

	HOUSING PAPER			
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1.0	Introduction
1.1	This Paper forms part of the Evidence Base of the Botley Neighbourhood Plan that, when made, will form part of the statutory Local Development Plan for the area.
1.2	The purpose of this Paper is to: <ul style="list-style-type: none"> a assess and provide an analysis of the provision and delivery of housing in the Botley Neighbourhood Plan area over recent years; b establish the quantum of housing that the Botley Neighbourhood Plan area has absorbed and its impact on the provision of physical and social infrastructure, and; c look forward and assess the capacity of the area to accommodate additional housing, as part of the Local Development Plan for Eastleigh Borough, in the period between 2016 and 2036.
1.3	It is relevant to note that the emerging Eastleigh Borough Local Plan 2016-2036 was submitted to the Secretary of State, for Examination, on 31 October 2018. Alongside the draft Local Plan a library of documents were submitted. These documents form the evidence-base supporting the Plan. The documents are accessible on the Council's website, and will be referred to in this Paper, where relevant, using the Eastleigh Borough Council document reference number. It is expected that the Examination of the Plan will take place in the towards the end of 2019, with adoption in early to mid-2020.
1.4	In carrying out its assessment for this Paper the Parish Council has had regard to the impact of recent housing in the area, particularly in the historic village of Botley, and to the potential impacts of additional housing on the whole Botley Neighbourhood Plan area.
1.5	This Paper looks at the various constraints and opportunities in the Botley Neighbourhood Plan area and assesses the policies and proposals of the emerging Eastleigh Borough Local plan 2016-2036, and the framework these provide for the preparation of the Botley Neighbourhood Plan.
1.6	This Paper has had regard to Eastleigh Borough Council's Objectively Assessed Needs Background Paper (HOU004) and the Council's Strategic Land Availability Assessment 2017 (HOU010a) and Appendix for Botley site assessments (HOU010d). In addition, Botley Parish Council has undertaken its own assessment of sites with planning permission, built or under construction

	<p>in the period from January 2013 to July 2019, in order to obtain an understanding of recent housing developments in the area.</p> <p>https://www.eastleigh.gov.uk/media/3393/final-objectively-assessed-needs-background-paper.pdf</p> <p>https://www.eastleigh.gov.uk/media/3426/slaa-report.pdf</p> <p>https://www.eastleigh.gov.uk/media/3429/slaa-sites-3-botley-2016-slaa.pdf</p>
1.7	<p>This Paper then considers the proposed sites in the submitted Eastleigh Borough Local Plan 2016-2036, and the implications for the Botley Neighbourhood Plan, small sites and windfalls, and seeks to assess the physical and social infrastructure needs that may arise from future housing developments.</p>
2.0	Botley context
2.1	<p>Botley Parish is located in the easternmost part of Eastleigh Borough and includes the settlements of Botley Village, Boorley Green, Long Common and part of the settlement of Hedge End, which is referred to locally as Western Botley. To the north, the Parish extends as far as Horton Heath. The eastern extent of the Parish is bounded by the Hamble River. To the west, the Parish extends to and includes parts of Hedge End (a major residential neighbourhood, with extensive commercial and retail areas). To the south, the Parish extends almost as far south as the M27 motorway.</p>
2.2	<p>The Parish is essentially rural in character, with the historic village of Botley at its centre.</p>
2.3	<p>There has been a settlement at Botley since at least the 10th century. The Domesday Survey states that Botley had been held by Cheping, a Saxon nobleman, until he was dispossessed at the time of the Norman Conquest by Ralph de Mortimer. One of his descendants took the name John de Botele. Thomas, a descendant of John, granted the whole estate of Botley to the Bishop of Winchester under trust for the endowment of the Chapel of St Elizabeth of Winchester College in 1304 and it remained in the possession of the College until the dissolution of the Monasteries in 1536.</p>
2.4	<p>At the Dissolution, the manor of Botley was given by Henry VIII to Thomas Wriothesley, Earl of Southampton. It remained in the family through four generations until the last, Richard, died in 1667. The manor passed to his</p>

	daughter, Elizabeth and then to the Duke of Portland. The manor was sold to the Reverend Richard Eyre in 1775, and then to James Warner in 1833.
2.5	The early village of Botley began to develop on the route of the Roman road from Portchester to Bitterne to the south of the present day Village. A Saxon Church was built, the chancel of which remains today and is now part of the Hamble River Country Park.
2.6	A mill has existed on its present site since Saxon times. Botley Mills was in the ownership of the Lords of the Manor until it was purchased by William and James Clarke in 1838. Ownership passed to the Botley Flour Milling Company in 1921 and in 1928 was sold to the Appleby family and remains in their ownership today. Milling ceased in 1993 and the today the Mills are a Craft and Business centre.
2.7	There are a number of significant buildings in the Village built in the 16 th to 19 th centuries including the Market Hall built by James Warner, the Corn Market, Steeple Court an Elizabethan manor house, Manor Farm, the Catherine Wheel on the corner of Church Lane, the jettied house on Winchester Street, All Saints Church (built in 1836) and the Church of England Primary School built in 1885.
2.8	In the 19 th century Botley was an important strawberry growing area, utilising the railway for easy access to markets. After World War II competition from Europe started to bring an end to commercial strawberry growing at Botley.
2.9	The centre of the Village and Botley Mills lie within a designated Conservation Area, which contains many Listed Buildings.
2.10	Botley has a very rich history with a strong heritage and unique character. It should be protected from excessive development, which could irreversibly harm its character.
3.0	Development constraints
3.1	Botley Village centre and Boorley Green are likely to be the focus of most new development in the Parish in the period 2016-2036. The area has a number of significant constraints, which affect the area's ability to accommodate and integrate additional development.

3.2	Botley Village			
3.3	Abutting the eastern edge of Botley Village is the River Hamble, which delineates the eastern boundary of the Parish. Close to the centre of the Village, there is limited scope for additional development.			
3.4	Further to the north east, the B3354, Winchester Street, leaves the Village in a northerly direction. Between the road and the railway line lies an area of open countryside. The railway line forms a defensible barrier. This land is identified as Site 3-8-C in the 2017 SHLAA and is allocated for housing under the provisions of Policy BO2, that is Uplands Farm, in the submitted Eastleigh Borough Local Plan 2016-2036. Eastleigh Borough Council passed a resolution to grant outline planning permission for this site on 28 January 2019 (reference O/18/83698).			
3.5	To the south of the Village, between Brook Lane in the west and Church Lane in the east, lies an area of open countryside. The northern part of this area is traversed by Pudbrook Lake and will have flood risk constraints. The easternmost area contains 2 lakes and associated watercourse, which also will have flood risk implications.			
3.6	The land between Brook Lane and Church Lane is in the open countryside and part of it abuts the Botley Conservation Area. Development here would be difficult to integrate with the existing built-form and has poor access.			
3.7	Crucially, the land between Brook Lane and Church Lane forms an important part of the local gap between the Village and the eastern edge of Hedge End.			
3.8	To the south east of the Village, that is east of Church Lane, lies an area of open countryside. The land is elevated and extends eastwards towards the River Hamble. The land is detached from the built form of the Village and access is poor.			
3.9	The land to the east of Church Lane lies in the Botley Conservation Area and there are several wildlife designations that apply to the land. Flood Risk is also an issue in this area.			

3.10	To the west of the Village, south of the A334, High Street and Broad Oak, lies an area of open countryside, which forms a crucial role as part of the Local Gap between Botley and Hedge End.
3.11	Development to the west of the Village would seriously diminish the important Local Gap between the settlements and, therefore, erode the separation of the settlements and undermine the unique identity, heritage, character and appearance of Botley.
3.12	Extensive parts of the gap have been identified in the SHLAA as potential housing sites, both as eastern extensions to Hedge End and on land forming part of the western edge of Botley.
3.13	To the west of the Village, north of the A334, High Street and Broad Oak, lies an area of open countryside, which forms a vital part of the Local Gap between the Botley and Hedge End. Like its southern counterpart, development in this area would seriously diminish the essential Local Gap between the settlements, erode the separation of the settlements and undermine the unique identity, heritage, character and appearance of Botley.
3.14	Further, the westernmost part of this land, that is north west of Woodhouse Lane, was identified in Policy HE1 of the abandoned Eastleigh Borough Local Plan 2011-2029, as an extension to Hedge End to provide up to 800 dwellings. However, part of the site will now be used to accommodate a new secondary school with playing fields. This site is allocated to provide 605 dwellings plus the secondary school, under the provisions of submitted local plan Policy HE1. Eastleigh Borough Council resolved to grant outline planning permission for this development on 28 January 2019. The Parish Council has always supported the Deer Park School element of the scheme, which is located in Hedge End.
3.15	In the centre of the Village the High Street is the heart of the community and contains many historic buildings, is of a high quality of character and appearance and defines the unique quality of Botley, with its many local shops and facilities. The capacity of the Village centre to accommodate new development is extremely limited.
3.16	The High Street and Broad Oak suffer from excessively high levels of traffic and congestion, which in turn has an adverse effect on air quality. The area is designated as an Air Quality Management Area (AQMA). AQMA reference 1680, Eastleigh AQMA Number 4 (High Street, Botley), the designated area incorporates the A334 from the Parish boundary east of the junction with the

	B3354, Winchester Street, to its junction with Woodhouse Lane incorporating Broad Oak and a 5m corridor either side of it, and area of 2.7 hectares. At present data from the number 2 diffusion tube, sited in the High Street, seem to indicate, that currently, levels have been within the permitted range but have been noticeably high in previous years.
3.17	Boorley Green
3.18	Boorley Green lies approximately 0.6 km north of Botley Village on the B3354, Winchester Road, and formerly comprised a broadly triangular area of residential development between Winchester Road in the west, Maddoxford Lane in the north and Crows Nest Lane in the east, together with the Botley Park Hotel and Country Club and associated Golf Course immediately to the north. The Golf Course, was granted outline planning permission in 2013 for 1,400 dwellings, where construction has already started, and this area is known as Boorley Park. In addition, planning permission was granted on appeal for 680 dwellings on land to the west of Winchester Road, opposite the Golf Club housing development, and this area is known as Boorley Gardens, 14 dwellings, now increased to 18 dwellings, on land south of Long Garden Cottage, plus a further 50 dwellings at Crows Nest Lane and 50 on Land South of Maddoxford Lane.
3.19	To the west of Winchester Road lies Longlands Farm, which is bounded in the south west by the railway line.
3.20	To the east of Boorley Green lies Oak Ridge Farm and its associated open agricultural land.
3.21	Boorley Green was, in essence, a small residential enclave set in a rural area and surrounded by farmland and the Golf Course. The ongoing development here is visually prominent and is an incursion into open countryside. Part of this area is fairly remote from the local services and facilities in Botley Village and some residents may choose to obtain services from Horton Heath and Fair Oak to the north west rather than Botley Village to the south east.
3.22	Parish wide
3.23	The Parish has constraints relating to both surface water and foul water drainage systems, which limit the capacity of the area to accommodate significant new development.

