



BOTLEY NEIGHBOURHOOD PLAN

Consultation Statement

Prepared by Botley Neighbourhood Plan Steering Group

April 2023

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1. Introduction and background

1.1 Work on preparing the Botley Neighbourhood Plan started in 2016. The parish council became increasingly concerned with the significant development pressure on the parish, caused by the lack of a Local Plan and the growth targets of the Eastleigh area. The Neighbourhood Area, which follows the parish boundary, was designated on 30th November 2015 by Eastleigh Borough Council. Botley Parish Council established a working group to take forward the process. This group included villagers with different relevant skills and representation across interest groups, as well as past and present parish councilors.

2. Legal Obligations

2.1 This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Plan Regulations 2012. Section 15(2), part 5 of the Regulations sets out what a Consultation Statement should contain:

- (a) Contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- (b) Explains how they were consulted;
- (c) Summarises the main issues and concerns raised by the persons consulted;
- (d) Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

2.2 Community consultation has been a key priority for the NP steering committee since its inception in autumn 2015. At the Botley is a relatively small semi-rural community with just over 6,500 residents, so all three major consultations involved leaflet/questionnaire drops to all c.3,000 households and businesses in Botley parish.

2.3 Timing of the consultations was carefully considered to maximise potential interest and responses, and to coincide with regular and annual village events. The first stage was raising awareness of what a neighbourhood plan is and how it could benefit Botley. This took place at various times throughout 2015. The results from this feedback informed the first of two all-household questionnaires on particular aspects of living in Botley. The first questionnaire consultation took place in February 2016, the second in September 2017 and a business survey in June 2016.

2.4 Different methods were tried, tested and refined as the neighbourhood planning work progressed. For example, it became clear from the response to the 2016 questionnaire (predominantly from older residents) that we needed to engage the younger residents, especially families, in the process in order to broaden the age range of respondents. We also increasingly used social media and the village primary school to share information and promote consultation activities.

2.5 The dedicated area on the Parish Council website was created and regular updates were posted, as well as all documentation which was used in the creation of the Botley Neighbourhood Plan, including papers centered on each objective topic and reports showing the survey responses.

3 Consultation activities in 2015: awareness raising

3.1 2015 was spent raising awareness of the neighbourhood plan process. This was done through articles in the Botley News (a free publication produced by the BPC and delivered to each household in the Parish four times a year) announcing and explaining the Neighbourhood Plan process and a call for volunteers. The steering group was established with 8 parish councillors and 8 non-councillors.



3.2 The Steering Group established a communication programme to:

- i. Promote a high degree of awareness of the project
- ii. Invite residents to join the neighbourhood plan steering group
- iii. Encourage everyone to contribute to the development of the Botley Neighbourhood Plan

4 Consultation activities in 2016: evidence gathering.

4.1 In February 2016, a survey went to every household in the Parish. The purpose of the survey was to establish the priorities and concerns of the residents. The full survey questions and responses can be found on the [Botley website](#) (Surveys Paper Appendix 1, 2 & 3). 257 (5.1% of residents) responses were received.

The initial responses that started to shape the Vision and Objectives are shown below:

How would you rate the following aspects in our community	Very poor or poor	Adequate	Very good or good
The amount of open and green spaces	5.9%	25.6%	68.5%
The rural character of the Parish	7.9%	30.0%	62.1%
The local wildlife and habitats	9.1%	29.4%	61.5%
The sense of community	12.1%	26.7%	61.2%
The safeness of Botley	6.8%	23.4%	69.8%
The schools	1.9%	21.4%	76.7%
The church and churchyard	4.9%	20.2%	74.9%
The availability of housing	29.4%	42.5%	28.1%
Job Opportunities	47.7%	40.1%	12.2%
Leisure facilities	25.7%	40.7%	33.6%
Shopping facilities	43.1%	40.1%	25.8%
Community information boards	12.5%	37.5%	50.0%
The condition of pavements	40.7%	37.5%	21.8%
The condition of roads	43.5%	40.3%	16.2%
The condition of right-of-way paths	37.7%	38.4%	23.9%

What are your concerns about the future of our community?	Quite/ very concerned	Concerned	Not/ slightly concerned
Pedestrian safety	54.6%	30.5%	14.9%
The lack of car parking in the village centre	46.8%	31.7%	21.5%
The volume of traffic	90.9%	6.7%	2.4%
The speed of traffic	84.0%	11.7%	4.3%
Air Pollution	81.6%	12.4%	6.0%
Fly Tipping	60.9%	21.4%	17.7%
Dog fouling	56.2%	27.5%	16.3%
Light pollution e.g. exterior or security lighting	31.5%	36.6%	31.9%
Excessive or inappropriate signage	20.7%	36.7%	42.6%
Weaker sense of community	46.5%	26.9%	26.5%
Increase in crime and anti-social behaviour	45.2%	29.8%	25.0%
Lack of school places	41.4%	24.3%	34.3%
Lack of childcare places	32.2%	27.1%	40.7%
Loss of countryside	89.2%	6.4%	4.4%
Overloaded sewerage system	86.0%	7.6%	6.4%
Lack of medical and care facilities	81.6%	12.4%	6.0%
Future Developments	90.4%	5.2%	4.4%
Education	50.5%	28.1%	21.5%
Overdevelopment of Parish	91.4%	4.7%	4.0%

Within the currently planned developments for Botley which of the following do we need?	Strongly Disagree	Neutral	Strongly/ Agree
Affordable houses for those with a local connection	10.0%	20.7%	69.3%
Housing for key workers	20.9%	26.2%	52.9%
Housing for rent	32.9%	32.1%	35.0%
Retirement or sheltered housing	20.4%	33.0%	46.7%
Care homes	29.4%	35.1%	35.5%
Small houses for purchase (1 or 2 bed)	16.4%	25.0%	58.6%
Large houses for purchase (3+ bed)	36.4%	32.6%	31.0%
Flats	64.5%	14.5%	21.0%

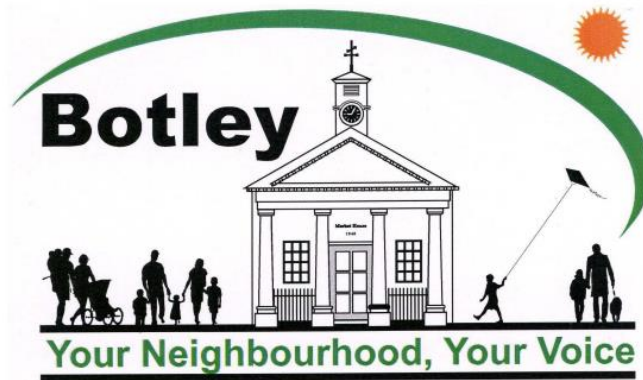
What scale of development is appropriate to accommodate new homes?	Strongly/ Disagree	Neutral	Strongly/ Agree
One or two dwellings, filling gaps between houses in existing built-up areas?	17.7%	14.3%	68.0%
A range of small-scale developments (4 - 9 units)	18.6%	19.8%	61.6%
Larger developments (more than 9 units)	69.4%	20.4%	10.2%
A combination of the above	49.6%	22.4%	28.0%
All developments concentrated on one site	78.9%	11.4%	9.8%

What principles should influence the design of new houses?	Strongly/ Disagree	Neutral	Strongly/ Agree
Use of efficient eco-friendly technology?	4.8%	18.5%	76.7%
Have off-street parking	2.0%	5.6%	92.5%
Be traditional in design	10.8%	15.6%	73.6%
Be limited to two storeys	9.8%	11.0%	79.2%
Have a garden	2.8%	15.3%	81.9%
Match existing building materials and characteristics	8.2%	13.8%	78.0%

4.2 58 traders and businesses in Botley were identified and informed, via the Botley Traders Association, of the development of the Neighbourhood Plan. They were given a questionnaire seeking their views on issues that were important to them. Interviews were also held with 11 of the traders. Unfortunately, only 5 completed questionnaires were returned. The results can be seen on the [Botley website](#) (Surveys Paper Appendix 1).

