoustic consultant for the agreed sample of plots and a report submitted to and approved by the Local Planning Authority.

Reason: To ensure that the noise mitigation measures are sufficient to protect future occupants from adverse noise impacts, in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036) and British Noise Standards.

21. Parking provision

Prior to first occupation of the development hereby permitted, the vehicle parking spaces shown on the approved plans shall be provided and retained thereafter for vehicle parking only.

Reason: To ensure adequate parking provision in accordance with Policy DM14 of the Eastleigh Borough Local Plan (2016-2036).

22. Unadopted Roads, Footways and Cycleways

In relation to all roads, footways and cycleways to be provided on site the following requirements shall be met:

- a) Prior to construction of any road, footway or cycleway a plan showing the extent of the roads, footways and cycleways to be adopted and unadopted shall be submitted to and approved in writing by the Local Planning Authority;
- b) All roads, footways and cycleways, whether to be adopted or otherwise, shall be built to Hampshire County Council's current adoptable construction standards and completed prior to occupation of the penultimate dwelling (within each phase); and
- c) A verification report by a suitably qualified engineer confirming that all unadopted roads, footways and cycleways have been built to Hampshire County Council's current adoptable construction standards shall be provided to the Local Planning Authority on completion of the final road surface or prior to occupation of the penultimate dwelling (within each phase), whichever is earlier. The report shall include the relevant construction details that the roads, footways and cycleways have been built to and details of the professional qualifications of the person providing the verification.

Reason: To ensure that the development is provided to an appropriate standard in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016- 2036).

23. Accessibility standards

Prior to occupation of the dwellings hereby approved, evidence that at least 90% of units comply with Part M4(2) standard (Accessible and adaptable dwellings), and at least 4 of the dwellings would meet Part M4(3) standard (Wheelchair user dwellings), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development meets higher national access standards in accordance with Policy DM29 of the Eastleigh Borough Local Plan (2016-2036).

24. Water efficiency

Prior to the occupation of the dwellings hereby approved, supporting information to confirm the predicted mains water consumption will achieve a maximum level of 110 litres/person/day shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To support a comprehensive approach to high quality design across the site and to achieve water efficiency in accordance with Policy DM2 of the Eastleigh Borough Local Plan (2016-2036).

25. Employment and Skills Plan

No development shall commence until an Employment and Skills Plan (ESP) has been submitted to and approved in writing by the Local Planning Authority. The ESP shall be fully complied with during the construction phase unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide employment and skills development opportunities as a result of the development, in accordance with Policy DM16 of the Eastleigh Borough Local Plan (2016-2036).

26. Travel Plan

Measures to encourage sustainable travel shall be implemented and monitored in accordance with the details set out in the Travel Plan prepared by i-Transport, dated 25 September 2025 (ref. OT/SG/DG/ITS19785-010), to include submission of monitoring reports to the Local Planning Authority on an annual basis for the first 5 years following occupation of the development.

Reason: To encourage the use of alternative means of transport to the private car in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

27. Nutrient mitigation

The development hereby permitted shall not be occupied until a mitigation package addressing the additional nutrient outputs arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such a mitigation package shall address all of the additional nutrient loading upon protected European sites from the development and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of those European Sites, having regard to the conservation objectives for which they are designated. The mitigation package shall be implemented in full and evidence of this provided to the Local Planning Authority in writing prior to first occupation of the development.

Reason: To mitigate the nitrates impacts arising from the development upon the European protected Solent Complex in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017 and Policy DM11 of the Eastleigh Borough Local Plan (2016 – 2036).

Conditions to comply with the Environment Act (2021)

28. BNG management and monitoring

The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the submitted Ecological Impact Assessment (ACD Environmental, 06.10.2025, ref. EBC24408_EcIA) and Biodiversity Net Gain Strategy (June 2025), has

been submitted to and approved in writing by the Local Planning Authority along with a timetable for implementation. Thereafter those habitats shall be managed and maintained in accordance with the approved details for a minimum period of 30 years following completion.

Reason: To ensure the development delivers a biodiversity net gain in accordance with paragraph 2 Schedule 7A of the Town and Country Planning Act 1990 and policy DM11 and to accord with the Environment Act 2021, Schedule 14.

29. BNG verification

Notice in writing shall be given to the Local Planning Authority when the:

- a) Habitat creation and enhancement works as set out in the HMMP have commenced, and;
- b) Habitat creation and enhancement works as set out in the HMMP have been completed.

Monitoring reports shall be submitted to the Local Planning Authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain in accordance with paragraph 2 Schedule 7A of the Town and Country Planning Act 1990 and policy DM11 and to accord with the Environment Act 2021, Schedule 14.

Informatives:

Note to applicant: Southern Water requires a formal application for a connection to the public sewer. Please visit Southern Water's Get Connected Service: [Home](#). Please also refer to further advice from Southern Water set out in their comments dated 4 November 2025, including the request to liaise with Southern Water regarding landscaping in close proximity to public apparatus.

Note to applicant: ESSO Petroleum Limited has apparatus situated near to the proposed works. The developer is advised to adhere to the Special Requirements for Safe Working: [Special Requirements Brochure_Final_Rev 25.08 .pdf](#)

Note to applicant: The access and off-site highway works will require a separate S278 Agreement to be entered into with the Highway Authority. Details can be found via the following link: [Section 278 agreement | Transport and roads | Hampshire County Council](#)

Report:

1. This application has been referred to Committee because the applicant is Eastleigh Borough Council.

Site Characteristics and Character of the Locality

2. The site lies within the urban edge and is allocated for residential development within the Eastleigh Borough Local Plan under Policy BO3. The site is approximately 6.9ha in size and mainly comprises an open field bordered by trees and hedgerows, which was historically part of the River Hamble Country Park Estate. There is a field access into the site from Tanhouse Lane.
3. Part of the north and east sides of the site fall within the Tanhouse Meadow Site of Importance for Nature Conservation (SINC), and the Manor Farm Local Nature Reserve (LNR). There is a watercourse running through the northern SINC which is a tributary of the River Hamble. Other site constraints include the following:
 - Minerals safeguarding area;
 - Flood zones 2 and 3 north side of site (watercourse);
 - Airport safeguarding zone;
 - ESSO and Southern Gas pipelines beneath the site;
 - Overhead power lines crossing the site;
 - Great crested newts green zone (moderate habitat suitability);
 - Adjacent bridleway to west (Botley 20);
 - Adjacent to HEWEB Character Areas 74 and 75.
4. The surrounding area is characterised by residential development to the north and west and countryside to the south and east. The surrounding residential development is predominantly 2-storey in height with some bungalows located in Ambleside to the north. There are two adjacent recreation grounds / sports facilities: Little Hats recreation ground and playground to the north east; and Norman Rodaway Pavilion, Football field and playground to the south-west. Tanhouse Lane is a designated bridleway (Botley 20).
5. There is no planning history on the site.

Description of Application

6. The proposal is for the construction of 192 dwellings, comprising 99 houses and 93 flats. Access would be via Kings Copse Avenue with a main access road leading to a central square / cross roads around which the flats would be located in four blocks. The rest of the development would comprise housing in a perimeter block style layout. The housing would be up to 3 storey's in height and the flats would be 4-storey height. The SINC and local nature reserve areas on the northern and eastern sides of the site would remain undeveloped with the exception of some drainage features.

7. Parking would be provided as a mix of on-street, on-plot parking and rear parking courts. New landscaping and tree planting would be provided throughout the development and SuDS ponds would be located on the east and northern sides of the site. There would be new pedestrian links to the north and west of the site and off-site improvements to Tanhouse Lane are proposed along with a new section of footway westwards along Kings Copse Avenue.
8. The application is accompanied by the following reports and technical assessments, which can be viewed via the following link: [Planning Application: F/25/100141](#)
 - Planning Statement
 - Design and Access Statement
 - Minerals Safeguarding Report
 - Minerals Recovery Statement
 - UXO (Unexploded Ordnance) Report
 - Transport Assessment
 - Transport Assessment Addendum dated 12 December 2025
 - Travel Plan
 - Energy and Sustainability Report
 - Street Lighting report
 - Tree Protection Plan
 - Arboricultural Impact Assessment
 - Landscape Details / plans
 - Landscape and Visual Impact Appraisal
 - Air Quality Assessment
 - Noise Impact Assessment
 - Walking, Cycling and Horse Riding Assessment
 - Nutrient Calculator
 - Flood Risk Assessment and Drainage Strategy
 - Construction Management Plan
 - Ecological Appraisal and BNG metric
 - Archaeology Assessment
 - Biodiversity Condition Assessment and metric
 - Viability Assessment

Environmental Impact Assessment (EIA)

9. The EIA Regulations (the Regulations), in conjunction with the Planning Practice Guidance (PPG) set out the legal framework in relation to EIA. The EIA Regulations contain two development schedules, Schedule 1 development and Schedule 2 development. Schedule 1 contains a list of development where EIA is mandatory and Schedule 2 sets out

development types and development thresholds where the requirement for EIA should be considered.

10. The Local Planning Authority must screen planning applications for development of a description contained within Schedule 2, Column 1, which is within a sensitive area or meets or exceeds the relevant thresholds contained in Column 2, to determine whether it is likely to have significant effects on the environment when having regard to the selection criteria contained within Schedule 3 of the Regulations.
11. The proposals fall within the description of 'urban development projects' under Column 1, 10b, of the table in Schedule 2 of the Regulations, and also exceed the thresholds in Column 2, being a development of over 150 dwellings on a site larger than 5ha. A screening assessment has therefore been undertaken to determine if the development would have significant effects on the environment and if an EIA is required (ref. V/25/99823). The assessment considered the proposals against various factors and potential impacts as outlined in Schedule 3 of the regulations, including those relating to the size and design of development, cumulative impacts, traffic impacts, use of natural resources, waste and pollution, impacts on human health and the natural environment. The assessment determined that any impacts associated with the development could be satisfactorily mitigated through the planning application process, either by design or through measures secured by condition or legal agreement. It was therefore concluded that an Environmental Impact Assessment was not required.

Representations Received

12. 27 objections received, raising the following concerns:

Principle / policy matters:

- Too many homes being built in the area;
- Proposed number of houses exceeds the Local Plan policy allocation;
- The land is part of the River Hamble Country Park and should not be built on;
- Development should not exceed the allocated amount of 120;
- The site is in Botley not Hedge End;
- Conflicts of interest due to Eastleigh Borough Council being the applicant and Local Planning Authority;
- No masterplan has been prepared, as required by Policy BO3;
- Query as to how the high pressure strategic pipelines and easement requirements have been taken into account;
- Botley Neighbourhood Plan needs to be given weight in the decision;
- The development does not provide any play areas;
- Properties likely to be overpriced;

Impacts on local services and infrastructure:

- Increased pressure on local services and infrastructure such as doctors, dentists schools and local shops;
- The primary schools in the area are oversubscribed;

Design and impact on the character of the area:

- 3 and 4 storey buildings are excessive in height and do not respect the character of the area;
- Inappropriate material choices for the dwellings;
- Urban form would dominate the skyline, appearing intrusive and out of keeping with the suburban edge and parkland character of Botley;
- Loss of the rural and suburban appeal of the area;
- External design out of keeping with surrounding development;
- Urbanising impact on the adjacent Hamble Country Park, harmful to the sensitive landscape;
- Erosion of gap between Botley, Hedge End and Bursledon;
- Excessive development density, failing to respect lower density surroundings;
- Hedge End has been ruined with new development;
- Overdevelopment of the site;
- Loss of one remaining green space along Kings Copse Avenue;
- Erosion of the transition between countryside and built form;

Highway matters:

- Lack of improvements to local road network;
- Increased traffic congestion and journey times, particularly around Junction 8 of the M27;
- Kings Copse Avenue is in a poor state of repair and increased traffic will worsen this;
- Already too much traffic in the area;
- Increased risks of anti-social driving;
- Query if there would be sufficient resident and visitor parking;
- Insufficient parking would lead to obstructive parking on pavements, impacting vulnerable highway users;
- Unsafe traffic speeds, Kings Copse Avenue should be 30mph;
- Access junction does not meet required safety standards;
- Bus stops located in access visibility splays, leading to safety concerns;
- Concern about cumulative impacts of additional traffic with other recent developments;
- Inadequate local bus service to encourage sustainable transport;
- Lack of parking;
- Increased traffic would increase safety risks for children;