3.24	The Parish, especially Botley Village, suffers from high levels of extraneous traffic using the area as a rat-run. This will be exacerbated by the planned new development at Whiteley to the south, which is about 3,500 additional dwellings).
4.0	Objectively Assessed Housing Need
4.1	The starting point is to note that a large number of documents have been published over recent years in respect of the calculation of Eastleigh Borough's Objectively Assessed Housing Need, by both the Partnership for South Hampshire and Eastleigh Borough Council, in the context of the previously emerging local plan 2011-2029, which failed at the Examination stage, in respect of which no further work has been undertaken, and in the context of the current submitted local plan covering the period 2016-2036.
4.2	The most appropriate place to start, in the context of the preparation of the Botley Neighbourhood Plan, is the official Evidence Base of the 2016-2036 submitted Local Plan. These are the documents supporting the draft Local Plan, submitted by Eastleigh Borough Council, to justify its Local Plan policies and proposals.
4.3	In April 2016, the Partnership for Urban South Hampshire published its Objectively Assessed Housing Need Update Report (HOU003). This was, in effect, an update of the 2014 PUSH Strategic Housing Market Assessment (HOU002a) and Appendices (HOU002b). https://www.eastleigh.gov.uk/media/3398/push-housing-need-update-2016.pdf https://www.eastleigh.gov.uk/media/3400/push-shma-feb-14.pdf https://www.eastleigh.gov.uk/media/3399/push-shma-apps-feb-14.pdf
4.4	In summary, this Report indicated that the Borough's full Objectively Assessed Need would be 580 dwellings per annum.
4.5	In relation to Affordable Housing need, this Report found a range of between 562, at a 25% affordability threshold in Table 45, to 282, at a 40% affordability threshold in Table 48.
4.6	In summary the Partnership for Urban South Hampshire Objectively Assessed Housing Need Update Report concluded, in paragraph 6.43, that 30-35% income threshold would be appropriate, giving an Affordable Housing need

	range of 360-453 dwellings per annum, which is 66-83% of the total Objectively Assessed Housing Need of 546 dwellings per annum). This underlines further the upward pressure on the Objectively Assessed Housing Need arising from the severe need for Affordable Housing in the Borough.
4.7	In June 2018, Eastleigh Borough Council published its Objectively Assessed Needs Background Paper (HOU004). The majority of this document is an extract from the Proof of Evidence, prepared on behalf of the Council in respect of an Appeal into the refusal of planning permission for 200 dwellings at Bubb Lane (O/15/77112 and APP/W1715/16/3153928).
4.8	The purpose of extracting the information from the Proof of Evidence is that it provides the evidence behind the Council agreeing to increase its Objectively Assessed Housing Need figure from 580 to 630 dwellings per annum.
4.9	The Proof of Evidence extract explains in paragraph 2.99 that the 2014-based Household Projections point to a housing need of 511 dwellings per annum in Eastleigh Borough. However, taking into account the 2015 Mid-Year Population Estimates this would fall to 490 dwellings per annum. Further, modelling an upward adjustment to household formation rates amongst those aged 25-44, having regard to the trends shown in the 2008-based Household Projections the need increases to 527-548 dwellings per annum.
4.10	However, the evidence from market signals and Affordable Housing need would justify upwards adjustment from the demographic need.
4.11	The Proof of Evidence extracts explain that the evidence suggests that to increase the market housing to meet all of the identifiable Affordable Housing need would require at least a doubling in overall housing provision relative to the demographic provision. It is relevant to note that the previous Local Plan Inspector found that this would not be a realistic option.
4.12	Similarly, the Inspector at the 2016 Hedge End North Inquiry in 2016 found that: <i>in practice it is highly unlikely that the full Affordable Housing requirement could ever be met under current policy.</i>
4.13	The previous Local Plan Inspector set out that a 10% adjustment would be compatible with the modest pressure of market signals in the Borough. The 2016 Hedge End North Inquiry Inspector concluded that a 10% adjustment for market signals plus a further 10% adjustment for Affordable Housing, as

	advocated by the appellants, was too high and that a smaller adjustment should be made on top of that for household formation rates.
4.14	The Proof of Evidence extract states: <i>I conclude that a 15% adjustment would be warranted, and later: and the significant under-delivery since 2011 which is already captured in the five-year land supply calculation. Applied to the demographic need for 527-548 dwellings per annum, this gives an Objectively Assessed Housing Need of 610-630 dwellings per annum (rounded to the nearest 10).</i>
4.15	The Proof of Evidence concluded that: <i>Taking the higher end of the range, an Objectively Assessed Housing Need of 630 dwellings per annum would represent a substantial 37% increase on net completions in the Borough between 1996-2011, and a 47% increase on those 1997-2017, and would thus significantly boost housing both market and Affordable Housing supply. Taking a positive view, I consider that the latest evidence continues to support the interim requirement figure of 630 dwellings per annum.</i>
4.16	The Proof of Evidence concluded that: <i>Taking the higher end of the range, an Objectively Assessed Housing Need of 630 dwellings per annum would represent a substantial 37% increase on net completions in the Borough between 1996-2011, and a 47% increase on those 1997-2017, and would thus significantly boost housing both market and Affordable Housing supply. Taking a positive view, I consider that the latest evidence continues to support the interim requirement figure of 630 dwellings per annum.</i>
4.17	Paragraph 1.2 of Eastleigh Borough Council's Five Year Housing Land Supply Position Statement (March 2018) (HOU014) states that on 14 July 2016 the Council's Cabinet resolved to use a new interim target of 630 dwellings per annum, as its Objectively Assessed Housing Need, taking into account the latest evidence on housing need and the findings from the Bubb Lane Appeal. Further, the Appeal Inspector looking at the land west of Boorley Green found this to be a reasonable judgement on the evidence. https://www.eastleigh.gov.uk/media/2874/five-year-housing-land-supply-position_1st-january-2018-base_final.pdf
4.18	Paragraph 1.2 of Eastleigh Borough Council's Five-Year Housing Land Supply Position Statement concludes: <i>This represents the Borough's Objectively Assessed Housing Need based on the information currently available.</i>

4.19	<p>However, paragraph 1.2 of Eastleigh Borough Council's Local Plan Housing Land Supply Position (October 2017) (HOU015) which seeks to predict the five-year housing land position on adoption of the new Local Plan, states: <i>Eastleigh Borough Council resolved on 20 July 2017 to publish the draft Eastleigh Local Plan 2011 to 2036, which includes a housing target for the residual plan period (2016-2036) of 14,576 dwellings (729 dwellings per annum). This housing target seeks to address the shortfall from 2011 to 2016 over the Plan Period.</i></p> <p>https://www.eastleigh.gov.uk/media/3469/five-year-land-supply-at-adoption.pdf</p>
4.20	<p>Further, paragraph 1.3 of Eastleigh Borough Council's Five Year Housing Land Supply Position Statement (March 2018) (HOU014) explains that the housing requirement in the draft Local Plan 2016-2036 of 729 dwellings per annum reflects a 'policy-on' position whereby a proportion of unmet housing need from the wider Housing Market Area is accounted for. Whilst this figure is not used for the five-year supply calculation, because at the time, in March 2018, some elements of the evidence base needed completion, together with the Sustainability Assessment and Habitats Regulation Assessment, it is used for the basis of the Local Plan and will be tested through the Examination of the Plan.</p>
4.21	<p>Whilst the five-year land supply in Eastleigh Borough Council's Five Year Housing Land Supply Position Statement (March 2018) stands at just 5.52 years, against the 630 dwellings per annum figure, the predicted five year supply figure on adoption of the Local Plan, as set out in Eastleigh Borough Council's Local Plan Housing Land Supply Position (October 2017), indicates a 7.8 year supply.</p>
4.22	<p>Submitted Local Plan Policy S2 Approach to New Development, makes provision for at least 14,580 new dwellings between 2016 and 2036, requiring 729 dwellings per annum.</p>
4.23	<p>The submitted Local Plan, although yet to be subject to Examination, provides the most up-to-date indication of the Objectively Assessed Housing Need for the Borough, and is taken as the starting point for the preparation of the Botley Neighbourhood Plan, in accordance with the guidance at NPPF paragraphs 60 and 65.</p>
4.24	<p>Beyond the sites allocated under the provisions of draft Local Plan Strategic Policy S3, Location of New Housing S2d (Boorley Green and Botley 1,400 dwellings), plus draft Policies BO1 to BO4, totalling a further 497 dwellings, the</p>

