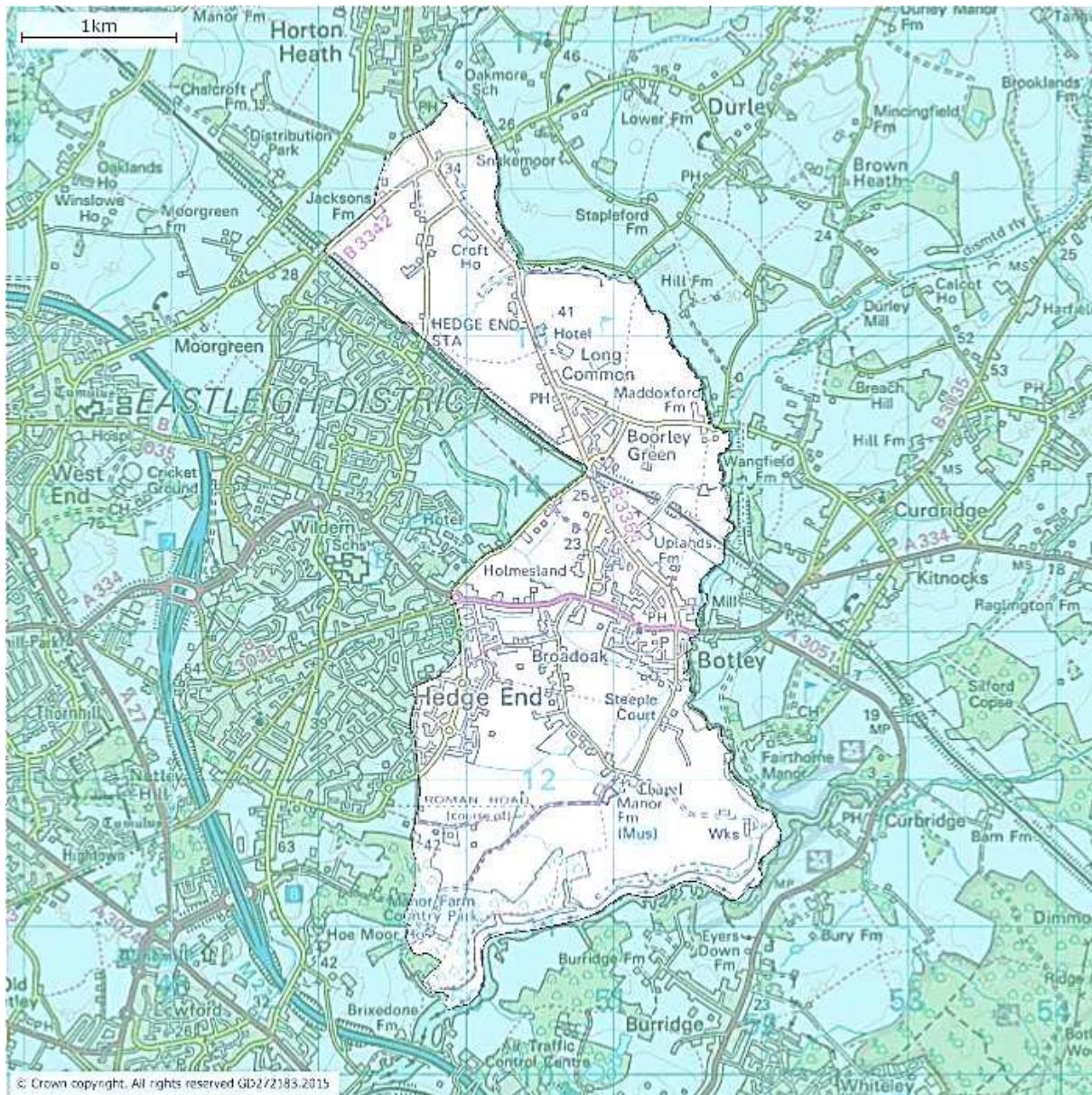


## Housing Paper Appendix

The designated Neighbourhood Plan area is the same as the Botley Civil Parish boundaries



Housing Paper Appendix

Schedule 1

Sites in Botley Parish with completed construction from January 2013 to October 2020. Information based on Eastleigh Borough Council housing completions data and on local knowledge, as EBC data is not available for from 2018 to 2020.

