

Addendum to Botley Parish Neighbourhood Plan (2016-2036) Submission Plan April 2024

- Policy One: Retention of existing commercial premises – amended
- Policy Seven: Woodhill School Site - retained and amended
- Policy Eight: Mitigation – additional supporting text added
- Policy Nine: Site BO3 – policy and supporting text removed

Details of the changes made are included below via track changes.

Policy One: Retention of existing commercial premises

a) Development proposals which will enable the retention of existing commercial services (Class E) within the existing settlement boundary will be strongly supported.

b) Development proposals to increase the retail provision at the Boorley Park site, Boorley Gardens and the Botley Mills building will be strongly supported, and where they are in accordance with other relevant policies in the plan.

c) A retail impact assessment will be required to support any proposals on edge of centre and out of centre sites which would accommodate at least 350m² of net additional floorspace.

d) Provision of new retail premises (Class E [formerly A1]) within the existing settlement boundary and in conformity with Strategic Policy DM21 of the adopted Eastleigh Local Plan will also be strongly supported, subject to sequential testing which will be required for all edge of centre and out of centre retail proposals accommodating at least 350sq.m of net additional floorspace.

e) There will be a strong presumption against the loss of commercial premises or land which provide employment (formerly Class A1 A3 and A5) and are of demonstrable benefit to the local community. This includes the land designated for Local Centres at Boorley Park and Boorley Green. Applications for a change of use to an activity that does not provide employment opportunities will only be permitted if it can be demonstrated that:

- the commercial premises or land in question has not been in active use for at least 12 months, and
- there is little, or no prospect of the premises or land being reoccupied by an employment-generating user. This must be proven through a sustained marketing campaign lasting for a continuous period of at least six months.

Policy Seven: SLAA-3-20-C / SLAA-3-21-C Woodhill School

(identified on proposals map 7)

Proposals for development on this site will be supported subject to the following criteria:

Housing

a. Approximately 49 dwellings should be developed on the site, broken down as follows:

- i. Approximately 8 dwellings in the former school building, with the final quantum of development reflecting the need to avoid substantial harm to a listed building; and
 - ii. A maximum of 41 dwellings on the remainder of site;
- b. The development meets the housing mix provisions specified in Policy fourteen of this Plan.
- c. The infrastructure being in place to support it (with reference, in particular, to Policy Ten of this Plan, Utilities Provision).
- d. Taking into account the requirements for affordable housing set out in Local Plan Policy DM30, where possible and feasible, delivery of 40% affordable housing on site, should be provided, unless there is compelling evidence to demonstrate why this would not be viable. Vehicular/pedestrian access and parking
- e. Vehicular access to this site, including the Botley Community Centre car park will be based on safety audits and will be in one of two places, either:
- the current entrance to Woodhill School from Brook Lane as shown on proposals map 7, or
 - directly into the current car park from the High Street as shown on proposals map 8.
- f. As required by Policy 13, an overflow car park for the Botley Community Centre as shown on proposals map 8 shall be provided.
- g. Direct pedestrian access to the Botley Recreation Ground shall be provided from the site.
- h. A pedestrian route shall be provided which enables safe access to bridleway 026/17/2 and the Pudbrook Green Route via the southern end of the site. Biodiversity, greenspace and flood risk
- i. Development must ensure avoidance or mitigation of direct and indirect adverse impacts on habitats or species protected by legislation or identified as of principal importance within the NERC Act 2006 S41 list and that there is a net gain in biodiversity of at least 10%. Development should maximise the delivery of biodiversity net gains on site. If on-site delivery has clearly been demonstrated not to be possible then applicants are encouraged to consider off-site provision. Such off-site provision should explore a wide range of opportunities throughout the parish including:
- i. enhancing ecological networks and the migration and transit of flora and fauna, particularly between green spaces;
 - ii. restoring and re-creating wildlife habitats, particularly to enable priority species to flourish;
 - iii. designing Sustainable Drainage Systems (SuDS) to maximise the potential for biodiversity to thrive.
- j. The existing mature tree belt on the southern part of the site must be retained, with a further buffer between this area and any built development provided by private amenity space. Proposals must ensure that this area of tree belt is publicly accessible and usable as a natural greenspace.

k. To preserve water quality and flows into the Pudbrook Lake watercourse details of SuDS shall be provided in accordance with Eastleigh Local Plan Policy DM6 (Sustainable surface water management and watercourse management) as part of any application for outline or full planning permission.

l. A sequential approach to flood risk should be taken to development on this site and proposals must ensure that no built development is proposed within areas of current or future flood risk. A site-specific flood risk assessment must be undertaken at application stage to demonstrate how the proposed development will be safe from flooding for its lifetime taking account of the vulnerability of its uses, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. A buffer zone of at least 8 metres from the top of the bank of the main river flowing through the east of the site is required. This buffer should be left free of all development and proposals should demonstrate how its maintenance will be secured for the lifetime of development.

Habitats mitigation

m. Mitigation will be required to ensure no adverse effect on designated sites in the New Forest. This can be a Strategic Access Management and Monitoring (SAMM) contribution at £200 per dwelling, this is part of the New Forest Strategic Access Management and Monitoring Strategy 2023 report by Footprint Ecology.

n. Mitigation to prevent any additional nitrate from entering the Solent European sites should be delivered through purchase of nitrate credits by the developer.

