

Please find below my objections to the following:

MM25 Paragraph 6.5.86 Paragraph 6.5.89

6.5.86 Further improvements to the road system in Botley Parish are likely to be needed in association with the new development under construction at Boorley Green, and the committed development between Boorley Green and Hedge End station, and potentially in relation to the proposed Strategic Growth Option. Details of the estimated cost and timing of these highway improvements will be included in an updated Infrastructure Delivery Plan. **These improvements include:**

Fails to identify what improvements will be included.

MM26 Strategic policy S7, New development in the countryside
Supporting text previously in 4.47 – 4.48

2. In permitting new development in the countryside the Borough Council will seek to:

- a. 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, the significance of heritage assets and on the biodiversity of the area;**
- d. safeguard the best and most versatile agricultural land unless the benefit of the development clearly outweighs the loss; and**
- e. protect soils during construction wherever possible in line with the ‘Defra code of practice for the sustainable use of soils on construction sites’.**

4.2647 ‘The Borough’s countryside (as defined in the glossary) is an important and diminishing resource. It is valued for many reasons, including agriculture and community food production, its landscape qualities and biodiversity value...’

This policy and statement conflicts with the following:

Allocation of policy site BO3, which the entire site is within the boundary of the River Hamble Country Park (formerly Manor Farm Country Park).

The site is also part of the Manor Farm Estate and is currently farmed for crops.

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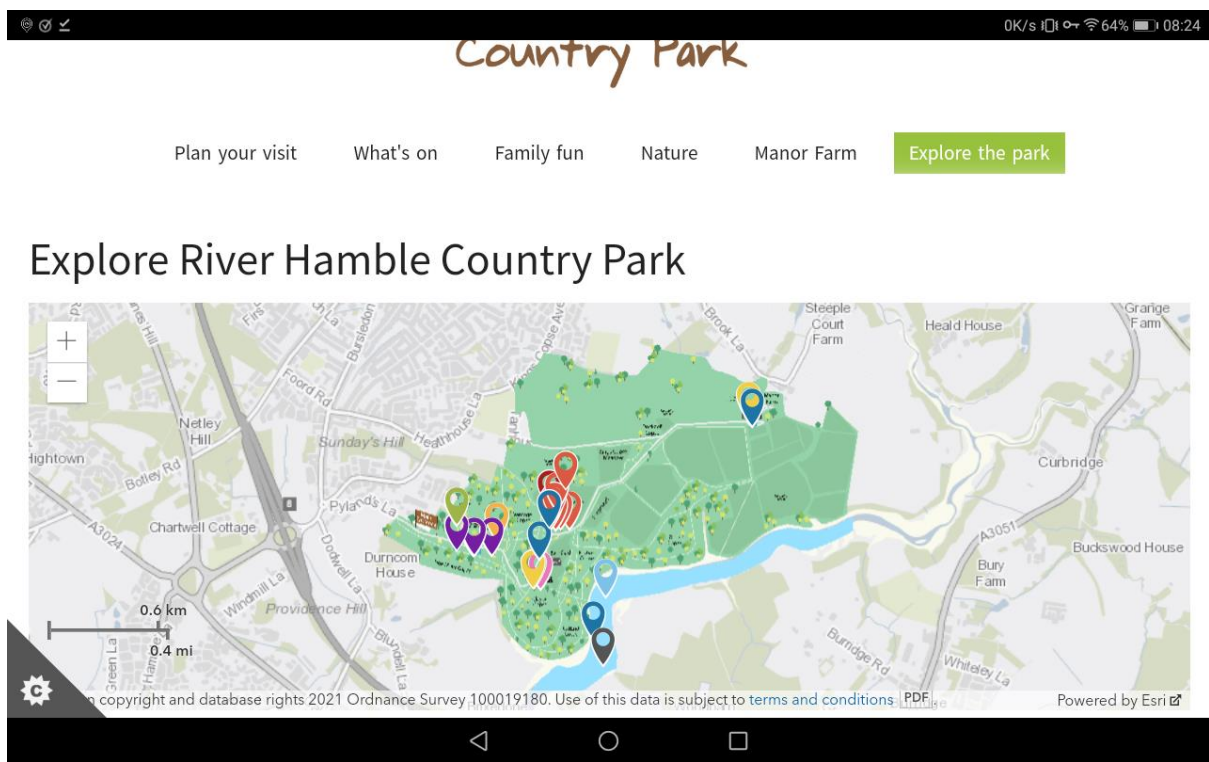
The site has significant minerals under and three strategic high pressure pipelines under.

