

MM7	<p>New paragraph 4.8. <u>The settlement hierarchy reflects the existing services and facilities within settlements. This will change over time and it is recognised that developments planned and under construction will have an effect on the future hierarchy of settlements. Major development underway at Boorley Green and planned at Horton Heath will lead to the significant expansion of these settlements. This will change their position in the settlement hierarchy as they are currently identified as level 4 settlements with a more limited range of services and facilities. The settlement hierarchy will be updated in future Local Plans when development which has an impact on the hierarchy is largely complete.</u></p> <p><del>6.5.89 It is possible that even with this improvement, capacity could be exceeded by traffic generated by the proposed SGO site and the proposed Botley bypass. It is likely it would be possible to additionally widen the Winchester Road southern approach if a requirement is identified in the Transport Assessment. The Borough Council will work with the Highways Authority to secure funding for this proposal from developers' contributions, including s.106 and community infrastructure levy funding, along with other sources of funding if necessary, in accordance with the principles set out in strategic policy S12.</del></p>
	<p><i>There are no details of the criteria used to change the settlement hierarchy and the impact of these changes, either following this new paragraph or in Chapter 2 paragraphs P1 to P5 and G12 to G17 nor in Chapter 3 paragraphs iv, x, xi and xiii. Therefore, it is entirely inappropriate to ask anyone to support this part of the Local Plan.</i></p>
MM26	<p>Strategic policy S7, New development in the countryside. Supporting text previously in 4.47-4.48</p>
	<p><del>There is a presumption against new development in the countryside, subject to other policies of this Local Plan. Countryside is defined as all the areas outside the urban edge as defined on the policies map, including river valleys, ancient woodland and the undeveloped coast.</del></p>
2	<p>In permitting new development in the countryside the Borough Council will seek to:</p>
	<p><u>a</u> avoid adverse impacts on the rural, woodland, riparian or coastal character, the intrinsic character of the landscape including the avoidance of adverse landscape impacts on areas adjoining national parks and their settings, <u>the significance of heritage assets</u> and on the biodiversity of the area;</p>
	<p><u>d</u> <u>safeguard the best and most versatile agricultural land unless the benefit of the development clearly outweighs the loss; and</u></p>
	<p><u>e</u> <u>protect soils during construction wherever possible in line with the 'Defra code of practice for the sustainable use of soils on construction sites'</u></p>
4.2647	<p>The Borough's countryside <u>(as defined in the glossary)</u> is an important and diminishing resource. It is valued for many reasons, including agriculture and community food production, its landscape qualities and biodiversity value...'</p>
	<p><i>This Policy conflicts with the allocation of site BO3, as the entire site lies within the boundary of the River Hamble Country Park and is valuable agricultural land. For further details on site BO3 please see comments in MM 118.</i></p>
MM27	<p>Strategic policy S8, Protection of settlement gaps. Supporting text previously in 4.49 – 4.51. Figure 5.</p>
	<p>Replace 'countryside gaps' and 'gaps' with '<u>settlement gaps</u>'. Policy S6S8, Protection of <u>settlement countryside gaps</u></p>