4.3 A public exhibition (advertised in the Botley News and flyers put on noticeboards/in shops) was held in Botley Centre on 2 consecutive Saturdays in September 2016 to present the initial results from the community survey held in February. People were invited to look at the results, comment on anything they wanted to and make any other comments they thought could be helpful to the Neighbourhood Plan. This was attended by 130 (2.6%) residents and 173 comments were received.

4.4 A summary of the February 2016 survey results was published in the Botley News in November 2016 along with an update about the neighbourhood plan and another call for volunteers to join the steering group.



A Neighbourhood Plan for Botley

Following on from a survey sent to all Botley residents earlier this year, a **public exhibition** will be held at the Botley Centre. The aim of the exhibition is to involve as many local residents and stakeholders as possible.

**Friday 23rd September 2016
from 1pm to 6pm
and
Saturday 24th September from
10am to 3pm.**

**If you would like a say in the future of
Botley please come along**

5 Consultation activities in 2017: evidence gathering.

- 5.1 March 2017 flyers about the neighbourhood plan process were displayed in many shops around the village square.
- 5.2 May 2017 Press release sent to Discovery Magazine, Eastleigh Borough News, Hamble Valley Magazine, Hampshire Chronicle, Hampshire Now, Hedge End Gazette, Meon Valley Forum, Meon Valley News, Radio Solent, Skyline Gold Radio, Southern Daily Echo and The Loop about the developing Botley neighbourhood plan, focusing on the issue of housing.
- 5.3 Article published in Botley Bridge; a Church magazine distributed monthly to approx. 500 households in May 2017.
- 5.4 The dedicated area on the Botley Parish Council website (<https://www.botley.com>) was also set up in May.
- 5.5 July 2017 article in Botley News, including update on various housing developments planned for Botley.
- 5.6 A second survey focusing on housing and the proposed bypass was distributed to every household in the parish ([Botley website](#) Surveys paper appendix 6) in August/Sept. This received 286 responses (5.6%).
- 5.7 Sept 16th & 23rd drop-in event focusing on:

- i. Proposed development of land between Winchester St and the railway line
- ii. Proposed by-pass for Botley
- iii. Other housing for Botley

The event was attended by 191 residents (3.8%).



5.8 Article in November edition of Botley News outlining the feedback from the questionnaire and exhibition.

5.9 Significant differences of opinion in the Planning Group concerning both the Bypass and the Winchester Street development led to a decision by the Parish Council to pause temporarily the development of the Neighbourhood Plan, from September 2017 to September 2018.

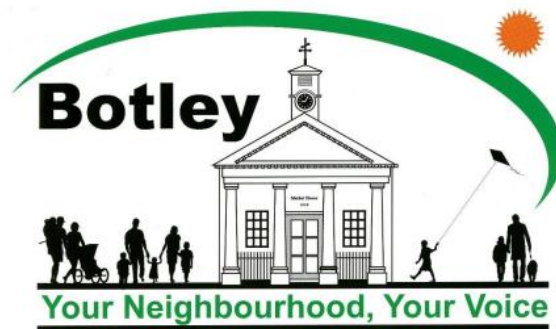
6 Consultation activities in 2018: Relaunch.

6.1 October relaunch of Botley neighbourhood plan Initially there were 10 parish councillors, but 3 of these withdrew when 3 non-councillors joined the committee. Since then, the committee has been actively looking for additional non-councillor members.

6.2 Stand at Botley Community Information Day advertising the relaunch and asking for volunteers. Unfortunately, poor weather affected turn-out, with approx. 50 people attending the event.

6.3 During November/December the following was carried out to publicise the relaunch:

- i. Flyers on parish noticeboards and in most shops in Botley
- ii. Article in Botley News
- iii. Article in Botley Bridge magazine
- iv. Chair of SG visited every trader in Botley, delivering letters, asking for input into the neighbourhood plan.



After a pause of some months for reflection Botley Parish Council is relaunching its development of a Neighbourhood Plan

You have an opportunity reflect on what has happened recently and to influence how your village will develop in the future. You may already have taken part by returning one of the two local surveys performed or commenting at the exhibitions held at the Botley Centre

We need local residents who would like to take an active part in the Neighbourhood Plan Committee to contact the Parish Clerk to find out what is involved and how to apply

We will be arranging further public exhibitions at the Botley Centre and will advertise these as widely as is possible. We hope that you will come to one of these both to see how the Neighbourhood Plan is progressing and share your views about the future of Botley with us

On behalf of Botley Parish Council
Councillor David Weeden
Chair of the Neighbourhood Plan Committee



7 Consultation activities in 2019: Publicising and evidence gathering.

- 7.1 February-Flyers on all parish noticeboards and shops in Botley.
- 7.2 February-the Chair of the SG spoke at a meeting of the Botley Twinning Association, approx. 35 members present.
- 7.3 An article regarding the scope and limitations of a neighbourhood plan and the importance of community engagement was published in the March editions of Botley News and the Botley Bridge.
- 7.4 March-the the Chair of the SG spoke at a meeting of the Botley Market Hall Association, approx. 40 members present.
- 7.5 The article in the April copy of the Botley Bridge concentrated on seeking younger residents to become involved with the neighbourhood plan.
- 7.6 In May another Botley Community Information Day was held and the neighbourhood plan steering group and parish councilors were on hand to answer questions regarding the direction and progress of the neighbourhood plan. Ove 400 people attended the event (7.9%).

WE NEED YOUR FEEDBACK

The Botley Neighbourhood Plan Committee has carefully considered your answers to the Parish wide Neighbourhood Plan questionnaires in 2016 and 2017 together with your comments at the Neighbourhood Plan exhibitions at the Botley Centre in 2016 and 2017.

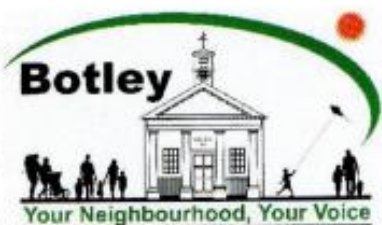
From this we have created a Vision Statement, which very briefly states what Botley should be like in 2036 and a set of Objectives which would help create the changes needed to achieve the Vision.

We need you to let us know whether you broadly agree or disagree with the Vision and Objectives to help us to revise them appropriately. However, we would ask you to remember that the Objectives must be achievable and so not every suggestion is going to be feasible.

Please take the time to give us your comments either to NP-feedback@botley.com or in writing to the Parish Council Office at the Botley Centre.

When commenting on specific Objectives please identify these with the section number.

Without your feedback, the Committee cannot create a Plan that reflects the community's views and aspirations.



Original article included full Vision statement and Objectives.

- 7.7 July 2019 an article on the draft Vision and Objectives was published in the Botley News, including a request for feedback either electronically or on paper. A similar article was published in the Botley Bridge in August.
- 7.8 A third attempt at obtaining the involvement of the Botley traders was undertaken with a letter and survey ([Botley website](#) Surveys Appendix 4) being personally delivered to each trader and a drop-in session held at the Bugle Inn on 30 July, when seven people attended.
- 7.9 During September and October 2019, the following were carried out to encourage people to respond to the draft vision and objectives:

- i. Flyers posted on all parish noticeboards and several other locations
 - ii. Flyers sent to all Botley Neighbour Care volunteers and all Botley Market Hall Trustees and volunteers
 - iii. 2 messages posted on Botley Nextdoor
 - iv. Posts made on Botley Facebook pages including Botley Village News & Info and Friends of Botley School.
- 7.10 November/December: Publicization of 2 public meetings began with articles in the Botley News and the Botley Bridge, handouts distributed at 'Carols in the Square' (approx. 200/3.9% residents present), flyers on all parish noticeboards and on every page top of the Botley website (approx. 10,000 hits/month). Press release also sent to:
- i. Hampshire Independent Newspaper
 - ii. Southampton Daily Echo
 - iii. Hampshire Chronicle
 - iv. Radio Solent
 - v. Skyline Gold Radio

Botley Neighbourhood Plan

PUBLIC CONSULTATIONS

Tuesday 07 JANUARY 2020

7.30 pm in the Diamond Jubilee Hall at the Botley Centre

Monday 13 JANUARY 2020

7.30 pm in the Main Hall at the Botley Market Hall

Come along and share your comments with us

There will be posters covering the key points of the Neighbourhood Plan and the Vision & Objectives followed by a short presentation and then over to the audience for comments.

