

HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE

Monday, 15 December 2025

CABINET

Friday, 19 December 2025

ORCHARDS WAY, GATERS MILL AND BOTLEY CONSERVATION AREA APPRAISALS AND MANAGEMENT PROPOSALS SPDS

Report of the Principal Planning Policy Specialist

Recommendation(s)

It is recommended that the Hedge End, West End and Botley Local Area Committee:

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

It is recommended that Cabinet:

- (1) Approves the Orchards Way Conservation Area Appraisal And Management Proposals Supplementary Planning Document for adoption;**
- (2) Approves the Gaters Mill Conservation Area Appraisal and Management Proposals Supplementary Planning Document for adoption;**
- (3) Approves the Botley Conservation Area Appraisal and Management Proposals Supplementary Planning Documents for adoption; and**
- (4) Delegates authority to the Principal Planning Policy Specialist to make minor editing changes to the documents prior to publication.**

Summary

The Orchards Way, Gaters Mill and Botley Conservation Area Appraisals and Management Proposals Supplementary Planning Documents (SPD) provide guidance on new development within these Conservation Areas. These are the final draft versions of

the SPDs which include limited changes following public consultation in February – April 2025.

This report seeks approval of the SPDs by the Hedge End, West End and Botley Local Area Committee and the recommendation that Cabinet adopts the documents as part of the Council’s Local Plan and Policy Framework. The guidance in these documents will be used by Development Management when determining planning applications within these conservation areas.

Statutory Powers

Town and Country Planning Act 1990 (“TCPA 1990”)

Planning and Compulsory Purchase Act 2004 (“PCPA 2004”)

The Town and Country Planning (Local Planning) (England) Regulations 2012 (“the Local Planning Regulations”)

Strategic Implications

1. The decision in this report supports the Eastleigh Borough Local Plan policies S8 and DM12 on the historic environment. The guidance will help meet the objectives in the Council’s Corporate Plan (2023 – 2026) to protect our environment by helping develop local distinctiveness and encourage a sense of local ownership and pride.

Introduction

2. In 11 November 2024, Hedge End, West End and Botley Local Area Committee (HEWEB) approved the Supplementary Planning Documents (SPDs) for public consultation. The Conservation Area Appraisals and Management Proposals SPDs review and update the existing appraisals, including the boundaries, and use this information to put together management proposals for the areas. They will be material considerations in determining planning applications.
3. The Conservation Area Appraisal and Management Plans SPDs include information about the history, boundary and character of the individual areas. They aim to identify those features that contribute to the special character and appearance; consider the boundary and possible extensions of de-designations; and provide guidance to help conserve and enhance the historic character of the Conservation Areas. The Management Proposals include having particular regard to the settings of listed buildings, buildings of local importance, significant trees and landscape features. The SPDs include guidance on features to be retained and how development proposals will be considered.
4. After appraising the Conservation Area and surrounding area, the boundary of the Orchards Way Conservation Area has remained unchanged in the revised

SPD. The Gaters Mill Conservation Area is reduced in size. It now excludes Romill Close and a minor change has been made to follow a property boundary. The boundary of the Botley Conservation Area has also been revised, primarily removing areas previously within the Conservation Area.

Consultation on the draft SPDs

5. The draft documents were subject to six weeks public consultation between 26 February and 11 April 2025. Notification of the consultation was sent out to people on the Local Plan consultation database and who had signed up for email updates. Letters were also sent to addresses within the existing Conservation Areas.
6. A total of 6 responses were received during the public consultation period. These include comments from individuals and statutory agencies.
7. The Consultation Statement published in Appendix 1 provides details of the public consultation and comments received on the consultation draft SPDs. It sets out the main issues raised and the Council's response and resultant changes proposed to the SPDs (with more details in Appendix 2).

Responses received and proposed changes

General changes

8. Following comments received in the consultation, and further consideration by officers including the Council's heritage expert, a number of updates were made. These included text updates to each of the SPDs to refer to current policy guidance including the National Planning Policy Framework, and text and map updates to reflect recent developments.
9. Corrections were made to the maps showing the extent of designated areas for the listed Botley Mill and Gaters Mill Farmhouse. Further changes make the documents clearer and include changes to the formatting, minor text changes and adding captions to photographs of buildings in Botley.

Orchards Way

10. In addition to the general changes detailed above, paragraph 4.9 was redrafted to recognise the significance of non-listed houses that form the estate.