<b>Year</b>	<b>Site Address</b>	<b>Application</b>	<b>Number</b>	<b>Comment</b>
2013	Brooklands, High Street, Botley	F/13/72542	1	Not listed in EBC 5-year Land Supply
2013	Botley Institute, Church Lane, Botley	C/13/72630 L/13/73612 D/13/72667 X/15/72630	2	Not listed in EBC 5-year Land Supply
2013	River Cottage, 2 Hamble Wood Court, Botley	C/13/72065 X/16/78086	1	Not listed in EBC 5-year Land Supply
2013	The Bungalow, Woodhouse Lane, Botley	F/10/66880 F/11/68396 F/11/70119 F/13/71910 F/13/73421	1 (1 net)	Not listed in EBC 5-year Land Supply
2014	65 High Street, Botley	C/14/74099	1	Not listed in EBC 5-year Land Supply
2014	57 Winchester Street, Botley	F/14/75258	1	Not listed in EBC 5-year Land Supply
2014	Garage Court 2 – 12 Mortimer Road and 4 Mortimer Road, Botley	F/14/74088	3	Not listed in EBC 5-year Land Supply
2014	Steeple Court Farm, Church Lane, Botley	U/14/73924 C/14/76254 U/14/73922 D/14/75486	2	Not listed in EBC 5-year Land Supply
2014	Didcot, Winchester Road, Boorley Green	F/14/75578	1	Not listed in EBC 5-year Land Supply
2014	Steeple Court Farm, Church Lane, Botley	C/14/75254	1	Listed in Appendix A of EBC 5-year Land Supply
2015	21 Winchester Street, Botley	C/15/77172 D/15/77169	9 (8 net)	Not listed in EBC 5-year Land Supply
2016	Southbrook Farm, Brook Lane, Botley	U/14/74996 F/16/77854 DC/18/84636	1 (1 net)	Not listed in EBC 5-year Land Supply
2016	Certificate of Lawfulness. Kings Copse Farm, Tanhouse, Lane Botley	U/16/78002	1 (1net)	Not listed in EBC 5-year Land Supply
2016 & 2017	Steeple Court Farm, Church Lane, Botley	D/16/78395 C/16/78396 D/17/80292	5 (3 net)	Listed in Appendix A of EBC 5-year Land Supply

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		C/17/80291 C/17/81137 DC/17/81336 F/17/81052 NC/18/83892		
2016	9 Blossom Close, Botley	F/16/78913 DC/17/81263	1	Not listed in EBC 5-year Land Supply
2017	Lane End House, Snakemore Lane, Botley	F/17/81274 DC/18/84327	1	Listed in Appendix A of EBC 5-year Land Supply
2017	Staddlestone, Marks Farm	F/17/81693 DC/19/85339	1	Listed in Appendix A of EBC 5-year Land Supply
2017 & 2019	Braxells Farm, Winchester Road, Boorley Green (was Land south of Long Garden Cottage)	F/17/80382 DC/18/83327 DC/18/84165 DC/18/84419 F/19/85038 DC/19/86170	14 + 4 (17 net)	Listed in Appendix B of EBC 5-year Land Supply
Total			51 (47 net)	

Net = gain after demolition

Housing Paper Appendix

Schedule 2

Sites in Botley Parish with planning permission granted, under construction or with uncertain construction status.