Amenity:

- Additional noise pollution from increased traffic;
- Development will be detrimental to the aesthetics of the area;

- Overlooking and loss of privacy for residents in Ferndale, due to the taller height of the houses;
- Negative impact on quality of life for existing residents through loss of peace and quiet and open spaces;
- Loss of recreation area valued by local residents;
- Noise and disturbance to nearby residents during construction;
- Impact from car headlights shining into nearby windows;
- Insufficient boundary planting to reduce overlooking impacts;
- Loss of view across the field;
- Insufficient gardens for future residents;

Ecology and trees:

- Negative impact on wildlife and protected species, including bats and birds, from increased activity, lighting and noise;
- Concern about impact on existing trees;
- Request new tree planting to protect amenities of residents in Ambleside;
- Existing green spaces and trees should be preserved for wildlife and community benefit;
- Permanent loss of green field;
- Elevated boardwalk through Tanhouse Meadows will cause destruction;
- Cannot see detailed wildlife report;
- Development would be contrary to climate change objectives;
- Lack of assessment of environmental impacts;
- Development would fragment habitats and harm local biodiversity;

Drainage and flooding:

- Increased flood risk from Hedge End Stream;
- Increased pressure on local drainage network;
- Increased risk of flooding on local roads;
- No details of wastewater reinforcement have been provided, as required by Policy BO3;
- Inadequate drainage and flood management proposals;
- Increased flooding of Hedge End Stream would exacerbate erosion and undermine the stability of residential gardens backing onto the area;

Pollution:

- Increased emissions from vehicles, impacting on human health;
- The site is likely to be contaminated due to previous farming practices;
- Concern about the risk of buried ordnance on the site due to proximity to Cricket Camp.

13. 3 comments received, noting the following:

- No direct access to Little Hats Playground or adjacent country park;
- Should be a bridge across the stream to enable access to open space, with a path to Little Hats playground;
- Unclear if subway access would be secured by this proposal;

- Safe access to Deer Park school should be ensured;
- No clear breakdown of housing tenures / not clear if there would be any affordable housing;
- A high proportion of affordable housing could unbalance the tenure mix of the wider area, impacting the character of the area;
- The development needs to demonstrate consistency with the Botley Neighbourhood Plan;
- Concern about conflict of interest due to Eastleigh Borough Council being both the applicant and Local Planning Authority;
- Not clear if any financial contributions would be required to mitigate development impacts.

Consultation Responses

14. Botley Parish Council – No objection.
15. Members commented on the positive response to the Parish Council's concerns during the consultation period. Note that the emerging Botley Neighbourhood Plan has passed inspection and goes to referendum on 26th February 2026. The increase in numbers from the allocation amount of 120 is also noted.
16. Further consideration should be given to the following:
 - The Neighbourhood Plan gives a target height of 2.5 storeys;
 - Efforts should be made to reduce the speed limit on Kings Copse Avenue to 30mph for safety, especially for children attending Freegrounds;
 - Access to Little Hatts should be provided, and the Parish would support a direct bridge connection;
 - Request parking control to be considered in adjacent roads (Salwey Road and Ambleside), to minimise risks of overspill parking;
 - Query as to whether 'right to buy' will apply to the flats;
 - The proposal to extend the footpath on Kings Copse Avenue is welcomed and impacts on tree roots needs consideration;
 - Measures should be put in place to deal with solar gain.
17. Ecologist – No objection subject to conditions.
18. The northern and northeastern portion of the site is designated as Tanhouse Meadow Site of Importance for Nature Conservation (SINC), which is designated under criterion 5B of the Hampshire SINC criteria: *"Fens, flushes, seepages, springs and inundation grasslands of floodplains that support a flora and fauna of less-improved wet conditions (seasonal or permanent)."* Recent management of the SINC is unknown but observations suggest periodic grazing by horses and some maintenance of trees and shrubs under the overhead powerlines. Local Authorities have a duty to manage wildlife sites favourably.

19. Tanhouse Meadow forms the western edge of a much wider Manor Farm Local Nature Reserve (LNR), owned and managed by Hampshire County Council. The LNR incorporates parts of the Upper Hamble Estuary and Woods Site of Special Scientific Interest (SSSI), and Solent protected sites. The site drains into the Hamble Estuary via the watercourse, which joins the Purbrook Stream and discharges into the Hamble.
20. The site is predominantly comprised of grassland bounded by hedgerows and mature trees. The grassland is classified as other neutral grassland in moderate condition and the majority would be lost. Tanhouse Meadow SINC is comprised of blocks of deciduous woodland, scrub and purple moor grass and acid grassland pasture. There is scrub encroachment into grassland in some areas. The stream is around 1.5m wide with a predominantly gravel bed, and in the southern section of the stream the banks have been significantly engineered due to erosion issues associated with the gardens of properties in Ambleside.
21. Following the initial Ecological Assessment, further survey work relating to bats and dormice was carried out. No evidence of dormice was found, but suitable habitat with wider connectivity is set to be retained and enhanced. A number of trees around the site were assessed as having potential for roosting bats and these are to be retained.
22. There are records of Great Crested Newts within 500m although there is low likelihood of them being present on site. The site is considered likely to support populations of common reptiles around the periphery and in the SINC, along with breeding birds and common invertebrates.
23. Biodiversity Net Gain (BNG) – The development would result in the loss of other neutral grassland habitat, but a gain in hedgerow units and watercourse units. The overall loss of habitat has been reduced through creation of grassland, tree and scrub planting, pond creation, enhancement of retained habitats in the SINC, hedgerow creation and enhancements of an existing ditch. However, there would still be a net loss of habitats overall and in order to secure a 10% net gain in BNG, there is a need to secure 25.48 units of offsite habitat (other neutral grassland). The purchase of offsite habitat units can be secured by condition or S106 Agreement and evidence would need to be provided. Created and retained habitats would require 30 year monitoring and a monitoring fee of £16,797 is requested.
24. Ecological mitigation and enhancements – The SINC is to be retained and enhanced as part of the proposals. The layout allows a buffer to the SINC which would protect it from direct and indirect impacts from the development. The Ecological Impact Assessment provides a detailed list of mitigation measures for protected species, supplemented with a

precautionary working method for great crested newts, which are agreed. The dwellings are also proposed to provide nest boxes / bricks for birds.

25. Drainage – The drainage plan is found to be sufficient to comply with policy and has satisfied the LLFA. It makes use of permeable paving, rain gardens, swales and gullies and attenuation basins. The most recent submission reflects the requirements for additional forms of filtration for several areas of road runoff, with runoff going through a series of swales before being discharged. There remains the possibility that the drainage strategy could incorporate re-wetting of the Tanhouse Meadow SINC, but this is not subject of the current proposal. Condition required to secure drainage strategy.
26. Urban Design Officer – comments
27. General points:
- Overall density appears acceptable, achieving efficient use of land while maintaining a comfortable scale and form. Acknowledged that the scale of the central apartment blocks is relatively large, but it helps to create a sense of intensity appropriate to the central square while the transition to lower rise housing towards the site edges successfully mediates between the urban centre and surrounding landscape.
 - The gateway successfully takes a greater level of density and height while providing a positive streetscene towards Kings Copse Avenue.
 - Street pattern provides permeability and good pedestrian connectivity with routes radiating from the central space. However, the western route appears to terminate abruptly at an informally shaped open space, which feels unresolved and does not strengthen the clarity and legibility of movements.
 - The potential for cycle connections through and beyond the site should be explored, linking into the green corridor along the east and north edges.
 - Some parking courts lack tree and hedge planting, appearing overly hard surfaced and utilitarian.
 - The central square has the potential to become a focus for the community, but long term success will depend on how it is animated and accessible.
28. Central square:
- The perimeter blocks provide a strong sense of enclosure around the central square but the site plan does not convey a pedestrian first environment. The layout functions largely as a shared surface traffic junction rather than a reimagined civic space and appears dominated by hard surfacing and vehicle movement. Even with the amendments made, the square remains car orientated. It is requested that further

improvement is made in pedestrian priority and overall legibility, with more clearly defined pedestrian routes, e.g. through the use of continuous surfacing and incorporation of planting and seating within the square. Further changes can be secured by planning condition, which should include submission of CGIs.

29. Elevations and materials:

- The different types of balconies (recessed, cantilevered), and alternating window patterns gives a balanced rhythm to the facades and helps convey a residential character. Balconies and windows overlooking the square will help animate it subject to consideration of privacy and acoustic comfort for residents.
- Consider greater contrast between materials or detailing at entrances and corners to reinforce wayfinding around the square and highlight key frontages.
- The adjoining townhouse facades integrates relatively well in height and material continuity.
- Material palette demonstrates a thoughtful and coherent approach that responds well to the urban and landscape settings and avoids over-complexity.
- Use of brick as the dominant material establishes visual solidity. Consider mortar colour to complement brick tone.
- Darker cladding and complementary materials add contrast and help define the hierarchy between building types. Cladding needs to be robust and high quality with sufficient texture.
- Opportunity to integrate green roofs on apartment blocks.

30. Landscape Officer – comments

31. General arrangement plan:

- Landscape approach around site periphery generally welcomed. Tree planting along Kings Copse Avenue will improve the character of the road and create a pleasant fore drop to the site. Protection and enhancement of green buffers at site edges is important. Further detail on planting types required and scope to increase trees planted in buffer zones.
- Green zones shown on concept plan in Design and Access Statement are not immediately evident.
- Central square design is disappointing and requires further refinement from the latest amendments. The final design of this space can be secured by condition.
- More contiguous avenues of tree planting required – although the landscape plans have been updated, the amount of tree planting is still considered too light.
- Too many parking courts devoid of tree planting.
- Trees shown in narrow beds require specialised tree cell pits.

- SuDS appear overly engineered and should be more naturalistic. Further shrub planting could be added around the top of ponds. Concrete headwalls should be replaced with more naturalistic detail/material.
 - 0.3m strips required where planting meets parking bay edges.
32. Planting:
- Species mix appears too random and should have more consistency of species within individual locations;
 - Suggest increase in Pinus and Arbutus species to have greater year round effect;
 - Advice provided regarding shrub and hedge planting sizes;
 - Suggest increasing range of grasses.
33. Cut and fill:
- Some cut and fill operations may be within root protection zones of retained trees; need to ensure no adverse impacts.
34. Landscape and Visual Evidence:
- The quality of the assessment is thorough and fair. Note lack of winter photographs; closer views will be increased when deciduous trees have shed their leaves. However, these photographs are not essential for determination.
35. Tree Officer – No objection subject to clarification regarding cut and fill proposals.
36. The significant arboricultural features exist around the periphery of the site. Mostly, the proposals have been pulled inwards to reduce the impact on significant trees. The access position minimises arboricultural impacts and the proposals are able to retain the majority of trees along the Kings Copse Avenue frontage.
37. Removal of some trees in the north west of the site for the pedestrian links not ideal but is tolerable given the wider context and replacements. The removals are suitably justified in paragraph 1.19 of the arboricultural impact assessment. T158 is to be retained and is a more significant tree.
38. SuDS features have been carefully designed and whilst there is some arboricultural impact, the works have been satisfactorily justified.
39. Queries regarding the cut and fill plan and whether it would conflict with tree protection proposals have been discussed with the applicant and an updated plan is being prepared to confirm that no conflicts would occur.
40. NHS Hampshire and Isle of Wight – No objection subject to financial contribution.