It should not have the urban edge altered from its current status.

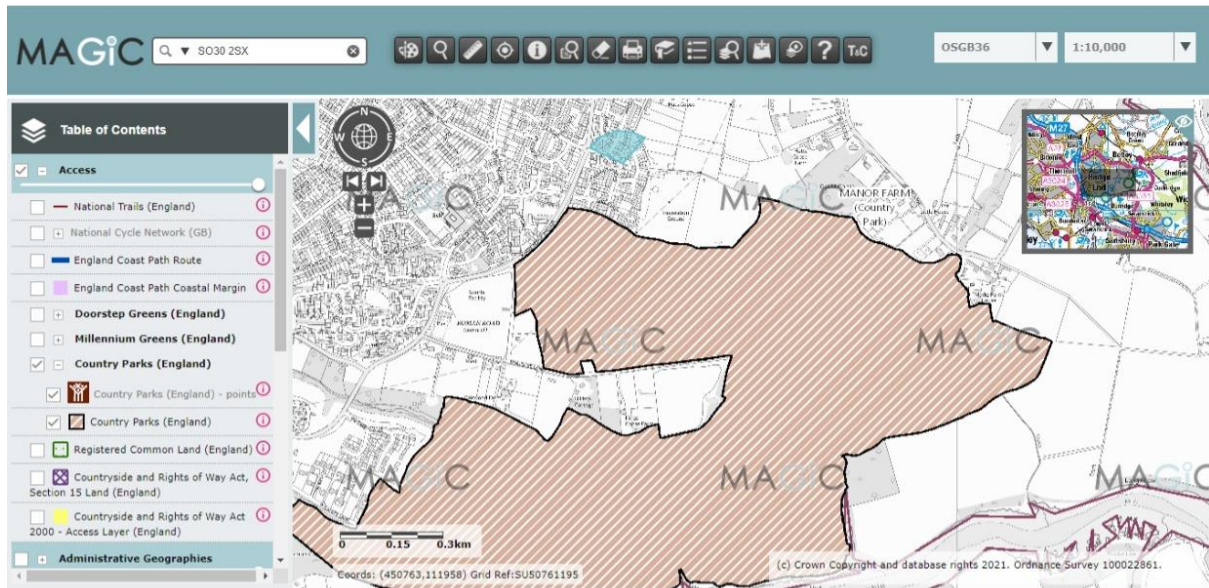
The site should not have been allocated. It is clearly within the River Hamble Country Park in its entirety and the Countryside, and can be confirmed as such using the DEFRA Magic map system and the Hampshire County Council site map link below.

[Explore River Hamble Country Park | Hampshire County Council \(hants.gov.uk\)](https://www.hants.gov.uk/explore-river-hamble-country-park)

[Please see also map picture taken from this site below.](#)



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Definitive Map as registered with DEFRA

MM27 Strategic policy S8, Protection of settlement gaps
Replace 'countryside gaps' and 'gaps' with 'settlement gaps'.
Policy S6, Protection of settlement gaps

1. Development within a Settlement Gap as set out in the Policies Map will be permitted provided that:

a. it would not diminish the physical extent and/or visual separation of settlements; and

b. it would not have an urbanising effect detrimental to :

i. The character of the countryside; or

ii. The separate identity of the adjoining settlements.

