

HEWEB – Hedge End, West End and Botley Local Area Committee Monday  
17 June 2019.

**Application Number:** X/19/84943  
**Case Officer:** Liz Harrison  
**Received Date:** 08 February 2019  
**Site Address:** Land North West of Winchester Road, Boorley Green,  
Hampshire, Boorley Green  
**Applicant:** Miller Homes Ltd  
**Proposal:** Variation of condition 3 of outline planning permission  
O/15/75953, as amended by X/18/82986, to allow revisions  
to the Parameter Plans for Movement & Access, Landscape,  
Density, Building Heights and Land Use.

**Recommendation:**

**Subject to**

- i) Completion of S106 legal agreement to secure a financial contribution towards off-site provision of sports pitches at Woodhouse Lane sports hub, in-lieu of the previously proposed on-site provision**

**then delegate to Head of Housing & Development, in consultation with Chair and Vice-Chair of HEWEB Local Area Committee to**

**PERMIT**

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**CONDITIONS AND REASONS:**

All conditions originally attached to planning permission O/15/75953, as amended and added to by X/18/82986 with Condition 3 reworded as follows:

- (3) The development hereby permitted shall be carried out in general accordance with the details shown on the drawings P1388.PP.01 rev B, P1388.PP.02 rev A, P1388.PP.03 rev A, P1388.PP.04 rev A, P1388.PP.05 rev A

**Notes to Applicant:**

In accordance with paragraph 38 of the National Planning Policy Framework, Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

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Report:

1. This application has been referred to Committee because it is a major development which is contrary to the Development Plan.

### **Description of application**

2. The application seeks to vary condition 3 of the outline planning permission O/15/75953 to allow revisions to the Parameter Plans for Movement & Access, Landscape, Density, Building Heights and Land Use. The revisions include:
  - Removal of the on-site playing pitches shown on the approved parameter plans and relocation of the southern-most residential parcel to the pitch area, resulting in a larger area for informal open space to the south of the site.
  - Minor relocation of the allotments from the southern boundary, closer to the residential parcels, to avoid the need for a road cutting through the open space.
  - Removal of residential development parcels adjacent to the rear of existing residential properties on Winchester Road to the south of the new roundabout access, with the inclusion of landscaping to this boundary. Minor relocation of the green connection running east-west through the site, to connect through the southern-most play area and to maintain green corridors and permeability.
  - Update to the density plan to maintain the overall strategy for the site with higher density development towards the site access and local centre, with lower density development towards the edges.

In lieu of the on-site provision of the sports pitches and associated facilities a financial contribution towards the off-site provision of sports pitches at the proposed Woodhouse Lane sports hub is proposed, to be secured by a S106 legal agreement.

3. This application does not seek to amend the overall numbers of dwellings proposed on the site, nor does it propose any changes to the approved accesses to the site, or any changes to the primary school details
4. The application is accompanied by the following revised parameter plans, updated as necessary throughout the course of the application:
  - Land Use
  - Landscape
  - Movement & Access
  - Density
  - Building Heights
5. The outline application was supported by an Environmental Statement. It is not considered that there has been a significant change in circumstances that requires this application to be supported by a further Environmental Statement.

6. When considering the original application for outline planning permission it was concluded that an Appropriate Assessment under the Habitats Directive was not required. Since that time there has been a recent ruling by the Court of Justice of the European Union on the interpretation of the Habitats Directive. It concluded, contrary to previous decisions by the courts in England and Wales, that proposed mitigation measures cannot be considered when screening a proposal to see if an Appropriate Assessment is required. As such an Appropriate Assessment is now required for this revised development proposal as without mitigation it would have a likely significant effect on the Solent Maritime Special Area of Conservation (SAC), Solent and Southampton Water Special Protection Area (SPA) and Ramsar site, and the River Itchen SAC. The Appropriate Assessment concludes that:
- the financial contributions to the Solent Recreation Mitigation Strategy (Bird Aware Solent Strategy)
  - conditions related to:
    - a Construction Environment Management Plan;
    - a surface water drainage system based on sustainable drainage principles;
    - a 15m wide buffer to Moorgreen Stream/Ford Lake;
    - removal of Japanese Knotweed; and
    - Reduced water consumption levels; and
  - the requirement for an Environmental Permit to discharge into Moorgreen Stream, would ensure that there is no adverse effect on the integrity of the designated sites identified.