41. Contribution of £136,154 required towards increasing primary care infrastructure necessary to make the application acceptable. The development is for 192 dwellings which will create an estimated population of 451 residents. The current combined medical centres in the area have insufficient capacity and will not be able to absorb the increased patients. The Integrated Care Board is reviewing options for reconfiguration, expansion or an additional surgery to meet increased demand from new housing developments. The contribution will contribute to the increase in capacity required by the proposal.
42. Active Travel England – Advice provided.
43. Applicant directed to online standing advice in relation to active travel and sustainable development.
44. Hampshire Minerals and Waste Team – No objection subject to conditions.
45. The development lies within the mineral and waste consultation area, defined through Policy S15 of the Hampshire Minerals and Waste Plan. The purpose of the policy is to protect economically viable mineral resource deposits from needless and unnecessary sterilisation and maximise the recovery of viable mineral resources prior to development (prior extraction).
46. The submitted Minerals Safeguarding report concluded prior extraction is unsuitable and this conclusion is agreed with. A Minerals Recovery Statement has been provided which demonstrates there may be opportunities for incidental mineral extraction, and provides a methodology for how mineral resources should be handled. This could form part of a Construction Environmental Management Plan.
47. Conditions are required to ensure that the methodology in the Minerals Recovery Statement is adhered to, including annual reporting to HCC of the amount of minerals extracted, re-used and exported during the development process (until completion).
48. Environmental Health – Contaminated land – No objection subject to conditions.
49. The submitted reports have been reviewed, and they indicate overall low risk for human health, controlled waters and structures. Further detail in relation to borehole logs, ground gas assessment and materials management has been provided in an updated Preliminary Investigation Report and is acceptable. A Materials Management Plan is not considered necessary and reuse of soils can be covered through a Construction Environmental Management Plan (CEMP).
50. Environmental Health – Air quality – No objection subject to conditions.

51. The Air Quality Report includes reasonable qualitative assessment of potential impacts during the construction and operational phases of development. It has been confirmed that dispersion modelling is not required. Recommended that air quality considerations are incorporated into a CEMP, to include a Dust Management Plan.
52. Environmental Health – Noise – No objection subject to conditions.
53. The noise assessment methodology, duration of the survey, and locations are acceptable. The noise report recommends enhanced glazing and ventilation for some properties facing the main road, which is acceptable for internal noise criteria. Most of the site follows good acoustic design and proposes gardens to be located at the back of the properties with the building screening the gardens from traffic noise. External amenity criteria is achieved with some mitigation required in the form of 2.5m high fences for some of the properties facing the main road.
54. An assessment of football noise shows internal noise levels will be acceptable in this regard. The worst cases regarding noise from air source heat pumps was calculated and is acceptable.
55. Condition required to test the buildings for noise break in after construction, for a selected number of plots.
56. ESSO – No objection.
57. ESSO Petroleum Limited have apparatus situated near to the proposed works. ESSO has no objections to the proposals as long as the enclosed 'Special Requirements for Safe Working' booklet and the covenants contained in the Deed of Grant are adhered to.
58. Southampton Airport – No objection.
59. The proposed development does not conflict with aerodrome safeguarding criteria.
60. County Archaeologist – No objection subject to conditions
61. The submitted archaeological statement is agreed. This concludes that: *'it will be necessary to provide further information about the potential of the site from field observations to draw up a scheme to mitigate the impact of development on any below ground archaeological deposits'*. This would be in the form of a scheme of evaluation, which can be secured by condition, and a programme of archaeological mitigation.
62. Heritage Consultant – No objection.
63. The nearest listed buildings are that of The Thatched Cottage (Grade II listed) to the northwest, and The Church of St John the Evangelist (Grade II listed) to the west in St Johns Road, both around 1km away.

The nearest conservation areas are those of Botley to the east and Bursledon Windmill to the south-west. Both listed buildings are separated from the site by extensive housing so neither will have their setting harmed by the development.

64. The closest heritage asset is the south-western tip of the Botley Conservation Area, three small fields and hedges away to the east. Some of the intervening hedging contains mature trees and the nearest face of the conservation area is that of modern farm buildings on the west side of the historic Manor Farm farmstead. The farmstead contains a number of listed buildings but is unlikely to be harmed by the development due to the intervening structures and vegetation.
65. The layout consists of a cruciform road plan with a main avenue from the single entry point and the blocks of flats centred on the crossover, then reducing in stature all around towards the more rural boundaries. Two and three storey houses are positioned around most of the perimeter of the site, partially masked by new tree planting. The tallest are at the lowest part of the site and the four storey blocks of flats are placed in the centre but slightly closer to Kings Copse Avenue than the rural eastern boundary, helping to ameliorate their presence.
66. The development is unlikely to be seen from the listed buildings of Manor Farm but the areas of dark cladding primarily in the north-east corner nearest the farm are in sympathy with the tarred cladding of a number of the farm buildings, and the dark roof finish will help reduce the visual intrusion into the landscape.
67. Hampshire Swifts – No objection subject to installation of swift bricks.
68. The proposal does not meet current best practice regarding types of bird boxes to be installed on buildings. These should be integrated swift bricks, with at least 1 per home, and 4 to 10 on blocks of flats.
69. NatureSpace (Great Crested Newts) – No objection.
70. The development falls within the green impact zone for great crested newts (moderate suitable habitat, low likelihood of newt presence). There are 4 ponds within 500m of the development and records of great crested newts within 500m. The risk of impact is low but there is suitable terrestrial habitat on site that is connected to the wider landscape. A Precautionary Working Method Statement has been received and is acceptable.
71. Natural England – further information required.
72. Development has potential for harmful effects on terrestrial Sites of Special Scientific Interest (SSSIs) and the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar that they underpin.

Habitats Regulations Assessment required to assess potential impacts in relation to nutrients and recreational impacts.

73. Southern Water – No objection.
74. There is adequate capacity in the local sewerage network to accommodate a foul flow of 1.76 l/s for the development. No surface water flows can be accommodated within the existing foul sewerage system unless agreed by the LLFA and Southern Water. A formal connection to the public sewer is required. There is also capacity in the water network to accommodate the development.
75. Advice provided in relation to SuDS and tree planting and request that the proximity of landscape proposals to public apparatus is carefully considered to ensure no conflicts.
76. Lead Local Flood Authority (LLFA) – No objection subject to conditions
77. Further comments following review of updated information: Sufficient detail has been provided in relation to the main drainage elements, but there is no information on how rain gardens and permeable paving will connect to the wider network. The maintenance plan still needs more detail, to include regular maintenance, occasional maintenance, remedial actions and monitoring activities, and include the watercourse and main outfall. This further information can be requested by condition. Other points raised in original comments have been addressed.
78. Original comments: The overall drainage strategy is considered appropriate with a range of SuDS features prior to discharge to an existing watercourse. Further information required:
- Filter drains identified within the water quality assessment but not seen on the drawings.
 - One section of road bypasses the basins and discharges directly to the outfall, which requires additional water quality treatment and a proprietary device may be suitable.
 - Risk of a surcharged outfall if river levels are high. This is a flashy catchment so high river levels will be of relatively short duration but further assessment should be provided to clarify the typical water level within the watercourse. Calculations required to demonstrate the impact of a surcharged outfall with areas of flooding identified.
 - The maintenance plan is high level and further details should be provided in terms of maintenance responsibilities and required actions. This should include the watercourse if riparian ownership applies or if maintained by others this should be clarified.
79. Environment Agency – Objection (updated information currently subject to review).
80. The submitted Flood Risk Assessment fails to use correct flood zones / flood map for planning. The flood zones were updated in March 2025

which resulted in a change to the flood map in this location. An assessment of the impact of climate change using appropriate climate change allowances is also required.

81. Housing Officer – Comments.

82. The site would be required to provide 35% affordable housing in line with the Local Plan and Affordable Housing SPD, which would equate to 67 affordable homes. The Planning Statement advises that a viability statement will be submitted to demonstrate that the provision of policy compliance affordable housing would have an unacceptable impact on the viability of the scheme. This will be reviewed when received.

83. Highway Authority – No objection subject to conditions.

84. Access:

- Access will be via Kings Copse Avenue with a bell-mouth junction for two-way traffic. The junction is for vehicles only with foot/cycleways within the site with exits at points along the frontage. Submitted plans have been updated to show the full extent of visibility splay, 2.4 x 119m north and 2.4 / 109m south.
- Access geometry acceptable, and additional tracking plans have been provided showing that there would be suitable space for vehicle movements around the site, including refuse and emergency vehicles.

85. Pedestrian and cycle access:

- 3 main access points proposed: a) shared pedestrian / cycle link to north linking to existing footpath and underpass; b) shared pedestrian / cycle link north-west linking onto refuge island on Kings Copse Avenue, linking to footway to Woodstock Close; and c) shared pedestrian / cycle link to west leading onto Tanhouse Lane. Links b and c link onto a 2m wide footway on the south side of Kings Copse Avenue, which leads towards Norman Rodaway playing fields, then links to an existing shared pedestrian/cycle route to the playing fields. Request the new footway link is increased in width to allow for cyclists. Northern route should also be 3m in width.
- Additional off-road cycle routes should also be considered towards Deer Park school and Boorley Green, e.g. through conversion of grass verges. Cycle links towards Kings Copse Primary School should also be investigated.
- Formalising northern Tanhouse lane for cyclists is acceptable.
- S278 required for off site highway works.

86. Accident data – assessed for period between 2020 and 2024 with three 'slight' accidents reported in the local vicinity. There is no link to highway inefficiencies that would either be further impacted by the development or require mitigation.

87. Tracking and internal visibility:

- The internal roads would not be put forward for adoption.

- Tracking drawings have been provided showing acceptable vehicle movements around the site.
88. Parking quantum and layout:
 - Parking appears to adhere to standards and parking layout is acceptable with adequately sized bays. Spaces next to landscaping need 0.3m step out strips.
 - Clarification required regarding parking layout for plots 35-42 in terms of footpath position. Also concern that layout would result in people standing in the road to remove items from boots; spaces should be set back further where required.
 89. Pedestrian and cycle movement – On road cycle movement within site acceptable given low vehicle speeds, but areas where links appear missing, e.g. on north side towards underpass. Clarification of public and private paths would be useful.
 90. Trip generation - Junction modelling indicates an impact from additional traffic on the M27 junction 8, but it remained just within a theoretical capacity. Whilst an increase in delay is unfortunate, it is not believed that such a theoretical delay of 4.18 seconds would be significant or result in a detrimental effect on the local highway network.
 91. Developers contributions – Contribution of £675,000 requested towards: bus infrastructure improvements; bus service subsidisation and pedestrian/ cycle improvements in the local vicinity; bridleway diversions in the local vicinity; east/west Tanhouse Lane link improvements; footpath to Bridleway upgrades; and bridge improvements on links to the country park from the site. It is agreed that the costs of the improvement works proposed to Tanhouse Lane could be discounted from this contribution amount.
 92. National Highways – No objection.
 93. Public Rights of Way response – No objection.
 94. The developer is proposing improvements involving the widening and improvement to Tanhouse Lane north, enabling the link to be used for both pedestrians and cyclists, and improvements to the northern end of the southern half of Tanhouse Lane, which are acceptable.
 95. Some concern is raised with regard to how the development may interact with woods along the southern and eastern boundary, as it is considered that people are likely to form unauthorised paths through the woods or use it for play and dog walking. Recommend that the developer implements a 'Deer Fence' or similar along the boundary to prevent such unrestricted movements.
 96. Southern Gas Network and SSEN – Information provided for the applicants attention.

97. Planning Policy – No objection.
98. The site lies within the urban edge and is allocated in Policy BO3 for approximately 120 dwellings. Principle of development is acceptable.
99. The Council has an increased housing target and is seeking to identify sites and increase density on new and existing sites through the Local Plan Review. Currently the Council can demonstrate 4.1 years worth of housing supply, below the 5 year requirement set out in the NPPF. The proposed number of houses is greater than set out in Policy BO3, but given that the Council is seeking to increase density on development sites, this is considered acceptable.
100. Policy B03 includes 16 criteria for the site, the majority of which would be met. It is noted that the Environment Agency currently objects and there a requirement to update the Flood Risk Assessment to address this. The proposal does not include provision of play areas as per criteria (b), but there are two existing play areas nearby and with proposed new links, these would be within 5 minutes walking distance in accordance with guidance set out in Policy DM33 of the Local Plan. On balance this is considered acceptable.
101. Public Art Officer – No objection.
102. The developer has referenced EBC's Public art Strategy and Vision for Public Art in Hedge End, West End and Botley, and has acknowledged the need to involve the community in the commissioning process. They have identified nearby sites from the Vision, which could be improved through public art. The developer, Public Art Officer and HEWEB Public Art Steering Group can work collaboratively on future public art schemes.