Heritage

r. Proposals are required to identify how the Grade II listed parts of the site will be incorporated into new development.

s. A proposal for providing flats in the Grade II listed school building (Brook House) will be supported pursuant to historic buildings guidance.

Evidence for policy 7

59 The site at Woodhill School includes a Grade 2 listed building which is a site constraint, however it is suitable for apartments and proposals for achieving this in a sympathetic way will be supported.

60 For this reason, a maximum of 41 dwellings on the site (plus what is achievable through the listed building) has been identified as being appropriate both for the site and to achieve the vision and objectives of this plan.

61 These objectives are for small development with smaller housing with low impact on the local environment and biodiversity whilst providing the opportunity for more affordable market homes for starter homes or downsizing, as well as affordable housing for rent, or shared ownership.

62 As this site in Policy seven is allocated through the Neighbourhood Plan over and above the strategic allocation of the Local Plan, a total of 41 additional homes plus what would be achieved through conversion of the Grade 2 Listed building, is considered to be a reasonable number to be

delivered through site allocation, given the constraints of the site and the need to deliver an overflow car park on the Northern end of Woodhill School allocation.

63 The Woodhill School site has a net area of approx. 2.4ha, and the Eastleigh Borough SLAA recommends a density of 30ph however, it also states ‘the site may be suitable for relatively low-density development’. As this site is to include the new overflow car park identified in Policy 13 and with a significant amount of the area being constrained within Flood Plain 3 / 2, an allocation of 41 new dwellings plus the conversion of the listed school building is considered to be appropriate and proportionate to the remainder of the available site. It meets the needs of sustainable development and is in conformity with strategic policies of the Eastleigh Borough Local Plan.

64 This smaller number of dwellings also allows for a portion of the site to be allocated for onsite greenspace as mitigation as well as an allowance for biodiversity net gain.

65 The SLAA recommends that the mature trees forming the boundaries to this site are kept, in order to provide a buffer to the Pudbrook Lake stream and to ensure Wildern PBL remains accessible to wildlife. This will also restrict the area available for development.

66 In addition, the site is within a sensitive location within the landscape and provides a setting to the river and its extensive biodiversity and ecology. The SLAA identifies the north-eastern part of the site as suitable for development and it is therefore again appropriate to limit the number of new dwellings on this site to 41 (plus the apartment in listed building) to accommodate the constraints of existing Flood risk zones, the sensitivity of the location, the need for a buffer between Pudbrook Lake and the site as well as the need to keep additional traffic to a minimum.

67 If a development will have an adverse effect on a European nature conservation area, it is necessary to make a contribution to mitigate the impacts it has on these sites.

68 The New Forest European and Solent Coast European sites include European nature conservation designations such as Special Protection Areas (SPAs) and Special Areas of Conservation (SACs).

69 These sites are all protected by legislation and the Conservation of Habitats and Species Regulations 2017 ('Habitats Regulations').

70 The Strategic Access Management and Monitoring Strategy (SAMM) approach is set out in the New Forest Strategic Access Management and Monitoring Strategy 2023 report to Footprint Ecology.

71 Development on this site is subject to flood risk sequential testing and if approved, proposals for a strategic flood risk assessment will be required to demonstrate how the site will be safe for the lifetime of the proposed development.

Policy Eight: Mitigation In Development

In order to ensure no adverse effect in accordance with the Habitats Regulations and Eastleigh Local Plan Policy DM11 (Nature conservation), development will only be permitted where adequate mitigation is provided in respect of the following strategic in combination impacts:

- recreational impacts upon the New Forest Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar sites; and
- recreational impacts upon Solent European sites; and
- increased nitrate reaching Solent European sites via treated and untreated sewage and run-off.

Evidence for Policy Eight:

81 Recreational pressures relating to the impacts of public usage on sensitive ecological sites can have a significant negative damaging effect. A plan or project can have impacts on European sites due to both proximity and also due to size, such as major housing development. Assessment of the existing greenspace provision and capacity to absorb additional recreational use, along with pressures on the sensitive ecological receptors of the designated sites is therefore required through Policy Eight to help to minimise the impacts of any new developments.

82 Growth in housing can also lead to increases in human pressure through population growth, expansion and creation of new communities. Change patterns of recreation use and increasing recreation pressure must therefore also be considered for planning applications and local plans.

83 Policy eight seeks to mitigate these impacts by requiring consideration of the potential adverse effects on a European nature conservation area, and requires a contribution to mitigate the impacts it has on these sites.

84 The New Forest European and Solent Coast European sites include European nature conservation designations such as Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). And These sites are all protected by legislation and the Conservation of Habitats and Species Regulations 2017 ('Habitats Regulations').

85 Assessment of existing site conditions; construction methods and timings, including machinery and emissions and transport routes; and details of the operational phase. will allow the Competent Authority to undertake habitats regulations assessment (HRA) which will include assessment of potential human impacts during the operational period, including recreational pressures.

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85 Following discussions with Natural England, this plan allocates fewer than 50 dwellings, as a result, the New Forest mitigation is based solely on Strategic Access Management and Monitoring (SAMMs).

Policy Nine: Site BO3 (Strategic Allocation) - This policy and supporting text has been deleted.