

The Planning Bureau Limited

Bournemouth • Coventry • Hatfield • Ringwood •

E-mail: david.williams@theplanningbureau.ltd.uk Tel: 07464-486067

24th February 2026

Eastleigh Borough Council
Development Management
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Dear Sir/Madam,

ERECTION OF RETIREMENT LIVING APARTMENTS WITH ASSOCIATED COMMUNAL FACILITIES AND CAR PARKING, THE ERECTION OF A PAIR OF DETACHED DWELLINGS, IMPROVED VEHICULAR ACCESS AND NEW PEDESTRIAN ACCESS TO WINCHESTER ROAD.

LAND AT OAK COTTAGE, WINCHESTER ROAD, BORLEY GREEN, BOTLEY, SO32 2DH

Please find attached a full planning application for the redevelopment of the above site.

The proposal is for the erection of retirement apartments and two detached houses as detailed in the reports and drawings referred to in the table below.

The application follows a previous application which was considered at the Local Area Committee on 23rd June 2025. That proposal for retirement housing and two open market houses (Application No. F/24/97945 dated 30th June 2025) was refused by the Committee contrary to officer recommendation primarily on aspects of viability and the provision of infrastructure and off- site affordable housing. Although supported by an independent review of the accompanying viability assessment the application was none the less refused. This new application has sought to give due consideration to the comments raised by local Councillors and the Committee resolution to rework the scheme.

The new application is a smaller building overall, with a reduction in unit numbers and a reduction in the scale and massing of the main retirement living building. This is primarily noticeable with a building showing a predominately two storey appearance to the main road frontage. The refuse and recycling storage areas are now proposed as external enclosures as is the electric buggy/bike store.

Great care has been given to include the extensive design evolution and cues agreed with the previous application in creating a building which on its main public view is broken up through the use of materials and articulation. As before the greater scale and massing of the main building is contained towards the rear of the site where it sits naturally within the site with negligible external visual or residential amenity impact.

1 Embankment Way, Ringwood, Dorset, BH24 1EU

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Overall Planning Considerations

- This is an allocated housing site in the Local Plan forming part of the wider Boorley Green development with access to local retail, and bus and train connections to nearby towns. This site is wholly sustainable and a suitable location for older persons, providing a much-needed housing option and alternative to other more family and starter home accommodation developed in the neighbourhood, addressing a local need (“critical “National Need) and supported by policy DM25.
- With a lack of 5-year housing land supply the tilted balance set out in the NPPF para 11d applies.
- The pre-app and application process has involved detailed discussions with the Council’ professional officers and local stakeholders for over the last 2 years. Accordingly, the scheme has evolved and fine-tuned to provide an optimum and sustainable level of development addressing all statutory consultees. The design quality established with the previous submission recommended for approval by the Councils officers and the Design Review Panel has followed through with the redesign of this new submission.
- As with most forms of older persons housing there are acute viability considerations, and the application includes a viability appraisal which the applicants agree to be independently reviewed. The requirements of Policy DM28 are therefore satisfied.
- Although the previous scheme was proven to provide some infrastructure and was supported by the independent FVA reviewer this current scheme has been reworked to take account of comments raised by the Members of the Local Area Committee which allows a monetary contribution towards off site affordable housing.
- A s106 agreement would secure infrastructure contributions for health, sustainable transport, and recreation mitigation covering the Solent and New Forest. Conditions would cover the requirement for compliance with bio-diversity net gain legislation.

In addition to the aforementioned ‘planning considerations,’ there are also more holistic ‘social’ and ‘economic’ benefits from the scheme before you:

- I. For occupiers of the older persons housing, it would provide greater security, convenience, and community - reducing feelings of ‘isolation’ and ‘vulnerability’ and improving ‘independence’ and ‘well-being.’
- II. Commonly, our older residents have family and friends nearby and cherish being able to remain an important part of the local community.
- III. The older person housing would reduce demand on public sector resources and NHS services. A health care contribution is included. Contribution. Research has shown residents

maintain better health and thus spend fewer nights in hospital and can return to a care ready environment.

- IV. The development of this allocated site would release under occupied family homes in the surrounding area – freeing up homes for local people at differing stages of the housing ladder.
- V. The development would also provide local employment and construction jobs temporarily as well more permanent support employment and a house manager.
- VI. Finally, the development would generate extra spending power to local businesses and the vitality and viability of Boorley Green and surrounding towns.

Conclusion

Picking up on the previous reasons for refusal the following positives prevail which all accord with the NPPF:

The completion of the s106 agreement will enable the delivery of a contribution towards affordable housing and as such in line with Policy BO4(a) and addressing the previous reason for refusal no1 in application F/24/97945.

The completion of the s106 agreement also provides a sustainable transport contribution (STC) and traffic regulation order to enhance sustainable travel and ease of access to the public transport network. This addresses the reason for refusal no 2 of F/24/97045. The STC contribution along with others provided by residential developers in the locality enables enhancements of connections with Boorley Green to the east and south to be delivered. As such the proposed development would be in accordance with policies DM25 and BO4 (c) and (d) of the Eastleigh Borough Local Plan (2016-2036).