Policy Context and Designations Applicable to Site

103. The site is subject to the following designations and constraints:
- Local Plan Policy BO3 Housing Allocation – approx. 120 dwellings
 - Urban Edge
 - Minerals safeguarding area
 - Tanhouse Meadow Site of Importance for Nature Conservation (SINC) and Manor Farm Local Nature Reserve (LNR), north and east sides of site
 - Watercourse north side of site
 - Flood zones 2 and 3 north side of site
 - Airport safeguarding zone
 - ESSO and Southern Gas pipelines beneath site
 - Great Crested Newt green zone
 - Adjacent to Upper Hamble County Park
 - Overhead power cables crossing the site
 - Adjacent to Bridleway Botley 20

- Adjacent to HEWEB Character Areas 74 (west) and 75 (north)

Development Plan

104. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a Local Planning Authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Eastleigh Borough Local Plan (2016-2036) and the Hampshire Minerals and Waste Plan 2013. The NPPF and the Planning Practice Guidance constitute material considerations of significant weight.

Development Plan Policies - Eastleigh Borough Local Plan (2016-2036)

105. The most relevant policies of the Eastleigh Borough Local Plan are:

- S1 (Delivering sustainable development)
- S2 (Approach to new development)
- S3 (Location of new housing)
- S9 (Green Infrastructure)
- S11 (Transport Infrastructure)
- DM1 (General criteria for new development)
- DM2 (Environmentally sustainable development)
- DM3 (Adaptation to climate change)
- DM5 (Managing flood risk)
- DM6 (Sustainable surface water management)
- DM8 (Pollution)
- DM9 (Public utilities and communications)
- DM11 (Nature conservation)
- DM12 (Heritage assets)
- DM13 (General development criteria – transport)
- DM14 (Parking)
- DM16 (Workforce training requirements and new jobs)
- DM23 (Residential development in urban areas)
- DM24 (Creating a mix of housing)
- DM28 (Delivering affordable housing)
- DM29 (Dwellings with higher access standards)
- DM30 (Internal space standards for new residential development)
- DM33 (Provision of recreation and open space facilities with new development)
- DM38 (Funding infrastructure)
- BO3 (Land east of Kings Copse Avenue and Tanhouse Lane)

106. Policy BO3 allocates the site for approximately 120 dwellings, and sets out a number of matters to be addressed with any development:

- Provision of a range of housing types, sizes and tenures;
- Provision of on-site public open space and play areas;
- Provision of vehicle access from Kings Copse Avenue;

- Provision of contributions to, or delivery of, off-site highway improvements as necessary;
- Provision of pedestrian and cycle links within the site and to connect to the surrounding area, including Norman Rodaway Pavilion and Football Ground;
- Maintenance and improvement of the Public Rights of Way to the west of the site;
- 20m buffers to protect Tanhouse Meadow SINC, Manor Farm Local Nature Reserve and Hedge End Stream, and retention of hedgerows with provision of 5m buffer;
- Ensure avoidance or mitigation of adverse impacts on habitats and species and provision of a net gain in biodiversity;
- Avoiding development on areas at risk of flooding;
- Preserve water quality and flows into Hedge End Stream and provision of sustainable drainage;
- Provision of a landscaped setting including buffer planting on Kings Copse Avenue and maintenance / reinforcement of existing boundary hedgerows, trees and woodland;
- Examination of the potential for relocating overhead power lines to maximise development;
- Preservation of pipeline infrastructure crossing the site;
- Ensure acceptable noise environment and provision of noise and air quality mitigation for traffic noise on Kings Copse Avenue;
- Occupation of development to align with delivery of any necessary wastewater network reinforcement.

Hampshire Minerals and Waste Plan

- Policy 15 – Safeguarding of Mineral Resources.

Botley Neighbourhood Plan

107. Botley Parish Council have been preparing a Neighbourhood Plan for the Parish. The draft plan was submitted to Eastleigh Borough Council (EBC) in May 2023. Following a period of consultation, EBC appointed an external examiner in Autumn 2023 to carry out the independent examination of the Proposed Neighbourhood Plan. During the examination the examiner raised several technical issues, and, after additional targeted consultation on an updated plan, it still received an objection from a statutory body. In light of this objection, Botley Parish Council decided to withdraw the plan with the view of resubmitting in the future. Botley Parish Council formally notified EBC of its decision to withdraw the Proposed Botley Neighbourhood Plan on 14 November 2025. The proposed Botley Neighbourhood Plan will therefore not proceed to any further stages in the neighbourhood planning process. The Botley Neighbourhood Plan is therefore no longer a material consideration in the determination of this application.

Supplementary Planning Documents

108. Relevant Supplementary Planning Documents (SPDs) include:
- Quality Places (November 2011) and emerging draft update (December 2025);
 - Parking Standards (September 2025);
 - Biodiversity (December 2009);
 - Planning Obligations (July 2008, updated 2010);
 - Hampshire Minerals and Waste Safeguarding in Hampshire SPD (February 2016)
 - Trees and Development (April 2022)

National Planning Policy Framework

109. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The National Planning Policy Framework (the 'NPPF' or the 'Framework') states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development unless material considerations indicate otherwise. A deliverable 5 year supply of housing within each local authority area is required, and if this is not demonstrated a tilted balance in favour of the development applies. Agent of Change principles protect existing businesses.
110. Three dimensions of sustainability are to be sought jointly: economic (supporting economy and ensuring land availability); social (providing housing, creating high quality environment with accessible local services); and environmental (contributing to, protecting and enhancing natural, built and historic environment), whilst local circumstances should also be taken into account, so that development responds to the different opportunities for achieving sustainable development in different areas.

National Planning Practice Guidance

111. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

Community Engagement

112. The NPPF emphasises the importance of community engagement in all stages of development proposals, noting in paragraph 137 that: *'Early discussion between applicants, the Local Planning Authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests.'*

113. The applicants have provided a Statement of Community Involvement as part of the submitted Planning Statement. This confirms the process for community engagement that took place prior to submission of the planning application, which included presentations to the Parish Councils, and public consultation in June and July 2025, with a public exhibition held on 2nd July 2025. Responses to the public consultation covered a number of matters, including matters relating to access and traffic, pedestrian accessibility, parking, ecological impacts, drainage, and affordable housing provision. These comments were taken into consideration in the final design of the scheme and whilst not all issues could be addressed, changes have been made where possible, most notably the provision of a new pedestrian link along Kings Copse Avenue to the west as explained further in this report.

Principle

114. The National Planning Policy Framework (NPPF) places emphasis on sustainable development and requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise (paragraph 2).
115. The site lies within the defined urban edge and is allocated for residential development under Policy BO3 of the Local Plan, for approximately 120 dwellings. The proposal is for a development of 192 dwellings, which accords with the land use allocation of Policy BO3, albeit at a higher level to that anticipated when the policy was implemented. The principle of residential development on the site is therefore considered acceptable, subject to detailed assessment of the proposed scale of development in relation to other relevant policy considerations, as set out within this report.
116. The development of the site would also contribute positively to the Borough's housing needs. Eastleigh Borough Council is required to demonstrate a five year housing land supply in accordance with Section 5 of the National Planning Policy Framework. In accordance with the Council's latest calculations, the Borough can demonstrate 4.1 years worth of supply, therefore below the 5 year requirement. The proposal would therefore make a positive contribution towards meeting the housing requirements for the Borough.
117. Concerns have been raised in representations about the loss of land that forms part of the Upper Hamble Country Park. However, this site is an enclosed agricultural field with no public access, and Hampshire County Council has confirmed that it is not within the country park boundary.
118. In relation to the three dimensions of sustainable development as set out in the NPPF, the following points can be made:
- Economic Sustainability:

119. The NPPF paragraph 8(a) describes the economic objective as: *‘To help build a strong, responsive and competitive economy, but ensuring that sufficient land of the right types is available in the right places and at the right time for growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure’.*

120. The proposed development would contribute to the local economy by providing employment opportunities during construction and through increased local spend by the new population. An Employment and Skills Plan would also be secured by condition to secure employment and training opportunities for local people during construction.

- Social Sustainability:

121. The social objective is to: *‘support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being’.*

122. The proposed development would make efficient use of land and make a positive contribution to the housing needs of the Borough, providing a range of housing sizes and types. There would also be benefits to the wider area through enhancements to public rights of way and new footway provision, enhancing accessibility to local services and facilities.

- Environmental Sustainability:

123. This relates to the protection and enhancement of the natural, built and historic environment, including making effective use of land, improving biodiversity and minimising pollution. These matters are all discussed in further depth under the relevant sections of this report, but in summary the scheme has been designed to enhance biodiversity, protect future residents from pollution impacts and to achieve energy efficiency.

Layout, design and appearance

124. Policy DM1 of the Local Plan requires new development to be appropriate in relation to its context in terms of mass, scale materials, layout and design.

125. The layout of the proposed development has been influenced by a number of site constraints, most notably by the need to protect the existing designated nature conservation areas and ensure appropriate buffers for the below ground utilities pipelines. Other significant influencing factors include the presence of mature trees around the site boundaries and levels changes across the site. There are also overhead power lines currently crossing the site, but these are

proposed to be relocated below ground in order to facilitate the development, and the applicant is in liaison with the relevant utilities providers in respect of this requirement.

126. The development would have a single point of vehicle access from Kings Copse Avenue with a main avenue extending to the south-east and leading to a cross road / central square around which the four blocks of flats would be located. The housing at the site entrance would be 3-storey in height to visually define the entrance into the development and transition towards the taller flats in the central square area. These flats would be the tallest elements of the development, up to four-storey in height. The housing and internal roads would then extend around the central square in a perimeter block form, decreasing in height and density towards the site edges with the countryside.
127. The Council's Urban Design and Landscape Officers both raised concerns about the design and layout of the central square, commenting that it would not achieve its aim of creating a pedestrian friendly environment due to being dominated by hard surfacing and vehicle movements. In response to these concerns, the layout of the road through the central square has been amended with an 's-shaped' design aimed at slowing vehicles to allow for safer and freer flowing pedestrian movements. Whilst this amendment is considered an improvement in terms of reducing the speed and dominance of cars through this area, the overall design is still considered to be more vehicle focused than pedestrian and it is felt that further enhancements are needed to the surfacing and footpath routes to create a more legible and pedestrian friendly environment. These further details can be requested and secured by condition.
128. The density of development (based on the developable area of 4.3ha, excluding the SINC and nature reserve land) would be 44 dwellings per hectare (dph), which accords with the minimum density requirement of 40 dph set out in Policy DM23 of the Local Plan. Although the number of dwellings is greater than that envisaged in the policy allocation, the aim to increase development density whilst achieving high quality development accords with a Council wide objective as set out in the draft update to the Council's Quality Places SPD, which is currently out for consultation. It is acknowledged that the site lies on the edge of the urban area, immediately adjacent to the countryside, and that the surrounding development to the north and west is generally of a lower density dominated by two-storey housing. However, the proposed layout with the higher density development focused on the centre of the site with the scale and density reducing towards the edges has been specifically designed to provide a suitable visual transition from lower to higher density and from urban to rural character. The undeveloped nature conservation land and pipeline buffers on the northern and eastern sides of the development would also provide a visual break between the development and adjacent countryside to the east.

129. In terms of architectural design, the proposed buildings would be of a contemporary design but utilising traditional materials including red brick to complement materials used within the surrounding area. The housing would vary in appearance depending on their size, height and location within the scheme. The buildings would incorporate a range of architectural features such as feature cladding, decorative brickwork, canopies and bay windows to add visual interest. The flats would be predominantly constructed of red brick and would incorporate set back upper floors, areas of cladding and a mix of integrated and projecting balconies, which all help to add visual interest and reduce the perceived mass and bulk of the buildings. The Council's Urban Design Officer has commented that the material palette for the scheme demonstrates a thoughtful and coherent approach which responds well to both the urban and landscape setting of the site. The Urban Design Officer has also emphasised the importance of utilising robust and high quality materials and full details of the materials can be secured by condition.