### **The site and its surroundings**

7. The Boorley Gardens development site is located within the parish of Botley and lies to the east of the Borough. The overall site is a large, irregular shaped site that is approximately 45 hectares in size and lies to the west of Winchester Road in Boorley Green and to the north east of the Portsmouth to London Waterloo railway line. The site adjoins Shamblehurst Lane North in the western corner, with Ford Brook/Moorgreen Stream forming the northern boundary of the site. Botley Footpath no. 1 runs through the site from Winchester Road to Shamblehurst Lane North. The village of Boorley Green lies to the east and south east of the site, with Hedge End railway station located to west of the site and the settlement of Hedge End to the west on the other side of the railway line.
8. With the exception of the buildings at Park Farm the site is currently undeveloped and consists of pasture and arable farmland with various hedgerows and tree belts on field boundaries and along the public right of way. The northern part of the site is relatively flat, but it rises up in the southern part of the site.

9. The site is not located within a Conservation Area, nor are there any listed buildings or designated sites of nature conservation interest within the site. However the site is located within the 5.6km Solent Mitigation Disturbance Zone associated with the Solent and Southampton Water SPA.

### **Relevant Planning History**

10. The relevant history in relation to this site is as follows:
- O/15/75953 - Outline application for up to 680 residential units, mixed use comprising of retail and/or community/healthcare use, land for two-form entry primary school, formal and informal open space and sports pitches. New access off Winchester Road, associated on-site roads, infrastructure and footpaths/cycleways. Detailed matters for determination access (all other matters reserved - scale, appearance, landscaping and layout). This application is the subject of an Environmental Impact Assessment, is a departure from the Development Plan, is Major Development and affects the setting of a Right of Way – allowed on appeal 30.11.16
  - RM/17/81628 - Reserved matters application (pursuant to outline planning permission O/15/75953 which was subject to an Environmental Impact Assessment) for Phase 1 scheme equating to 301 residential dwellings with associated parking, road infrastructure, landscaping, open space, surface water drainage networks, on-site waste water treatment works, provision of additional vehicular parking for Hedge End Railway Station and bus only connection to Shamblehurst Lane North – approved 16.1.19
  - X/18/82986 - Variation of Condition 12 of outline planning permission (O/15/75953) to enable foul drainage to be carried out in accordance with either the approved Flood Risk Assessment (Dec 2014) or details set out in the Foul Sewerage Assessment (March 2018 ref M380-Doc 05) – granted 6.11.18
  - RM/18/84466 - Reserved Matters application (pursuant to outline planning permission O/15/75953 which was subject to an Environmental Impact Assessment) for Boorley Park Phase 2 equating to 143 dwellings with associated parking, landscaping, open space and works, including diversion of a drainage ditch. (Details relating to appearance, landscaping, layout and scale) – currently under consideration
  - X/19/85533 - Variation of condition 1 (reserved matters) and 4 (phasing plan) of outline planning permission O/15/75953 as amended by X/18/82986 – currently under consideration

## Representations Received

11. 5 letters of objection were received from adjoining residents and those living locally with concerns relating to:

### Principle of development

- Too many houses already

### Impact on surrounding area

- Local roads, infrastructure and services are insufficient to cope with increased traffic and demand from proposed development.
- Impact on local roads from construction traffic.
- Development removes long standing public right of way.