	submitted Local Plan contains no other specific provisions for new housing development in Botley Parish.
4.25	It is noted, having regard to NPPF paragraph 65, that Eastleigh Borough Council, as part of establishing a housing requirement figure for its whole area, has not set out a housing requirement figure for the Botley Neighbourhood Plan area.
4.26	It is important to acknowledge that the above allocations total some 2,197 additional dwellings in a Parish which currently comprises of approximately 2,200 dwellings, almost a doubling of size, in the next 20 years.
5.0	The Strategic Housing Land Availability Assessment
5.1	Introduction
5.2	The most recent version of Eastleigh Borough Council's Strategic Housing Land Availability Assessment (SHLAA) (HOU010a) was published in May 2017. The SHLAA forms an important part of the Evidence Base of the submitted 2016-2036 Eastleigh Borough Local Plan.
5.3	The SHLAA seeks to identify the broad capacity of the existing urban areas and new greenfield sites in the Borough and their ability to accommodate future development.
5.4	The SHLAA has evolved since its first iteration in 2008/9. The identification of sites in the SHLAA does not imply that a site will be allocated for development, or that planning permission will be forthcoming.
5.5	This Paper focuses on the sites identified in the SHLAA at and surrounding Botley Village and Boorley Green, and those sites immediately abutting the eastern edge of Hedge End.
5.6	Therefore, this Paper considers the Botley Site Assessments set out in Appendix to the SHLAA (HOU010d) together with the Botley Map of identified sites.

5.7	The Botley site assessments		
5.8	a	<p>SHLAA-3-1-U: Woodhouse Lane and Grange Road. This site lies on the eastern edge of Hedge End in Broad Oak yet is within Botley Parish. The site lies in the Local Gap between Hedge End and Botley, as proposed in Policy S8 of the submitted 2016-2036 Local Plan. Therefore, the development of this site for built form would be in conflict with a policy that is likely to form part of the statutory Local Development Plan in 2020. The site comprises open storage, commercial buildings and a petrol station.</p>	
	b	<p>It is the Parish Council's view that this site should not be redeveloped for housing and should remain only for employment use and at the current intensity of use.</p>	
5.9	a	<p>SHLAA-3-2-U: High Street, Botley. This site is located to the immediate south of Botley High Street. The site is irregular in shape, set partly with the Conservation Area and lies within the setting of Listed Buildings. The site comprises of public and private car parking and a commercial building. The site has poor vehicular access.</p>	
	b	<p>These constraints would be difficult to overcome, and development here would require the relocation of the existing uses and the loss of car parking and employment, which is essential to the future security of the retail and hospitality providers around The Square. Any development here would have to be small-scale and very sensitively designed in order not to have adverse impacts on the Conservation Area, the setting of the Listed Buildings and the High Street.</p>	
	c	<p>The Parish Council does not support this site for housing development.</p>	
5.10	a	<p>SHLAA-3-4-C: Land north of Hedge End. This site lies to the north of Hedge End and has a frontage onto the B3354, Winchester Road. The site lies in the open countryside and essentially in the Local Gap between Botley and Boorley Green, as proposed in Policy S8 of the submitted 2016-2036 Local Plan. Therefore, the development of this site for built form would be in conflict with a policy that is likely to form part of the statutory Local Development Plan by 2020.</p>	
	b	<p>The land to the south of this site, annotated in the SHLAA as site 3-37-C, has been granted planning permission on appeal for 680 dwellings. The existence of this permission raises the level of importance of the role site 3-4-C plays in the Local Gap between Boorley Green and Horton Heath. Also, development here would have adverse impacts on the landscape and the highway infrastructure, particularly Winchester Road.</p>	
	c	<p>The Parish Council does not support this site for housing development.</p>	

5.11	a	<p>SHLAA 3-7-C: Land between Maddoxford Land and Crows Nest Lane. The site lies to the south of the major residential development of about 1400 dwellings under construction on the Botley Golf Course site. Planning permission has been granted for 50 dwellings (O/16/78389) and the Reserved Matters application (RM/18/83875) is awaiting decision. Strategic high-pressure pipelines to the east and south. Local Gap status removed 2017. The site appears as a commitment in Policy DM24 of the submitted 2016-2036 Local Plan providing 50 dwellings.</p>
	b	<p>This development is immediately to the east of the development on SHLAA 3-39-C (see 5.37).</p>
	c	<p>The Parish Council had concerns about this development and it will be important that all the planning conditions laid down are met in full.</p>
5.12	a	<p>SHLAA-3-8-C: Land west of Uplands Farm. This site lies to the east of Botley Village between Winchester Street and the railway line. The Parish boundary delineates the eastern boundary of the site. The land is open countryside in use for agriculture.</p>
	b	<p>This site is allocated for housing under the provisions of Policy BO2 of the submitted 2016-2036 Local Plan to provide up to 375 dwellings, plus infrastructure. In January 2019 there was a Resolution to grant planning for up to 375 dwellings (planning application O/18/83698).</p>
	c	<p>Whilst the Parish Council accepts that the site is in a generally sustainable location, there are significant local concerns regarding local facilities and services, including health care, and in relation to traffic congestion, air quality impacts, and so on. Therefore, it is essential that the requirements of the Policy (that is Items BO2 i to xix) are delivered in full. In addition, a financial contribution should be required from the developer towards the Botley Bypass and the design and implementation of a highway and environmental improvement scheme in Botley High Street and at the Botley Mill area, under the provisions of item ii of the Policy.</p>
5.13	a	<p>SHLAA-3-10-C: Land east of Brook Lane. This site is located to the south of the High Street in open countryside and in the important Local Gap between Hedge End and Botley, as shown in saved Local Plan Policy 3.CO. Whilst the site is not included in the proposed Botley to Hedge End Local Gap under the provisions of Policy S8 of the submitted 2016-2036 Local Plan (the eastern boundary of which runs along Brook Lane adjacent to the western boundary of this site) development here would nonetheless physically diminish the gap between the two settlements, would be isolated from other housing and would have significant adverse landscape and environmental impacts.</p>
	b	<p>The Parish Council does not support this site for housing development.</p>

5.14	a	SHLAA-3-11-C: Land east and west of Church Lane. This is an elevated site, which straddles either side of Church Lane to the south of Botley and extends eastwards to the Hamble River. The land is detached from the built form of the Village and is in open countryside. The site lies within the Conservation Area. There are a number of designations across the site including the Solent Maritime Special Area of Conservation, the Upper Hamble and Woods Sites of Importance to Nature Conservation and the Solent and Southampton Water Wetlands protected by the Ramsar Convention. Access to the site and local facilities is poor. Development here would be contrary to the open character of the area.		
	b	The Parish Council does not support this site for housing development.		
5.15	a	SHLAA-3-12-C: Land east of Kings Copse Avenue. This site lies on the eastern edge of Hedge End. The land lies in the Local Gap between Hedge End and Botley under the provisions of saved local plan Policy 3.CO. The site is allocated for housing under the provisions of Policy BO3 of the submitted 2016-2036 Local Plan to provide 70 dwellings.		
	b	Whilst allocated in the submitted Local Plan, the Parish Council 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. Also, Strategic high-pressure pipelines traverse the site.		
	c	In the Parish Council's view one important aspect if this site was developed would be the provision of allotments, as there are none in western Botley, and, if ground water levels permit, space for a new cemetery.		
	d	The Parish Council does not support this site for housing development.		
5.16	a	SHLAA-3-14-C: Land east of Precosa Road. This site lies on the eastern edge of Hedge End. The land lies in the Local Gap between Hedge End and Botley under the provisions of saved Local Plan Policy 3.CO. The site is partly located in the Hedge End to Botley Local Gap under the provisions of Policy S8 of the submitted 2016-2036 Local Plan. As such, development here would be contrary to the current and emerging Local Development Plan.		
	b	The Parish Council does not support this site for housing development.		
5.17	a	Adjacent to and to the west of SHLAA-3-14-C was a site with an application for 103 dwellings (F/13/73606). Permission refused. Appeal successful for 103 dwellings. No activity after appeal won. Application permission expired 21/10/2017.		