	<u>1. Development within a Settlement Gap as set out in the Policies Map will be permitted provided that:</u>	
	a	<u>it would not diminish the physical extent and/or visual separation of settlements; and</u>
	b	<u>it would not have an urbanising effect detrimental to :</u>
	i	<u>The character of the countryside; or</u>
	ii	<u>The separate identity of the adjoining settlements.</u>
	2	<u>Proposals for development within gaps will also be assessed against other relevant policies but will be refused where criteria a) and b) are not met</u>
		<u>In order to maintain the separate identity of settlements and separation from Southampton, countryside Settlement gaps are defined between:</u>
	<u>a</u>	<u>Eastleigh and Southampton;</u>
	<u>b</u>	<u>Eastleigh and Bishopstoke;</u>
		<u>the two new communities at the Strategic Growth Option*;</u>
		<u>the Strategic Growth Option and Golden Common*;</u>
		<u>the Strategic Growth Option and Lower Upham/Upham*;</u>
	<u>c</u>	<u>Fair Oak (including the Strategic Growth Option) and Horton Heath*;</u>
		<u>Botley and Boorley Green;</u>
	<u>d</u>	<u>Hedge End, and Botley and Boorley Green;</u>
	<u>e</u>	<u>Hedge End, West End and Southampton;</u>
	<u>f</u>	<u>Hedge End and Horton Heath;</u>
	<u>g</u>	<u>Hedge End and Bursledon;</u>
	<u>h</u>	<u>Bursledon, Netley and Southampton;</u>
	<u>i</u>	<u>Bursledon and Hamble, Netley and Bursledon.</u>
	<u>j</u>	<u>Boyatt Wood, and Otterbourne Hill and Allbrook;</u>
		<u>Boyatt Wood and Allbrook;</u>
		<u>as set out in the key diagram and on the policies maps. *The precise boundaries of the countryside gaps connected to the Strategic Growth Option will be determined following masterplanning.</u>
		<u>In countryside gaps, development which physically or visually diminishes the gap, or has an urbanising effect detrimental to the openness of the gap, the character of the countryside or the separate identity of the adjoining settlements will not be permitted. Proposals for development within gaps will also be assessed against other relevant policies but will be resisted where this approach is not met.</u>
	4.3349	<u>'...The Council considers that designating areas between settlements as countryside settlement gaps to be kept free of urbanising development is the best way of preventing further loss of local identity;. Following a review of the boundaries of settlement gaps and consideration of the extent of land required to prevent coalescence of settlements, the Council and has defined a number of such gaps, see figure 5, having regard to the criteria set out in the PUSH Framework for Gaps'.</u>
	4.34	<u>Any new development within a settlement gap should not physically and/or visually diminish the gap between settlements. Any new development including the intensification or redevelopment of existing activities within</u>

gaps should seek opportunities to enhance the function of gap. Consideration will be given to how the proposed siting, design, colours, materials and any storage of materials, lighting, boundary treatment, landscape features, landscape improvements and/or appropriate long term management arrangements serves to ensure the proposed development meets the criteria in policy S6S8.

Figure 5 Countryside Settlement gaps



*Part of the Settlement Gap between Botley and Boorley Green has been deleted (see Map Book 2 Map 8 below) and this will increase the risk of coalescence of these two settlements and so cause urban sprawl and so is contrary to Strategic Policy S8. Also, this is an issue for Policy BO1, please see comments in MM116.*

MM106 Policy HE1 - Land west of Woodhouse Lane

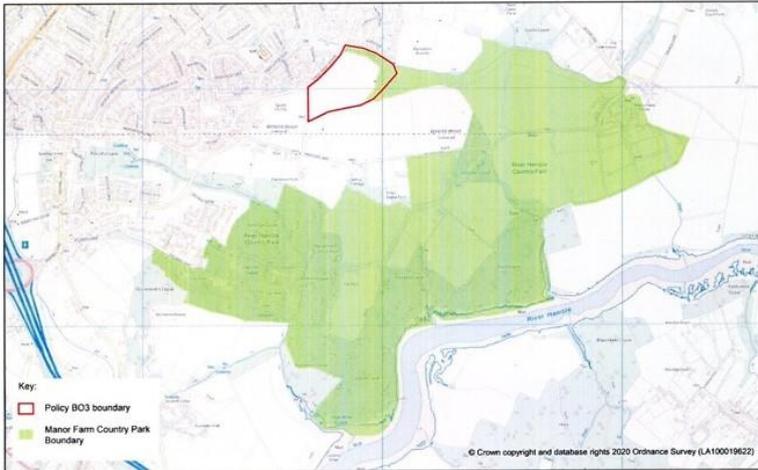
ve The retention of a countryside settlement gap to separate Boorley Green, Botley and Hedge End

*This statement clearly suggests that the Eastleigh Borough Local Plan accepts and supports the Settlement Gap between Botley and Boorley Green. This is contrary to the changes recommended in MM27.*

AM106 6.5.72 Update to reflect the school closed in April 2019 and reflect the need for adequate GP services and cemetery space to serve new development.