<b>Year</b>	<b>Site Address</b>	<b>Application</b>	<b>Number</b>	<b>Status</b>
2013 & 2019	Land North and east of Boorley Green, Winchester Road, known as Boorley Park (Botley Park Golf Course)	O/12/71514 R/14/74872 X/15/77083 R/15/77552 R/15/77595 V/16/78708 R/16/79505 R/16/79470 R/16/70490 V/17/79954 DC/17/80902 DC/17/81017 DC/18/84210 DC/18/84444 DC/18/84463 DC/19/84736 DC/19/85046 DC/19/86765 DC/19/86766 DC/19/87092 F/19/86233	1397	Commenced Listed in Appendix B of EBC 5-year Land Supply
2015	Millstream House, Donkey Lane, Botley	C/15/76808	1	Commenced Listed in Appendix A of EBC 5-year Land Supply
2016	Land to the north west of Winchester Road, Boorley Green (Boorley Gardens)	O/15/75953 RM/17/81628 X/18/82986 DC/18/83831 F/18/83837 RM/18/84466 X/19/84943 X/19/85533 RM/19/86658 DC/19/87090 X/20/87593	680	Reserved Matters granted Listed in Appendix B of EBC 5-year Land Supply
2016	Land off Crows Nest Lane, Boorley Green	O/16/78389 RM/18/83875 DC/19/85319 DC/19/85732 DC/19/86185	50	Commenced Reserved Matters granted

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		DC/19/86382 DC/20/87240		Listed in Appendix B of EBC 5-year Land Supply
2016	Land south of Maddoxford Lane, Boorley Green (Also see Schedule 3)	0/16/79600 RM/19/84879	50 (49 net)	Permit Listed in Appendix B of EBC 5-year Land Supply
2018	The Stables Cricket View, Tanhouse Lane, Botley	F/18/83446 DC/18/84146	1 (1 net)	Permit Current construction status unknown Listed in Appendix A of EBC 5-year Land Supply
2019	West View Nursery, Marls Road	F/19/85281 DC/19/86056	1 (1 net)	Permit Commenced
2019	Oakdene, Winchester Road	F/19/85569 DC/19/86816	1 (1 net)	Permit Current construction status unknown
2019	31 Crows Nest Lane	F/19/86047	2 (1 net)	Commenced
2020	The Malt House, Church Lane, Botley Change of use Warehouse to 3 dwellings.	F/20/87233	3	Commenced
2020	1 Holmesland Lane, Botley	F/20/87733	1 (net 1)	Permit Not started
Total			2187 (2185 net)	

Net = gain after demolition

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Schedule 3

Sites in Botley Parish with Resolution to Grant or undetermined planning applications.

2018	Land to the north and east of Winchester Street, Botley (part of Uplands Farm) (EBLP Policy BO2)	O/18/83698	375	Resolution to grant January 2019 Decision notice expected Autumn 2020. Listed in Appendix B of EBC 5-year Land Supply
2019	Land south of Maddoxford Lane, Boorley Green (See also Schedule 2)	F/19/84937	86* (85 net)	Not determined Listed in Appendix B of EBC 5-year Land Supply
2019	Land south of Maddoxford Lane and west of Westfield (part of site for 30 dwellings is EBLP Policy BO1)	F/19/85178	92	Not determined Appeal lodged with Planning Inspectorate Part of site listed in Appendix B of EBC 5-year Land Supply
2019	Land at Oak Cottage, Winchester Road (was Land north of Myrtle Cottage for 22 dwellings, EBLP Policy BO4)	F/19/85604	31 (net 30)	Not determined Appeal lodged for non-determination Also see F/21/89989
2020	22a Winchester Street Botley.	F/20/88398	1 (1 net)	Not determined Does not appear in Appendix A of EBC 5-year Land Supply
2021	Land at Oak Cottage, Winchester Road (was Land north of Myrtle Cottage for 22 dwellings, EBLP Policy BO4)	F/21/89989	25** (net 24)	Not determined Also see F/19/85604
Total			535* (534*** net)	

Net = gain after demolition

\* = only 36 additional dwellings as 50 in the application detailed in Schedule 2

\*\* = not included in total dwelling numbers as already included as 31 (30 net) from original planning application

\*\*\* = the demolition of 1 dwelling is included in the application detailed in Schedule 2 so not deducted from this total

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Schedule 4

Land identified for development in EBLP under Policy S3 with no planning application submitted

BO3	SHLAA-3-12-C	Land east of Kings Copse Avenue and east of Tanhouse Lane	Was initially proposed for 70 dwellings. At EBLP Hearing for Matters 13 in January 2020 EBC agreed to increase from 70 to 120 dwellings
Total			120

Net = gain after demolition

## 1 Executive Summary

### 1.1 Introduction

- a Botley Parish Council in the Eastleigh Borough Council area commissioned from Locality a Housing Needs Assessment (HNA) to inform their emerging Neighbourhood Plan. In consultation with the Neighbourhood Plan group, we developed three research questions (RQs) for the HNA to answer. The RQs serve to direct our research into the key neighbourhood-level issues and provide the structure for the study.