### Ecology

- Impact on wildlife

### Residential amenities

- Disturbance during construction period
- Overlooking of neighbouring properties

### Other matters

- Residents are unable to sell older homes due to people being put off by new builds

## Consultation Responses

12. **Design & Landscape** - No objection, however there are some concerns about the location of the southern play area as it may be too close to the nearest neighbours, too cramped if it was decided to use some of the public art contribution towards creating play pieces that are pieces of art as well as functional play items and it doesn't benefit from the synergy between close juxtaposition of equipped play area and wider areas for football and other informal games.
13. **Ecology** – No objection; however from an ecological perspective it would be preferable for the southern green link to be wider to allow room for a path and sufficient landscaping for biodiversity interests. Would like to see something more imaginative in the design, possibly a meandering path with pockets of habitat. It is noted that there is a lot of greenspace elsewhere, therefore the main biodiversity focus will have to be on maximising the benefits in the perimeter greenspace.
14. **Trees** - No objection.
15. **Housing** – No comments to make.
16. **Health & Wellbeing** – No objections in principle, subject to securing a satisfactory financial contribution towards off-site provision of sports pitches.

17. **Environmental Health** - The proposal to increase residential densities in the vicinity of land uses that may conflict with residential amenity by way of noise or other emissions will create greater challenges for the scheme in terms of protecting residential amenity, e.g. relationship between residential and the local centre, school and road. The first principle of good design would be to achieve as much separation between potentially conflicting uses and residential units. How these factors play out will be a function of detailed design.
18. **HCC Highways** – No objection
19. **HCC Countryside Access** – No response
20. **HCC Flood and Water Management Team** - Having reviewed the information, it does not appear that the changes will have a significant impact on the drainage. However, any changes that have an impact on the drainage size, location and flow routes will need to be submitted for review and should include plans and calculations of any revised drainage together with a technical summary to identify what has changed.
21. **National Planning Casework Unit** – No response
22. **Environment Agency** – No objection provided originally requested condition re: drainage remains.
23. **Southern Water** – Request that no structures or attenuation basin is located within 7m on each side from the external edge of the public critical 24 inches water trunk main.
24. **Natural England** - No comments to make.
25. **Network Rail** – No response
26. **Esso Petroleum** – No response
27. **Southern Gas Networks** – No response
28. **SSE** – No response
29. **Health & Safety Executive** - Do not advise, on safety grounds, against the granting of planning permission in this case. As the proposed development is within the Consultation Distance of a major hazard pipeline you should consider contacting the pipeline operator (Southern Gas Networks) before deciding the case.
30. **Eastleigh Ramblers** – No comments to make

31. **Southampton Airport** – No aerodrome safeguarding objection subject to a condition re: submission of bird hazard management plan
32. **Botley Parish Council** –  
Changes to the layout of green spaces  
While acknowledging that the provision of football pitches without storage facilities would make the site difficult to use for league matches, the Parish Council objects to the loss of allocated space for football pitches.
33. The Parish Council is concerned that the quality and suitability of land re-allocated for green space will be of the same standard and suitability as the area originally proposed in the outline application because the southern part of the application site is known locally to be the wettest.
34. A more important objection to the change of green space location is that part of the land would have been suitable as a landing site for a footbridge over the railway line. The original green space location was north of a site identified in the Woodhouse Lane application (O/18/83634) as reserved for a footbridge landing site. The Parish Council will continue to press for the inclusion of a landing zone for a footbridge considering this to be an important infrastructure provision for pedestrian access between communities.
35. Site Layout  
The Parish Council welcomed the realignment of development parcels away from existing residential properties along Winchester Road together with the inclusion of more landscaping along this boundary.
36. School site  
The HCC Forward Plan indicates that the school allocated for this site will be open by 2022. In view of other school provision in the area the Parish Council considers it important that the HCC Education Department should be asked for an opinion as to whether this school will still be required.
37. **Hedge End Town Council** – No objection.
38. **Durley Parish Council** – No response
39. **Curdrige Parish Council** - Objections on the grounds that this application represents further over-development of this site and the increased density and building height will impact adversely on the street scene.
40. **Botley Parish Action Group** – No response

**Policy Context: Designation Applicable to Site**

- Designated Countryside
- Designated Local Gap
- Solent Mitigation and Disturbance Zone
- Public Right of Way
- Within HRA Screening Area

### **The Development Plan**

41. At the current time the Development Plan for the Borough comprises the Eastleigh Borough Local Plan Review (2001-2011) and the Hampshire Minerals and Waste Plan (October 2013).