The parish is currently served by a range of community facilities including meeting halls and a local primary school and other facilities will be provided as part of new development. The school is supported by pupils from beyond the immediate parish. ~~There is also currently a small private school (Woodhill School).~~ GP services are provided by two surgeries, including one in Botley and there is a need to ensure that there is adequate health provision for new development. ~~understood to be adequate to meet existing local needs.~~ There will also be is a need for additional cemetery facilities to serve the area in the near future.

	<i>The need to ensure adequate health provision is essential but the development within Botley Parish is not supported by any clear programme to improve healthcare resources. Also, there is no mention of the increased pressure on local healthcare by the huge development of 3,500 dwellings in North Whiteley (Winchester City Council), where there are no plans for new healthcare facilities.</i>	
MM116	Policy BO1 - Land south of Maddoxford Lane and east of Crows Nest Lane	
	<u>1</u>	An area of land to the south of Maddoxford Lane and the east of Crows Nest Lane, as defined on the policies map, is allocated for the development of <u>approximately at least 30 dwellings</u>
	<u>ivd</u>	Marshy Grassland, Botley Site of Importance for Nature Conservation (SINC) runs to the south and east of the development. Buffers of 20m will need to be kept free from development adjacent to the SINC and designed to maintain the hydrological flows and extend the habitat into the SINC;
	<u>viii<h>h</h></u>	the development should be designed and landscaped to provide an appropriate settlement edge and should retain and reinforce existing boundary hedgerows and tree belts; and
	<u>6.5.7276</u>	<del>This site comprises land on the southern side of Maddoxford Lane and to the east of Crows Nest Lane, currently in agricultural use. The site is split into three field parcels defined by mature tree and hedge planting. The site is bisected by underground gas and water pipelines and an overhead power line crosses the north western corner of the site. Two adjacent of the field parcels have been the subject of recent outline planning applications. - the site closest to Crows Nest lane having recently been granted outline planning permission for up to 50 dwellings and the adjacent site having a resolution to grant outline permission for up to 50 dwellings, subject to additional ecology information and to the completion of a Section 106 legal agreement. The site as a whole is likely to be able to accommodate approximately 130 dwellings. This site is likely to be able to accommodate at least 30 dwellings. A lower density than the adjacent consented sites for the eastern-most parcel is envisaged to allow a softer rounding off of the settlement.</del>
	<i>i</i>	<i>This site is far better described as Land south of Maddoxford Lane and west of Westfield</i>
	<i>ii</i>	<i>Allowing development of significantly more than the original 30 dwellings in Policy BO1 will lead to an increased risk of urban sprawl between the Parishes of Botley and Curdrige. This is contrary to Strategic Policy S8 and to the statement from the Eastleigh Officers at the Local Plan Hearings that the density of development along Maddoxford Lane approaching the Parish boundary should be reduced.</i>
	<i>iii</i>	<i>The extension of the urban edge to the east of the Policy BO1 site, as shown in the revised Map Book 6 Map 8 below, will clearly risk coalescence between the Parishes of Botley and Curdrige.</i>
	<i>iv</i>	<i>Increasing the area developed will produce risk to the strategic high and intermediate pressure pipelines crossing the site, the marshy grassland and the Site of Importance for Nature Conservation to the south and east.</i>
MM118	Policy BO3 - Land east of Kings Copse Avenue and east of Tanhouse Lane. Policy updated to reflect increased development capacity	
		An area of approximately <del>6.18ha</del> <u>6.96ha</u> of land on the eastern side of Kings Copse Avenue and Tanhouse Lane, as defined by the policies map, is allocated