### 1.2 Research Questions

- a **RQ1 What Affordable Housing (social housing, affordable rented, shared ownership, intermediate rented) and other market tenures should be planned for in the housing mix over the Neighbourhood Plan period?**
- b **RQ2 What type (terrace, semi, bungalows, flats and detached) and size (number of habitable rooms) of housing is appropriate for the Plan area over the Neighbourhood Plan period?**
- c **RQ3 What provision should be made for specialist housing for the elderly over the Neighbourhood Plan period?**

### 1.3 Findings of RQ 1: Tenure and Affordability

- a Botley is characterised by a high level of home ownership and a lower proportion of rental tenures. During the intercensal period the number of households outright owning their homes, increased in Botley at a greater rate than that found in Eastleigh and England (where National trends indicate a decline in home ownership levels). The amount of shared ownership in Botley increased at a rate similar to the National level but at a significantly lower rate than the increase at the Borough level.
- b Between 2001-2011, the social rented sector in Botley declined at a rate greater than the National level, contrasting the increase found at the Borough level. Significantly, the rate of change in the private rented sector in Botley increased at double the rate of change at the Borough level and four times the rate of change National level.
- c Houses prices experienced a strong rise in Botley between 2009 and 2018. The median house price increased by 53.6% over the period whilst lower quartile prices experienced a more gradual increase over the period. Semidetached experienced the greatest price growth, whilst flats experienced the lowest price growth.



- d It is evident that household affordability is an issue in the Neighbourhood Plan area, the income required to buy an average priced market home for sale is insufficient for those on median household incomes. The inability of those on median incomes to afford entry-level properties suggests that those on lower quartile incomes will face an even greater struggle to find accommodation. This would suggest that affordable and social rent tenures may be more suitable to support those residents on lower quartile incomes.
- e Our findings suggest there is may be a demand for a much wider mix of tenures to meet the community's housing needs, it is recommended there should be a specific focus on providing (1) social rent and affordable rent; and (2) shared ownership housing options. Although it will also be necessary to explore starter home options as an affordable path to home ownership, this tenure may still be out of reach to those on the lowest incomes in the Neighbourhood Plan area.

#### 1.4 Findings of RQ 2: Type and Size

- a Botley is characterised by larger properties with the majority of dwellings having five rooms or more, reflecting the housing distribution of the Borough as a whole. Botley is shown to have a higher share of very large dwellings (more than 7 rooms) compared to the Borough level, and a lower proportion of smaller sized 'entry-level homes' (dwellings of 1-3 rooms) compared to Eastleigh.
- b The data suggests that Botley has an adequate number of bungalows when compared to the Borough level, although there appears to be an overabundance of larger bungalows and a shortage of smaller one-bedroom bungalows. Reflecting this, the number of one room dwellings in Botley decreased over the census period at a rate significantly higher than the rate experienced at the Borough and National levels. The number of two room dwellings however, fell, contrasting the growth experienced at the Borough and National levels. All other sized dwelling increased in Botley over the census period, again these rates of change were significantly higher than the Borough and National levels.
- c Botley has a relatively older population compared to national and local levels. In terms of the changing age structure, the rate of change in all age groups in Botley has been significantly higher than the rates at both Borough and National levels. Botley has experienced the largest rate of growth in the proportion of residents aged 16-24, five times that experienced at the Borough level. Whilst the population of Botley is relatively older the growth in younger age groups suggests there may be a need to provide for younger families.
- d Overall, Botley has less one-person households compared to the Borough, however, the proportion of one-person households aged 65 and over is greater. Looking at one family households, the proportion of those

aged 65 and over is once again greater in Botley, the proportion of households with no children is also higher. These findings reflect the higher proportion of older people in Botley.