### **Saved Policies of the Adopted Eastleigh Borough Local Plan Review (EBLP 2001-2011)**

42. The relevant policies of the adopted local plan include:
- 1.CO – Development in the countryside
  - 3.CO – Development in the Local Gap
  - 18.CO – Impact on landscape character
  - 22.NC – Protection of Sites of Special Scientific Interest (SSSIs)
  - 23.NC – Protection of Sites of Importance for Nature Conservation (SINCs).
  - 25.NC – Promotion of biodiversity
  - 26.NC – Enhancement of habitats of nature conservation importance
  - 30.ES – Noise-sensitive development
  - 31.ES – Residential development and noise
  - 32.ES – Pollution control
  - 33.ES – Air quality assessment
  - 34.ES – Requirement to reduce greenhouse gases
  - 35.ES – Contaminated land
  - 37.ES – Energy efficiency
  - 42.ES – Development in catchment of watercourse
  - 43.ES – Protection from flooding
  - 45.ES – Sustainable drainage requirements
  - 59.BE – High quality design
  - 60.BE – Quality development along road and rail corridors.
  - 72.H – Density
  - 73.H – Housing Mix
  - 74.H – On-Site affordable housing
  - 100.T – Sustainable transport
  - 101.T – Impact on traffic growth
  - 102.T – Safe accesses
  - 146.OS – Green Network
  - 147.OS – Provision of public open space
  - 167.LB – Protection of non-scheduled archaeological sites
  - 168.LB – Archaeological evaluation



- 190.IN – Infrastructure provision
- 191.IN – Developer’s contributions

### **Hampshire Minerals and Waste Plan 2013**

43. The site does not lie within a Minerals or Waste Safeguarding Area.

### **Submitted Eastleigh Borough Local Plan 2011-2029**

44. The Eastleigh Borough Local Plan 2011-2029 was submitted for examination in July 2014 but the Inspector concluded that insufficient housing was being provided for in the Plan and that it was unsound. While this has not been withdrawn and remains a material consideration, it can therefore be considered to have extremely limited weight in the determination of this application.

### **Emerging Eastleigh Borough Local Plan 2016-2036**

45. The Local Plan was submitted to the Secretary of State on 31st October 2018 with examination hearings scheduled to take place in the autumn between September and November. Given the status of the emerging plan it is considered that limited weight can be attributed to it, but it is a material planning consideration.

46. The most relevant draft policies of the Submitted Eastleigh Borough Local Plan 2011-2036 are:

- S1 – Sustainable development
- S2 – Approach to new development
- S3 – Location of new housing
- S10 – Green Infrastructure
- S11 – Community facilities
- S12 – Transport infrastructure
- DM1 - General criteria for new development
- DM2 – Environmentally sustainable development
- DM3 – Adaption to climate change
- DM5 – Managing flood risk
- DM6 – Sustainable surface water management and watercourse management
- DM8 – Pollution
- DM9 – Public Utilities and communications
- DM10 – Water and waste water
- DM11 –Nature Conservation
- DM12 – Heritage Assets
- DM13 – General development criteria - transport
- DM24 – Housing Sites and Mixed Use sites including housing with planning permission
- DM26 – Creating a mix of housing
- DM30 – Delivering affordable housing

- DM35 – Provision of recreation and open space facilities with new development
- DM38 – Community, leisure and cultural facilities
- DM40 – Funding infrastructure

### **Supplementary Planning Documents**

47. Relevant documents are:
- Supplementary Planning Document: Quality Places (November 2011)
  - Supplementary Planning Document: Biodiversity (December 2009)
  - Supplementary Planning Document: Environmentally Sustainable Development (March 2009)
  - Supplementary Planning Document: Planning Obligations (July 2008, updated 2010)
  - Supplementary Planning Document: Affordable Housing (July 2009)

### **National Planning Policy Framework 2019**

48. The National Planning Policy Framework (NPPF) is a material consideration of significant weight in the determination of planning applications.