		for development to include approximately <del>70</del> <u>120</u> dwellings. Planning permission will be granted provided that the detailed proposals comply with the development plan, and with an approved masterplan for the whole site which addresses the following specific requirements:-
	<del>xj</del>	To preserve water quality and flows into Hedge End stream details of Sustainable Urban Drainage <u>shall be provided in accordance with policy DM6 as part of any application for three forms of naturalised filtration and maintenance of runoff at Greenfield rates will be required at the outline or full planning permission; stage</u>
	<del>xvii</del>	<u>Provision of a connection to the sewerage system at the nearest point of connection as advised by Southern Water. Occupation of the development is phased to align with the delivery of any necessary wastewater network reinforcement, in liaison with the service provider.</u>
	6.5.75	The site comprises <del>6.48</del> <u>6.96</u> ha of land on the eastern side of Kings Copse Avenue and Tanhouse Lane and falls within the <u>River Hamble Manor Farm County Park estate</u> . The site is split into two parcels with the larger open parcel to the south, currently used for agriculture and the smaller northern parcel consisting of mature woodland which is part of the Tanhouse Meadow Site of Importance for Nature Conservation (SINC) and Manor Farm Local Nature Reserve (LNR). The Hedge End Stream is located within this area of woodland. Overhead powerlines cross diagonally through the eastern part of the site. The site boundaries are well defined by mature vegetation apart from the north western boundary which abuts Kings Copse Avenue, where clear views of the site are achieved. The topography of the site falls gently towards the north east. The site as a whole is likely to be able to accommodate approximately <del>70</del> <u>120</u> dwellings.
	<i>a</i>	<i>This site allocation is in direct conflict with Strategic Policy S7, New development in the countryside, as the entire site lies within the boundary of the River Hamble Country Park (formerly Manor Farm Country Park).</i>
	<i>b</i>	<i>The map provided by Eastleigh Borough Council to the Inspector on 19 October 2020, in document ED99 Matter 13 Actions page 9, shows only a small part of the northern edge of the BO3 site lies within the boundary of the River Hamble Country Park. It appears that no other official maps showing a different boundary have been provided to the Inspector (see paragraphs d to h below).</i>
		<p>Figure 3 Site BO3 and the River Hamble Country Park</p>  <p>Key:  <span style="border: 1px solid red; display: inline-block; width: 10px; height: 10px; vertical-align: middle;"></span> Policy BO3 boundary  <span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 10px; height: 10px; vertical-align: middle;"></span> Manor Farm Country Park Boundary</p> <p>© Crown copyright and database rights 2020 Ordnance Survey (LA100019622)</p> <p><b>EASTLEIGH</b> BOROUGH COUNCIL</p> <p>Department: SP Policy: BO3/Country Park Date: 06/04/2020 Scale: 1:12000</p>
	<i>c</i>	<i>A similar boundary for the River Hamble Country Park is shown on the Hampshire County Council Interactive Map on the arcGIS Map Server. This boundary is</i>

*different on the Hampshire County Council maps provided directly by the County Council on several of their own websites (see paragraphs d and e below) and to the map presumably provided by Hampshire County Council to the Natural England Accredited Country Parks website (see paragraph f below).*

<https://hantscc.maps.arcgis.com/apps/webappviewer/index.html?id=f4356a0633e64dc4bff2f139a92c7bc2>

*Dark green = River Hamble Country Park, pink = Hampshire County Council Land Parcels - Freehold*



Hamble River View (arcgis.com)

*d On the Hampshire County Council Definitive Map the boundary of the River Hamble Country Park clearly includes the BO3 site. This directly contradicts the boundary shown on the Hampshire County Council Interactive Map (see paragraph c above).*

<https://maps.hants.gov.uk/rightsofwaydefinitivemap/>



Hampshire Rights of Way - Current Closures  
 Temporary Closure - Traffic Regulation Order  
 Hampshire Rights of Way  
 By-way Open to All Traffic  Bridleway  Footpath  Restricted Byway