- e Between 2001 and 2011, the number of one person households in Botley increased significantly compared to the Borough level. The proportion of those aged 65 also increased at a greater rate than the Borough level. The number of households with no children more than doubled. That said, the number of households with dependent children also experienced a significant increase, albeit at a lesser rate. This reflects the finding that whilst the population is comparability older there has been a growth in younger age groups.
- f In Botley, one and two bedroom properties are more popular amongst those aged between 16 and 29. Larger properties become more popular for those aged 30 and beyond. The popularity of one and two bedroom properties increases for those aged 55 and over, although there is still a significantly high level occupying larger properties. It's only when we get to the 85 and over age group where the proportion of those living in smaller one and two bedroom properties is greater than those living in larger properties. This may indicate a lack of opportunity and/or reluctance to downsize.
- g To satisfy the requirements of increasingly smaller and older households, but also to enable younger households to remain in the area, it is recommended that around 53% of houses in new developments should be three-bedroom homes, around 14.5% should be two-bedroom homes and around 15.4% should be one-bed homes.

### 1.5 Findings of RQ 3: Specialist Housing

- a There are 167 existing units of specialist housing for older people in Botley, for a 2011 population of 443 people aged 75. Suggesting the actual rate of provision is approximately 380 dwellings per 1000 population aged 75+.
- b Housing Learning & Improvement Network calculations suggest an overall total of 106 specialist dwellings for those who require housing with care. By contrast, the tenure led calculations suggest the number of households falling into potential need for specialist accommodation is therefore 296.
- c Our recommendation would be to treat these targets as a range, with at least 106 specialist dwellings being required to service the needs of elderly people over the Plan period, and the projection of 296 dwellings functioning as an upper, more aspirational target, to be provided if other constraints allow.
- d As this range relates to the total number of specialist dwellings to be provided by the end of the Plan period, the final step is to ensure both the upper and the lower estimates are net rather than gross figures by deducting the current supply of specialist housing for older people in

## Housing Paper Appendix

Botley and thus to determine a net minimum requirement for provision over the Plan period, broken down by tenure.

- e Referring to the minimum target produced by the Housing Learning & Improvement Network based calculation, this means there are an additional (that is net) 274 specialist units (380 – 106) that need to be provided over the Plan period.
- f In addition, given that specialist housing for the elderly costs more to build, it is considered that to assume 35% of all specialist housing for the elderly should comprise Affordable Housing tenures is reasonable and realistic, midway between the tenure led and Housing Learning & Improvement Network projections. This midpoint target should be monitored for viability as it is implemented, with neighbourhood planners seeking a higher proportion where appropriate.
- g Wherever specialist housing need is to be accommodated, partnership working with specialist developers is recommended, so as to introduce a greater degree of choice into the housing options for elderly people who wish to leave their family homes in their old age.
- h Every effort should be made to bring forward specialist housing within Botley, but that if suitable sites or developers are not forthcoming, Botley's need could also be addressed through a hub and spoke model. Hedge End is considered to have potential to accommodate the specialist housing need arising from the Neighbourhood Plan area.

Housing Paper Appendix

Botley Community & Infrastructure Priorities 2019-2024

Project	Location	Priority	Funding required
	Proposal		
	Justification/comment		
<b>Social &amp; Recreational Projects</b>			
B1	Botley Market Hall (Listed Building run by a Charitable Trust)		
	Replacement windows	H	£9000
	Photo-Voltaic panels	M	TBC
	feasibility study required		
	Energy efficient heating	M	TBC
	subject to building survey		
	Clock & Tower renovation	H	£24,000
B2	Entrance to Lovers Lane and Four Acres		
	Upgrade entrance area and signage	M	£11,300
	Footway improvements	M	£7,000
	Upgrade surface. Popular local walking route which requires public footpath signage. Shared project with Hampshire County Council - rights of way		
B3	Kings Copse Avenue corridor and Havendale area		
	Environmental and Community Safety improvements. Safer footpath routes (HCC responsibility)	M	£80,000
	Scope for improving street scene and ensuring safe routes to school recommendations are integrated. Botley Parish Council request a reduction in the speed limit for Kings Copse Avenue to 30mph		
B4(A)	Botley Centre - car park		
	Extend current car park by minimum of 8 spaces, resurface and mark out bays	H	£40,000
	Car parking capacity under considerable pressure due to extensive community use. Park & Stride facility		
B4(B)i	Mortimer Road - car park		