2. 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

In order to maintain the separate identity of settlements and separation from

Southampton, countryside Settlement gaps are defined between:

-a Eastleigh and Southampton;

-b Eastleigh and Bishopstoke;

- the two new communities at the Strategic Growth Option*;

- the Strategic Growth Option and Colden Common*;

- the Strategic Growth Option and Lower Upham/Upham*;

-c Fair Oak (including the Strategic Growth Option) and Horton Heath*;

- Botley and Boorley Green; should also include Curdridge Parish, in the adjacent Winchester City Council.

-d Hedge End, and Botley and Boorley Green;

-e Hedge End, West End and Southampton;

-f Hedge End and Horton Heath;

-g Hedge End and Bursledon;

-h Bursledon, /Netley and Southampton;

-i Bursledon and Hamble, /Netley and Bursledon.

-j Boyatt Wood, and Otterbourne Hill and Allbrook;

- Boyatt Wood and Allbrook;

To amend selected supporting text as follows:

4. '...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,

4.34 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 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

Figure 5: Settlement gaps.

The sites east of BO1 and Land east of Brook Lane Botley that gap status is proposed removed, contradicts with this modification.

The land to the east of Policy site BO1 is already subject of a planning application that has gone to appeal for 96 dwellings (F/19/85168), that encroaches on this very gap, and threatens the coalescence with both Botley and Curdrige.

The modification would encourage urban sprawl towards the eastern boundary of the Borough.

The land to the East of Brook Lane Botley should not be removed from the gap, as it is needed to support this modification, prevent urban sprawl and maintain the gap between Hedge End and Botley.

MM26 Strategic policy S7, New development in the countryside
Supporting text previously in 4.47 – 4.48

2. In permitting new development in the countryside the Borough Council will seek to:

- a. 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, the significance of heritage assets and on the biodiversity of the area;**
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4.26 ‘The Borough’s countryside (as defined in the glossary) is an important and diminishing resource. It is valued for many reasons, including agriculture and community food production, its landscape qualities and biodiversity value...’

This policy and statement conflicts with the following:

Allocation of policy site BO3, which the entire site is within the boundary of the River Hamble Country Park (formerly Manor Farm Country Park).