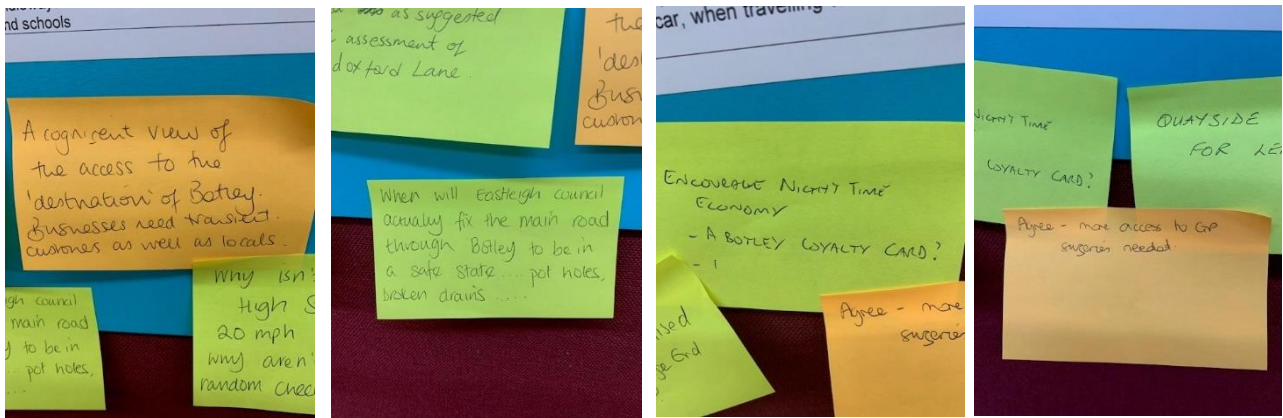
Go to **www.botley.com** and use the link to the **Neighbourhood Plan Home Page** to see the current draft and the documents in the Neighbourhood Plan evidence base

8 Consultation activities in 2020: Consultation phase

8.1 January: Electronic invitations to public meetings sent on:

- i. Nextdoor Botley
- ii. Botley Village News & Info Facebook page
- iii. Boorley Park Facebook page
- iv. Friends of Botley School Facebook page

8.2 Public exhibitions were held on 07 January at the Botley Centre and on 13 January at the Botley Market Hall to discuss the latest draft Vision & Objectives. 63 (1.2%) residents attended and made 93 comments.



8.3 In March an article in the Botley News outlined the changes to the draft Objectives and Aspirations of the BNP after the two public meetings and how to access more details of these. A possible timetable for the steps from creating a Skeleton BNP then to a Submission BNP and finally to a Public Referendum were outlined. A large number of Community Aspirations were also created following the public consultations.

8.4 April 2020-Covid lockdown unfortunately halted any more public consultation and slowed down the momentum of the neighbourhood plan.

9 Consultation with Eastleigh Borough Council (EBC).

9.1 Throughout the plan preparation process and particularly in 2021 and 2022 there was regular contact with the lead neighbourhood plan planning officer at the local authority. Once EBC had concluded the preparation of their Local Plan (April 2022), they had more time to engage with parishes on NP work.

9.2 Zoom meetings were held at key points in the process, and particularly in spring 2022 regarding the screening document, and again in autumn 2022 prior to the Regulation 14 draft being completed. These meetings were not minuted as such, rather their comments were written into the then current draft plan document, subsequently reported to, or discussed with the working group, and almost all the comments were incorporated into the draft NP.

9.3 A separate table (Appendix 3) shows the comments made by EBC in response to Regulation 14 consultation and the actions taken.

10 Regulation 14 Pre-submission Consultation 2022.

- 10.1 The six-week consultation period required under Regulation 14 ran from 24th October until 5th December 2022. In order to encourage as many local people as possible to engage in the consultation, various methods of communication were used. These included the preparation of a twenty-page 'executive summary' of the Regulation 14 neighbourhood plan including a feedback form and links to digital feedback methods, which were delivered to every house in the parish. Printed paper copies of the full plan were available to read at 3 locations around the parish and also available from members of the steering group. Digitally, people were invited to access both the full plan and all the supporting evidence documents online on the neighbourhood plan page of the parish council website. A full feedback form was also available via the survey website SurveyMonkey.
- 10.2 In addition, posters promoting the consultation were prepared and posted around the village. An article highlighting the importance of the Regulation 14 consultation and directing people to where to find more information about the Neighborhood Plan was printed in the Botley News parish magazine. Posts were also made on social media directing people to the parish council website and SurveyMonkey feedback form.
- 10.3 In accordance with requirements of the Neighbourhood Planning Regulations, relevant statutory consultees were notified by letter. In addition, a range of parties that the Botley Neighbourhood Plan steering group considered were likely to have an interest in the plan were also written to. All parties were advised to download a copy of the plan but were advised that hard copies could be issued on request.
- 10.4 As Appendix 2 shows, while there were a few negative comments, the people who responded to the consultation were supportive of the NP policies. The many detailed comments by the local planning authority have been discussed with them and changes made, particularly redrafting many policies to comply with the Local Plan, satisfy the Basic Conditions criteria and improve clarity. The table details the working group responses to the comments received and actions and/or text changes made.

11 Conclusion.

- 11.1 Consultation has played a prominent role in shaping the preparation of the Botley NP, and every effort has been made to engage with the widest possible audience within the community. Interest in the plan noticeably increased over the years it has taken to prepare the NP, and the tactic of delivering key consultation documents to every household has helped raise awareness even if the householders have not actively engaged in the work. In addition, a NP presence at key, well attended village events each year has helped maintain the plan preparation's profile, along with regular updates in the village news magazine.
- 11.2 As can be seen in Appendix 2, the pre-submission consultation generated a reasonably good response from local people, as well as statutory consultees. The comments received have been carefully considered and where relevant, changes have been made to the NP.

Appendix 1 List of Consultees

Consultee	Hard Copy of Plan + personal letter	Email + personal letter	postal letter
Eastleigh Borough Council	Y	y	
Planning Department	Y	Y	
HEWEB Local Area Manager		Y	
Bursledon		Y	
Fair Oak & Horton Heath	Y		
Hedge End	Y		
West End		Y	
Curdridge	Y		
Durley	Y		
Office of the Police and Crime Commissioner for Hampshire and the Isle of Wight		Y	
Hampshire County Council	Y	Y	
Winchester City Council Planning Department	Y		
Southampton City Council Planning Department		Y	
The Coal Authority		Y	
Homes England		Y	
Regulator of Social Housing		Y	
Natural England	Y		
Environment Agency	Y		
Historic England	Y		
Network Rail Infrastructure Limited Kings Place		Y	
Southwest Trains			Y
Highways England (Now National Highways)		Y	
Marine Management Organisation		Y	
River Hamble Harbour Master		Y	
The Crown Estate		Y	
Open Spaces Society - (River Hamble Valley Forum disbanded 2021)		Y	
Director of Public Health - Hampshire County Council	Y		
NHS Hampshire & Isle of Wight Integrated Care Board			Y
Hampshire Health & Wellbeing Board		Y	
National Grid (c/o AMEC) AMEC Environment & Infrastructure Limited		Y	
British Gas Connections Ltd		Y	
ES Pipelines Ltd		Y	
Indigo Networks		Y	
The Gas Transport Company Ltd		Y	
Fisher German Pipeline Management		Y	
Southern Water	Y		
Vivid			Y
Stonewater Housing			Y
Bloor Homes		Y	Y
Miller Homes			Y
Vistry Homes (Southern)			Y

Foreman Homes		Y	Y
Belway Homes		Y	Y
Solent Local Enterprise Partnership		Y	
Home Builders Federation		Y	
All Saints Parochial Church Council		Y	
Eastleigh Ramblers		Y	
Campaign for the Protection of Rural England		Y	
Royal Society for the Protection of Birds			Y
Hampshire & Isle of Wight Wildlife Trust			Y
BotleySchool			Y
Disability Rights UK		Y	
Paul Holmes MP			
Hampshire Chamber of Commerce		Y	
Hampshire & Isle of Wight Fire & Rescue Service			Y
Hampshire Youth Access		Y	

Appendix 2 Summary of comments and responses to pre-submission consultation.