	b	The site lies in open countryside. Part of the site is in the ownership of the Parish Council and is in use as a Recreation Ground and, therefore, this land is not available for development.
	c	The Parish Council does not support this site for housing development.
5.18	a	SHLAA-3-17-C: Land north of Marls Road. The site is agricultural land and lies in the Local Gap between Hedge End and Botley under the provisions of saved Local Plan Policy 3.CO. The site is located in the Hedge End to Botley gap under the provisions of Policy S8 of the submitted 2016-2036 Local Plan. As such, development here would be contrary to the current and emerging Local Development Plan.
	b	The site would physically diminish the essential gap between Hedge End and Botley.
	c	The Parish Council does not support this site for housing development.
5.19	a	SHLAA-3-18-C: Land west of Cobbett Way. This site is a predominantly flat agricultural field bounded by hedgerows, located south of Broad Oak. The land lies in the Local Gap between Hedge End and Botley under the provisions of saved local plan Policy 3.CO. The site is located in the Hedge End to Botley gap under the provisions of Policy S8 of the submitted 2016-2036 Local Plan. As such, development here would be contrary to the current and emerging Local Development Plan.
	b	The site would physically diminish the essential gap between Hedge End and Botley.
	c	The Parish Council does not support this site for housing development.
5.20	a	SHLAA-3-19-C: Garage off Broad Oak. This site is located on the western edge of Botley, east of existing dwellings in Cobbett Way. As such the site lies within the built-up area of the Village. The site is brownfield, currently occupied by a car dealership. The site may be subject to contamination. It is understood that the site may lie in Flood Zones 2 and 3 and, therefore, may not be suitable for housing.
	b	The Parish Council considers that the site could be redeveloped for Class B1 (offices and light industry) use but not for Class C3 (housing), but the existing commercial car dealership would have to close or be relocated first.
5.21	a	SHLAA-3-20-C: Woodhill School. This site is tucked away between Brook Lane, to the west, and the Botley Community Building, to the east, and was occupied by a private school till this closed in July 2019. It is understood that parts of the main school building are Grade II Listed, which would need

		to be taken into account in any development. The site lies within the defined built-up area of Botley in the submitted 2016-2036 Local Plan.
	b	The Parish Council considers that a low-density residential development with an emphasis on affordable housing may be a possibility, including conversion of the listed building. In the Parish Council's view one important aspect, if this site was developed, would be the acquisition of part of the current car park to form an additional parking area for the Botley Centre and a Park & Stride area for the Village Centre.
5.22	a	SHLAA-3-21-C: Woodhill School. This site lies to the south of site SLAA-3-20-C, east of Brook Lane, on the western outskirts of the Village, south of the Recreation Ground. The site is no longer used following the closure of the school in July 2019. The site is well enclosed by mature trees except to the north. Only a small part of the site, in the north, lies outside Flood Zones 2 and 3, so development potential is limited. Access to the site is poor. The site lies within the defined built-up area of Botley in the submitted 2016-2036 Local Plan.
	b	The Parish Council considers that the site could be used for low-density residential development with an emphasis on affordable housing. In the Parish Council's view one important aspect, if this site was developed, would be the acquisition of part of the site to provide a footpath link between the Brook Lane end of Experimental Lane and the High Street Recreation Ground, thus providing a continuous public footpath between Hedge End and Botley.
5.23	a	SHLAA-3-22-U: North of Broad Oak and west of Holmesland Lane. This site, which is open agricultural land, is located north of Broad Oak on the western edge of the Village. The land lies in the Local Gap between Hedge End and Botley under the provisions of saved Local Plan Policy 3.CO. The site is located in the Hedge End to Botley gap under the provisions of Policy S8 of the submitted 2016-2036 Local Plan. As such, development here would be contrary to the current and emerging Local Development Plan.
	b	The Parish Council does not support this site for housing development.
5.24	a	SHLAA-3-23-C: Land south of Winchester Road. This site lies in Boorley Green. The site is triangular in shape bounded by the railway line to the west and Winchester Road in the east. The site lies to the south of site SLAA-3-37-C, which has planning permission for 680 dwellings granted on Appeal in November 2016. The railway line is likely to act as a significant noise constraint to development on this small site. On its own, development of the site would be isolated from the rest of Boorley Green and would be prominent in the landscape. It contains a light industrial site (Fairways). The site is located in the Hedge End to Botley Local Gap under the

		provisions of Policy S8 of the submitted 2016-2036 Local Plan. As such, development here would be contrary to the current and emerging Local Development Plan.
	b	The Parish Council objects to the development of this site for housing but supports its continued use for employment in a light industrial setting.
5.25	a	SHLAA-3-24-C: Land adjacent to the Peartree Public House. This site comprises part of a pub car park and garden on the west side of the B3354 at Boorley Green. The site is reasonably well related to Boorley Green and is on a bus route. The site is currently annotated in the submitted 2016-2036 Local Plan as being in the countryside. It is noted that local services and facilities are already planned as part of the Botley Park Golf Course development.
	b	The Parish Council would not object to the development of this site for housing, preferably for affordable housing.
5.26	a	SHLAA-3-27-C: Grange Road. This site lies north of Broad Oak in the Local Gap between Hedge End and Botley under the provisions of saved Local Plan Policy 3.CO. The site is located in the Hedge End to Botley Local Gap under the provisions of Policy S8 of the submitted 2016-2036 Local Plan. As such, development here would be contrary to the current and emerging Local Development Plan. Therefore, this site should not be allocated for development. Development here would significantly reduce the gap between Hedge End and Botley, both physically and visually.
	b	The site was previously offered to the Parish Council who rejected it for the above reasons.
	c	The site has recently been the subject of a Community Involvement Exercise by Persimmon Homes. (28/02/2017). Botley Parish Council attended the exhibition and has lodged representations of objection. The application has been subsequently withdrawn by the developer.
	d	The Parish Council does not support this site for housing development.
5.27	a	SHLAA-3-28-C: Land south of Snakemore Lane. This site is situated in the open countryside north of Boorley Green and south of Horton Heath. The land is unsustainable for development being isolated and remote from services and local facilities. Development here would erode the Local Gap between Boorley Green and Hedge End.
	b	The Parish Council does not support this site for housing development.

5.28	a	<p>SHLAA-3-30-C: Land at Denhams Corner. This site lies in open countryside to the north of Boorley Green, east of the B3354 and north of Snakemoor Lane. The land lies to the south-east of the edge of Horton Heath. Development here would be isolated from other built form and a prominent incursion into open countryside. The site is subject to a number of environmental constraints.</p>
	b	<p>The Parish Council does not support this site for housing development.</p>
5.29	a	<p>SHLAA-3-31-C: Land at Foord Lake. This site is located in the open countryside to the north of Boorley Green and south of Horton Heath. The site lies immediately to the east of the B3354 and north of Chancellors Lane. This site comprises the grounds of Ford Lake House and tennis court. Development here would be isolated from other built form and would be an incursion into open countryside, distant from local services and facilities. There are two Sites of Importance for Nature Conservation at Foord Lake, which could be impacted upon by housing development. This is a material consideration that would have to be taken into account.</p>
	b	<p>The Parish Council does not support this site for housing development.</p>
5.30	a	<p>SHLAA-3-32-C: Land north of Broadoak, Broadway Farm. This site, which comprises residential, commercial and pasture uses, is located north of Broad Oak on the western edge of the Village. The land lies in the Local Gap between Hedge End and Botley under the provisions of saved Local Plan Policy 3.CO. The site is located in the Hedge End to Botley Local Gap under the provisions of Policy S8 of the submitted 2016-2036 Local Plan. As such, development here would be contrary to the current and emerging Local Development Plan.</p>
	b	<p>This site had been offered to the Parish Council, who rejected it for the above reasons.</p>
	c	<p>The Parish Council does not support this site for housing development but would consider some further development for commercial use.</p>
5.31	a	<p>SHLAA-3-33-C: Land north of Myrtle Cottage. The site currently occupied for residential use with part of the site used for storage. The site has direct access onto the B3345. To the east of the site is the Botley Golf Course development of 1,400 dwellings. To the west planning permission was granted on appeal for 680 dwellings. Therefore, the site will be surrounded by housing development. The site is allocated for housing under the provisions of submitted 2016-2036 Local Plan Policy BO4 to provide 22 dwellings.</p>

	b	This site was offered to the Parish Council, but the Botley Neighbourhood Plan was not at a stage to assess the site. Subsequently, the Parish Council would have recommended the allocation of this site for housing.
	c	The Parish Council supports this site for housing development.
5.32	a	SHLAA-3-34-C: Land north of Hedge End Railway Station. This site is located north of the railway line opposite Hedge end railway station. The northern boundary of the site abuts the B3342, Bubb Lane. The southern boundary of the site abuts the railway line. The eastern boundary of the site abuts other open agricultural land. The site lies in the open countryside and is in agricultural use.
	b	The site is located in the Hedge End to Botley Local Gap under the provisions of Policy S8 of the submitted 2016-2036 Local Plan. As such, development here would be contrary to the current and emerging Local Development Plan.
	c	The existence of planning permission for over 2,200 houses in the vicinity of Denham's Corner but just outside the Parish boundary serves to re-emphasise the importance of preventing the coalescence of the settlements of Hedge End, Botley and specifically Boorley Green and Horton Heath.
	d	The Parish Council does not support this site for housing development.
5.33	a	SHLAA-3-35-C: Land south of Long Garden Cottage, Winchester Road. This site lies to the west of the B3354, Winchester Road, and is currently occupied by business, general industrial, storage and distribution uses. This site has the Botley Golf Course housing development of 1,400 homes to the east and land granted planning permission on appeal for 680 dwellings to the west and, therefore, will be surrounded by housing development. The site appears as a commitment in Policy DM24 of the submitted 2016-2036 Local Plan providing 14 dwellings. Full application (F/17/80382) for 14 homes has been granted. Full application (F/19/85038) for further 4 homes has been granted
	b	The Parish Council has not objected to this site being brought forward for development, given its immediate context.
5.34	a	SHLAA-3-36-C: Land adjoining Holly Tree Farm. This site is located in open countryside to the east of Boorley Green, south of Maddoxford Lane. To the north lies the Botley Golf Course development of 1,400 dwellings. To the west lies two sites, SLAA-3-39-c and SLAA-3-7-C, both of which have planning permission for 50 dwellings each. Land immediately north of the site is allocated for housing under the provisions of submitted 2016-2036 Local Plan Policy BO1 to provide 30 dwellings. Further, there are