#### **Planning Practice Guidance**

49. Where material, this guidance should be afforded weight in the consideration of planning applications.

### **Assessment of Proposal: Development Plan and / or Legislative Background**

50. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a local planning authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise.
51. The Development Plan in this case comprises the saved policies of the Eastleigh Borough Local Plan Review 2001-2011 and the Hampshire Minerals and Waste Plan (adopted 2013).
52. In terms of other material planning considerations, the National Planning Policy Framework and Planning Practice Guidance constitute material considerations of significant weight.

## The Principle of Development

53. The application seeks to vary condition 3 on the original outline permission (O/15/75953), which reads as follows:

*The development hereby permitted shall be carried out in general accordance with the details shown on the Land Use Plan, drawing ref. 143405/LUB/003 Rev G, 143405/MA/008 Rev A, 143405/BH/006 Rev A, 143405/DEN/005 Rev A, 143405/LA/009 Rev A, ITB11055-GA-104 Rev D.*

54. As set out above the applicant seeks approval for the following amendments, with the parameter plans being revised accordingly:
- Removal of the on-site playing pitches shown on the approved parameter plans and relocation of the southern-most residential parcel to the pitch area, resulting in a larger area for informal open space to the south of the site.
  - Minor relocation of the allotments from the southern boundary, closer to the residential parcels, to avoid the need for a road cutting through the open space.
  - Removal of residential development parcels adjacent to the rear of existing residential properties on Winchester Road to the south of the new roundabout access, with the inclusion of landscaping to this boundary. Minor relocation of the green connection running east-west through the site, to connect through the southern-most play area and to maintain green corridors and permeability.
  - Update to the density plan to maintain the overall strategy for the site with higher density development towards the site access and local centre, with lower density development towards the edges.
55. The principle of residential development and associated facilities on this site was established when outline planning permission was granted on appeal in November 2016. While the application seeks to vary a condition attached to the outline permission the principle of this site being developed for residential development cannot be reconsidered. The principle of the overall development on this site has therefore been established and cannot be reconsidered as part of this application. Nor can the issues relating to access, transport infrastructure and impact on local facilities.
56. This application does not seek to increase the number of dwellings on the site or change the level of affordable housing provision, which remains at 40%, or extend the overall boundaries of the development site. Instead the application seeks approval for a change to the on-site open space and green infrastructure provision and distribution, together with subsequent changes to the distribution of the residential properties across the site. Only the issues related to the impact of these changes should be considered in the determination of this application.

## **Sustainable Development**

57. The outline application considered matters of sustainability. The Secretary of State concluded that the development was contrary to the local plan, would harm the landscape and result in the loss of countryside, but there would be a only very limited impact on views outside the site and its immediate surroundings. In addition at the time of the decision, the Council was unable to demonstrate a 5-year housing land supply and the development would bring substantial benefits in terms of additional open market and affordable housing, for which there were substantial shortfalls; green infrastructure; and improved pedestrian and cycle links and connectivity, including to the railway station. As such the Secretary of State concluded that the proposals would amount to sustainable development.
58. In determining this application it is necessary to consider whether the proposed amendments to the development as listed above justify a different conclusion being reached in relation to the sustainability of the proposal. The NPPF sets out a presumption in favour of sustainable development, indicating that it has an economic, a social and an environmental role. These roles should not be undertaken in isolation as they are mutually dependent and therefore the application is assessed against all three headings. It also states that when determining applications those that accord with the development plan should be approved without delay. Where the development plan is absent, silent or the relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole; or where specific policies in the NPPF indicate development should be restricted.

## **Economic sustainability**

One of the key objectives of the NPPF paragraph 8 is to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.