Gaters Mill

11. As noted above, the map showing the Conservation Area boundary and listed buildings was updated to show the correct extent of the listed farmhouse and to follow the property boundary. An updated photograph provided in the consultation was also included and the general changes above were applied.

Botley

12. As noted above, the map showing the Conservation Area Boundary and listed buildings was updated to show the correct extent of the listing for Botley Mill. The maps were also updated to show the Twin Oaks development on Winchester Street (in zone 4) which was not shown on the base maps on the consultation draft document. Other general updates were applied.
13. The appraisal splits the Botley Conservation Area into 8 zones. For clarity, each of the zones now includes specific Management Proposals. The only exception is zone 8 which is wholly within Winchester district. These proposals largely repeat text previously included in a paragraph.
14. A new Management Proposal has been added to support Botley Mill (zone 3). Changes have also been made to reflect progress on the Botley bypass (zones 1 and 4) and locally listed buildings (in zone 6).
15. In response to a comment from Historic England, the text in paragraph 4.80 about the significance of non-listed buildings in zone 3 was amended.
16. Two comments from individuals expressed concerns about the proposal to support the reuse of the Bark Store and adjoining land. This proposal was in the original document and has not been carried forward in this document. No changes are therefore required to address these comments.
17. One comment suggested extending the Conservation Area boundary to the west of zone 7 to include fields between Church Lane and Brook Lane. The boundary has not been changed as this area does not meet the threshold for a Conservation Area designation.
18. Historic England made two further suggestions that are not taken forward. They noted that the existing guidance is a joint document with Winchester City Council and suggested the revised guidance should also be a joint document. Winchester City Council are not currently planning to update the guidance for the Conservation Area within their district and therefore it was not possible to do this. Historic England also suggested adding reference to a Scheduled Monument. This is not included as it is within Winchester district.

Further changes

19. The final draft SPDs (Appendices 3-5) have been prepared for publication. These versions include contents page and photos. This report requests delegated approval to make any minor changes needed to the document before its publication. These changes cover minor factual, presentational or typographical changes that do not materially affect the content of the SPD such as updating images and correcting and updating text.

Next steps

21. Subject to HEWEB approval, the SPDs will be finalised with minor, non-material changes as required. The SPDs will be formally adopted by Cabinet

along with these changes and will be a material planning consideration in determining planning applications.

22. Following the adoption of the SPDs, the Council will publish the final version of the SPDs and an adoption statement as set out in the adopted Statement of Community Involvement (2024). In accordance with the Town and Country Planning (Local Planning)(England) Regulations 2012, any person with sufficient interest in the decision to adopt this SPD may apply to the High Court for permission to apply for judicial review of the decision. Any such application must be made promptly, and in any event not later than 3 months after the date on which the SPDs were adopted.

Financial Implications

23. None related to this report. The work to progress these SPDs to adoption is accounted for in existing budgets.

Risk Assessment

24. There is a risk if the SPDs are not adopted that the Council cannot refuse inappropriate development within the Conservation Areas due to relying on outdated guidance.

Equality and Diversity Implications

25. An Equality Impact Assessment was undertaken on the Local Plan and its proposed modifications. The SPDs provides detailed guidance on a Local Plan policy and have no equality and diversity implications.

Climate Change and Environmental Implications

26. The SPDs will have positive impacts on the environment by helping to conserve and enhance the historic character of the Conservation Areas.

Conclusion

27. The Committee is asked to approve the Orchards Way, Gaters Mill and Botley Conservation Area Appraisals and Management Proposals Supplementary Planning Documents.
28. Subject to this approval, Cabinet is asked to adopt the Orchards Way; Gaters Mill and Botley Conservation Area Appraisal And Management Proposals SPDs.

Dawn Heppell

PRINCIPAL PLANNING OFFICER (LOCAL PLAN)

Date: 5 December 2025
Contact Officer: Dawn Heppell
Tel No:
e-mail: dawn.heppell@eastleigh.gov.uk
Appendices Attached: 5

Appendix 1 Consultation Statement

Appendix 2 Schedule of comments and EBC responses

Appendix 3 Final draft Orchards Way Conservation Area Appraisals and Management Proposals Supplementary Planning Document

Appendix 4 Final draft Gaters Mill Conservation Area Appraisals and Management Proposals Supplementary Planning Document

Appendix 5 Final draft Botley Conservation Area Appraisals and Management Proposals Supplementary Planning Document

Glossary

HEWEB Hedge End, West End and Botley Local Area Committee

SPD Supplementary Planning Documents

LOCAL GOVERNMENT ACT 1972 - SECTION 100D

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

None