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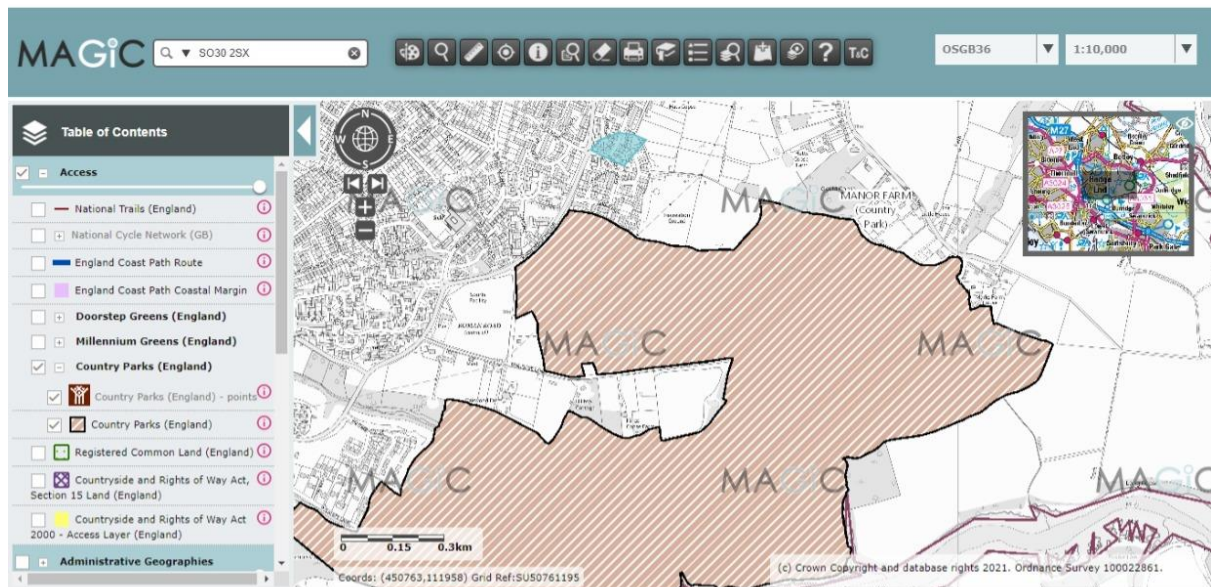
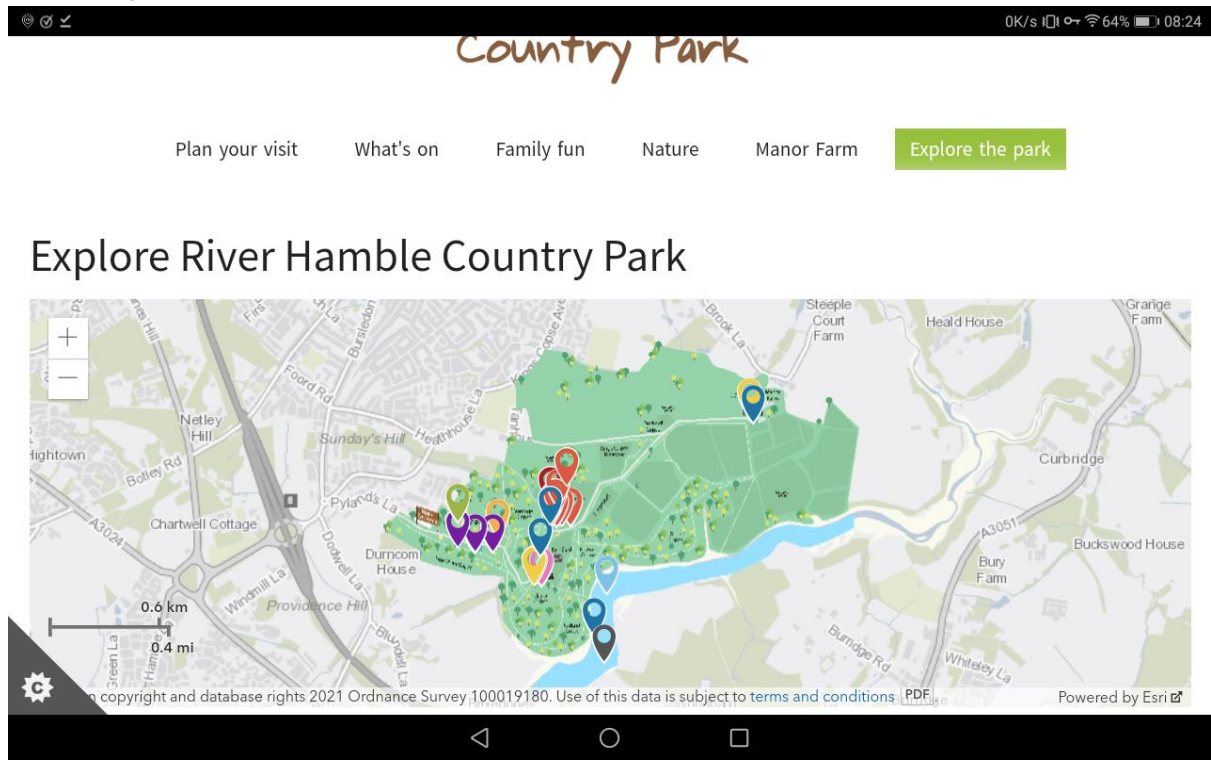
The site has significant minerals under and three strategic high pressure pipelines under.

It should not have the urban edge altered from its current status.

The site should not have been allocated. It is clearly within the River Hamble Country Park in its entirety and the Countryside, and can be confirmed as such using the DEFRA Magic map system and the Hampshire County Council site map link below.

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Protection of settlement gaps
Replace 'countryside gaps' and 'gaps' with 'settlement gaps'.
Policy S6, Protection of settlement countryside gaps

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a. it would not diminish the physical extent and/or visual separation of settlements; and

b. it would not have an urbanising effect detrimental to :

i. The character of the countryside; or

ii. The separate identity of the adjoining settlements.