59. The proposal to remove the on-site sports pitches and associated facilities would have a minor economic impact on the direct economic sustainability of the site as there would be no jobs created for the construction of the pitches and no opportunity for an income to be generated by hiring them out. The Council, however, is proposing to develop a sports hub, to include formal sports pitch provision, on the nearby Woodhouse Lane development. Health & Wellbeing have been consulted on the application and have raised no objection to the proposed loss of the on-site sports pitches provided a satisfactory financial contribution can be secured, to be spent on the proposed Woodhouse Lane sports hub.

60. If a satisfactory financial agreement can be secured towards off-site provision of sports pitches, this money would be spent on the nearby Woodhouse Lane facilities and the economic benefits arising from the provision of sports pitches and their subsequent hiring out would still occur in the local area.
61. The other amendments to the distribution of residential dwellings and open space do not alter the economic impacts or benefits of the proposed development.
62. Provided a S106 legal agreement secures a satisfactory financial contribution it is considered that the proposed amendments would still ensure the development would be economically sustainable.

### **Social Sustainability**

63. Similarly the Secretary of State, in allowing the appeal, concluded that the development would be socially sustainable. As discussed above in relation to economic sustainability the loss of the on-site sports pitches does reduce the direct social sustainability of the development as there would be no formal sports provision within the development. However, sports pitches are being provided as part of the nearby Boorley Park development, together with the proposed sports hub at Woodhouse Lane. As such it is considered that the residents of this development, while having to travel a little further, would still have reasonable access to formal sports pitches in the local area.
64. While alterations are proposed to the distribution of the open space, the overall extent of open space exceeds the Council's open space standards and as no dwelling would be located further than approximately 150m from an area of open space, including the perimeter green routes and central green links it is considered that the proposed distribution of open space is acceptable. The concerns about the location of the southern play area are noted; however this play area has only been marginally repositioned and was previously proposed to be a play area of this approximate size surrounded by residential development. The revised parameter plan does now show a green link running passed this play area connecting to the perimeter areas of open space, which is considered to be a benefit in terms of connectivity within the site.
65. The other amendments to the distribution of the residential development do not alter the social impacts or benefits of the proposed development.
66. It is considered therefore that the proposed amendments would still ensure the development would be socially sustainable.

## Environmental Sustainability

67. The proposed amendments to the original scheme have potential to impact on a number of environmental factors, including:
- Land within the countryside and gap
  - Landscape and Visual Impact
  - Noise-sensitive development
  - Ecology
68. Countryside & Local Gap – the site is located within the Countryside and Local Gap under the adopted Local Plan, covered by policies 1.CO and 3.CO, however, outline planning permission has been granted for the development of the site as a whole. The proposed amendments introduce residential development to the sports pitches land in the central part of the site but also remove the southern-most development parcel creating a larger area of open space at the southern end of the site. The development of the sports pitches land would not extend the boundaries of the development further into the surrounding countryside and local gap as it would follow a similar boundary edge to the development parcels to the north and south, running parallel to the railway line on the western boundary at a similar separation distance as elsewhere on the site.
69. The subsequent enlargement of the area of open space at the southern end of the site would result in a larger separation between the built edges of the Boorley Gardens development and the Woodhouse Lane development. In the Submitted Eastleigh Borough Local Plan 2011-2036 the Boorley Gardens site has been taken out of the Local Gap to reflect the fact that the site has outline planning permission. The land between the existing settlement of Boorley Green, the Boorley Gardens development and the proposed Woodhouse Lane development site is allocated as Gap and the proposed amendments would have the effect of increasing the extent of this gap between settlements as the built-form of the Boorley Gardens development would not extend as far south as previously approved at the outline stage.
70. The other amendments to the distribution of open space and residential development in the central part of the site do not have any greater impact on the surrounding countryside or Local Gap than the original proposals.
71. It is considered therefore that the proposed amendments would not have any greater impact on the surrounding countryside and Local Gap, than the original scheme. In fact in consolidating development within the central part of the site, the result is a greater separation between the built form of Boorley Gardens and that of the proposed Woodhouse Lane site and this is considered to be an environmental benefit.