In total, just under 100 separate responses were received to the pre-submission consultation. This includes many residents, statutory consultees and interested developers. Due to the size of the document, the comments and responses are available in a separate document entitled 'Consultation Statement Appendix 2 Reg 14 summary'.

Appendix 3 Summary of comments and responses to pre-submission consultation (Eastleigh Borough Council)

General Comments section:		Action taken
To which part of the neighbourhood plan does this representation relate?		
Is your representation supporting / objecting / commenting		
Please give details of the grounds why you are supporting or objecting to the Plan (please be as precise as possible)		
Please set out what changes you consider necessary to make the plan able to proceed, relative to any objections you have	<p>Generally, the document would benefit from some proof reading to eliminate outstanding typological errors. A few examples have been picked up in the response below. Table column headings would also benefit from being clearer in some instances with entries also requiring consistency. We look forward to working with Botley Parish Council over the next stage of the process.</p> <p>See the next section of this representation for details of the Council's comments on each of the policies proposed.</p>	Proof reading undertaken prior to examination copy copy being submitted, and corrections made as appropriate to both format and content

Section of the Plan / Policy Reference	EBC comments	Comments/Action taken
Policy One: Retention of existing commercial premises	<p><u>General Comments:</u></p> <p>Criterion B: Suggest adding ‘where they are in accordance with other relevant policies in the plan’ at the end of this criterion.</p> <p>Criterion C: It is recommended that reference to the sequential test being required for all edge of centre and out of centre retail proposals is added. It will also be helpful to incorporate this requirement and the need for a retail impact assessment for proposals accommodating at least 350sq.m of net additional floorspace onto the end of criterion D (therefore meaning Criterion C and D are now merged into a single new criterion).</p> <p>Criterion E: It is recommended that explicit reference is made in the policy and/or supporting text to protecting the land designated for the Local Centres at Boorley Park and Boorley Green.</p> <p>Criterion E: It will be useful to provide information in the supporting text on the marketing evidence that would be accepted (e.g. online/marketing boards on site/agent letters/etc).</p>	<p><u>Added:</u></p> <p><u>B:</u> “and where they are in accordance with other relevant policies in the plan”</p> <p>C & D:</p> <p>c) A retail impact assessment will be required to support any proposals on edge of centre and out of centre sites which would accommodate at least 350m2 of net additional floorspace.</p> <p>d) Provision of new retail premises (Class E [formerly A1]) within the existing settlement boundary and in conformity with Strategic Policy DM21 of the adopted Eastleigh Local Plan will also be strongly supported, subject to sequential testing which will be required for all edge of centre and out of centre retail proposals accommodating at least 350sq.m of net additional floorspace</p> <p><i>E (a): added to Policy criterion “e”, “This includes the land designated for Local Centres at Boorley Park and Boorley Green.”</i></p> <p><i>E (b): not added as it is felt by adding what is acceptable, only those suggested methods will be used and this will undermine the “sustained” campaign. However, the words “using a wide variety of marketing methods” has been added in the evidence section to bullet point 9</i></p>
Policy Two: Retail development sites	<p><u>General Comments:</u></p> <p>Criterion A: Clarification of what is meant by local shops would be helpful (i.e. Use Classes supported/size by floorspace). For example, Use Class F2(a) in the Town and Country Planning (Use Classes) Order 1987 includes a restriction of 280 square metres for local community shops where there is no other such facility within 1000 metres.</p>	<p><u>A:</u> bullet point added: <i>A local shop is defined as a smaller neighbourhood / local shop or parade of shops which provide convenient access to goods and services which are needed on a day to day basis, especially where they are accessible on foot and meet the needs of disadvantaged, socially excluded and elderly people and those with additional mobility needs.”</i></p>

	<p>Criterion A: Proposals outside of centres despite being within walking distance of large developments will still need to be subject to the sequential test and the additional requirement for a retail impact assessment if accommodating at least 350sq.m. of retail floorspace. It is recommended that a cross-reference is made to Policy 1 and these requirements (subject to the additional wording being incorporated as suggested) or that these requirements are referenced in the supporting text to the policy as a useful clarification.</p> <p>Criterion B: It is suggested that reference is made to how this criterion will be used alongside Policy DM19 in the adopted Eastleigh Local Plan. This makes reference to the change of use of existing buildings in the countryside (where not subject to permitted development rights) that are demonstrably unsuitable for continued use for their existing purpose will be permitted subject to the general development criteria and transport policies of the Local Plan and provided that...any proposals for developments over 500sq.m or that would lead to, or consolidate more than, a 30% increase in the floorspace of an established use (measured against floorspace at April 2011), in use classes E(b), E(c), E(d), E(g)(i), C1, F.2(c)/(d), or in use as a cinema, concert hall, bingo hall or dance hall are subject to a sequential test to demonstrate that they cannot be accommodated in more sustainable locations in the town, district or local centres or failing this in edge of centre or out of centre locations within the urban edge. E(a) uses will not be supported.</p>	<p><i>Additional bullet point “c” added: “Proposals outside of centres despite being within walking distance of large developments will still need to be subject to the sequential test and the additional requirement for a retail impact assessment if accommodating at least 350sq.m. of retail floorspace”</i></p> <p><i>B: added to bullet point c in Policy 2: “in conformity with Policy One and subject to conformity with Policy DM19 of the adopted Eastleigh Borough Local Plan.”</i></p>
<p>Policy Three: Protection and maintenance of Local Green Spaces</p>	<p><u>General Comments:</u></p> <p>Whilst the Local Green Space designations appear to be acceptable in principle, clarifications are required on the precise location and size of some of those identified in addition to the general location shown in the Policy 3: Green Space Maps document and the interactive map of Botley. It is proposed that the areas and boundaries of each of the proposed Local Green Spaces are clearly shown on the interactive Map of Botley and/or Policies Map in order for the Council to provide final confirmation that these would be acceptable designations. For example, it is difficult to work out the precise area and boundary of Area 20:</p>	<p><i>Maps being revised</i></p>

	<p>Chestnut Walk whilst others are difficult to identify due to a different address used such as with Area 18: Sycamore Walk. The Executive Summary document also makes a reference to Chancellors Green (which is part of the open space on Boorley Park and known as Chancellors Park), but it has not been included in the Regulation 14 draft Neighbourhood Plan document.</p>	
<p>Policy Four: Infrastructure investment priorities</p>	<p><u>Supporting Comments:</u></p> <p>The Council supports the approach taken to identify local infrastructure objectives and priorities and for these to be referenced in a policy in the Neighbourhood Plan. It is further recommended that these are added onto the Community Investment Programme (CIP) list for the Hedge End/West End and Botley Local Area Committee (HEWEB).</p> <p><u>General Comments:</u></p> <p>It is noted that information is provided on seven new movement routes in the Neighbourhood Plan. It is recommended that these movement routes are shown in terms of their indicative location on the interactive map of Botley and/or Policies Map.</p> <p>It is also recommended that information is provided as to how other priorities such as ecological/environmental issues would be addressed when it comes to the prioritisation of developer contributions with regards to these matters not being covered in the policy text.</p>	<p><i>Additional bullet point added:</i></p> <ul style="list-style-type: none"> • <i>These priorities are not expected to reduce in any way contribution to the protection and restoration of natural habitats which have suffered harm as a result of development.</i> <p><i>Map being drawn of proposed movement routes.</i></p>
<p>Policy Five: Site for as new cemetery</p>	<p><u>Supporting Comments:</u></p> <p>The Council supports the policy approach to plan for further cemetery provision in the Botley Neighbourhood Area due to the need for new provision in the near future which has already been identified in the adopted Eastleigh Local Plan. This is provided that it is developed in a suitable location (see further comments under Policy Nine which address how cemetery provision wouldn't be suitable on the land east of Kings Copse Avenue and east of Tanhouse Lane site allocation which is designated under Policy BO3 in the adopted Eastleigh Local Plan.</p> <p><u>General Comments:</u></p>	<p><i>tional bullet point added to policy in relation to Environment Agency.</i></p> <p><i>c) Any proposal for provision of a new cemetery will need to evidence, through consultation with the Environment Agency, that there is no danger of pollution of watercourses or groundwater and demonstrate through a risk assessment and site specific data that the base of graves will not be below the water table</i></p>