		Strategic High-pressure Pipelines within the vicinity, which is a material consideration.
	b	The development of the site would be an undesirable incursion into open countryside.
	c	The Parish Council does not support this site for housing development.
5.35	a	SHLAA-3-37-C: Land north of Hedge End and Railway Line. This triangular site lies to the north east of the railway line. The site's eastern boundary is delineated by the B3354, Winchester Road. The Botley Golf Course housing development of 1,400 homes lies opposite the site. The site is open countryside in agricultural use but is adjacent to a small light industrial site (Fairways, Winchester Road).
	b	Planning permission was granted on appeal in 2016 for the erection of 680 dwellings on the site. The development is known as Boorley Gardens.
	c	The Parish Council did not support this site for housing development.
5.36	a	SHLAA-3-38-C: Land south of Marls Road. This site is located on the eastern edge of Hedge End and is currently open countryside. The land lies in the Local Gap between Hedge End and Botley under the provisions of saved Local Plan Policy 3.CO. The site is located in the Hedge End to Botley Local Gap under the provisions of Policy S8 of the submitted 2016-2036 Local Plan. As such, development here would be contrary to the current and emerging Local Development Plan.
	b	The Parish Council does not support this site for housing development.
5.37	a	SHLAA 3-39-C: Land between Maddoxford Land and Crows Nest Lane. The site lies to the south of the major residential development of about 1400 dwellings under construction on the Botley Golf Course site. The site has been granted planning permission for 50 dwellings (O/16/79600) and the Reserved Matters application (RM/19/84879) is lodged with EBC. A new application (F/19/84937) has been lodged for 86 dwellings and is awaiting decision. Strategic high-pressure pipelines to the east and south. Local Gap status removed 2017. The site appears as a commitment in Policy DM24 of the submitted 2016-2036 Local Plan providing 50 dwellings.
	b	This development is immediately to the west of the development on SHLAA 3-7-C (see 5.11).
	c	The Parish Council had concerns about this development and it will be important that all the planning conditions laid down are met in full.

5.38	a	Land to the east of site 3-39-C has been allocated for housing in the submitted 2016-2036 Local Plan under the provisions of Policy BO1 for 30 dwellings. Planning application for 104 dwellings (F/19/85178) was lodged in March 2019 and is awaiting a decision. Site is constrained by a High-pressure Strategic Jet Fuel Pipeline, that is subject to imminent replacement under a Development Consent Order. This may impact any development on this site and those adjacent to this site until the pipeline replacement works are complete.
	b	The Parish Council does not support this site for housing development.
6.0		Housing sites with planning permission, built or under construction January 2013 to July 2019
6.1		Botley Parish Council has carried out its own research to establish the number of sites and number of dwellings that have been granted planning permission, have been built or are under construction between January 2013 and July 2019, that is in a 5-year plus period.
6.2		The purpose of this research was to determine the amount of development permitted, built and under construction that Botley Parish is having to accommodate and absorb into its community. This allows the Parish Council to consider the implications of this quantum of development on the Parish both now, and in the future, and particularly in the context of further strategic development that the Borough Council may seek to allocate to the area.
6.3		In order to place this research in context, it is relevant to note that Botley comprised of approximately 2,519 dwellings at end of 2018. Currently the Parish has a population of approximately 5,100.
6.4		Appendix 2 of this Paper sets out a Schedule of Sites.
6.5		There are 24 sites in total. A figure which underlines the pressure Botley is under to accommodate additional housing.
6.6		In total, the 24 sites amount to 2,604 dwellings (2,590 net) over a 5-year period. This is an average increase of 518 dwellings per annum.

6.7	Of the 24 sites 18 (78%) were for 1 to 5 dwellings. Small scale development of this type is typical of rural areas such as Botley Parish and can be reasonably well absorbed into the local community, without significant adverse impacts.		
6.8	In stark contrast the remaining 7 sites amount to a total of 2,573 dwellings, which represents a 100%+ increase in the number of dwellings in Botley Parish that have been granted planning consent in a 5-year period.		
6.9	The 7 sites are:		
	a	Botley Park Golf Course at Boorley Green, the development known as Boorley Park, 1,400 dwellings under construction	
		i	At a build rate of around 50 to 100 dwellings per annum, the development of this site will take in the region of 14 years to complete during which time it will be progressively put the local highway network, local services and facilities under increasing stress.
	b	21 Winchester Street, Botley, the development known as Twin Oaks, 9 dwellings (8 net) completed	
		i	This site is located on the western side of Winchester Street and is close to the centre of the village. The erection of 9 dwellings here is considered to be acceptable as an infill development within the built-up area of the village.
	c	Land north of Winchester Road, Boorley Green, the development known as Boorley Gardens, 680 dwellings. building has yet to start.	
		i	This site was subject of planning application O/15/75953, which was refused by the Borough Council but allowed on Appeal in November 2016. The site is located to the west of the B3354 adjacent to the western edge of the built form of Boorley Green. Development here would, in effect, join the north-eastern edge of Hedge End to Boorley Green, effectively deleting the Local Gap between the settlements. The site currently has one reserved matters application approved for 301 dwellings, and a second for reserved matters application for 143 dwellings awaiting determination. The site is subject to an on-site Waste Water Treatment Plant, subject to deviation (12) amendment from the Appeal permission. The Parish Council objected to that change and requested an unsuccessful Secretary of State Call-In. Access to the Waste Water Treatment Plant is still the subject of an undetermined planning application.
		ii	Development of this site at a rate of 50-100 dwellings per annum would take around 7-13 years to build out during which time it will progressively put the local highway network, local services and facilities under increasing stress.

	iii	Botley Parish Council did not support development on this site (see paragraph 5.34b) and remains concerned about the environmental impact of surface water drainage and waste water disposal.
	d	Land east of Crows Nest Lane, Boorley Green 50 dwellings not started. Land south of Maddoxford Lane 50 dwellings not started.
	i	These two sites abut one another on the south side of Maddoxford Lane. Land immediately to the east is allocated for housing under the provisions of Policy BO1 of the submitted 2016-2036 Local Plan, for 30 dwellings. Further the Boorley Park development of 1,400 dwellings lies immediately north of Maddoxford Lane, opposite the sites. The Parish Council objected to both planning applications and requested unsuccessful Secretary of State Call-Ins. Both sites now have outline planning permission, one has a problematic undetermined reserved matters application. Strategic high and intermediate pressure pipelines lie within the vicinity of the sites. The sites appear as a commitment in Policy DM24 of the submitted 2016-2036 Local Plan providing 50 dwellings each.
	e	Land south of Long Garden Cottage, Winchester Road. 18 dwellings underway.
	i	This site lies to the west of the B3354, Winchester Road, and was occupied by business, general industrial, storage and distribution uses. This site has the Botley Golf Course housing development of 1,400 homes to the east and land granted planning permission on appeal for 680 dwellings to the west and, therefore, will be surrounded by housing development. The site appears as a commitment in Policy DM24 of the submitted 2016-2036 Local Plan providing 14 dwellings and has subsequently had a further 4 dwellings included in the development.
	f	Land west of Uplands Farm
	i	Policy BO2 in submitted Local Plan 2016 – 2036 for 300 dwellings. Application for up to 375 dwellings (O/18/83698). Resolution to Grant permission 28 January 2019. Await decision notice.
	ii	The Parish Council is aware of a difficulty with this development relating to the high-tension overhead pylon supported cables. If these cannot be buried or diverted part of the site would lie along the cable easement and dwellings could not be erected here, reducing the development to approximately 300 dwellings. If not used for the erection of dwellings this part of the site could be used for additional allotments or a Park & Stride car park for the Village centre.
6.10		Taken together, these 7 sites amount to 2,581 new dwellings. The effect of this quantum of development will be to overwhelm the infrastructure of the Parish,

	including the highway network, drainage infrastructure and the local social infrastructure (for example schools, doctors, community facilities, public open space, playing fields), as well as having an adverse impact on the very fragile environment of the centre of the Village along the High Street.
6.11	The result of these developments proceeding means that the capacity of the Parish to accommodate any further housing development during the Plan period 2016-2036 is, in effect zero, with the exceptions of non-allocated small scale windfalls, small scale infill and small scale entry-level exception sites (suitable for first time buyers, NPPF paragraph 71).
7.0	The Botley Neighbourhood Plan housing approach
7.1	Housing Land Supply
a	Botley Parish Council notes from Table 1 of the Eastleigh Borough Council Five Year Housing Land Supply Position Statement (December 2016) that in the recent past the Council could demonstrate only a 4.23 year supply of housing sites against the requirement in NPPF, that is to be able to demonstrate a five year supply of deliverable site.
b	As such, landowners and developers have been able to submit off-plan planning applications for housing, having regard to paragraphs 14 and 49 of the then NPPF in 2012.
c	This situation arose, primarily because of the absence of an up-to-date Local Development Plan, that is an Eastleigh Borough Local Plan, and underlines the importance of progressing both the Local Plan and the Botley Neighbourhood Plan as quickly as possible towards adoption and being made respectively.
d	However, on 31 October 2018 the Council submitted its Eastleigh Borough Local Plan 2016-2036 to the Secretary of State for Examination.
e	The Council's Five-Year Housing Land supply Position Statement (March 2018) (reference HOU014) indicates that the Council can demonstrate a 5.52-year land supply in the period 01 January 2018 to 31 December 2022.
f	Further, the Council's Eastleigh Local Plan - Housing Land Supply Position (October 2017) (reference HOU015), which seeks to predict the housing land supply position on the expected adoption date of the new Local Plan, indicates a 7.8-year land supply. However, the base-date of this calculation is 01 April 2019, so the document may need to be updated given that the Local Plan will not be adopted until sometime in 2020.