Settlement gaps are defined between:

-a Eastleigh and Southampton;

-b Eastleigh and Bishopstoke;

- the two new communities at the Strategic Growth Option*;

- the Strategic Growth Option and Colden Common*;

- the Strategic Growth Option and Lower Upham/Upham*;

-c Fair Oak (including the Strategic Growth Option) and Horton Heath*;

- Botley and Boorley Green; the gap should remain.

-d Hedge End, and Botley and Boorley Green, Should also include Curdridge Parish, in the adjacent Winchester City Council.

;

-e Hedge End, West End and Southampton;

-f Hedge End and Horton Heath;

-g Hedge End and Bursledon;

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4.34 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 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 S6.

Figure 5: Settlement gaps

The sites east of BO1 and Land east of Brook Lane Botley that gap status is proposed removed, contradicts with this modification.

The land to the east of Policy site BO1 is already subject of a planning application that has gone to appeal for 96 dwellings (F/19/85168), that encroaches on this very gap, and threatens the coalescence with both Botley and Curdrige.

The modification would encourage urban sprawl towards the eastern boundary of the Borough

The land to the East of Brook Lane Botley should not be removed from the gap, as it is needed to support this modification, prevent urban sprawl and maintain the gap between Hedge End and Botley.

MM116 Policy BO1, Land south of Maddoxford Lane and east of Crows Nest Lane

Paragraph 6.5.76

1. 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 at least 30 dwellings.

2. Planning permission will be granted provided that the detailed proposals comply with the Development Plan and address the following specific requirements:

a. the provision of housing of a range of type, size and tenure;

b. access shall be made from Maddoxford Lane;

c. the provision of pedestrian and cycle links within the site and to connect the site with nearby development along Maddoxford Lane;

d. 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;

e. To preserve water quality and flows into Ford Lake details of Sustainable Urban Drainage shall be provided in accordance with policy DM6 as part of any application outline or full planning permission

h. 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

i. occupation of the development is phased to align with the delivery of any necessary wastewater network reinforcement, in liaison with the service provider.

6.5.72 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 defined by mature tree and hedge planting.

The site is bisected by high pressure strategic underground gas, fuel and water pipelines and an overhead power line crosses the north western corner of the site. It is subject to a DCO that has permission granted to replace one of these pipelines. Two adjacent field parcels have been the subject of recent planning applications.- the site closest to Crows Nest lane having recently been granted outline and reserved matters planning permission for 50 dwellings and the adjacent site for 50 dwellings, has had both outline and reserved matters planning permission granted for 50 dwellings.

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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.

The land to the east of Policy site BO1 is already subject of a planning application that has gone to appeal for 96 dwellings (F/19/85168), that encroaches on this very gap, and threatens the coalescence with both Botley and Curdrige.

The application includes policy site BO1.

In Matters 13 Action 13.17, points 37, 38, 39 and in the proposed MM's, paragraph 6.5.72 fails to recognise the need for more GP and cemetery provision within Botley. It is currently inadequate.

MM118 Policy BO3, Land east of Kings Copse Avenue and east of Tanhouse Lane
Paragraph 6.5.79

An area of approximately 6.96ha 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 120 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:-

j. To preserve water quality and flows into Hedge End stream details of

accordance with policy DM6 as part of any outline or full planning permission;

p. Occupation of the development is phased to align with the delivery of any necessary wastewater network reinforcement, in liaison with the service provider.

6.5.7579 The site comprises 6.96ha of land on the eastern side of Kings Copse Avenue and Tanhouse Lane and falls within the River Hamble County Park estate. 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 120 dwellings.

Allocation of policy site BO3, which the entire site is within the boundary of the River Hamble Country Park (formerly Manor Farm Country Park).

The site is also part of the Manor Farm Estate and is currently farmed for crops.

The site has significant minerals under and three strategic high pressure pipelines under.