	<p>A key issue in the Botley Neighbourhood Area is the height of the water table. It is recommended that the policy references this issue and the need for the Environment Agency to be consulted on specific proposals when it comes to the provision of a new cemetery.</p>	
<p>Policy Six: Local Settlement Gaps</p>	<p><u>Objections:</u></p> <p>The policy proposes two additional settlement gaps which would not be in general conformity with Strategic Policy S6, Protection of settlement gaps within the adopted Eastleigh Local Plan.</p> <p>The Council does not consider that the land east of the Policy BO1, Land south of Maddoxford Lane and land east of Crows Nest Lane site allocation should be designated as a gap since there is not considered to be a risk of coalescence between Boorley Green and Curdridge, given the distance between the settlements and the woodland belt along the river valley. In addition, this site extends to the boundary with Winchester district and Winchester City Council have not designated a gap on their side of this boundary.</p> <p>The Council's Countryside gaps background paper (June 2018) also concluded that Land east of Brook Lane should be taken out of the gap as it is not required to maintain the separation of Hedge End and Botley. This is reflected in the adopted Eastleigh Local Plan. There is no change in the Council's position.</p> <p>Therefore, the Council objects to the inclusion of these proposed local settlement gaps due to the fact they would not be in general conformity with Strategic Policy S6, Protection of settlement gaps within the adopted Eastleigh Local Plan or the supporting evidence on settlement gaps.</p>	<p><i>Major changes have been made to the policy wording as well as substantial additional evidence having been added. The Neighbourhood Plan Steering Group believe these changes significantly add to the policy giving it considerably more weight, as well as more closely linking it to the Strategic Policies of the Eastleigh Borough Local Plan with which it is in general conformity. The additional evidence has been compiled using the Eastleigh Local Plan, Eastleigh Borough Settlement Gap Study, Report on Countryside Gaps in South Hampshire (CPRE), and Green Infrastructure Strategy Framework for Gaps (PfSH) as a basis for compiling the additional information presented as evidence.</i></p> <p><i>New wording of Policy 6:</i> Policy Six: Local Settlement Gaps a) <i>Proposals for development within the Local Gap will be acceptable provided:</i></p> <ul style="list-style-type: none"> <i>i. They do not result in an unacceptable reduction in the openness and break between Botley Village and Boorley Green</i> <i>ii. it would not diminish the physical and/or visual separation of Boorley Green, Botley Village or harm Botley Parish landscape setting.</i> <i>iii. it would not compromise the integrity of the Local Gap, either individually or cumulatively with other existing or proposed development.</i> <i>iv. Where they contribute to the conservation and enhancement of the landscape character</i> <p><i>b) The areas identified and marked on the map are:</i></p> <ul style="list-style-type: none"> <i>i. Between Curdridge, Boorley Green and Botley Village (Area 1)</i>

		<p>ii. <i>Between Hedge End and Botley Village (East of Brook Lane) (Area 2)</i> flood risk,</p>
<p>Policy Seven: SLAA-3-20-C Northern parcel Woodhill School</p>	<p><u>Objections:</u></p> <p>Criterion A: The Council objects to the policy approach whereby this would be the first site to be allowed contingent on the infrastructure being in place to support it. This is not a positively prepared approach whereby a brownfield site should be able to come forward in principle at any time for development if it is considered to be suitable, available and achievable.</p> <p>Criterion B: The Council objects to the policy approach whereby development on this site will only be permitted when it is needed, as established by an evidence-based Housing Needs Assessment. This is also not considered to be a positively prepared approach whereby a brownfield site should be able to come forward in principle at any time for development if it is considered to be suitable, available and achievable.</p> <p>Criterion C: The Council objects to the policy approach taken whereby it has not been positively prepared in terms of when the site can be developed. i.e. not until the adopted Eastleigh Local Plan has delivered the full quota of housing currently identified together with the physical infrastructure and services to support the increase in population. The Council strongly recommends that policies are positively prepared with the relevant evidence presenting a clear rationale for the proposed approach.</p> <p>Criterion D: The Council objects to the policy approach relating to the cap of a maximum of 20 dwellings which would not be in general conformity with Strategic Policy S1, Delivering sustainable development within the adopted Eastleigh Local Plan which makes reference to 'optimising density of new development'. Therefore, the proposed approach is not considered to be justified nor positively prepared. The proposed cap on the number of dwellings would also be in conflict with Policy DM23, Residential development in urban areas within the adopted</p>	<p>Policy 7 reworded</p> <p>Policy Seven: SLAA-3-20-C Northern parcel Woodhill School (identified on proposals map 5)</p> <p>a) <i>Proposals for development on this site will be supported subject to the following criteria:</i></p> <p>i. <i>the infrastructure being in place to support it (with reference, in particular, to Policy Ten of this Plan).</i></p> <p>ii. <i>an evidence-based Housing Needs Assessment demonstrating need for development of this site, over and above the strategic development identified in the Eastleigh Borough Local Plan for the Parish.</i></p> <p>iii. <i>no more than 20 dwellings should be developed on this site, unless compelling and credible evidence is presented to support a higher level of development.</i></p> <p>iv. <i>the development meets the housing mix provisions specified in policy xxx and the site-specific conditions listed below.</i></p> <p>v. <i>Taking into account the requirements for affordable housing set out in Local Plan Policy xx, where possible and feasible, delivery of 40% affordable housing on site for end users who satisfy the local connection criteria listed at 144, should be provided, unless there is compelling evidence to demonstrate why this would not be viable.</i></p> <p>b) <i>Supporting evidence demonstrating how site constraints (such as flood risk, biodiversity etc) will be addressed, needs to be included with applications. Development on this site is subject to flood risk sequential testing and if approved, proposals for a strategic flood risk assessment will be required to demonstrate how the site will be safe for the lifetime of the proposed development.</i></p> <p>c) <i>This site is required to deliver an overflow car park for the Botley Community Centre as shown on proposals map 7.</i></p>

