

6.5 Hedge End, West End and Botley

Hedge End Parish

Context and key issues

- 6.5.1 Hedge End is centrally located within the Borough with the settlements of Horton Heath and Fair Oak to the north and the Hamble peninsula to the south. It adjoins Botley parish to the north and east, Bursledon parish to the south and West End parish to the west.
- 6.5.2 The town has seen significant growth in recent years, including extensive residential development that has expanded the town north to the Eastleigh-Fareham railway, and substantial residential, commercial and industrial development to the south-west including major out-of-town shopping at junction 7 of the M27. It is now the second largest settlement in the Borough, and in 2011 had a population of some 20,790 and 8,488 dwellings (2011 Census). In 2015 the population was 21,791⁷⁴.
- 6.5.3 The boundaries of Hedge End town closely follow the urban edge of the settlement, and it includes very little open countryside. Land to the north of the railway in Botley parish contributes to the separation between Hedge End and Horton Heath to the north, and Boorley Green to the east. To the east, other land in Botley parish provides a narrow gap between the urban area of Hedge End and

the village of Botley. [Note – dwellings accessed off King’s Copse Avenue form part of the urban area of Hedge End although they lie in Botley parish.]

- 6.5.4 The parish includes a narrow strip of countryside to the south-west of the M27 which comprises the gap between Hedge End and Southampton. This area is under on-going development pressures, and the extensive development at junction 7 has also diminished this gap significantly.
- 6.5.5 Within the parish there are some areas of open space generally in the form of playing fields, managed open spaces and green links through residential areas. Outside the parish to the south east is the Manor Farm Country Park. There is little heritage interest in the town.
- 6.5.6 Hedge End contains some of the Borough’s more extensive industrial and commercial developments in the area adjoining junction 7 of the M27, with the out-of-town superstores, other major retail stores and industrial estates.
- 6.5.7 The town has a district centre. Here, however, the proximity of the out-of-town stores has impacted on its vitality. It is also bisected by busy roads. The Council is keen to enhance and regenerate the centre and achieve comprehensive redevelopment of sites in line with the principles set out in policy DM1. The

74 Small Area Projections 2015 published by Hampshire County Council



Council may prepare a development brief on this regeneration.

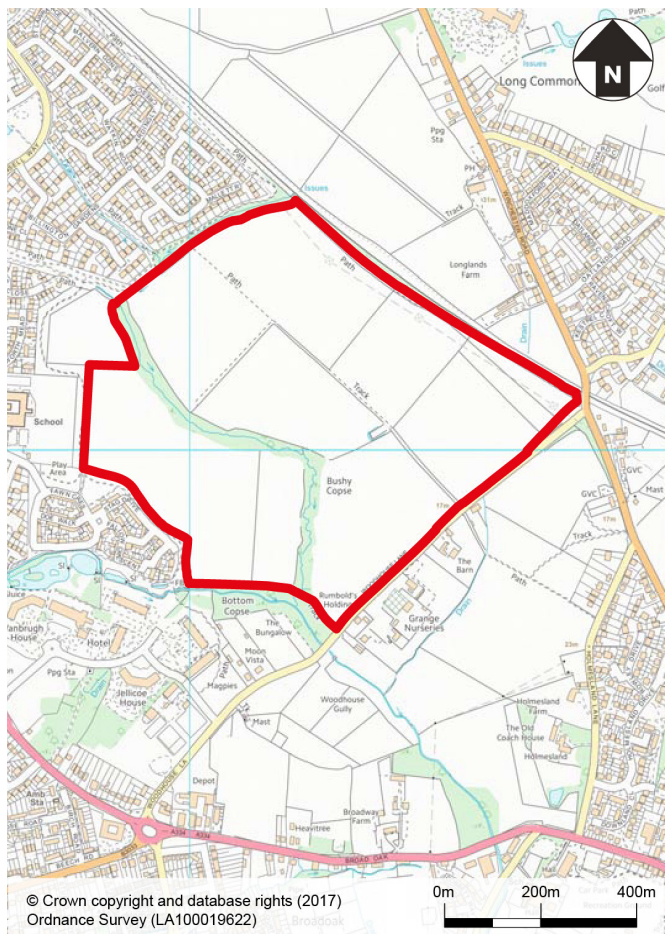
- 6.5.8 Hedge End gains vehicular access primarily from the M27 junctions 7 and 8. The main route to Southampton is via the A334 from junction 7. There are problems of peak hour congestion on the M27, at junctions 7 and 8 and on the approach roads to these junctions, including routes through the industrial and commercial area at Hedge End such as Tollbar Way.
- 6.5.9 There is a railway station at Hedge End located on the northernmost boundary of the settlement. Hedge End is also served by a number of bus services to Southampton and Eastleigh.
- 6.5.10 There has been considerable residential development in Hedge End over recent decades, including a variety of house types and tenures e.g. Dowd's Farm. There is an increasing need for specialised accommodation for elderly people and for affordable housing.
- 6.5.11 The main secondary school in the area is the Wildern School which is operating over capacity. There is understood to be some spare capacity at a few of the primary schools such as Shamblehurst, but others are accommodating more than planned and having to expand where possible. The Wildern School site is a hub site for leisure, arts, dance and theatre including The Berry Theatre which is an innovative concept bringing live entertainment to this part of the Borough.
- 6.5.12 Medical facilities are provided by two GP surgeries.
- 6.5.13 Hedge End does not have a parish plan.