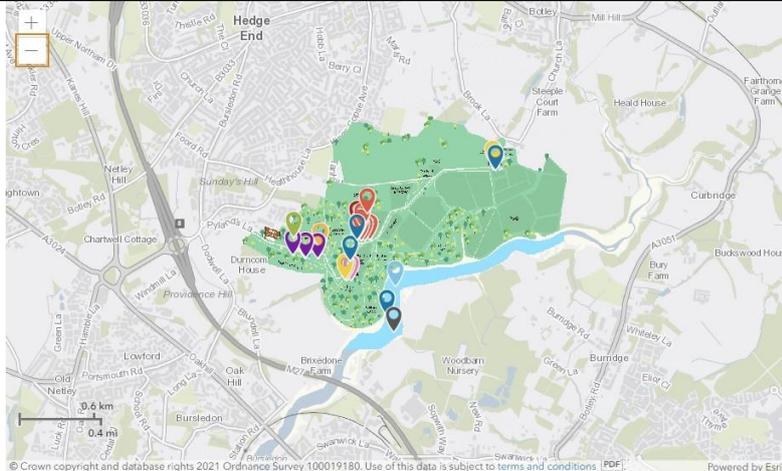
*e The map of the River Hamble Country Park on the Explore River Hamble Country Park on Hampshire County Council website appears to be the same map as that on the Natural England website (see paragraph e below) and the BO3 site lies within the Park boundary.*

<https://www.hants.gov.uk/thingstodo/countryparks/rhcp/explore>

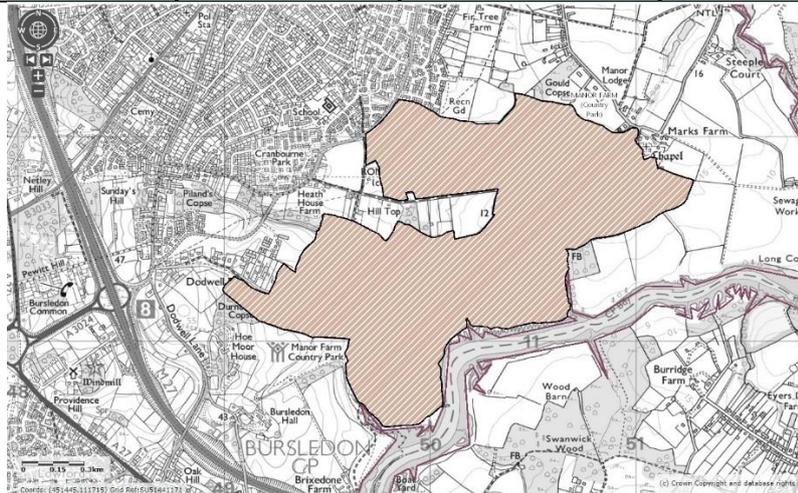
Explore River Hamble Country Park



*f* **The boundary of the River Hamble Country Park on the Natural England Accredited Country Parks website clearly shows that the BO3 site lies within the boundary of the Country Park. This was last updated 06 October 2020.**  
<https://www.gov.uk/government/publications/accredited-country-parks-in-england/accredited-country-parks-in-england> - go to South East - River Hamble Country Park - Explore the Park.



*g* **In the Government DEFRA website the map of the boundary of the River Hamble Country Park clearly includes the Policy BO3 site.**  
<https://magic.defra.gov.uk/MagicMap.aspx> - set the post code to SO31 1BH and in Search Layer select Country Parks then Country Parks England.