<p>Eastleigh Local Plan with regards to minimum densities of 40 dwellings per hectare (criterion 2.c).</p> <p>Criterion D: The Council also objects to the policy approach on the basis that dwelling numbers for the purposes of optimising densities should be expressed as an 'approximate' or 'minimum' amount for making the most effective use of land.</p> <p><u>General Comments:</u></p> <p>The Council will support the development of this previously developed site provided the above objections are fully addressed, any site constraints can be suitably overcome and it is supported by a range of stakeholders that would need to be consulted upon any scheme being proposed.</p> <p>Criterion G: It is noted that the site will be required to deliver 40% affordable housing unless there is compelling evidence to demonstrate why this cannot be viable. Further information is required to justify how this 40% threshold relates to the recommendations of the Aecom Viability Assessment (July 2019) (please also see the Council's response to Policy Fourteen for further information).</p> <p>The higher affordable housing threshold will also need to be subject to viability testing. Whilst this higher affordable housing threshold of 40% is commendable (subject to further justification of the determination of this threshold being provided), the preparation of viability evidence would be a valuable addition to the evidence base to demonstrate the deliverability of the site on this basis.</p> <p>The onus will also be upon an applicant to demonstrate how site constraints such as flood risk (which could potentially require a flood risk sequential test and any subsequent site-specific flood risk assessment), biodiversity (including the incoming biodiversity net gain of 10%) and SuDS will be addressed with any future development of the site. It will be helpful to reference these matters in the policy and/or supporting text.</p>	<p><i>This is in keeping with Policy Thirteen of this Plan.</i></p> <p><i>d) Access to this site and therefore the car park (proposals map 7) will be based on safety audits and will be in one of two places either:</i></p> <ul style="list-style-type: none"> <i>• the current entrance to Woodhill School from Brook Lane as shown on proposals map 5/6, or</i> <i>• directly into the current carpark from the High Street as shown on proposals map 5/6.</i> <p><i>e) Proposals are required to identify how the Grade II listed parts of the site will be incorporated into new development.</i></p> <p><i>f) A proposal for providing flats in the Grade II listed school building will be supported pursuant to historic buildings guidance.</i></p> <p><i>Additional evidence for Policy 7 is also included in Submission copy of Plan which addresses concerns identified by EBC... See Plan itself.</i></p>
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<p>Policy Eight: SLAA-3-21-C Southern parcel Woodhill School</p>	<p><u>Objections:</u></p> <p>Criterion A: The Council objects to the policy approach whereby this would be the first site to be allowed contingent on the infrastructure being in place to support it. This is not a positively prepared approach whereby a brownfield site should be able to come forward in principle at any time for development if it is considered to be suitable, available and achievable.</p> <p>Criterion B: The Council objects to the policy approach whereby development on this site will only be permitted when it is needed, as established by an evidence-based Housing Needs Assessment. This is also not considered to be a positively prepared approach whereby a brownfield site should be able to come forward in principle at any time for development if it is considered to be suitable, available and achievable.</p> <p>Criterion C: The Council objects to the policy approach taken whereby it has not been positively prepared in terms of when the site can be developed. i.e. not until the adopted Eastleigh Local Plan has delivered the full quota of housing currently identified together with the physical infrastructure and services to support the increase in population. The Council strongly recommends that policies are positively prepared with the relevant evidence presenting a clear rationale for the proposed approach.</p> <p>Criterion D: The Council objects to the policy approach relating to the cap of a maximum of 20 dwellings which would not be in general conformity with Strategic Policy S1, Delivering sustainable development within the adopted Eastleigh Local Plan which makes reference to 'optimising density of new development'. Therefore, the proposed approach is not considered to be justified nor positively prepared.</p> <p>Criterion D: The Council also objects to the policy approach on the basis that dwelling numbers for the purposes of optimising densities should be expressed as an 'approximate' or 'minimum' amount for making the most effective use of land.</p>	<p><i>Policy 8 reworded:</i></p> <p>Policy Eight: SLAA-3-21-C Southern parcel Woodhill School (identified on proposals map 6)</p> <p>a) <i>Proposals for development on this site will be supported subject to the following criteria:</i></p> <p>i. <i>the infrastructure being in place to support it (with reference, in particular, to Policy Ten of this Plan).</i></p> <p>ii. <i>an evidence-based Housing Needs Assessment demonstrating need for development of this site, over and above the strategic development identified in the Eastleigh Borough Local Plan for the Parish.</i></p> <p>iii. <i>no more than 20 dwellings should be developed on this site, unless compelling and credible evidence is presented to support a higher level of development.</i></p> <p>iv. <i>the development meets the housing mix provisions specified in policy xxx and the site-specific conditions listed below</i></p> <p>b) <i>Taking into account the requirements for affordable housing set out in Local Plan Policy, where possible and feasible, delivery of 40% affordable housing on site for end users who satisfy the local connection criteria listed at 144, should be provided, unless there is compelling evidence to demonstrate why this would not be viable.</i></p> <p>c) <i>Supporting evidence demonstrating how site constraints (such as flood risk, biodiversity etc) will be addressed, needs to be included with applications. Development on this site is subject to flood risk sequential testing and if approved, proposals for a strategic flood risk assessment will be required to demonstrate how the site will be safe for the lifetime of the proposed development.</i></p> <p>d) <i>Access to this site will be via a new entrance from Brook Lane as shown on proposals map 6.</i></p> <p>e) <i>Proposals are required to identify how safe pedestrian access will be provided linking Botley Bridleway 17 to the</i></p>
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	<p><u>General Comments:</u></p> <p>Criterion F: It is noted that the site will be required to deliver 40% affordable housing unless there is compelling evidence to demonstrate why this would not be viable. Further information is required to justify how this 40% threshold relates to the recommendations of the Aecom Viability Assessment (July 2019) (please also see the Council's response to Policy Fourteen for further information).</p> <p>The higher affordable housing threshold will also need to be subject to viability testing. Whilst this higher affordable housing threshold of 40% is commendable (subject to further justification of the determination of this threshold being provided), the preparation of viability evidence would be a valuable addition to the evidence base to demonstrate the deliverability of the site on this basis.</p> <p>The onus will also be upon an applicant to demonstrate how site constraints such as flood risk (which could potentially require a flood risk sequential test and any subsequent site-specific flood risk assessment), biodiversity (including the incoming biodiversity net gain of 10%) and SuDS will be addressed with any future development of the site. It will be helpful to reference these matters in the policy and/or supporting text. These matters are even more relevant with the southern part of the former Woodhill School site due to its location directly adjacent to Pudbrook Lake, the associated high flood risk and because the site is located outside of the urban edge.</p>	<p><i>Pudbrook Green Route via the southern end of the site.</i></p> <p><i>Additional evidence for Policy 7 is also included in Submission copy of Plan which addresses concerns identified by EBC.... See Plan itself.</i></p>
<p>Policy Nine: Site BO3 (Strategic Allocation)</p>	<p><u>Objections:</u></p> <p>Policy BO3, Land east of Kings Copse Avenue and east of Tanhouse Lane has been found sound by the Local Plan inspector with the Eastleigh Local Plan now adopted. It is considered the other land uses proposed could result in a substantial reduction in the capacity of the site for delivering approximately 120 homes as proposed in Policy BO3. Therefore, the Council objects to the proposed changes to the land uses since they would not be in general conformity with this strategic housing</p>	<p><i>Policy Nine:</i></p> <p><i>There is no objection in the Neighbourhood Plan Policy Nine to the strategic allocation of this site, nor is there any intention to compromise the capacity of this site. Rather the Neighbourhood Plan seeks to achieve a development which meets the needs of the community whilst respecting the strategic allocation. It is therefore in general conformity with the Local Plan, and the additional inclusions in the Neighbourhood Plan are intended to</i></p>

	<p>allocation in the adopted Eastleigh Local Plan and could impact upon the approved development capacity of the site.</p> <p><u>General Comments:</u></p> <p>The higher affordable housing threshold will also need to be subject to viability testing. Whilst this higher affordable housing threshold of 40% is commendable (subject to further justification of the determination of this threshold being provided), the preparation of viability evidence would be a valuable addition to the evidence base to demonstrate the deliverability of this adopted Local Plan site allocation on this basis.</p> <p>Paragraph 69: Should the reference to the ‘Solent Migration Zone’ read as the ‘Solent Mitigation Zone’?</p>	<p><i>add to the sustainability of this site and provide a strategic allocation which is going to help deliver the vision and Objectives of the Botley Neighbourhood Plan.</i></p> <p><i>The evidence provided for Policy 7 / 8 justifies the need for an affordable housing threshold of 40% and the same evidence applies to Policy 9.</i></p> <p><i>Bullet point (b) requires a 40% delivery of affordable housing. It is recognised this may not be viable, and the policy requires any proposals to provide convincing and compelling evidence as to why this might not be the case. This wording is considered sufficient to allow a viability assessment to be put forward should a developer consider it appropriate to do so.</i></p> <p><i>Additional evidence added regarding viability assessment:</i></p> <p><i>85 Where an applicant indicates that they are unable to provide the full affordable housing requirement on viability grounds, they will need to submit a detailed financial appraisal of the proposed development.</i></p> <p><i>86 Any applicant who is not prepared to submit a Development Appraisal for verification via an open book approach will nullify any rationale for lowering the percentage of affordable housing. The presumption will be that without verifiable evidence relating to site specific economics, there is no justification for reducing the s.106 requirements and the scheme will be considered viable and will meet all required planning obligations.</i></p> <p><i>“Migration” altered to read “Mitigation”.</i></p>
<p>Policy Ten: Utilities provision</p>	<p><u>Supporting Comments:</u></p> <p>The Council is supportive of the approach proposed to the provision of utilities infrastructure with new development.</p>	<p><i>Policy 10</i></p> <p><i>Sentence below deleted as suggested:</i></p>