72. Landscape & Visual Impact – given the proposed amendments to the distribution of the residential development and open space, as discussed above it is considered that the proposed development would generally have a reduced landscape and visual impact when viewed from the surrounding area as built development is being pulled off the southern and eastern boundaries. Whilst the centre of the site would be more developed as a result of these amendments, this would only be visible in views of the site gained from those travelling along the adjacent railway line. In those views the development of the sports pitches land would be seen in the context of the wider development with further development surrounding it on 3 sides. It is noted that the listed amendments include reference to the density plan being amended, but this is only to reflect the proposed amendments to the land uses within the site and maintains low density areas of 15-25dph on the outer edges of the development, medium density areas of 25-35dph in the central parts of the site and higher density areas of 32.5-45dph around the local centre near the roundabout access off Winchester Road. Densities are not increased above what was previously proposed and as such there is no change to the landscape and visual impact as a result of the change to the density parameter plan.
73. Noise-sensitive development – building on the sports pitches land would bring development in this part of the site closer to the railway, but it would not be significantly closer to the railway than the development parcels to the north and south, at approximately 40-50m. As it has previously been concluded that residential development could be built at this distance from the railway without any significantly detrimental impact on the residential amenities of the future occupiers. The changes do not bring residential development any closer to other noise sources such as Winchester Road, the local centre and the school, as was previously approved.
74. Ecology – as referred to above the proposed amendments include a minor relocation of the green connection running east-west through the site, to connect through the southern-most play area and to maintain green corridors and permeability. Ecology has commented that a wider green link would be preferable from an ecological perspective but have acknowledged that large areas of greenspace are proposed around the development. This particular green link replaces one that previously led from the eastern edge of the development through to the sports pitches. The green link now proposed connects all the way through the site from east to west, via the southern play area and subject to the detailed design of the space could have similar or greater biodiversity interest than that previously proposed as planting may have been.
75. Other matters – the proposed amendments are not considered to have any greater impact on, or in terms of, archaeology, loss of agricultural land, existing trees and landscape features, the public right of way running through the site, air quality, drainage and flooding and sustainability measures.

76. In the context that the principle of development cannot be reconsidered as part of this application, it is considered therefore that the proposals would still ensure that the development would be environmentally sustainable.

### **Access and Highway Safety**

77. No changes are proposed to the overall access of the site which remains in the form of a roundabout off Winchester Road, with a secondary access off Shamblehurst Lane North for additional parking for the railway station and a bus-only connection through to the rest of the development.
78. With the relocation of the southern-most development parcel and the repositioning of the allotments the proposed secondary street does not need to extend as far south, with smaller scale roads serving the southern outer edge of the residential development and the proposed allotments. The exact alignment of the roads in the southern part of the site would be determined by future reserved matters applications.
79. It is not considered that any of the proposed amendments would have any significantly detrimental impact on accessibility within the site or highway safety.

### **Residential Amenity**

80. As referred to above one of the proposed amendments is the removal of residential development parcels adjacent to the rear of existing residential properties on Winchester Road to the south of the new roundabout access, with the inclusion of landscaping to this boundary. This would increase the level of separation between existing and proposed dwellings to over 30-60m. This would reduce the impact of the development on residential amenities.
81. It is not considered that any of the other amendments would result in a significantly detrimental impact on residential amenities.