Landscape and visual impacts

130. The proposal would inevitably alter the visual appearance and character of the site from that of a rural field to an urban residential development. The development would also involve some changes to the land levels on the site, with the raising of some of the lower land on the northern side of the site and more minor cut and fill operations across the site as a whole, in order to achieve appropriate levels for the development and drainage proposals.
131. The principle of the change from rural to urban is established by the site's allocation for residential development in the Local Plan, but the policy acknowledges the site's edge of settlement location and specifically requires a good quality landscape setting to be achieved for any new development.
132. The application is accompanied by a Landscape and Visual Impact Assessment (LVIA), which assessed the landscape and visual impacts from 18 locations at varying distances from the site. This included views from Little Hatts recreation ground to the north-east, Norman Rodaway recreation ground to the south-west, Tanhouse Lane to the west and south and from the surrounding residential streets. From the more distant viewpoints, it was determined that views of the site were limited due to the presence of intervening vegetation, woodland and existing built development.
133. The LVIA concludes that the most significant visual impacts will be experienced from areas immediately adjacent to the site, including from Kings Copse Avenue and Tanhouse Lane. From Kings Copse Avenue, it is noted that there would be direct views into the site but that the built form would be seen beyond a newly planted border of trees and understorey shrubs, which would have the effect of muting and filtering those views. From Tanhouse Lane to the west of the site, views into the site would to a great extent be restricted by existing boundary trees and vegetation but there would be a direct view from a

proposed pedestrian entrance. However, given the limited extent of this view, the set back of the new housing and the existence of mature trees and vegetation along the rest of the western boundary, the impact on the visual experience of users of Tanhouse Lane would not be considered significant. The overall conclusion of the LVIA is that whilst there would be some limited landscape and visual harm from the development, the effects of this would be localised and not significant, particularly in the context of the site's policy allocation for residential development.

134. The landscaping proposals for the development have been designed with a number of aims, including to help soften views into the site, to enhance the character and appearance of the development and to provide benefits for wildlife. Key elements of the landscaping scheme include the provision of new tree planting along Kings Copse Avenue, the creation of a tree lined central street through the site and planting of trees to break up hard surfaced parking areas, and the provision of landscape buffers to protect the adjacent SINC.
135. The landscape scheme has been reviewed by the Council's Landscape Officer who recommended a number of ways in which it could be improved, such as through the provision of more tree and shrub planting, use of specialised planting methods for trees and changes to some of the planting species. These suggestions have been taken into account and considered within the constraints of the site, and updated landscape plans have been provided. However, it is still considered that the landscaping proposals could be enhanced with further tree planting and therefore final versions of the landscape plans are requested by condition.

Tree impacts

136. The existing trees are predominantly around the edges of the application site and the development proposals have been designed to reduce impacts on trees as far as possible, with built form set in from the site boundaries. There are some areas where trees would need to be removed, most notably in the north west corner of the site to accommodate a new pedestrian link. This would include the removal of two small oak trees which the Council's Tree Officer has commented is not ideal but confirmed that sufficient justification has been provided for their loss. The landscaping proposals would also include new tree planting to compensate for the losses.
137. The Tree Officer raised some concerns about the cut and fill proposals as the plan indicates there could be some works within the root protection areas of retained trees. However, it has since been confirmed by the applicant that there would be no cut and fill activity within the RPA's and this matter has therefore been resolved.
138. The submitted Arboricultural Impact Assessment sets out proposals for tree protection measures during construction and this would be secured by condition to ensure no adverse impacts on retained trees.

Impact on heritage assets

139. The nearest listed buildings to the site are located around 1km away and the nearest conservation area is the Botley Conservation Area to the east. As concluded by the Council's Heritage Consultant, due to the distance from the site and the presence of intervening development and vegetation, none of these heritage assets would be adversely affected by the proposed development.

Public open space

140. Policy BO3 includes a requirement for development to incorporate public open space and play areas. The proposed development would not make any such provision and would therefore conflict with Policy BO3 in this regard. However, the site lies between two existing open spaces with Norman Rodaway Pavilion / football field and playground to the south-west and Little Hatts Playground to the north-east, and the scheme includes measures to enhance connectivity to these open spaces both for future residents and the local community. For Little Hatts, a pedestrian footpath link would be provided in the northern corner of the site connecting to an existing footpath to Ambleside, where the entrance to Little Hatts is located. This would ensure a direct pedestrian link between the site and this nearby playground. For Norman Rodaway, there would be a pedestrian entrance / exit on the western side of the site connecting to Tanhouse Lane, where there is an existing access to the recreation ground. The proposal to provide a new footway along Kings Copse Avenue westwards from the site would also enhance accessibility to the recreation ground both for new residents of the development and existing residents of the local area, and was a specific matter raised during the pre-application public consultation on the scheme. It is therefore concluded that the need to provide open space and play areas on site is negated by the proximity of the existing facilities and the proposals for enhanced connectivity to them.

Public art

141. Policy DM1 of the Local Plan includes a requirement for new large scale developments to provide or contribute to public art, in accordance with the Council's Public Art Strategy. The Council has also published a Vision Document for Hedge End, West End and Botley, which identifies opportunities and provides a structured approach towards the provision of public art in the areas local to this application site. For this development, the applicant has committed to making a financial contribution towards the provision of public art in the local area, in accordance with the Council's published strategies, and the Council's Public Art Officer is happy with this approach.

Housing mix and affordable housing

142. Policies DM23 and DM24 of the Local Plan require new development to provide a range of dwelling types and sizes to meet local needs. The supporting text to the policies indicate that there is a particular need for 2 and 3 bedroom properties within the Borough. The

development would provide a mix of houses and flats in a range of sizes from 1 to 4 bedrooms as set out in the table below. This mix is considered to accord with the objectives of policies DM23 and DM24.

Table 1 – dwelling mix

No. bedrooms	No. units
1	50 (flats)
2	82 (43 x flats; 39 x houses)
3	34 (houses)
4	26 (houses)

143. Policy DM28 requires new developments of over 10 dwellings or more to provide 35% affordable housing, unless it can be demonstrated that a policy compliant provision would have an unacceptable impact on the economic viability of the scheme. For this application, a Financial Viability Assessment has been submitted, which concludes that the provision of affordable housing would have an unacceptable impact on financial viability. For this reason, the proposal is for 100% market housing, with no affordable housing provision. The Viability Assessment is currently being reviewed by an independent consultant, to confirm if the conclusions are reasonable and accurate. The recommendation for permission is subject to a final conclusion on the viability assessment and agreement on any relevant requirement for affordable housing.

144. Even if the scheme is confirmed to be unviable with affordable housing, the applicant (the Local Authority) is intending to seek funding from Homes England via a process outside of the planning system, which may ultimately allow for the provision of some affordable housing on the site.

Space standards and accessibility standards

145. Policy DM30 of the Local Plan requires all new dwellings to meet the floorspace standards set out in the Government's Nationally Described Space Standards. This sets out minimum floorspace requirements based on the size of the dwelling and the number of people it is intended to accommodate. The applicants have submitted an accommodation schedule which confirms that all of the dwellings would meet the minimum floorspace standards, therefore meeting the requirements of Policy DM30.

146. In terms of accessibility, Policy DM29 of the Local Plan requires all dwellings to meet higher national access standards as set out in Part M of the Building Regulations. The policy states that all dwellings shall meet at least Part M4(1) standard and that a target of 80% of dwellings should meet Part M4(2) standard for accessible and adaptable dwellings. In addition, on larger development sites of over 40 dwellings, the policy states that 7% of market dwellings should meet Part M4(3) for wheelchair adaptable dwellings.

147. The applicant has confirmed that all but the three FOG (flat over garage) dwellings have been designed to be Part M4(2) compliant (approx. 98%), and four of the ground floor flats have been designed to be M4(3) compliant (approx. 2%). The provision of M4(3) units therefore does not meet the policy requirement, but the amount of units designed at M4(2) standard would exceed the policy requirement with almost all of the dwellings incorporating accessible design elements. The applicant has provided justification for this approach, noting that M4(3) compliant units have very specific design requirements, such as increased internal areas, larger circulation spaces and fully step free routes from plot boundaries or parking, which results in additional costs and is difficult to achieve in this instance due to the density of the layout and site levels changes. Taking account of these points, and given the overprovision of M4(2) compliant units, it is considered that in this instance, the accessibility design proposals are appropriate and acceptable, in accordance with the objectives of Policy DM29.

Ecology and biodiversity net gain

148. Policy DM11 of the Local plan requires the protection, conservation and enhancement of nature conservation sites and features, including international, national and local designated sites, habitats, woodlands and watercourses. The policy also requires provision of a net gain in biodiversity, which is now a separate requirement under the Environment Act 2021.
149. The site currently comprises an agricultural field bordered by trees, with a watercourse on the northern side. The area around the watercourse and part of the land along the eastern side of the site is designated as a Site of Importance for Nature Conservation (SINC) and a Local Nature Reserve (LNR). The proposed residential development has been designed to ensure sufficient buffer zones between the SINC / LNR and built development in order to prevent direct impacts on these protected areas.
150. The watercourse on the site is a tributary of the River Hamble that forms part of the Solent complex of internationally protected sites (SPA, SAC and Ramsar). It is therefore necessary to ensure that the quality of the watercourse is protected, so as to prevent wider adverse ecological impacts. In order to protect the watercourse, the drainage scheme for the site has been designed to ensure no increase in flow levels and to incorporate naturalised filtration measures to prevent pollution from surface water run-off. Further details on the drainage proposals is set out in the following section of this report.
151. An Ecological Impact Assessment has been carried out for the site, which identified notable habitats including lowland acid grassland, lowland meadow and purple moor grass, along with lowland mixed deciduous woodland and species rich hedgerows and trees. The site was also assessed as supporting reptiles and foraging/ commuting bats, with further potential to support invertebrates, roosting bats and nesting birds.

152. In order to mitigate potential impacts on protected species and to enhance habitats, the following measures would be implemented:
- Protection of retained habitats during construction;
 - Implementation of precautionary working methods, including for Great Crested Newts;
 - Provision of bat and bird boxes within new dwellings;
 - Creation of hibernacula for reptiles, amphibians and invertebrates (log piles);
 - Inclusion of ornamental shrub planting within the landscaping to include flowering species suitable for invertebrates and pollinators;
 - Provision of a sensitive lighting scheme to protect foraging bat corridors.
153. Hampshire Swifts commented on the application and requested that swift bricks are incorporated into the dwellings. In response, the applicants have updated the Ecological Impact Assessment report to confirm their commitment to providing Swift bricks where possible, which would be installed within the masonry of new buildings as appropriate.
154. The Ecological Impact Assessment also identified the presence of five Solent Wader and Brent Goose Strategy sites within 2km of the application site and recommends that a Bird Hazard Assessment and Management Plan is produced to set out avoidance and mitigation measures. However, the Council's Ecologist considers that the separation distance from the application site to these protected bird sites is sufficient and that it would not be reasonable or appropriate to impose such a condition. It is also noted that no request for a Bird Hazard Management Plan has been made by Southampton Airport.
155. Subject to adhering to the recommendations of the Ecological Impact assessment as set out above, it is considered that the proposed development would achieve the policy requirements of protecting, conserving and enhancing nature conservation, and no objection has been raised by the Council's Ecologist.
156. In relation to biodiversity net gain (BNG), a BNG assessment has been carried out which confirms there would be a net loss of biodiversity as a result of the development. In order to achieve a 10% net gain, the measures implemented on site would not be sufficient and there is a need for the purchase of off-site habitat units. This can be secured through the S106 Agreement to ensure that a 10% biodiversity net gain is achieved.

Flood risk and drainage

157. Policies DM5 and DM6 of the Local Plan relate to drainage and flood risk matters. Policy DM5 sets out the requirements for development in areas of flood risk, and states that no development should increase flooding elsewhere. Policy DM6 then sets specific requirements for

the design of sustainable drainage systems to ensure that flood risk is reduced and that water quality is maintained. For sites of 1ha or more, the drainage scheme is required to incorporate at least 3 forms of naturalised filtration. The proposed drainage strategy would incorporate a number of sustainable drainage features including filter drains, swales, permeable paving, ponds and wetland.