Not only do I object to the original 70 dwellings proposed, but the increase to 120 dwellings. What is the justification for this increase on a

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site that is only 3.18ha, creating a very undesirable dwelling density of 38 per ha, in a very environmentally sensitive area?

A SINC is within the site, also a flood zone 2 & 3, coupled with the strict regulations associated with the strategic high pressure pipelines.

Were alternative sites considered?

Has an environmental impact assessment been carried out taking into account the proposed increase in dwellings?

Indeed the submitted Habitats Regulation Assessment for BO3 indicates concerns about this site, including water quality, Solent Migration Zone. This Assessment appears not to have been revised to take into account the increase in numbers.

European Otters and Bechheim Bats are known to be in evidence also Migratory Honey Buzzards.

The Urban edge altered from its current status.

The site should not have been allocated. It is clearly within the River Hamble Country Park in its entirety and the Countryside, and can be confirmed as such using the DEFRA Magic map system and the Hampshire County Council site map link below. And the definitive map as published by Hampshire County Council.

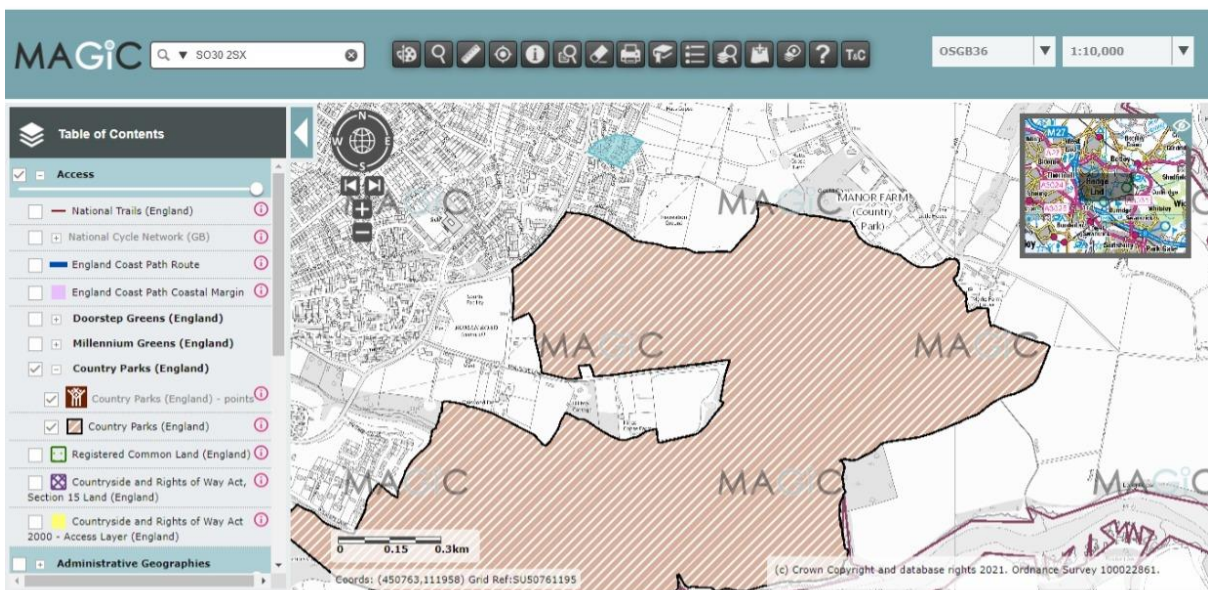
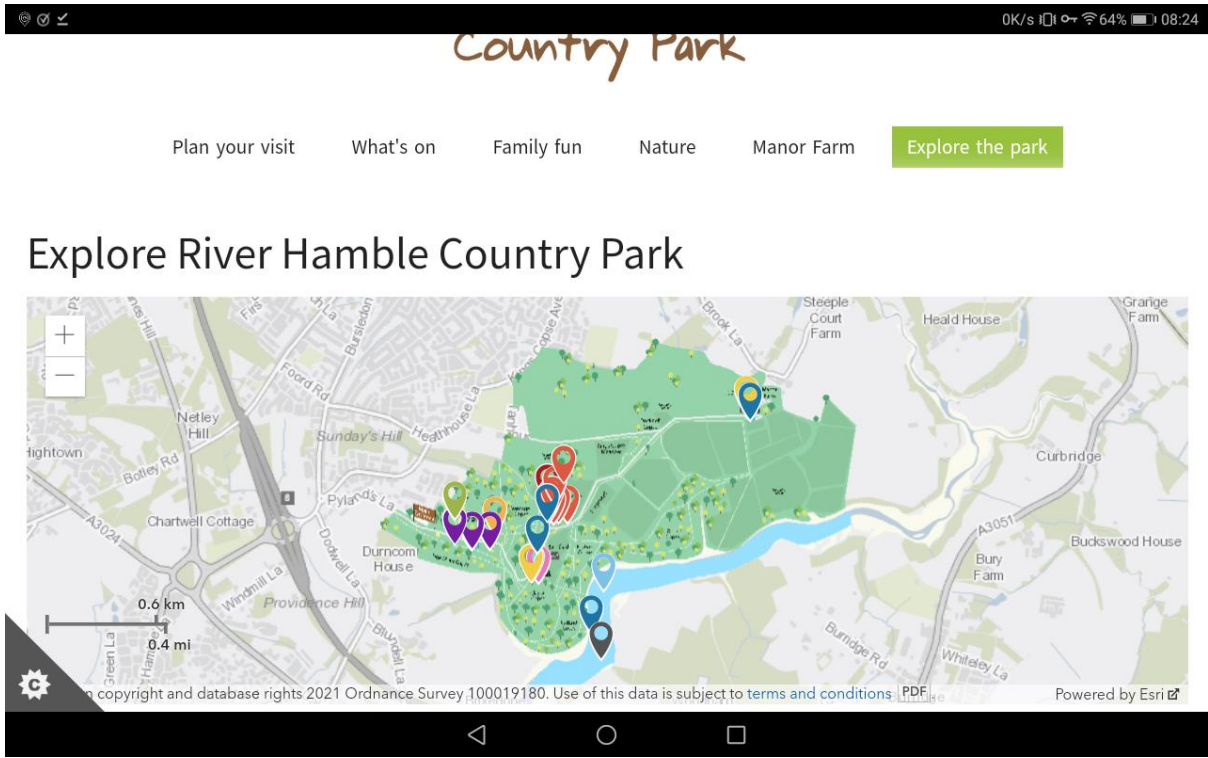
The evidence submitted in the Main Modifications does not make this clear, and is rather more selective in the evidence provided.