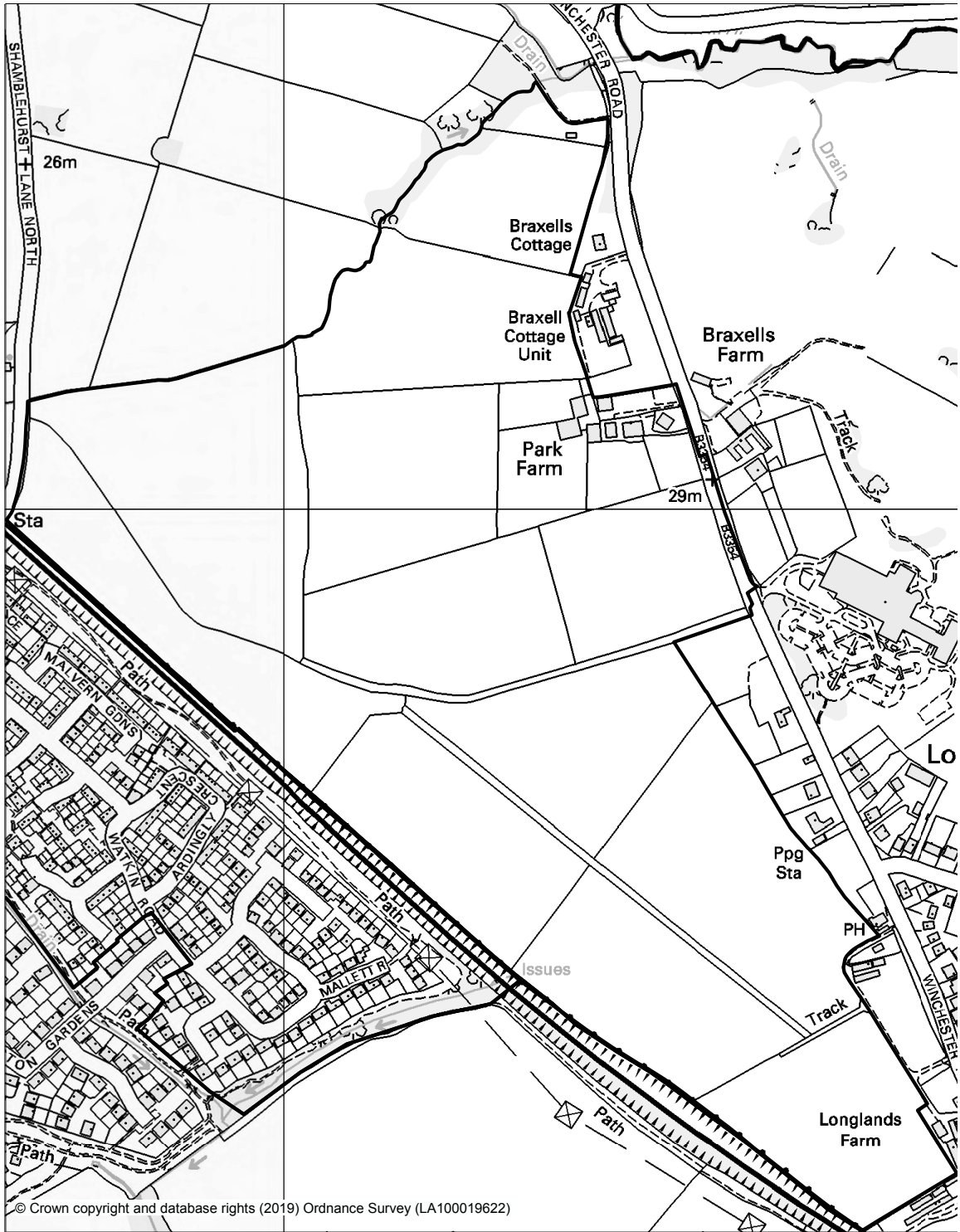
### **Planning Obligations**

82. As set out above, for the removal of the on-site sports pitches to be acceptable a suitable financial contribution towards the off-site provision of sports pitches at the proposed Woodhouse Lane sports hub needs to be secured by S106 legal agreement. This agreement is currently being drafted and the recommendation reflects the fact that this needs to be completed before permission could be issued.



## **Conclusion**

83. For the reasons outlined above the proposed variation to Condition 3 to enable the form of the development to be amended as shown on the revised parameter plans is considered to be acceptable and the recommendation is to permit the variation, subject to a Deed of Variation securing an appropriate financial contribution towards the off-site provision of sports pitches, in lieu of the previously proposed on-site provision, and the recommended conditions.



**EASTLEIGH**  
BOROUGH COUNCIL

**X/19/84943**

Title:  
Land North West of  
Winchester Road,  
Boorley Green

Scale:  
1:5000  
Map Ref:  
SU5014  
Date:  
05/06/2019