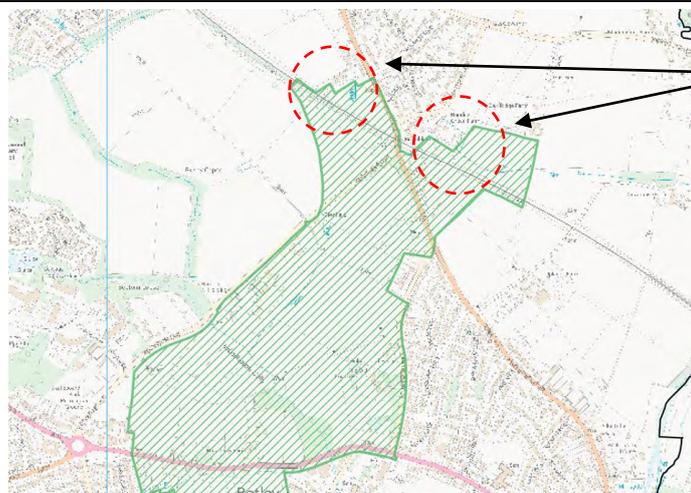
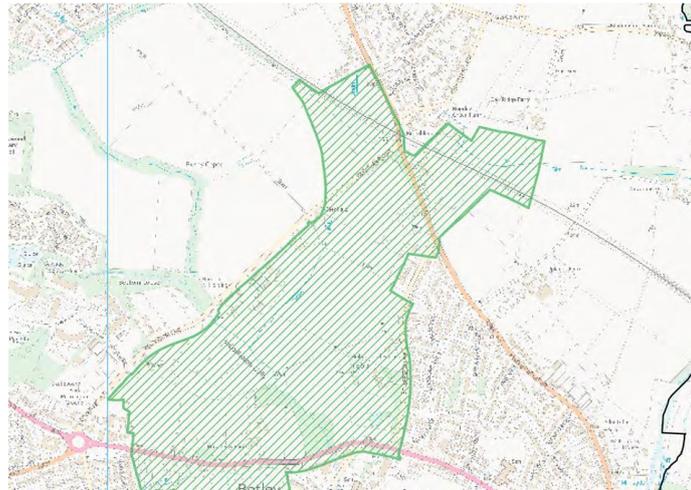


*h* **On the Ordnance Survey Map showing Greenspace the Policy BO3 site clearly lies within the boundary of the River Hamble Country Park.**



Map Book 2

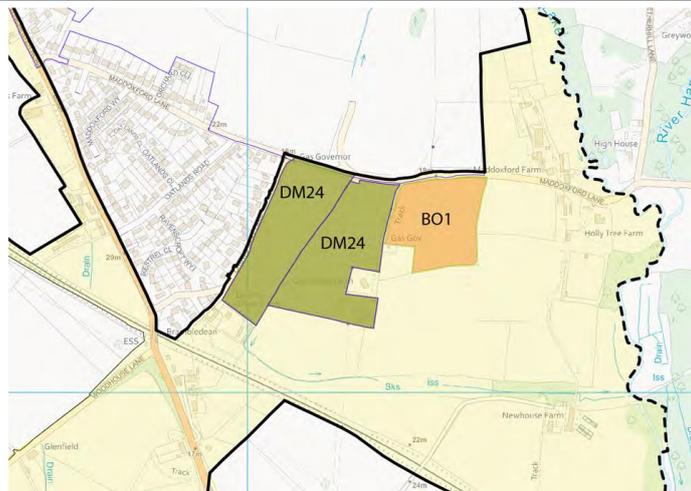
Map 8. Policy S6 - Amend Countryside Gaps (see MM27).

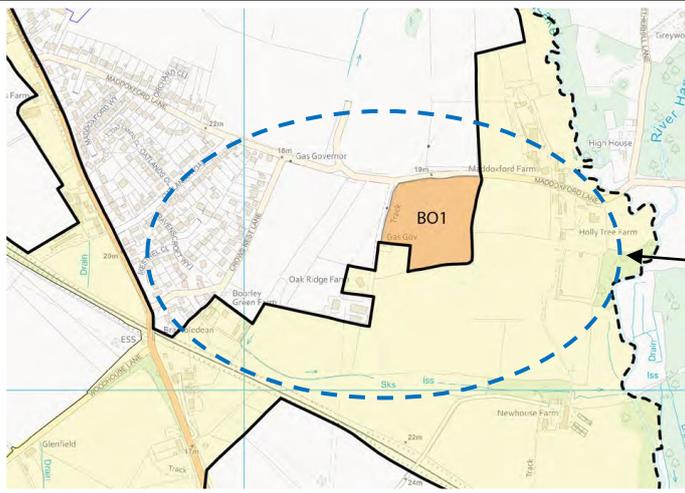


Dotted lines show the areas to be deleted.