[Manor Farm Country Park | Hampshire County Council \(hants.gov.uk\)](https://www.hants.gov.uk/manor-farm-country-park)

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Definitive Map as registered on the Government DEFRA site.

Policies Maps

Policy S2 & S8 Boorley Green Land to the East of Policy Site BO1.

The proposal clearly defines the urban edge finishing at the eastern edge of policy site BO1.

This land to the East should be defined as Gap, as stated earlier.

Policy S2 & S8 Botley Policy site BO3.

The urban edge should not be extended for the reasons given for policy site BO3 above.

It would encroach into the River Hamble Country Park and the Countryside.

Policy S6 Country side Gaps.

Land at Boorley Green.

The proposed modification appears to have been altered without proper process followed.

It now appears to remove a small piece of employment land that is currently designated within the Local Gap, associated with SHLAA Reference SHLAA-3-23-C.

This land is not currently registered on the EBC Brown Site Register, and should not be removed from the gap, to prevent urban creep.

It would detract from the gap purpose, and would threaten and indeed cause the coalescence of Hedge End and Boorley Green, Botley.

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I consider all these as objections and wish them to be brought to the inspector's attention.

I am willing to speak at any examination in public, should current pandemic restrictions allow.

I consider the plan not sound and not legal.

Mr Graham Hunter