158. The land surrounding the watercourse on the northern side of the site and some of the land on the eastern edge of the site lies within Flood Zones 2 and 3. However, the proposed residential development would be located outside of these high risk Flood Zones (at least 15m away), therefore located fully within Flood Zone 1 (low risk). For the developed land closest to the high risk Flood Zones, it is also proposed to raise the land by up to 1.5m to provide further protection from potential future flood risk. With the layout as proposed and the raised land levels, the submitted Flood Risk Assessment (FRA) concludes that the potential flood risk from rivers and watercourses would be low. The FRA also concludes that risks from groundwater flooding are low.
159. The Environment Agency has currently raised an objection on the basis that the submitted FRA did not use the most up to date flood zone mapping, and did not include an assessment of the impact of climate change. These matters have been addressed by the applicants consultant and an updated FRA has been submitted and sent to the Environment Agency for further review. The EA's comments are currently awaited and the recommendation for this application is subject to receipt of their comments and the provision of any further information or addition of conditions that may be required to overcome the objection.
160. In relation to surface water flooding, it is noted that the site slopes towards the north-eastern corner, which results in surface water flowing towards the watercourse. The proposed drainage strategy would collect surface water via a system of rainwater pipes, with roads and footpaths discharging into road gullies, permeable paving or rainwater gardens. The water would then travel through a series of basins with the flow rates controlled via flow control devices throughout the site, before discharging to the existing watercourse. It has been confirmed that this watercourse takes surface water flows from the application site only and the development has been designed to ensure that flows towards this watercourse will not be increased. The Council's Ecologist has also confirmed that the level and methods of filtration are appropriate to prevent pollution of the watercourse in accordance with Policy DM6 of the Local Plan.
161. In the south-western corner of the site, it is acknowledged that there have been historical issues with surface water runoff flowing over Tanhouse Lane. The proposed surface water drainage strategy has therefore been designed to ensure that the roads and kerb lines will divert water runoff away from this area to reduce the risk of off-site surface water flooding in this area. The overall drainage strategy

would be managed and maintained privately and a maintenance plan has been provided as an appendix to the Flood Risk Assessment.

162. The foul drainage strategy for the site would involve connection to an existing foul sewer via gravity. Southern Water has confirmed adequate capacity within the sewerage network to accommodate the foul flow from the development.
163. The Lead Local Flood Authority is satisfied with the drainage proposals, subject to some additional information being provided in relation to the proposed rain gardens and permeable paving, and a more detailed maintenance plan being prepared. This additional information, and the long term management and maintenance of the system, can be secured by condition.

Access, Parking and Transport Matters

164. The application is supported by a detailed Transport Assessment, which was prepared following pre-application consultation with the Highway Authority. This reviews the nature and condition of the existing transport network surrounding the site and assesses the impact of additional traffic generated by the development. A Travel Plan has also been submitted to set out measures that would be put in place to encourage the use of alternative transport to the private car.

Site location and accessibility

165. The site is located on the southern edge of the settlement of Hedge End, approximately 1.5km from the village centre where there are various shops and services. There is also a local shop around 0.3km from the site as well as two recreation / leisure facilities adjacent to the site. All of these facilities are within the distance defined by the National Travel Survey as being within either a comfortable walking distance (between 800m and 1.6km), or an acceptable walking distance (between 1.6km and 3.2km). In terms of public transport, there are bus stops on Kings Copse Avenue just north of the site which provide services with connections towards Boorley Green, Fair Oak, Eastleigh and Southampton. The site is therefore considered to be in an accessible location for local services and bus travel.
166. A Travel Plan is also proposed to be implemented to encourage the use of alternative means of transport to the private car among future residents. Measures would include the appointment of a Travel Plan Coordinator, provision of residents travel information packs to promote sustainable travel, offers of travel vouchers for residents, and promotion of car sharing and bicycle use. Cycle storage facilities would also be provided for all properties in accordance with the Council's Adopted Parking Standards. Proposed improvements to the surrounding walking and cycling network as detailed later in this report will also help encourage walking and cycling. The implementation and monitoring of the Travel Plan can be secured by condition.

Traffic generation

167. The development is predicted to generate between 65 and 66 two way vehicular trips in the morning and evening peak periods respectively, with 608 daily two way trips. The Transport Consultant has confirmed that this is considered to be a worse case scenario, based on a higher number of 200 units, in order to ensure that the assessment is robust.
168. Junction modelling (based on the traffic generation estimates set out above), has also been undertaken to establish the impacts of the additional traffic flows on the capacity of the nearest junctions. This indicated that the junction most impacted would be junction 8 of the M27 (Dodwell Lane arm), where there would be a minor increase in queue length time. However, the overall capacity of the junction would remain within its theoretical limit and the Highway Authority has concluded that the development would not result in a significant or detrimental effect on the local highway network. National Highways have also raised no objection to the proposals in relation to impacts on the strategic road network. The proposed improvements to the cycling and footway network would also help to reduce traffic pressures by encouraging the use of alternative means of transport.

Access (vehicle and pedestrian)

169. Vehicle access to the site would be from Kings Copse Avenue via a new bell mouth junction for two way traffic. This access point would be for vehicles only, with separate pedestrian accesses provided onto Kings Copse Avenue, Tanhouse Lane and Ambleside. The vehicle access has been designed with visibility splays of 2.4m x 119m and 2.4m x 109m, which is agreed as acceptable by the Highway Authority and the full extent of the visibility splays have been shown on an updated plan.
170. In terms of pedestrian and cycle access, the number and location of access points is considered appropriate, with direct links onto Kings Copse Avenue and additional links to the south-west and north-east towards adjacent development and recreation areas. In addition, a number of off-site pedestrian and cycle network improvements are proposed, as set out below:
- New Footway along south side of Kings Copse Avenue – 2m wide footway to be provided from the western corner of the site to the Heath House Lane roundabout, including a 2m wide footway crossover at the Tanhouse Lane junction.
 - New crossing point on Kings Copse Avenue – pedestrian and cycle crossing point and refuge island to be provided on Kings Copse Avenue near to the Tanhouse Lane junction, with connections onwards to Tanhouse Lane to the north and Kings Copse Avenue to the west.
 - Enhancements to Tanhouse Lane – existing bridleway to be upgraded to a 3m wide pedestrian/ cycle / bridleway, from Kings

Copse Avenue to Havendale to the north; new tactile paving to be provided on Havendale to formalise the crossing point.

- Northern route connection – 2m wide footway connection to an existing footpath and subway to the north of the site, providing a direct route towards Ambleside and Little Hatts recreation ground, and westwards towards Ferndale via the subway.

171. The above improvements to the pedestrian and cycle network would benefit both new residents of the development and existing residents, by providing safer and more useable pedestrian walking and cycling routes to the surrounding area. The new footway in particular would provide an off-road route that currently does not exist on this part of Kings Copse Avenue and was a matter that was raised by local residents during the pre-application public consultation. Whilst the Highway Authority recommended that this footway be increased in width to provide a shared pedestrian/ cycle link, the applicants Highway Consultants confirmed that this would not be possible due to arboricultural constraints and insufficient width on the adopted highway boundary. The Highway Authority has since accepted the applicants response and has raised no objection in this regard, noting that it may be possible to secure further improvements to pedestrian links to the adjacent open space through use of the highway developer contributions.

172. The Highway Authority also requested that the applicant consider providing further cycle infrastructure improvements to enhance links to Kings Copse Primary School to the north west and Deer Park Secondary school to the north. The applicant's Transport Consultant has noted that the proposals already provide a significant improvement to the northbound link along Tanhouse Lane, with the new crossing on Kings Copse Avenue ensuring a safe crossing point for new residents to access this route. This is considered to be a significant enhancement and further improvements closer to the schools are not considered necessary as the existing road network is considered to be safe to accommodate on carriageway cycling where required. The applicant has, however, agreed to make a contribution to the Highway Authority to go towards its Local Cycling and Walking Infrastructure Plan (LCWIP), which will further improve walking and cycling connections in the local area.

173. The off-site improvements works would be secured by S106 Agreement, and would be subject to separate S278 Agreement with the Highway Authority.

Internal road and footway layout

174. The internal roads would remain in private ownership / management and would not be put forward for adoption by Hampshire County Council. Comments raised by the Highway Authority in relation to internal visibility splays, tracking and positions of parking bays in relation to footpaths have been taken into account by the applicants Transport Consultant and amendments made where required /

possible. Tracking drawings have also been provided to demonstrate suitable access and turning for emergency and refuse vehicles.

175. There has also been an amendment made to the road design through the central square of the development, where the carriageway has been narrowed in places to reduce traffic speeds in the interest of creating a more pedestrian friendly environment. No concerns have been raised by the Highway Authority in respect of this amended layout.

Parking

176. Parking for the development would be accommodated through a mix of on-street, on-plot parking and parking courts. The parking provision has been designed in line with the Council's Parking Standards, which were updated in September 2025. This sets out the number of spaces required per dwelling, depending on the size of the dwelling and whether they are provided on or off-plot, allocated or unallocated.

177. For this scheme, the table below sets out the proposed level of parking against the requirements set out in the adopted Parking Standards. A total of 331 spaces are required, which includes 38 visitor spaces, and the development would provide 329 spaces. This would represent an overall shortfall of 2 parking spaces against the adopted Parking Standards, with a surplus of visitor spaces to make up for a slightly reduced number of spaces for the dwellings. Overall, this provision is considered appropriate and justified having regard to the high density nature of the scheme and the need to balance the provision of parking against other development objectives including the desire to create a high quality landscaped setting and protect ecological habitats.

Table 2 Parking provision

Dwelling type	No. dwellings	No. parking spaces required	No. parking spaces proposed	Surplus/ shortfall
Houses	99	213	199	-14
Flats	93	80	81	+1
Visitor parking		38	49	+11
		331	329	-2

178. In terms of parking space size and layout, the Highway Authority has confirmed that the parking bays are of adequate size and that suitable aisle widths are shown to allow vehicle turning. It is requested that 0.3m step out strips are provided where parking spaces abut landscaping, and the applicant has confirmed that this would be accommodated.

179. Provision for electric vehicle charging is proposed throughout the development, to help encourage the use of electric vehicles as an

alternative to petrol and diesel, which would have benefits in reducing traffic emissions. Cycle storage facilities are also proposed, with integrated storage for the flats and external stores for the houses, to help encourage the use of alternative transport to the private car.

Response to local representations

180. Some of the representations raised concerns about the access proposals and the way in which this has been designed in relation to traffic speeds and safety. In response, the applicant's Transport Consultants have confirmed the following:

- The access design is based on speed data from bespoke traffic surveys carried out prior to the application submission, as presented in the Transport Assessment.
- The visibility splays for the access have been calculated using Hampshire County Council guidance, and based on the survey speed results, rather than the 40mph speed limit. It has undergone an independent Stage 1 Road Safety Audit and is determined to be safe and suitable.
- The traffic impact assessment is robust and has factored in all known committed developments. Junction capacity modelling has also been undertaken and determined that the impact of development traffic will not be severe when considered in accordance with the NPPF.

181. In summary, following receipt of further information and plans to confirm suitable visibility and vehicle tracking, the Highway Authority has raised no objection to the proposal subject to conditions and securing of financial contributions towards off-site highway infrastructure improvements.

Residential amenity

182. Policy DM1 of the Local Plan states that new development must not have an unacceptable impact on residential amenities of both new and existing residents.

Amenity of neighbouring residents

183. The nearest neighbouring properties are located in Ferndale to the north-west of the site, on the opposite side of Kings Copse Avenue, with the closest being Nos. 27, 28 and 33 to 35. No. 27 faces the application site at an angle with a distance of around 35m between its front elevation and the front elevation of the nearest proposed dwelling, with Kings Copse Avenue and proposed new frontage tree planting between the two. Whilst there is another proposed dwelling closer to No.27 Ferndale, this is a flat over garage with no windows directly facing this neighbouring property. Given the separation distance and the proposed boundary planting, it is not considered that the amenities of these residents would be adversely affected by the proposed development, and the boundary planting would also help mitigate concerns regarding glare from car headlights.