Development proposals and special policies

- 6.5.14 The following policies apply in the parish of Hedge End:
 - HE1 Land west of Woodhouse Lane, Hedge End
 - HE2 Land at Sunday's Hill and Land north of Peewit Hill Close
 - HE3 Land at Home Farm, St John's Road
 - HE4 Land off Peewit Hill Close and Dodwell Lane, Bursledon
 - HE5 Land at Netley Firs, Kanes Hill, Hedge End
 - HE6 Hedge End Railway Station, Hedge End
 - HE7 Land at Kanes Hill, Hedge End
- 6.5.15 In addition policy DM24, page 115 lists developments with planning permission or resolution to permit in the parish.

Housing

Land west of Woodhouse Lane, Hedge End



6.5.16 A site comprising approximately 51.1 ha of land on the western side of Woodhouse Lane is currently in agricultural use. The site is bounded to the north east by the Fareham to Eastleigh railway line, to the south east by Woodhouse Lane and to the west by the existing built-up area. It comprises gently undulating farmland which is bisected by a stream within a wooded corridor which is a locally-protected site of nature conservation interest (Bottom Copse Bushy Copse Sites of Importance for Nature Conservation SINC). A small part of the site lies in an area at risk of flooding.

6.5.17 A high voltage overhead power line runs parallels to the northern edge of the site adjacent to the railway line which is mostly in a shallow cutting. The site is crossed by underground water and gas pipelines and a public footpath linking Woodhouse Lane with the existing housing area of north Hedge End.

6.5.18 In accordance with Environment Agency advice, waste water should be treated via the sewer system and not by an on-site solution. There are understood to be waste water capacity issues in the area, and the connections should be at the nearest point of capacity. Where possible a combined solution with site BO2 Land west of Uplands Farm, Botley should be found.

6.5.19 Taking the above into account, the development of this site for residential development and a secondary school together with a local centre is proposed.

Policy HE1, Land west of Woodhouse Lane, Hedge End

An area of approximately 51.1 hectares of land west of Woodhouse Lane, Hedge End, as defined on the policies map is allocated for the development of approximately 650 dwellings and community facilities including a new secondary school, a local centre, sports facilities available to the public within a Sports Hub and public open space. Planning permission will be granted provided that the detailed proposals comply with the development plan, and comply with an approved masterplan for the whole site which addresses the following requirements:

- i. **The provision of a range of housing types, size and tenures;**

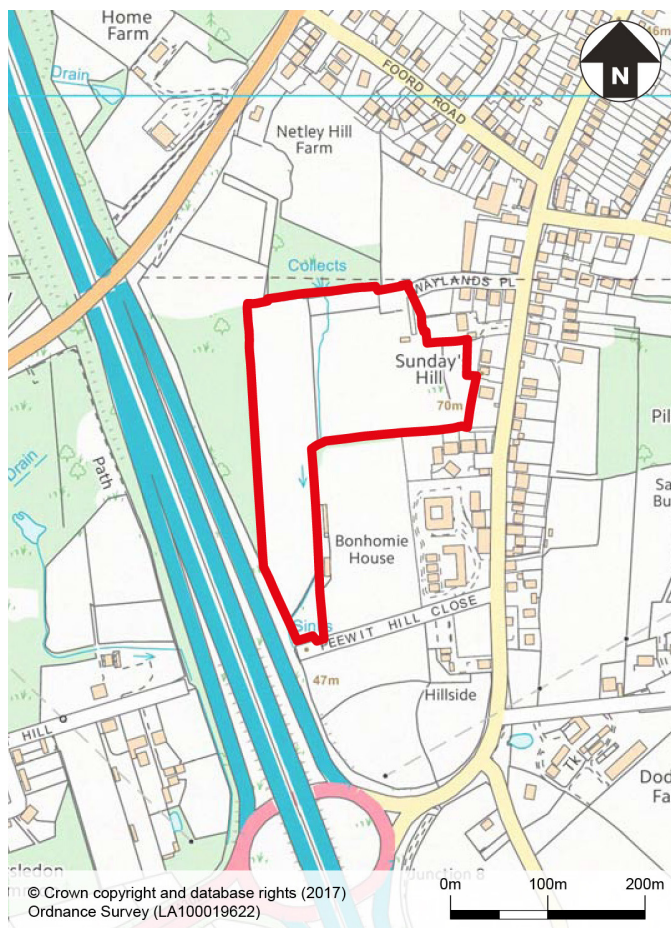


- ii. The provision of community facilities including a local centre, a seven-form entry secondary school (with space to expand to nine-form entry) and playing fields. The secondary school will be available for the community use of its buildings and open spaces by recognised sporting and community groups outside of school hours;
- iii. The provision of on-site public open space and play areas to serve the development;
- iv. Safeguarding of land adjoining the Berrywood Meadows open space for improved sports facilities;
- v. The retention of a countryside gap to separate Boorley Green, Botley and Hedge End;
- vi. The provision of contributions towards the laying out of playing fields on the adjacent Berrywood Meadows public open space (land south west of the mature tree line across the site); (see policy DM36)
- vii. Safeguarding of land required for the Botley bypass (see policy BO5) and the provision of contributions to, or delivery of, off-site highway improvements considered necessary to serve the development as demonstrated by a Transport Assessment;
- viii. the provision of vehicular access to the development from Woodhouse Lane;
- ix. the retention of the existing Public Rights of Way through the site and the provision of pedestrian and cycle links and bridleways both within the site and to connect the site with the surrounding area;
- x. protection and enhancement of the nature conservation interests of the sites, including the Bushy Copse SINC Conservation woodland and stream corridor including 20m buffers along all boundaries of the woodland and the stream;
- xi. avoiding development on areas of the site at risk of flooding;
- xii. to preserve water quality and flows into Woodhouse Gully details of Sustainable Urban Drainage with three forms of naturalised filtration and maintenance of runoff at Greenfield rates will be required at the outline stage
- xiii. 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, that the Railway and Wildern Priority Biodiversity Links that interlace the site are kept open for wildlife dispersal and that there is a net gain in biodiversity
- xiv. the provision of a landscape setting for the development, including buffer planting on Woodhouse Lane frontage, landscape treatment of the corridor adjacent to the railway line and maintaining and reinforcing existing boundary hedgerows, tree belts and woodland;
- xv. a thorough examination of the potential for the re-location of the overhead power lines within the site, in order to maximise the site's development potential;
- xvi. ensuring an acceptable noise environment for new homes through appropriate siting of development and the provision of suitable noise mitigation measures,

in light of the adjacent railway line and the proposed school;

- xvii. **a thorough examination of the potential for incidental minerals recovery for that part of the site within the Minerals Safeguarding Area;**
- xviii. **provision of a connection to the sewerage system at the nearest point of connection, as advised by Southern Water.**

Land at Sundays Hill and Land north of Peewit Hill Close



6.5.20 The site comprises 4.2ha of land on the southern side of St Johns Road Phase 1 residential development, eastern side of

the M27 and the northern side of Peewit Hill Close, and is currently covered in grassland with extensive wooded areas (predominantly within the west of the site). Trees to the north of the site are protected by a Tree Preservation Order. The headwaters of the Badnum Creek are present within the north of the site whilst Badnum Creek dissects the centre of the site, flowing north to south. The topography of the site also falls gradually from north to south towards Peewit Hill Close. The site as a whole is likely to be able to accommodate approximately 106 dwellings.

Policy HE2, Land at Sundays Hill and Land north of Peewit Hill Close

An area of approximately 4.2ha of land on the southern side of St Johns Road Phase 1 residential development and the northern side of Peewit Hill Close, as defined by the policies map, is allocated for development to include approximately 106 dwellings. Planning permission will be granted provided that the detailed proposals comply with the development plan, and comply with an approved masterplan for the whole site which addresses the following specific requirements:-

- i. **The provision of a range of housing types, sizes and tenures;**
- ii. **The provision of on-site public open space and play areas, to serve the development providing it is kept outside the natural woodland areas, the headwaters and the buffers for Badnum Creek;**
- iii. **To preserve water quality and flows into the headwaters and Badnum Creek the following studies and**