Map Book 6

Map 8. Policy S2 and S8 - Extend the urban edge and amend Countryside designation.

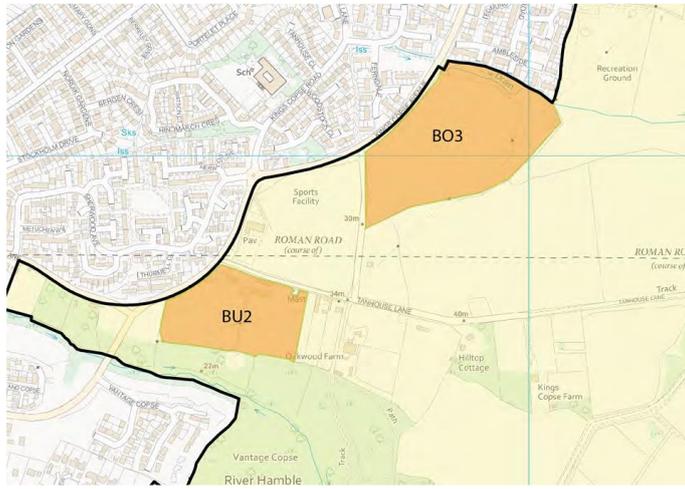




Extend the urban edge south to incorporate DM24 and BO1 sites.

Dotted line shows the area to be added.

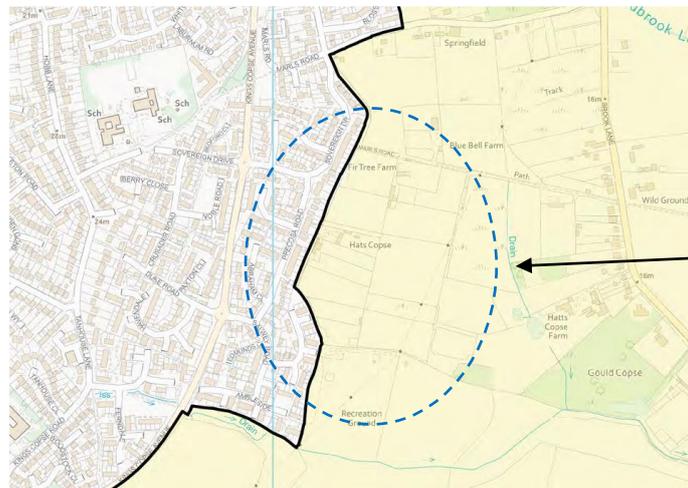
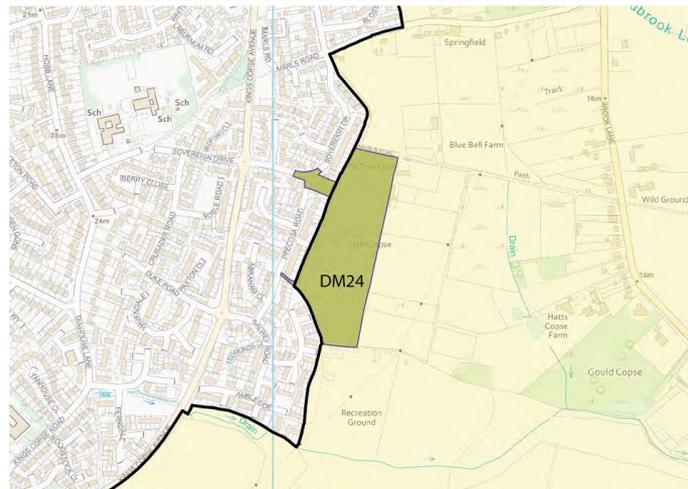
Map 9. Policy S2 and S8 - Extend the urban edge and amend Countryside designation.



Extend the urban edge south to incorporate BO3 and BU2 sites.

Dotted lines show the areas to be added.

Map 14. Policy S2 and S8 – Remove site from the urban edge and amend Countryside designation.



Amend the urban edge to exclude land east of Sovereign Drive (DM24) as planning permission has lapsed.

Dotted line shows the area to be added.