	g	Therefore, the Borough Council is now less likely to be the subject of off-plan speculative planning applications, using the provisions of paragraph 11 of the new NPPF (July 2018) than it has in the past.		
7.2	Commitments			
	a	Strategic Policy S3 of the submitted 2016-2036 Local Plan makes provision for 1,400 additional dwellings at Boorley Green and Botley.		
	b	Policies BO1 to BO4 of the submitted Local Plan allocate land for housing totalling some 497 dwellings. However, these policies do not clarify whether any of the sites are to be considered to be strategic sites. It seems obvious that Policy BO2, which allocates land at Uplands Farm for 375 dwellings, should be identified as a strategic site.		
	c	Development Management Policy 24 notes that the following sites are allocated for development, as they benefit from either a valid planning permission or a Council resolution to grant planning permission subject to the completion of a legal agreement, that is to say these sites are classified as commitments, and are not normally included in a Local Plan policy:		
			Crows Nest Lane, Boorley Green	50 dwellings
			Maddoxford Lane, Boorley Green	50 dwellings
			Land south of Long Garden Cottage Since initial submission in 2017 a further 4 dwellings have been granted permission (in 2019).	14 + 4 dwellings
			Total dwellings	118 dwellings
	d	If you add together the total the commitments of 118 dwellings, the new Botley allocations of 497, from dwellings in Policies BO1 to BO4, the 1,400 dwellings already underway at Land north and east of Boorley Green (Boorley Park) and the 680 dwellings with granted permission Land north of Hedge End Station, Winchester Road, Boorley Green (Boorley Gardens), the total number of dwellings expected to have to be absorbed by Botley Parish in the period up to 2036 is 2,695. This total number of houses, when fully implemented, would more than double the size of the Parish by 2036.		
7.3	Allocated Sites - Policies BO1 to BO4			
	a	The four new allocations total 497 dwellings on sites ranging from 22 to 375 dwellings. The allocations are all located on the periphery of Botley Village and/or at Boorley Green. The land Allocated in Policy BO3 for 70 dwellings		

		is in the vicinity of Strategic high and intermediate pressure pipelines, which is a material consideration.
	b	Having regard to the very large amount of development Botley Parish is going to have to accommodate in the period up to 2036, in particular those sites that do not yet have planning permission or a resolution to grant planning permission, it is essential that the new allocated sites deliver not only a full quota of affordable housing, having regard to Policy DM30 that is to say 35%, plus the provision of, or improvement of, all the physical and social infrastructure needed to support the development, and deal with its impacts on the local community, its facilities, services, transportation, landscape and environment.
	c	i This is particularly so in the case of Policy BO2 development of up to 375 dwellings on land at Uplands Farm. It will be essential that all of the provisions set out in Items I to xix of the Policy are delivered in full, in a timely manner. These provisions should be secured through the design of the scheme; through planning Conditions; through a Section 106 Agreement and through the use of the Community Investment Levy if applicable.
		ii A potential issue in this development is the presence of high voltage overhead pylon supported electric cables transiting the site from east to west at the northern end of the site. If Scottish & Southern Electric decline to bury or divert these cables no dwellings can be constructed under or within the cable easement (15 feet horizontally on either side of the outer cable). In this case this space could be used for additional allotments, but a more beneficial use might be for additional public car parking, the lack of which is a serious issue for the long term viability of the Village centre
	d	Because the Parish is required to accommodate up to 2,695 new dwellings in the period up to 2036, the effect of which will be to more than double the number of houses in the Parish, and place immense strain on local services, facilities and infrastructure, no further housing or employment land is allocated for development in the Botley Neighbourhood Plan that is over and above the sites already committed and allocated in the submitted 2016-2036 Local Plan.
7.4	Small Sites and Windfall Sites	
	a	The Parish Council acknowledges that small brownfield sites, infill sites and small windfall sites will inevitably come forward for development from time to time, and accepts that such sites can make a useful contribution to the local housing stock and will be considered carefully on their merits with regard to the overall vision of the neighbourhood plan.
	b	Appendix 2 of this Paper sets out details of planning permissions granted for housing in Botley in the 5-year period January 2013 to July 2019.

	c	In total, planning permission was granted for 26 sites amounting to 2,594 dwellings (net).
	d	Of this total 19 were for developments of less than 5 dwellings, that is 78%.
	e	Of the above 19 permissions, 14 were for single dwellings, 2 were for 2 dwellings, 2 were for 3 dwellings and one was for 4 dwellings, totalling 28 new dwellings. This gives an annual average of 4.9 dwellings.
	f	Therefore, it is clear that the majority of new housing development in Botley has been for very small-scale development, which can be absorbed into the local community.
	g	The Parish Council has no objection to the continuation of this organic trend of very small-scale brownfield, infill and windfall development, subject to complying with the relevant Development Management policies of the new Local Plan.
7.5	House Types and Densities	
	a	The Parish Council considers that the main house types needed in Botley are 1, 2 and 3 bedroomed dwellings, together with a proportion of bungalows for which there is a particular need amongst older people who want to remain in the Parish in single storey accommodation. The AECOM Botley Housing Needs Assessment report states that to satisfy need around 53% of new developments should be 3-bedroomed dwellings and around 30% should be 2 or 1-bedroomed dwellings.
	b	Densities should have careful regard to the context of a site and be designed to blend in with the existing density range and character of the area, particularly in the Conservation Area and within the setting of Listed Buildings. It should be noted that almost one-third of the Listed Buildings in the Borough lie within Botley Parish and protecting their setting from inappropriate development is a high priority.
7.6	Affordable Housing	
	a	The Parish Council has noted that Boorley Park was granted planning permission with 30% affordable houses. This compares unfavourably with the Borough Council's policy requirement of 35%, which is a shortfall of 70 dwellings. Therefore, other developments should make up for this shortfall sooner rather than later.
	b	These circumstances emphasise the importance of new strategic sites making as high an Affordable Housing contribution as possible. Policy DM30 of the 2016-2036 submitted Local Plan requires the provision of 35% Affordable Housing on sites on sites of 0.33 ha in size or capable of accommodating 11 dwellings or more.

	c	The AECOM's Botley Housing Needs Assessment report has identified that household affordability is an issue within the Parish, with even those earning median incomes being unable to afford a dwelling. There is a clear need for more Affordable Housing in the Parish in the period up to 2036.	
	d	The Parish Council consider the Eastleigh Policy DM30 to provide 35% Affordable Housing should be a minimum and that this requirement should not be relaxed in negotiations with applicants and must address the shortfall that has been allowed at Boorley Park (see paragraph 7.6a).	
7.7	Infrastructure		
	a	Botley has a reasonable range of local facilities and services for the existing size of the Parish. However, it does not have the necessary physical and social infrastructure to be able to accommodate strategic scale growth, including those sites which are already consented.	
	b	Going forward the Parish will be facing a series of major challenges in order to cope with the planned and likely proposed development of up to 2,691 new homes, plus brownfield sites, infill and windfall sites.	
	c	Key amongst these challenges will be:	
		i	Education (nursery, primary, secondary and youth provision);
			Reasonable plans are in place to increase the number of places available for nursery, primary and secondary education but there is no clear plan to provide increased youth education and support.
		ii	Health and social care facilities;
			Local provision of a satisfactory Primary healthcare system and NHS Dentistry fall well below that expected by the residents and whilst some plans are in place that might improve primary healthcare no plans are in place to increase access to NHS Dentistry. With the increasing portion of elderly residents their needs for appropriate social care and support will become an increasing challenge.
		iii	Public open green space;
			With increasing development the availability of open green space that is both accessible and utilisable will become increasingly important both for the preservation of the environment and the health benefits to the residents.
		iv	Foul water drainage infrastructure;
			The foul water (sewerage) system is already failing in areas of the Parish and new developments must take this into account.

				The Parish Council remains concerned about the effectiveness and risks of On-Site Waste Water Treatment Plants.
		v	Nitrate neutral development;	
				High levels of nitrates in the Solent area, are causing eutrophication (excessive growth of green algae) with a detrimental effect on marine and avian wildlife. Since April 2019 Natural England require developers to quantify nitrate level in the soil of the development area and mitigate any increase due to development, so as to achieve nitrate neutrality (for further details on Natural England's advice to Local Planning Authorities see link below). Ground disturbance of previous agricultural land by building may well increase the nitrate loss into the surface water, which would be an increased challenge is some of the development sites in the Parish. Natural England's advice is not binding and Local Authorities can depart from it if they have clear and compelling reasons.
				https://www.botley.com/np-evidence-base-2/send/84-np-evidence-base/982-natural-england-nitrates-guidance
		vi	Surface water drainage;	
				With the extensive development occurring in the Parish over the next decade it is imperative that all developments have an effective plan to ensure surface water drainage remains unaltered from its state prior to the development and any mitigation is effective and sustainable.
		vii	Protection of Strategic high and intermediate pressure pipelines;	
				Botley has a number of Strategic high and intermediate pressure pipelines of national importance transiting the Parish. These require protection from both current and future dwellings within the easement of the pipelines and for their future replacement, as will inevitably be required at some time. In the absence of an Eastleigh Borough Pipeline Policy Botley Parish Council has a Pipeline Policy. The Parish Council is of the opinion that Eastleigh Borough Council should use Article 4 of the Town and Country Planning Act 2015 to withdraw Permitted Development Rights within the easement of Strategic pipelines.
		viii	Roads, footpaths, byways and cycleways;	
				Development within the Parish will put increasing pressure on all of these. Within the Parish it will be important that future development enhances and, where possible, adds footpaths, byways and cycleways rather than damaging or reducing them.

