

**Eastleigh Borough Local Plan:  
Proposed Main Modifications Consultation – 09 June – 21 July 2021**

**Part A: Contact Details**

**Name:** Councillor Stephen Wildin

**Organisation:** Botley Neighbourhood Plan Committee

**Email:** stephen.wildin@botley-pc.gov.uk

**Address:** c/o Botley Parish Council, The Botley Centre, High Street, Botley, Southampton  
SO30 2ES

**What are you responding to?**

<b>Document:</b>		<b>Reference:</b>
Main Modification Schedule	YES	MM118
Proposed Policy Map changes	-	
Sustainability Appraisal Addendum	-	
Habitats Regulations Assessment	-	

**Do you support or object?**

Object

**Is the Main Modification legally compliant:**

No

**Is the Main Modification sound:**

No

If you do not consider the Local Plan to be sound, please specify on what grounds (tick all that apply):

<input checked="" type="checkbox"/>	Positively prepared	<input checked="" type="checkbox"/>	Justified
<input checked="" type="checkbox"/>	Effective		Consistent with National Policy

**Response to the Main Modification**

**MM118: Policy BO3, Land east of Kings Copse Avenue and east of Tanhouse Lane**

At the Eastleigh Borough Council Local Plan Examination Matters 13 Hearing, held in January 2020, the Borough Council agreed to increase the proposed dwellings from 70 to 120.

As Chairman I write on behalf of the 'Botley Neighbourhood Planning Committee' who are in full agreement of the following statement made on behalf of our community.

**The Botley Neighbourhood Planning Committee strongly object to the proposed increase in the numbers of housing planned for this site.**

As you are no doubt fully aware the Botley Neighbourhood Plan has representatives from the Parish Council and from residents of Botley.

This site lies on the western edge of Botley and within the boundary of The River Hamble Country Park, where it forms part of The Manor Farm Estate.

The Eastleigh Borough Council SLAA 2016 clearly identified this site as 'Greenfield Land, part of which is located within the MANOR Farm Country Park, with a portion of the site falling within the 'Tanhouse Meadow' SINC.

The Eastleigh Borough Council Local Plan 2001-2011 identified this site as Countryside.

This site has a number of overhead power lines as well as strategic gas and oil pipelines running across the Eastern edge of the site and the Northern edge of the site is in Flood Zones 2/3.

The land lies in the Countryside, under the provisions of saved Local Plan Policy 3.CO and Policy S8 in the Local Plan 2016-2036 submitted for examination.

In the examined Local Plan 2019, this site formed part of the settlement gap between Hedge End and Botley.

As identified above, there is a significant strategic development proposed for Botley on the emerging Eastleigh Borough Council Local Plan and although the level strategic development is significantly high, the community of Botley have embraced it and wish to influence how this happens to ensure it delivers what the community has identified for its vision and objectives.

The site is allocated for housing under the provisions of Policy BO3 of the submitted 2016-2036 Local Plan to provide 70 dwellings.

Whilst allocated in the submitted Local Plan, the Botley Neighbourhood Planning Committee considers the development of the site would erode the essential gap between Hedge End and Botley and instead of being developed the site should be included in the identified Hedge End to Botley Local Gap under the provisions of Policy S8 of the submitted Local Plan.

It is our understanding that at the Local Plan Examination, the Planning Inspector requested clarification as to how much of this proposed site extends into the River Hamble Country Park. As of the date of this submission, Eastleigh Borough Council have yet to respond in the main modifications to the Local Plan and the decision of the Eastleigh Local Plan Examination Inspector is unknown.

We respectfully request that EBC provide full and meaningful responses to the points below:

- What is the justification for the increase in numbers from 70 to 120?
- Where and what is the evidence for this?
- How can this number be justified on a site of only 3.18ha (net) as this creates a high housing density of over 38/ha on a site on the edge of the country park?
- What reasonable alternatives have been put forward?
- How have these reasonable alternatives been assessed?
- Why have these reasonable alternatives been rejected in favour of this site?
- What testing has taken place to consider the impact of these extra 50 houses on the overall site?

- What proposals are included or proposed to take account of the site's position in a Nitrate Sensitive Zone?
- Will the exit onto Kings Copse Avenue make use of a roundabout as everywhere else on that road?
- Where would the site exit/entrance be located?