184. No.28 Ferndale has its side elevation facing the development site and there are no existing windows on that elevation. These residents would therefore not be adversely affected in terms of loss of privacy, outlook or light from the proposed development.
185. Nos. 33 to 35 Ferndale have their rear elevations facing towards the application site and there would be a distance of around 40m between these rear elevations and the front elevations of the nearest proposed dwellings. The Council's Quality Places Supplementary Planning Document (SPD) notes that a minimum separation distance of 22m should be provided between two back to back residential properties of the same height to protect privacy, and goes on to note that beyond about 35m, reasonable privacy is achieved by remoteness. In relation to Nos. 33 to 35 Ferndale, it is acknowledged that views from the rear of these properties would be directly impacted and it is also noted that the new dwellings would be taller at three-storey. However, it is considered that due to the level of separation distance, which exceeds the standards set out in the Council's SPD, the intervening road and proposed boundary treatment, there would not be an adverse impact on the amenities of these residents in relation to loss of outlook, light or privacy.
186. There are also neighbouring properties to the north of the site in Ambleside, but these properties would be separated from the proposed new housing by the mature trees and vegetation within the SINC and nature reserve, and it is not considered that their amenity would be adversely impacted.
187. Having regard to the above points, the development is considered to accord with Policy DM1 in respect of protecting the amenities of existing residents.

Amenity of future residents

188. The development would include dwellings with a range of garden sizes and orientations, but has sought to keep the number of properties with gardens facing directly north to a minimum. Where gardens do face north, these have been increased in length where possible to maximise light gain. The majority of properties would have gardens of at least 10m in length, and the layout of buildings ensures that there would be back to back separation distances between dwellings of at least 20m to prevent adverse overlooking, in line with guidance set out in the Quality Places SPD. The flats would all have external amenity space provided by a balcony or, for those on the ground floor, small garden area.
189. Whilst the development would not include the provision of new public open space or play space, there are two existing facilities close to the site, and the scheme would include new pedestrian links to these facilities ensuring that they are readily accessible to the new residents. Each of these nearby facilities would be within a 5 minute walk of the site, which accords with the guidance on open space accessibility as set out in Policy DM33. The provision of enhanced connections to these existing open spaces is therefore considered acceptable in this instance in lieu of on-site provision. Financial contributions towards general

improvements to off-site open space would also be secured in accordance with the Council's Planning Obligations SPD.

190. Due to the proximity of some of the new dwellings to Kings Copse Avenue, there is the potential for some of the future residents to be adversely affected by road noise. To mitigate these impacts, the dwellings closest to the road would incorporate noise mitigation measures as explained in the relevant section of this report.
191. Overall it is considered that the development has been designed to achieve a high standard of living environment for future occupants, in accordance with Policy DM1 of the Local Plan.

Pollution impacts – contaminated land, noise and air quality

192. Policy DM8 of the Local Plan states that development will not be permitted if it is likely to cause loss of amenity or impact on public health from air pollution, noise, light or land contamination.

Noise

193. In addition to the requirements of Policy DM8, Policy BO3, which allocates the site for residential development, includes a specific requirement to ensure an acceptable noise environment for new homes is achieved, having regard to traffic on Kings Copse Avenue.
194. The application is supported by a Noise Impact Assessment, which recommends enhanced glazing and ventilation for the proposed dwellings closest to Kings Copse Avenue to protect against adverse impacts from road noise. Properties with gardens facing side onto this main road would also have 2.5m fencing to provide additional noise protection to the external amenity areas. These measures have been reviewed by the Council's Environmental Health Officer and are considered appropriate to achieve acceptable internal and external amenity standards for future occupants. A condition is recommended for testing of the noise mitigation measures following construction.
195. The Noise Assessment also reviewed potential noise impacts from football noise and air source heat pumps and no adverse impacts were identified.
196. In terms of noise impacts to surrounding residents, whilst there would be an increase in general residential activity as a result of the development, this would not be considered inappropriate in this area which is characterised predominantly by residential development. It is also acknowledged that there would be noise and pollution associated with the construction phase of the development, but these impacts would be temporary in nature and would be controlled through measures set out in a Construction Environmental Management Plan (CEMP), which would be secured by condition.
197. In summary, subject to the required noise mitigation measures and a CEMP being secured by condition, it is considered that both existing residents and future occupants would be protected from adverse noise impacts, in accordance with Policy DM8 of the Local Plan and the requirements of criteria (o) of Policy BO3.

Contaminated land

198. Ground investigations for contaminated land have been carried out on the site to assess the risk of potential contamination from past land uses. The investigation concluded low risk of contamination from soils and groundwater and low radon risk, and the Council's Environmental Health Officer is satisfied that there would be a low risk to human health from contamination. A watching brief is recommended to be followed during the construction works and this can be secured by condition.
199. One of the representations raised concerns about the possible presence of unexploded ordnance (UXO) at the site. A UXO risk assessment has been carried out which identified some military sites within 1km, but concluded the UXO risk to be low.

Air quality

200. The development has the potential to impact on air quality as a result of dust emissions during construction and road vehicle emissions during operation. An Air Quality Impact Assessment has been submitted with the application and has been reviewed by the Council's Environmental Health Officer. The assessment concludes that dust emissions during construction can be satisfactorily controlled by site specific measures implemented during the construction phase, e.g. regular monitoring and inspections; location of plant and machinery away from residential properties; erection of barriers to screen dusty activities; covering of stockpiles; use of dust suppression measures; road cleaning and wheel washing. These measures can all be secured by condition through a Construction Environmental Management Plan.
201. In relation to vehicle emissions, these were assessed against baseline conditions and in accordance with relevant guidance, and it is concluded that impacts would not be significant. However, the scheme would incorporate measures to seek to reduce emissions by encouraging sustainable means of transport, e.g. provision of electric vehicle charging points, cycle storage and provision of information packs to residents promoting public transport. These and other measures are set out within the submitted Travel Plan, which would be secured by condition.

Minerals

202. The site lies within a minerals safeguarding area where safeguarded minerals are likely to be present. Policy 15 of the Hampshire Minerals and Waste Plan seeks to protect economically viable mineral resources from unnecessary sterilisation from development. The application is accompanied by a Minerals Safeguarding report, which concludes that the site is unsuitable for prior mineral extraction due to the limited presence of viable minerals and constraints associated with the site. The Hampshire Minerals and Waste Team has reviewed the report and concurs with this conclusion. There is, however, opportunity for incidental extraction as part of the development and a comprehensive methodology for mineral recovery / incidental extraction has been submitted, which can be secured by condition.

Sustainability measures and climate change

203. Policies S1, DM2 and DM3 of the Local Plan require new development to be sustainable in terms of resource use, climate change and energy use. The application is accompanied by an Energy and Sustainability Statement, which explains the factors that have been taken into account in the design of the scheme and the measures that would be put in place to enhance energy efficiency and contribute to minimising the impacts of climate change. For the new dwellings, the following measures are proposed to enhance energy and water efficiency:
- Improved insulation and air tightness measures to reduce heating demand;
 - Use of energy efficient heat pumps;
 - Provision of roof mounted solar panels;
 - Installation of water efficiency measures to reduce water consumption;
 - Use of sustainable construction methods and materials;
 - Use of energy efficient lighting within buildings; and sensor controls on external lighting to minimise illumination time.
204. The development would also include the provision of new landscaping and tree planting to provide shading and enhance biodiversity and a sustainable drainage system to manage flood risk and ensure flood resilience into the future.
205. The above measures are considered appropriate to ensure that the development would accord with the climate change objectives set out in planning policy.

Impacts on European Protected Sites

Nutrient impacts

206. Natural England has advised that the increase in wastewater from new housing developments and overnight accommodation within the Borough is having a detrimental effect on the quality of water entering the Solent catchment area through eutrophication. As such, all development for additional housing or overnight accommodation is required to reach nutrient neutrality (ensuring the development does not add to existing nutrient burdens), in order to meet the requirements of The Conservation of Habitats and Species Regulations 2017. The proposed development would be served by the Peel Common Wastewater Treatment works and is required to achieve nutrient neutrality for nitrates.
207. The applicants have submitted a Nutrient Budget Calculator which confirms there would be an increase in nitrates of 136.10 kg/TN/yr, requiring mitigation. Mitigation can be achieved by purchasing credits to off-set the impacts using the Council's Nutrient Mitigation Strategy, or a suitable alternative scheme, and can be secured by condition.

Recreational pressure – Solent

208. The site lies within 5.6km of the Solent Special Protection Areas and Ramsar sites. In accordance with advice from Natural England, a net increase in housing development within the 5.6km catchment is likely to result in impacts on the integrity of these sites through an increase in recreational pressure/disturbance.
209. These impacts can be mitigated by the payment of developers contributions towards the implementation of the Solent Recreation Mitigation Strategy (Bird Aware Solent). For this scheme, the required contributions are as follows:

No. bedrooms	No. units	Contribution	Total
1	50	50 x £482	£24,100
2	82	82 x £696	£57,072
3	34	34 x £907	£30,838
4	26	26 x £1,067	£27,742
			£139,752

210. The above contribution can be secured by legal agreement and will ensure that the development does not adversely impact on the integrity of the protected sites through recreational disturbance.

Recreational pressure – New Forest

211. The site lies within the 13.8km catchment area for the New Forest National Park SPA and Natural England has advised that development in this area is likely to result in additional visitors and increased recreational pressure on this protected area.
212. In order to mitigate this impact, the Council has developed a Strategy which takes a combined approach aimed partly at diverting visitors away from the New Forest through the provision of new Suitable Alternative Natural Greenspaces (SANG) within the Borough, and partly at providing funding of a Ranger within the National Park. For developers to utilise this Strategy, a financial contribution of £2,220 per dwelling is required. For the 192 dwellings, the total contribution amount would be £426,240. This can be secured through S106 Agreement.

Impact on watercourse (tributary of the River Hamble)

213. The watercourse on the northern side of the site is a tributary of the River Hamble, which is part of the Solent complex of protected sites. It is therefore necessary to ensure that the proposed development would not harm the quality of the watercourse, which in turn could impact on the integrity of the protected areas. The proposed drainage strategy has

been designed with various forms of filtration to ensure that surface water would be suitably filtered before entering the watercourse. This accords with the requirements set out in Policy DM6 of the Local Plan and the Council's Ecologist is satisfied that the filtration measures would be suitable to prevent pollution of the watercourse.

Habitats Regulations Assessment (HRA)

214. A HRA Appropriate Assessment (AA), which outlines the mitigation measures to be put in place to ensure no adverse impacts on protected sites, has been prepared and issued to Natural England. A response from Natural England is awaited and an update on this matter will be provided at the committee meeting.

Planning obligation /considerations

215. In accordance with the NPPF, Policy DM38 of the Eastleigh Borough Local Plan, the Council's 'Planning Obligations' SPD and Regulation 122 of the Community Infrastructure Regulations, there is a requirement for developers' contributions to secure on and off-site provision for facilities and infrastructure made necessary by the development, or to mitigate against any increased need/pressure on existing facilities. For this scheme, financial contributions towards enhancements and/or provision of the following infrastructure is required:

- Community infrastructure;
- Public art;
- Public open space (off site);
- Healthcare;
- Education; and
- Off site highway improvements.

216. The contribution amount towards education improvements is currently under discussion with Hampshire County Council. All other contributions have been calculated in accordance with relevant planning obligations guidance and will be secured through a Section 106 agreement.

217. The S016 Agreement would also secure the provision of the off-site highway and rights of way improvements proposed as part of the planning application, along with the purchase of off-site BNG habitat units to ensure that the requirement for 10% biodiversity net gain is achieved.

Other matters

218. A concern has been raised in representations about the fact that Eastleigh Borough Council is both the applicant for this development and the Local Planning Authority. The provisions that allow for a Local Authority to deal with their own applications are set out in the Town and Country Planning General Regulations 1992 and all relevant procedural requirements have been met in determining this planning application.

Equalities Implications:

219. Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:-

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

220. When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications. As explained earlier in this report, the dwellings would be designed to meet high standards for accessibility and adaptability to meet a range of needs.