	<p><u>General Comments:</u></p> <p>Criterion B: To consider rephrasing since as currently worded, the last sentence could imply that swales and balancing ponds are not sustainable options. The alternative is to delete this last sentence.</p> <p>Paragraph 88: It is recommended that the wording is changed from ‘<i>Creating better management systems for dealing with sustainable surface water drainage will help to mitigate the impact of flooding</i>’ to ‘<i>Creating sustainable management systems for dealing with surface water drainage will help to mitigate the impact of flooding as well as maintain better water quality</i>’. This change would give greater clarity on the sustainability benefits in dealing with flooding and maintaining better water quality.</p>	<p><i>“This is particularly the case if swales or balancing ponds are proposed.”</i></p> <p><i>Paragraph 88:</i></p> <p><i>Suggested change made.</i></p>
<p>Policy Eleven: Flood mitigation</p>	<p><u>Supporting Comments:</u></p> <p>The Council is supportive of the approach proposed for incorporating flood mitigation with new development.</p> <p><u>General Comments:</u></p> <p>To consider renaming this policy ‘Flood mitigation and water quality’ since the policy isn’t just about flood mitigation whereby it is also appears to be about maintaining a standard of water quality.</p> <p>Paragraph 102: To rephrase ‘geotechnical investigations’ as ‘site investigations’ since these also include hydrological studies.</p>	<p><i>Policy 11:</i></p> <p><i>Change of name of Policy as suggested.</i></p> <p><i>Para 102... suggested changes made.</i></p>
<p>Policy Twelve: Strategic high and intermediate pressure pipelines and high voltage electric cables</p>	<p><u>Supporting Comments:</u></p> <p>The Council is supportive of the approach proposed for complying with safety requirements in relation to strategic pipelines and cables provided that the National Grid has been consulted and presented with the opportunity to comment on this policy and the Neighbourhood Plan in general.</p>	<p><i>Policy 12</i></p> <p><i>Para 109: Sentence now reads:</i></p> <p><i>“Prior to build, applicants will need to seek clear guidance relating to consultation distances around major accident hazard pipelines and cables”.</i></p>

	Paragraph 109 – the supporting text appears to be missing some words at the start of the sentence.	
Policy Thirteen: Parking standards for new residential developments	<p><u>Objections:</u></p> <p>Criterion A: The approach to use the Council’s parking standards as a minimum would need to be justified by supporting evidence. Without this evidence, the Council objects to this proposed policy approach on the basis it would go over and above the Council’s recommended parking standards.</p> <p>Criterion B: There does not appear to be evidence to support the more generous parking standards which includes the provision of 4 parking spaces for 5-bedroom dwellings. The Council also objects to this proposed policy approach since it would be in conflict with the Council’s declaration of a Climate and Environmental Emergency and associated actions for the Council to achieve carbon neutrality across the Borough by 2030.</p> <p><u>Supporting Comments:</u></p> <p>Criterion D: The Council supports the requirement for parking spaces to be constructed out of permeable surfaces to minimise surface water run-off (rather than maximise surface water run-off – see separate comment made below on correcting maximise to minimise surface water run-off).</p> <p><u>General Comments:</u></p> <p>Criterion A: It is recommended that this references ‘...the Eastleigh Borough Council Residential Parking Standards (2009) or future update to the Parking Standards SPD...’. Work is currently ongoing with an update to the Council’s Parking Standards SPD whereby such a reference would help to futureproof the policy.</p> <p>Criterion D: The policy should aim to ‘minimise surface water run-off’. Therefore, it is recommended that ‘maximise’ is replaced with ‘minimise’.</p>	<p><i>Policy 13</i></p> <p><i>The Botley Neighbourhood Plan Steering Committee believe there is justifiable evidence to impose residential standards, and new evidence reflects this position. In addition, the Policy Wording has been reworked to reflect the position taken by the Neighbourhood Plan in relation to climate change.</i></p> <p>Evidence for Policy Thirteen</p> <p>117 <i>Botley is a village location where there is often a need to undertake trips for services, facilities and work by car. In addition, many households include grown-up children who need to travel by car for work and other reasons.</i></p> <p>118 <i>There are high levels of car ownership across Hampshire with 45% of households owning two or more cars or vans (compared to UK as a whole of 31.6% car ownership). Only 9% of households in Eastleigh Borough own no vehicle.</i></p> <p>119 <i>Only 2% of commuting journeys across Hampshire are completed by bus, however, Eastleigh has a particularly high percentage of adults cycling for travel with 6.3% of adults traveling by cycle at least three days per week.</i></p> <p>120 <i>Hampshire County Council Transport Plan for Hampshire indicates that by 2050 there will be an additional 1 – 2 vehicles for every 3 cars currently using the road network (an increase of between 17% and 51% of traffic levels). Whilst this equates to vehicle movements, rather than directly to car ownership, it is evident that an increase in traffic flow of this percentage will significantly impact on the number of vehicles requiring residential parking spaces.</i></p> <p>121 <i>The impact of Covid 19 on the commuting population has been to reduce the usage of public transport and increase the number of homeworkers. The impact to car ownership on this is to have increased the use of cars for longer journeys but less frequently, rather than to decrease the level of car ownership.</i></p>

	<p>Criterion F: Clarity is sought with regards to what is meant by 'storage space above' in garages. Does this mean storage space in the roof space? Does this mean that garages could or should be higher than a normal garage?</p> <p>Criterion G: Clarity is also sought on what is meant by the 'reasonable proximity' reference. The policy or supporting text should provide an example of this (i.e. distance and/or walking time).</p> <p>It is further recommended that the policy includes a cross-reference to opportunities for active travel. It is noted that active travel is referenced in Policy Seventeen: Off-road parking for educational facilities and Policy 18: Community infrastructure but a more general reference in this policy so it covers all types of development would also be helpful.</p> <p>Whilst vehicle parking should form part of the mix, active travel should ideally be prioritised including for locations within proximity to the village centre, The Botley Centre and Boorley Green Community Centre.</p>	<p><i>Evidence shows that post pandemic, workers are happier to make longer commuting trips, but less frequently and using their own transport rather than public transport.</i></p> <p><i>123 Avoiding excessive travel doesn't necessarily mean not using cars, rather it requires a change of the way vehicles are used. As this requires less usage, when the vehicles are not in use, they need to be safely parked where they cause no obstruction to either other road users or delivery vehicles or emergency vehicles.</i></p> <p>Policy Thirteen: Parking standards for new residential developments</p> <p>a) <i>Designated off-street parking</i> <i>New residential development within the Plan area will provide an adequate level of off-street parking for residents. The following minimum standards will apply:</i></p> <ul style="list-style-type: none"> <i>o 1-bed house/flat: 1 off-road car parking space</i> <i>o 2-bed house/flat: 2 off-road car parking spaces</i> <i>o 3-bed house/flat: 2 off-road car parking spaces</i> <i>o 4-bed house/flat: 3 off-road car parking spaces</i> <i>o 5+ bed house/flat: 4 off-road car parking spaces.</i> <p>b) <i>Where communal, unallocated off-street parking is provided for eight or more dwellings, the minimum standard for 2 bedroom dwellings and above may be reduced by one space per four dwellings.</i></p> <p>c) <i>Garages as off-street parking</i> <i>Where garages are to be counted as an off-street parking space the following minimum internal dimensions should apply:</i> <i>Single garage: 3.0 metres wide x 6.0 metres deep</i> <i>Double garage: 5.7 metres wide x 6.0 metres deep</i></p> <p>d) <i>Visitor parking</i> <i>New residential development within Botley will provide adequate designated additional parking for visitors, at a minimum of one space per two dwellings. This can either be off-street or on-</i></p>
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		<p><i>street, subject to the wider guidance set out within this policy. Visitor parking should be marked as such.</i></p> <p><i>e) Roof storage space should be provided where feasibly possible, to encourage use of garage space for vehicle parking.</i></p> <p><i>f) During the planning process for developments in reasonable proximity to the village centre, the Botley Centre or the Boorley Green Community Centre, the provision of public car parking must be explored as well as opportunities for active travel.</i></p> <p><i>Reference to : “Eastleigh Borough Council Residential Parking Standards (2009) or future update to the Parking Standards SPD...” has been removed.</i></p> <p><i>Reference to “active travel” added to point g of policy wording.</i></p> <p><i>The word “roof” has been added to “storage space” above for clarity.</i></p> <p><i>“Reasonable proximity” has been identified as within reasonable walking distance (fifteen minutes) of the village centre.</i></p>
<p>Policy Fourteen: Housing mix and affordable housing</p>	<p><u>General Comments:</u></p> <p>Criterion C: It is recommended that further details on the targets that new development would be expected to achieve in relation to the Part M Building Regulations Standards are included. For example, the adopted Eastleigh Local Plan includes a Part M4(2) standard 80% target for all new dwellings.</p> <p>Criterion H: The policy and or the supporting text should fully justify the proposed 40% affordable housing threshold which would apply to developments of 50 dwellings and above (plus the two site allocations proposed in this Neighbourhood Plan). Further information is required to justify how this 40% threshold relates to the recommendations of the Aecom Viability Assessment (July 2019).</p>	<p><i>Policy fourteen:</i></p> <p><i>Criterion “c” rewritten to say: _</i></p> <p><i>b) A minimum of 80% of all new development is expected to meet higher national access standards as set out in Part M of the building regulations for new build residential development or future equivalent.</i></p> <p><i>Criterion “H” substantial additional evidence relating to requirement for 40% affordable housing added to evidence for policies 7 and 8, some of which has been repeated for Policy fourteen.</i></p> <p><i>In addition, the policy does state that if robust evidence is presented to show why a 40% affordable housing allocation is</i></p>