		ix	Public transport;
			The Parish Council is aware that the local provision of bus services falls well below that expected by the residents and hopes that the Bus Companies can enhance the services so that more residents can use public transport rather than cars.
		x	Provision of high-speed Broadband to the door of all new dwellings;
			The Parish Council believe that all new dwellings should have high speed Broadband connection to the door. This is of importance with the increasing use of home working to support the local economy and reduce transport problems and for those in full time or continuing education
		xi	Provision of electric car charging points in all new dwellings with off-road parking;
			The Parish Council believe that all new dwellings with off-road car parking should have an electric car charging point.
		xii	Provision of electric car charging points in public parking areas and local Petrol Stations;
			The Parish Council is looking actively an installing electric car charging points in Mortimer Road Car Park and Botley Centre and will be looking at ways to install some charging points in the Square during its redevelopment. There are two electric car charging points in the BP Petrol Station on Station Hill, just outside the eastern boundary of the Parish, and hope that the Cooperative Petrol Station on Grange Road, just inside the western boundary of the Parish, will install electric car charging points.
		xiii	Environmental improvements, especially in the High Street and around Botley Mill;
			Environmental improvements throughout the Parish are required and would be welcomed by local residents. For Botley Village to survive and prosper as a Destination Village the environment around the High Street and Botley Mill must be improved or those who use the shops, restaurants and public houses will go elsewhere.
		xiv	Additional public parking in or close to the Village centre;
			A vital part of improvements around the Village Centre, if it is to survive and prosper as a destination, will be additional car parking within a reasonable distance of the shops, restaurants and public houses.
		xv	Traffic management measures, especially in the High Street, Winchester Street, Mill Hill and Kings Copse Avenue;

			For protection of the environment and Listed Buildings, reduction in emission and noise pollution, safety of pedestrians and children attending Botley Primary School and a pleasant environment for those visiting the retail and hospitality providers effective traffic management schemes, including possible further speed reductions will be of great importance. Residents along Kings Copse Avenue suffer from speeding traffic and would wish for a speed reduction here, but as this will form part of the Botley Bypass reducing the speed limit from 40 mph may not be possible.
		xvi	Landscaping;
			The Parish Council feel that all new development should enhance the local landscape and not detract from it.
		xvii	Protection of Heritage;
			A significant part of Botley's appeal is its heritage and Listed Buildings. Development must not endanger these in any way. Residents have requested Heritage Type Village signs to be erected at highway entry points to Botley Parish. This requirement is recorded in the Botley Community Investment Programme Priorities list held by Eastleigh Borough Council. The Parish Council will be actively considering the use of Heritage Story Boards, possibly linked to a Zappar App, around the Parish, but this would depend on securing grant support from for example the Heritage Lottery Fund.
		xviii	Protection of biodiversity;
			The loss of agricultural land to development, poorly maintained public green spaces, ineffective mitigation of surface water run-off and wastewater disposal with a negative impact on nitrate neutrality runs a significant risk to local biodiversity. Future development should not reduce biodiversity and, if possible, should increase this.
		xix	Public Art.
			In October 2018 Eastleigh Borough Council held a Public Art Consultation, relating to Public Art in Boorley Green, being funded by developer s106 contributions. The event was well supported by residents.
	d	i	New development in the Parish will need to make appropriate contributions, in kind and/or financial, towards meeting the need for improved and/or new physical and social infrastructure generated by the proposed development. This must include contributions towards an environmental improvement scheme for the Village centre whose services and facilities new residents will utilise.

		ii	Such matters should be addressed through planning Conditions, S106 Agreements and Community Investment Levies, if appropriate. Such arrangements and legally binding commitments should be required to be completed prior to the granting of planning permission.
		iii	The Parish Council will expect an equitable allocation of monies from the New Homes Bonus Scheme and Community Infrastructure Levies.
	e	i	The New Homes Bonus Scheme
		ii	The New Homes Bonus Scheme was introduced by the Government in 2011. It matches the Council Tax raised over the first six years after new build, conversions or long-term empty dwellings brought back into use. Also, there is additional payment for the construction of Affordable Housing.
		iii	Local Councils are expected to consult with their residents, especially in communities where the housing stock has been increased, as to how these additional funds should be spent locally to improve the area. To date there does not appear to have been any consultation with Parish Councils or directly with residents of Eastleigh Borough.
		iv	However, Local Councils are entitled to allocate part of these funds to requirements other than directly improving the resources for local communities.
		v	Further information on the New Homes Bonus Scheme can be found on the two web sites shown below.
			https://researchbriefings.parliament.uk/ResearchBriefing/Summary/SN05724
			https://www.gov.uk/government/publications/2010-to-2015-government-policy-house-building/2010-to-2015-government-policy-house-building#appendix-8-new-homes-bonus
	f	i	The Community Infrastructure Levy (CIL)
		ii	The Community Infrastructure Levy (CIL) was introduced in the Planning Act 2008, as a charge on development. CIL Charging Authorities set the CIL levy using an agreed process and as part of this Neighbourhood Planning bodies can try to influence the CIL. The Charging Authority must allocate the Neighbourhood Portion of the CIL to the relevant Parish or Town Councils. When there is a made Neighbourhood Development Plan 25% of the CIL levy from the development in the Neighbourhood Area is payable to the Parish or Town Council and this cannot be capped by the Charging Authority. Without a Neighbourhood Plan 15% of the levy capped at £100 per dwelling is payable to the Parish or Town Council.

		iii	The liability is triggered by planning permission and becomes payable from the commencement of the development. It is intended to focus on the provision of new infrastructure rather than to remedy existing deficiencies unless these will be made more pronounced by the new development. The Neighbourhood Portion of the CIL can be used for a wider range of issues if these are concerned with addressing demands caused by development.
		iv	<p>Examples of infrastructure include:</p> <ul style="list-style-type: none"> • New, improved or safer roads and other transport facilities, including public transport and facilities to support walking and cycling; • School and other educational facilities; • Medical facilities; • Sporting, recreation and leisure facilities; • Open spaces; • Digital networks, and; • Affordable Housing (but only the Neighbourhood portion of the CIL and not the larger portion going to the Charging Authority).
		v	As part of the Eastleigh Borough Local Plan 2016-2036 Submission draft the Borough Council are considering currently whether to introduce the CIL system. If this were to happen Botley Parish Council would expect to have access to those monies it is entitled to from the CIL.
		vi	Further guidance on CILS can be found on the two web sites shown below.
			https://www.gov.uk/guidance/community-infrastructure-levy
			https://www.gov.uk/guidance/community-infrastructure-levy https://www.botley.com/nphome/np-evidence-base/send/84-np-evidence-base/945-locality-community-infrastructure-levy-guidance
		g	Eastleigh Borough Council has an approved Community & Infrastructure Priorities Programme for Hedge End, West End and Botley. This is controlled by the Hedge End, West End and Botley Local Area Committee. The current Schedule is attached at Appendix 4 to this Paper and this version will be updated later in 2019. The schedule provides a helpful summary of some of the needs and requirements of Botley.
8.0	Conclusions		
8.1	National planning policies support the provision of additional housing supply, in sustainable locations.		

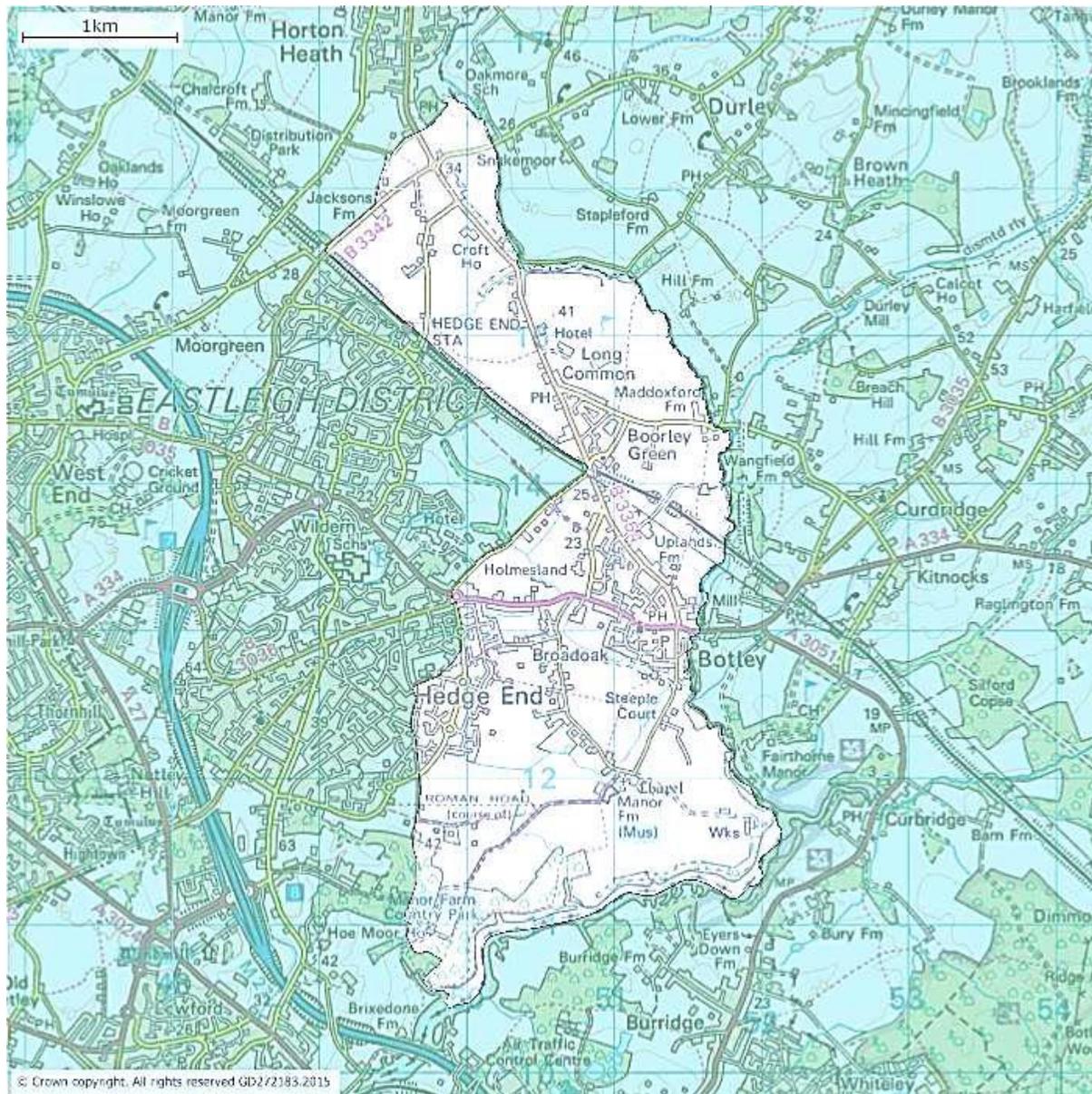
8.2	Eastleigh Borough Council has submitted its 2016-2036 Local Plan to the Secretary of State for Examination. The Examination Hearings are expected to take place late in 2019 with adoption of the Plan in 2020.
8.3	Eastleigh Borough Council can currently, demonstrate a 5-year housing land supply, as required by the NPPF (July 2018).
8.4	In the recent past, Eastleigh Borough has been the subject of a series of strategic scale planning applications for housing, taking advantage of paragraphs 14 and 49 of the NPPF (2012) in circumstances where the Borough Council could not demonstrate a 5-year housing land supply. This constitutes planning-by-appeal.
8.5	The circumstances outlined in paragraph 8.4 are changing, as the Council's Five-Year Housing Land Supply Position Statement (March 2018) (reference HOU014) indicates that the Council can demonstrate a 5.52-year land supply in the period 01 January 2018 to 31 December 2022.
8.6	Further, the Eastleigh Local Plan - Housing Land Supply Position (October 2017) (reference HOU015), which seeks to predict the housing land supply position on the expected adoption date of the new Local Plan, indicates a 7.8-year land supply.
8.7	The Council is now less likely to be the subject of off-plan speculative planning applications, using the provisions of paragraph 11 of the new NPPF (July 2018) than it has in the past.
8.8	The adoption of the new Local Plan (expected in early 2020) and with the making of the Botley Neighbourhood Plan along with Neighbourhood Plans for other communities in the Borough, Eastleigh Borough Council will have an up-to-date statutory Local Development Plan to guide and control new development in its area for the period up to 2036. This will provide a structured framework for the determination of planning applications and appeals in accordance with S38(6) of the Planning & Compulsory Purchase Act 2004.
8.9	In recent years Botley Parish has been subject to a number of strategic scale planning applications and appeals, based on the lack of a Borough-wide five-year housing land supply, that have led to planning permissions for a total of over 2,000 dwellings. When implemented, these developments will result in a doubling of the size of the Parish over the next few years, with the inevitable