Planning balance and conclusion

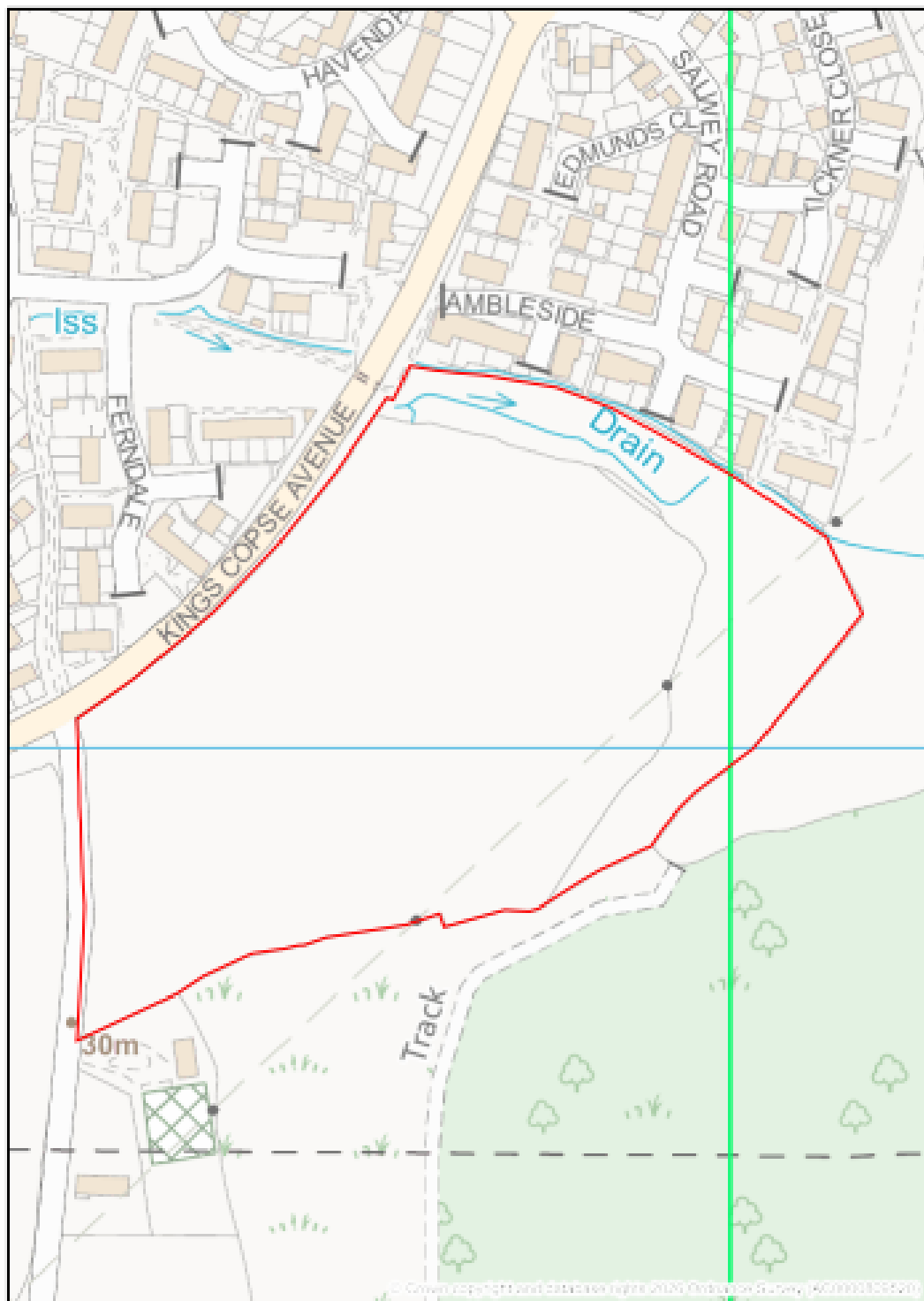
221. The proposal is for the residential development of an allocated site in the Local Plan and is therefore acceptable in principle in accordance with the Adopted Development Plan, and will contribute positively to the Borough's housing needs.

222. The amount of development exceeds that envisaged in the allocation and will inevitably change the character of the site from that of a rural field to residential dwellings. However, scheme has been designed appropriately to place higher densities in the centre of the site with lower density housing and landscape buffers towards the site edges to provide a visual transition to the adjacent countryside, and maintain suitable separation distances with neighbouring housing. The architectural design of the dwellings is considered to be of a high quality and the layout would incorporate new landscaping to provide visual enhancements and biodiversity benefits.

223. The scheme has been designed to meet relevant policy requirements including those relating to drainage, ecology, access and parking, sustainable construction and pollution impacts, and would incorporate measures to ensure no adverse impacts on local and nationally designated nature conservation areas. The development would also include off-site improvements to the local footway and cycle network, and contributions towards other off-site infrastructure improvements, providing benefits to new and existing residents of the area.

224. The proposal is considered to accord with both national and local planning policy and is therefore recommended for permission.

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HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE

Monday 26 January 2025

FINANCIAL REPORT

Report of the Local Area Manager

Recommendations

It is recommended that the Committee:

- (1) approves the allocation of £10,000 from a developer's contribution to West End Parish Council to improve the main hall kitchen at the Parish Centre;**
- (2) approves the Hedge End, West End, and Botley Local Area Action plan for 2026/27 as set out in appendix 1; and**
- (3) approves the allocation of £2,275 from the revenue budget to install 5 bins in Hedge End, West End and Botley local area.**

Summary

This report contains recommendations for expenditure from the Committee's budget and identifies funding for provision to meet local need and to enhance the local area. The Local Area Committee's support is sought to enable their implementation

Statutory Powers

Section 1 of the Localism Act 2011 i.e., the Local Authority's general power of competence, including power to act for the benefit of its area or persons resident or present in its area. S.106 Town and Country Planning Act 1990

Strategic Implications

1. The works outlined below contribute to the following strategic priorities: Shaping Places; Protecting our Environment and Enabling a Healthier Eastleigh.

Kitchen Improvements within the main hall at West End Parish Centre

2. In December 2025, the Hedge End, West End and Botley Local Area Committee (HEWEB LAC) received a business case from West End Parish Council, to make improvements to the kitchen located within the main hall of the West End Parish Centre.
3. The request is for £10,000 and will be used to replace all kitchen units and worktops, the installation of hygienic, enclosed storage solutions suitable for high-use equipment, creation of a dedicated cleaning storage area to meet safety standards, replacement of sinks, taps, and fixtures and updated flooring.
4. It is recommended that this Committee approves the allocation of £10,000 from the following developer's contribution to West End Parish Council for improvements to kitchen located within the main hall at West End Parish Centre.

No.	Agreement	Contribution type and date of receipt	Amount
1385	F/19/85439	Foreman Homes, Land off Botley Road, Phase 2 Date received: 25/10/2023	£10,000

HEWEB LAAP 2026/27

5. The Local Area Action Plan (LAAP) is used to determine budgets and staff resources as part of the Council's annual business planning cycle. It also highlights the key local partnerships within the local area, as well as outlining the roles of the Committee and Local Area Manager.
6. Local Councillors and Town and Parish Clerks have contributed and have been consulted on this updated plan, and it is now recommended that the HEWEB Local Area Action Plan 2026/27 is approved for adoption and publication as shown in Appendix 1.

Five new bins to be installed in HEWEB

7. In November and December 2025, several requests were received for the installation of new bins in the local area. The locations were investigated and was decided there was merit in the requests for floor-mounted Broxap Derby 120l dual waste bins to be installed. The locations identified are:
 - Two on Deer Park Avenue
 - Sika Avenue
 - Winchester Street
 - Church Hill (West End)
8. It is recommended that this Committee approves the allocation of £2,275 from the revenue budget to install five new dual waste bins at the locations specified above.

Financial Implications

9. There are no identifiable, significant financial risks attached to these proposals and all expenditure within this report can be funded from existing approved revenue budgets and developer's contributions.

Risk Assessment

10. The recommendations within this report carry a low to moderate risk to the Council. The recommendations above are designed to improve and enhance community infrastructure, which should they be left to deteriorate, they become an increased risk physically but also reputationally, which could also lead to an increased financial burden
11. Where West End Parish Council will receive grant funding from the HEWEB LAC to deliver the kitchen project, they will be responsible for conducting a specific risk assessment.

Equality and Diversity Implications

12. An Equality Impact Assessment has not been carried out for this report, as the projects are designed to be inclusive. However, separate further consideration of the inclusivity and accessibility will be carried out as by external agencies receiving grant funding to deliver the projects highlighted above.
13. It is therefore considered that the Equality Duty does not need to be addressed and an EqlA has not been carried out.

Climate Change and Environmental Implications

14. The recommendations in this report contribute positively to the local environment.

Conclusion

15. The recommendations contained in this report are now submitted for Councillors' final approval and are to be funded from the Local Area Committee's revenue budget and revenue reserves.

ROSS MCCLEAN
LOCAL AREA MANAGER

Date:	26 January 2025
Contact Officer:	Ross McClean
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Appendices Attached:	1

LOCAL GOVERNMENT ACT 1972 - SECTION 100D

The following is a list of documents which disclose facts or matters on which this report or an important part of it is based and have been relied upon to a material extent in the preparation of this report. This list does not include any published works or documents which would disclose exempt or confidential information.

None.



Cllr Cynthia Garton - Local Area Chair

cynthia.garton@eastleigh.gov.uk

Hedge End,
West End & Botley (HEWEB)

Local Area Action Plan Priorities 2026/27



Responsibilities of the Local Area Committee

- ▶ Champion the local area
- ▶ Decide local priorities
- ▶ Manage local budgets
- ▶ Determine local levels of council services such as Streetscene
- ▶ Work with the local community
- ▶ Decide planning applications

Responsibilities of the Local Area Manager

- ▶ Act as a link between the Council and local people
- ▶ Advise local councillors
- ▶ Manage the local revenue budget and the capital programme/major projects
- ▶ Work with the Council to improve local services and to ensure value for money
- ▶ Identify local needs and priorities
- ▶ Work closely with Town and Parish Councils, schools and community groups
- ▶ Influence the development of the Council's annual strategic plan to recognise the aims of the Local Areas

Key Projects & Priorities

- ▶ Prioritise, identify, and complete all assets transfers throughout HEWEB and work closely with the Town and Parish Councils
- ▶ Ensure all Developer Contributions have been identified and allocated to projects within the HEWEB area ready for implementation and delivery
- ▶ Commence the 'Remembrance Avenue' and 'Seated in Nature' public art projects from the HEWEB public art vision
- ▶ Proceed with the implementation of phase two of Telegraph Woods Project
- ▶ Support Itchen Valley Country Park in developing programmes and facilities to further enhance the visitor experience, specifically the installation of the new accessible play area
- ▶ Support the Berry Theatre in the delivery of a community-based programme and ensure building improvements are carried out
- ▶ Work in a multi-agency approach by supporting Speedwatch, The police's Operation Tranquillity and deliver the Speed Indicator Device programme
- ▶ Continue to support the Hedge End Unwrapped event
- ▶ Work in partnership with key agencies such as the police, public health, Utilita Bowl and Young People's Wellness Service
- ▶ Support future housing projects and engage with local communities to maximise community benefit, for example Kings Copse Avenue Development and One Horton Heath
- ▶ Local Government Re-organisation – Represent local communities and support residents and the wider Council during Local Government Reorganisation, including prioritising community asset transfers and the allocation of Developer's Contributions
- ▶ Deliver the key priorities of HEWEB economic development plan
- ▶ Ensure the HEWEB air quality plan is delivered
- ▶ Hold Hampshire Highways accountable for the priority of road adoptions in HEWEB

Council Services - Local Variations

- ▶ Country Parks, Asset Management, Countryside and Corporate Communications - Itchen Valley Country Park
- ▶ Neighbourhood Services and Customer Care - car parks at Itchen Valley Country Park, Hedge End Train Station and the former Budgens site
- ▶ Neighbourhood Services and Corporate Communications - sponsored roundabouts

Key Partnerships

- ▶ Hedge End Town Council
- ▶ West End Parish Council
- ▶ Botley Parish Council
- ▶ Hampshire Constabulary
- ▶ Hampshire County Council
- ▶ Raise Education Trust
- ▶ HEWEB Community Schools Network
- ▶ Youth and Academy groups
- ▶ Integrated Care Boards and primary care providers

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