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		Improve aspect to front onto High Street gateway, improve fencing and landscape scheme. Includes dropped curbs	H	£10,000
B4(B)ii	Mortimer Road - toilet block			
		Demolish and create extra car parking spaces	M	£65,000
		Toilet block has been closed for 8/9 years. Shortage of car parking in Botley village and for Botley Recreation Ground. Extra car parking spaces would also be used for Park & Stride at Botley Primary School. Include an electric car charging point.		
B5	Botley Centre All Weather Pitches			
		Surface replacement, anticipated 2020	M	£50,000
		Well used recreational asset with proven programme of community use. BPC has a sinking fund from any surplus income. (money for Botley MUGA resurfacing held by BPC already in earmarked reserve £50K)		Estimated total cost
B6	Sports Pitches			
		Creation of additional junior and/or adult pitches provision. Drainage improvements	M	TBC
		EBC Playing Pitch Strategy reveals a small deficit in junior playing pitches in Hedge End, West End and Botley. Significant constraints at Little Hatts. Possibility of a free-standing goal unit? (pair of goal posts on site - wiremesh kickwall possible option). Grass pitches to be provided at Boorley Park		
B7	Dual use pavilion for cricket and football - Botley Recreation Ground			
		New pavilion/store/lounge/ kitchen and scoreboard.	M	£300,000
		Replacement pavilion will provide year-round benefits. Refer to EBC Playing Pitch Strategy		
B8	Botley Square/Village Centre CCTV system			
		Current partnership with Co-op and traders for local system to monitor square	L	£15,000

Housing Paper Appendix

		Review of crime figures and discussions with local Police to take place on an annual basis to justify system upgrade and/or extension		Local system renewal
B9	Improve informal Youth Provision			
		Youth shelters, designation of areas for young people to meet	H	£32,000
		Enhanced skateboarding, cycling, informal recreation provision	H	£100,000
		Address residential and Parish concerns on diverting youths from nuisance/vandalism. Specific project under consideration is the upgrade of the small skate ramp at the Recreation Ground; built in 2004. (suggest replacement of Chill Outs)		
B10	Restrict access to open spaces/recreation ground/Pudbrook			
		Review and implement measures to prevent travellers / joy riding vehicles. (High quality measures could include heritage style bollards, shin rails and public seating)	H	£50,000
		Police advise ongoing threat of travellers and joy riding throughout southern parishes. Sites include Botley Centre Recreation Ground, Nurseland, Little Hatts, Pudbrook and Cheping Gardens		
B11	Botley Village Centre			
		Maintain attractiveness of Village centre specifically with an upgrade of the street scene in Botley Square Environmental improvements to reduce fear and threat of crime. Measures to reduce air pollution at street level	M	£450,000
		The draft Conservation Area Appraisal states that Botley Square requires refurbishment/upgrade of street furniture and signage. Important visitor and shopping environment. The Square to be reviewed regarding priority areas for refurbishment including damaged footpaths and pavements. Local Plan identifies this area as a local centre		Estimate of total cost. Individual projects to be costed as funding becomes available

Housing Paper Appendix

		and Botley Bypass project will influence proposals		
B12	Rolling programme for local public halls, shops, Mill and amenities			
		Enhance accessibility to public lands, community facilities to comply with best practice.	H	£45,000
		A local priority for both HEWEB and Parish Council. The designated Botley conservation area demands sensitive upgrades in accessibility to shops and public building		
B13	Mortimer Road/High Street corner			
		Enhanced landscape scheme in consultation with residents, for example heritage style railings, shrub beds, boxed hedging	M	£16,000
		Improved visual amenity to achieve excellent standard as per opposite corner		
<b>Open Space</b>				
B14	Pudbrook open space with potential Western link to Brook Lane			
		Develop footpath routes up to Lovers Lane.	H	£20,000
		Land devolved to Botley PC Spring 2011		
		Interpretive panels/new signage/kissing gates and new footpath required due to erosion by nearby stream	H	£18,000
		Enlarged pond	H	£3,500
		Link to Brook Lane and secure open space.	H	£12,000
B15	Holmesland area and Maffey Court			
		Improve and fence open space areas	H	£12,000
		Reduce nuisance/increase child safety		
B16	Botley Recreation Ground			
		Informal wooden play trail	M	£9,000
		Fully refurbish play area 2027	M	£60,000
		Support to Parish Council to maintain 'Green Flag' status. Signage, seating, bins and amenity provision required on a rolling basis		
B17	Ferndale, Marls Road, Crusader Road and Havendale Open Spaces			