	<p>The higher 40% affordable housing threshold which would also apply to Policy BO3, Land east of Kings Copse Avenue and east of Tanhouse Lane (and presumably to Policy BO2, Land north east of Winchester Street) will also need to be subject to viability testing. Whilst this higher affordable housing threshold of 40% is commendable (subject to further justification of the determination of this threshold being provided), there is a risk that the development of sites allocated already through the adopted Eastleigh Local Plan with a 35% affordable housing threshold applying could be made unviable and therefore undeliverable if this threshold is introduced without any supporting viability evidence to justify the new higher figure.</p>	<p><i>not viable then this is able to be put forward. The evidence identifies what this would consist of:</i></p> <p><i>142 It is, therefore, required that any developer arguing to reduce the percentage of affordable housing required will need to demonstrate with convincing and credible evidence that the affordable housing obligation required makes the scheme unviable.</i></p> <p><i>143 The evidence will be to provide an ‘open-book’ review of the original viability appraisal for this site and should clearly demonstrate, by reference to the current evidence, that the proposals are no longer viable in the prevailing market conditions.</i></p> <p><i>The serious under delivery of affordable housing over the past ten years means there is a serious lack of affordable housing in the area, this policy seeks to redress the balance and the Steering Committee consider the evidence strong enough to justify this policy and it's proposals.</i></p>
<p>Policy Fifteen: Built form, design and materials</p>	<p><u>General Comments:</u></p> <p>Criterion C, first bullet point: Clarification is sought on what is meant by the term ‘harmonise’.</p> <p>Criterion C, last bullet point: It is strongly recommended that the last bullet point should be accompanied with additional supporting text to state that the approach would allow for inappropriate development such that as within the Botley Conservation Area to be refused. For balance on the interpretation of the policy wording, it is also strongly recommended that further supporting text is added to state that opportunities should be taken to allow for any appropriate development above this height to optimise densities in the interests of positive plan making. This would therefore provide opportunities for improving and optimising the densities of the adopted Eastleigh Local Plan BO2 and BO3 site allocation policies with taller buildings. This balance and clarifying how the policy will be interpreted in the supporting text will be</p>	<p><i>Policy fifteen:</i></p> <p><i>Bullet point c added to:</i></p> <p><i>C In particular the following requirements will apply:</i></p> <ul style="list-style-type: none"> <i>• Developments, extensions and renovations requiring planning permission will generally be expected to harmonise with their immediate surroundings. For clarity this means considering:</i> <ol style="list-style-type: none"> <i>a. Height</i> <i>b. Dimensions</i> <i>c. Light and shadow</i> <i>d. Building materials</i> <p><i>Final bullet point revised to read as follows:</i></p> <ul style="list-style-type: none"> <i>• Development of predominantly 2.5 storeys will be</i>

	<p>important to ensure that a marker is not set for only allowing low rise developments which would restrict the opportunity for permitting well designed flatted developments and higher density schemes.</p> <p>It is recommended that a criterion is added to the policy which references the design of new development being required to accord with the Council's Climate Change Checklist in the interests of maximising the high quality and sustainable design of new development across the Botley Neighbourhood Area.</p> <p>It should be noted that the criterion numbering for this policy is not consistent with that in the Executive Summary and requires correcting. It is also noted that this is the only policy whereby bullet points are used rather than letters for each criterion. It is recommended that all policy criterion numbering is checked across both documents as a general point.</p>	<p><i>permitted and development higher than 2.5 storeys will be appropriate in certain circumstances, where development reflects local distinctiveness, and it can be demonstrated how the building would contribute towards a positive relationship with the surrounding area and maximise density positively. This approach will allow for any inappropriate development to be refused.</i></p>
<p>Policy Sixteen: Renewable energy</p>	<p><u>Supporting Comments:</u></p> <p>The policy approach on renewable energy is supported and will help towards delivering upon the actions in the Council's Climate and Environmental Emergency and Action Plan Update (June 2020).</p> <p><u>General Comments:</u></p> <p>Criterion A: this refers to the overall requirements for development, as set out in Policy Fourteen – should this actually be referencing Policy Fifteen?</p> <p>Criterion E: Whilst we welcome the approach which is supportive of any other alternative solutions for providing renewable energy which could be incorporated in development, we consider that this would sit better under the bullet point list in Criterion C.</p> <p>It would also be beneficial for the policy to include a criterion for renewable energy proposals to be in accordance with the Council's Climate Change Checklist in order to maximise the sustainability related</p>	<p><i>Criterion A: Reference to Policy fourteen amended to Policy Fifteen</i></p> <p><i>Criterion E: As suggested, this has been moved to become a bullet point under criterion C</i></p> <p><i>Additional criterion added as suggested:</i></p> <p><i>e) Renewable energy proposals in new developments must be in accordance with Eastleigh Borough Council's Climate Change Checklist https://www.eastleigh.gov.uk/council/energy-and-climate-change/our-climate-change-strategy</i></p>

	benefits that proposals for renewable energy would bring across the Botley Neighbourhood Area.	
Policy Seventeen: Parking infrastructure for educational facilities	<p><u>General Comments:</u></p> <p>This appears to be a reasonable policy to include provided it is supported by Hampshire County Council who often influence the level of parking provision for education facilities. Proposals would also need to be supported by evidence at the pre-application and planning application stage which clearly demonstrates such a need for an expansion of educational facilities car parking. It is further recommended that the need for such evidence to be provided with planning applications for increased parking is referenced in the policy and/or supporting text.</p> <p>It is also recommended that reference is made in the policy and/or supporting text to how proposals for increased parking for educational facilities should be offset through more sustainable travel modes such as new and improved cycling and walking links across the Botley Neighbourhood Area (with potential links to surrounding areas). More specifically, an additional cross-reference to Policy Four in the policy text could also be a useful addition with regards to the proposals for improving the network of movement routes which would link schools and other key infrastructure and services.</p>	<p><i>Criterion C has been added to read:</i></p> <p><i>c) Notwithstanding the above, the provision of accessibility through ‘active travel’ (non-car) to educational establishments should be the primary focus for development. Therefore, where feasible increased parking for educational facilities should be offset through provision of sustainable travel such as new / improved cycleways, new / improved footpaths and links to key services in accordance with Policy four.</i></p>

<p>Policy Eighteen: Community infrastructure</p>	<p><u>Supporting Comments:</u></p> <p>Third bullet point which follows the first paragraph: The Council supports the approach for retaining and providing new and improved community facilities. It is observed that the policy proposes a stronger approach when compared to Policy DM36, Community, leisure and cultural facilities in the adopted Eastleigh Local Plan whereby new facilities must be made available before the closure of the existing facility.</p> <p>Criterion A, fifth bullet point: The Council supports the approach of Criterion A, particularly the fifth and final bullet point whereby facilities are expected to be accessible through active travel.</p> <p><u>General Comments:</u></p> <p>Criterion A, fifth bullet point: It is recommended that the ‘non-car travel’ wording in brackets is replaced with ‘walking and cycling’.</p>	<p><i>Criterion A: Non-car travel replaced by “walking and cycling.”</i></p>
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