	resultant strain on local physical and social infrastructure. The new Local Plan adds additional allocations to this total in Policies BO1 to BO4, totalling 497 dwellings.
8.10	Given these circumstances it is clear that Botley needs a lengthy period of consolidation to allow these sites to be built-out and to absorb new residents into the local community and for the necessary physical and social infrastructure and environmental improvements to be agreed, funded and delivered.
8.11	In preparing its Neighbourhood Plan Botley Parish Council is cognisant of the legal requirement that a Neighbourhood Plan must be in general conformity with the strategic policies of the Local Development Plan.
8.12	In the case of the Botley Neighbourhood Plan the Parish Council consider, in relation to housing matters, that their Plan is in conformity with the relevant policies of the submitted 2016-2036 Local Plan.
8.13	Although the submitted 2016-2036 Local Plan is not yet part of the statutory Local Development Plan, it has nonetheless been used by the Parish Council, together with the National Planning Policy Framework and Planning Practice Guidance, to provide the planning policy framework within which the Botley Neighbourhood Plan has been prepared. This is because the Local Plan is at an advanced stage in its preparation and considerable material weight can be attached to it. It is also the most up-to-date expression of the policies and proposals of Eastleigh Borough Council for its area.
8.14	It is relevant to note that over the past 5 years, that is in the period 2013 to 2018, new housing development in Botley has been primarily through the provision of single dwellings and small-scale sites, which accounts for 78% of the developments. The recent major strategic sites that have been granted planning permission, either locally or on appeal, and total over 2,000 dwellings, which will result in a doubling of the number of dwellings in the Parish.
8.15	Botley Parish Council considers that it is making a more than proportional contribution towards meeting the housing needs of the Borough.
8.16	The Parish Council considers that there is a compelling need for a significant period of consolidation and infrastructure provision before any further large sites are developed.

8.17	Notwithstanding the above comments, the Parish Council acknowledges the justification for the release of the land at Uplands Farm to provide up to 375 dwellings (submitted 2016-2036 Local Plan Policy BO2), provided it helps with the delivery of the Botley Bypass (submitted 2016-2036 Local Plan Policy BO5).		
8.18	The delivery of the Botley Bypass will enable a major highway/traffic management and environmental improvement scheme to be implemented along the whole length of Botley High Street, for the benefit of the whole Parish. This should be funded partly by the Highway Authority (Hampshire County Council), a Government Grant and partly from developer contributions.		
8.19	Beyond this, for the duration of the Neighbourhood Plan period, so that is up to 2036, housing development should be limited to non-allocated infill and small-scale development on brownfield sites within the built-up area, small-scale windfalls and small-scale Affordable Housing exceptions sites.		
8.20	In summary, given the high number of planning approvals in Botley Parish over the past 5 years that will more than double its size, the Parish Council will not accept any further large developments until after 2036, as they would place excessive strain on the already stretched existing resources needed to maintain an integrated community.		
	Main author	Tony Charles, DIP, TP, MRTPI, MCMI	
	Revisions by	Graham Hunter and David Weeden	
	Version	v17	
	Date	18/10/2019	

Appendix 1 – Neighbourhood Plan area

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



Appendix 2 - Schedules of sites with planning permission, in construction or built
January 2013 to July 2019

Year	Site Address	Application	Quantity	Status
2013	Brooklands, High Street, Botley	F/13/72542	1	Complete
2013	Botley Institute, Church Lane, Botley	C/13/72630 L/13/73612 D/13/72667	2	Complete
2013	Botley Park Golf Course, Boorley Green (known as Boorley Park)	O/12/7154, R/15/77595 R/15/77552 S/16/79419 R/16/79470 R/16/79505 (Not determined) F/19/86233 (replaces above) R/16/79490	1400	Underway
2013	River Cottage, 2 Hamble Wood, Botley	C/13/72065	1	Complete
2013	The Bungalow, Woodhouse Lane, Botley	F/13/7190	1 (1 net)	Complete
2014	65 High Street, Botley	C/14/74099	1	Complete
2014	57 Winchester Street, Botley	F/14/75258	1	Complete
2014	Garage Court 2 – 12 Mortimer Road and 4 Mortimer Road, Botley	F/14/74088	3	Complete
2014	Steeple Court Farm, Church Lane, Botley	C/14/76254	2	Complete
2014	Didcot, Winchester Road, Boorley Green	F/14/75578	1	Complete
2015	21 Winchester Street, Botley	C/15/77172 D/15/77169	9 (8 net)	Complete
2015	Lane End House, Snakemoor Lane, Botley	F/15/76388	1	Not started
2015	Millstream House, Donkey Lane, Botley	C/15/76808	1	Not started
2016	Southbrook Farm, Brook Lane, Botley	F/16/778541	1 (1 net)	Complete
2016	Certificate of Lawfulness. Kings Copse Farm, Tanhouse, Lane Botley	U/16/78002	1 (1net)	Complete
2016	Steeple Court Farm, Church Lane, Botley	C/16/78396	5 (3 net)	Started

2016	BoorleyGardens, Winchester Road, Boorley Green	O/15/75953 RM/17/81628 RM/18/84466 X/18/82986 F/18/83837	680	Not Started
2016	9 Blossom Close, Botley	F/16/78913	1	Not started
2016	Crows Nest Lane, Boorley Green	O/16/78389 RM/18/83875	50	Not Started
2016	Land South of Maddoxford Lane, Boorley Green	O/16/79600	50	Not Started
2017	Plot 1 Steeple Court Farm	C/17/80291	1	Not Started
2017	Plot 5 Steeple Court Farm	C/17/81137	1	Not Started
2017	Land End House, Snakemore Lane, Botley	F/17/81274	1	Not Started
2017 2019	Braxells Farm, Winchester Road, Boorley Green	F/17/80382 F/19/85038	14 + 4	Started
2019	Land West of Winchester Street Botley (Uplands Farm)	O/18/83698 (Resolution to Grant)	375	Not Started
Total			2608 (2594 net)	

Appendix 3 – AECOM Botley Housing Need Assessment Executive Summary

1	Executive Summary		
1.1	Introduction		
	1	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		
	RQ 1	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?	
	RQ 2	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?	
	RQ 3	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		
	2	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.	

	3	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.
	4	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.
	5	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.
	6	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	
	7	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.
	8	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.
9		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.
10		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.
11		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.
12		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.

	13	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			
	14	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+.		
	15	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.		
	16	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.		
	17	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 Botley and thus to determine a net minimum requirement for provision over the Plan period, broken down by tenure.		
	18	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.		
	19	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.		
	20	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.		
	21	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.		

Appendix 4 – Botley Community & Infrastructure Priorities 2019-2024

Project	Location	Priority	Funding required
	Proposal		
	Justification/comment		
Social & Recreational Projects			
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			
		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

		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

		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		
Open Space				
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			
		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		
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
		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		