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		Improve land scaping and upgrade key routes to school with planting and seating	M	£40,000
		£10,000 per site		
B18	Holmesland Open Spaces			
		Improve landscaping, upgrade key routes, improve fencing and /pathways	M	£18,000
B19	Little Hatts Recreation Ground			
		Upgrade youth zone/football unit with new youth shelter.	H	£31,000
		Renew play area and picnic area with seating and signage.	H	£75,000
		Footpath extensions with bridge and kissing gates to River Hamble Country Park.	H	£40,000
		Freehold transferred in 2011. Owned and managed by Botley PC. Scope for further enhancement /Green Flag status by expanding wildflower areas/walks and signage. Refer footpaths extensions bridging to River Hamble Country Park and existing bridleway network to Local Plan. (NB No public footpaths to/from Little Hatts - HCC)		
B20	Ravenscroft Way			
		Public seating	M	£1,000
		Local request and supported by the Parish Council		
B21	Parish noticeboards			
		Upgrade and increase supply	M	£600
		Mainly for the Village centre but also within the new Boorley Park development		per board
B22	Allotment sites in Botley			
		Allotments oversubscribed infrastructure to include irrigation, paths and fence and community hut/WC. (Bull Close extension not possible)	M	£80,000 plus land
		Improve security - replace boundary fencing and gates and locks at Bull Close.	M	£15,000
		Excellent partnership forged between Botley Parish Council and Allotment Association. Local Plan		



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B23	Cemetery			
		Cemetery extension required. Capacity circa 180 + cremation plots to be clarified reflecting population growth	H	To be costed
		Estimated capacity for 100 years. No burial space available since 2010. To include additional space for cremation plots. Explore further opportunities for green burials. Local Plan or dependent on development		
B24	Boorley Park Section 106 projects			
		Community Centre, Sports Pavilion, MUGA, Allotments, Play Area, Open Space and Pitches	H	As per agreement
		Part of S106 Agreement. Reserved matters agreed for the Pavilion and pitches. Funding of fixtures and fittings to be determined. Fitting out and enhancement projects		
B25	Botley Mills			
		Support preservation and exploit potential of the Mills as an employment and trading hub with a pedestrian link to Village centre	H/M	To be costed
		Botley Mills has the potential to make a significant contribution to the social and economic vitality of Botley. Preservation of the Mills will contribute towards both employment and environmental enhancements		Commercial partnership essential
B26	Development north of Winchester Street			
		a) off-site transport proposals b) Open Space & Play Areas c) Allotments. d) Pedestrian & cycle links e) Employment uses on site f) Green infrastructure g) Botley to Bishops Waltham Bridleway Trail	H	To be costed
		HCC land ownership. Section 106 under negotiation		
B27	Car parking around the Square			
		Conduct a feasibility study into the future design of car parking provision in the Square	H	To be costed

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		Dependent on Botley Bypass as this project would require the narrowing of the High Street.		
B28	Mini Bus Garage			
		To provide a site and construction of a garage for the Neighbour Care Mini-bus	H	To be costed
		Mini-bus has potential as an important local asset. Currently run by volunteers.		
B29	Footbridge over railway line between Deer Park and Boorley Gardens		H	To be costed
		To provide safe pedestrian access between the two developments particularly important for children attending the new Deer Park School		
B30	Boorley Gardens			
		Play area, Community building, Allotments and Railway station car park	H	To be costed
		Reserved matters under discussion		