The completion of the s106, subject to the viability consideration, will provide off site provision for facilities and infrastructure. This could cover the likes of public open space, community infrastructure, health facilities, public art subject to the priorities of the Council. As such the requirements of policies S10, DM13, DM33, DM36, DM38 and BO4 of the Eastleigh Local Plan (2016-2036) (EBLP) and EBC's Planning Obligations SPD.

The s106 also includes contributions towards required mitigation to offset the impacts of the development on the European protected sites (i.e. the Solent and Southampton Water Special Protection Area and Ramsar Site, Solent Maritime Special Protection Area of Conservation & New Forest Special Protection Area, Special Area of Conservation and Ramsar sites) from nutrient loading and recreational disturbance generated by the population increase resulting from the development. As such the requirements of policies S1, DM10, DM11 and BO4(g) of the EBLP and the Conservation of Habitats and Species Regulations 2017 (as amended).

Similarly, the details submitted in the application and conditions secure the provision, retention and management of biodiversity net gain as required by Schedule 7A of the Town and Country Planning Act 2021 and policy DM11 of the EBLP.

All other aspects of detail and long-term control can be secured by way of planning conditions and having addressed the reasons for refusal of application ref 24/97945 following we would invite the application to be granted approval.

Heads of terms for s106 infrastructure and s106

Following the consultee responses and recommendation to the Local Area Committee for the previous application, which was considered in June 2025, the Feb 2026 FVA has included contributions towards a “shopping list” of infrastructure.

The appraisal estimates this to be in the order of the following:

S106 Costs:			
Solent SPA		30,816	
New Forest SPA		128,967	
Nitrates (Mitigation)		130,200	
BNG (Credit)		150,000	
Community Infrastructure		98,947	
POS		54,211	
Public Art		30,895	
Sustainable Transport		51,895	
TRO		12,000	
Heath Contribution		17,485	705,416

Whilst the FVA appraisal remains negative with these included it is appreciated that, as before, the Council will seek to have an independent review of the FVA which may necessitate some fine tuning of inputs and assumptions and priorities over where s106 monies are allotted.

With the previous application the Council considered the following as being critical for a recommendation for approval to be laid out being necessary, relevant and proportionate to the development:

- **Solent Recreation Disturbance Mitigation;**
- **New Forest Recreation Disturbance Mitigation;**
- Sustainable Transport
- Health
- **S106 monitoring;**

The applicants would have no objection to how the s106 infrastructure contributions were split in terms of say sustainable transport, highway works/ affordable housing.

The s106/affordable housing contributions would be delivered through a s106 legal agreement which would be progressed once the various inputs and priorities are agreed. It is anticipated that the revised scheme has enabled an enhanced package of opportunities for s106 infrastructure and affordable housing, addressing the main discussion points at the last Local Area Committee albeit contrary to the professional officers and external advisors' recommendation.

If you require the former let me know and I will e-mail it to you.

I believe you have all of the relevant information to register the application. The planning fee will be paid via the PP.

Yours faithfully

David Williams

David Williams
Principal Planning Associate
The Planning Bureau Ltd

Added plans and documents

A complete list of all plans and documents added to your application

Section Proposed

Covered by: SO-2977-03-LA-006 Northeast pathway Section P04.pdf

27/02/2026

Street Scene/Context Plan Proposed

SO-2977-03-AC-3003-Perspective View 03.pdf

27/02/2026

1.51 MB

Street Scene/Context Plan Proposed

SO-2977-03-AC-3002-Perspective View 02.pdf

27/02/2026

1.91 MB

Street Scene/Context Plan Proposed

SO-2977-03-AC-3001-Perspective View 01.pdf

27/02/2026

1.45 MB

Other plans

SO-2977-03-AC-0309-Garden Shed Elevations.pdf

27/02/2026

445.32 KB

Other plans

SO-2977-03-AC-0307-Sub-Station Elevations.pdf

27/02/2026

80.27 KB

Mixed/Combined Plans

SO-2977-03-AC-0303-Existing Elevations.pdf

27/02/2026

1.09 MB

Other plans

SO-2977-03-AC-0302-RLA Block - Elevations 3.pdf

27/02/2026

4.32 MB

Other plans

SO-2977-03-AC-0301-RLA Block - Elevations 2.pdf

27/02/2026

5.26 MB

Other plans

SO-2977-03-AC-0300-RLA Block - Elevations 1.pdf

27/02/2026

4.62 MB

Other plans

SO-2977-03-AC-0205-Proposed Houses.pdf

27/02/2026

2.53 MB

Roof Plan Proposed

SO-2977-03-AC-0203-Roof Plan.pdf

27/02/2026

147.31 KB

Floor Plan Proposed

SO-2977-03-AC-0202-Second Floor Plan.pdf

27/02/2026

211.12 KB

Floor Plan Proposed

SO-2977-03-AC-0201-First Floor Plan.pdf

27/02/2026

364.54 KB

Floor Plan Proposed

SO-2977-03-AC-0200-Ground Floor Plan.pdf

27/02/2026

657.54 KB

Layout Plan Existing

SO-2977-03-AC-0121-Existing Site Plan.pdf

27/02/2026

650.52 KB

Street Scene/Context Plan Proposed

SO-2977-03-AC-3004-Perspective View 04.pdf

27/02/2026

1.76 MB

Location plan

SO-2977-03-AC-0100-Location Plan.pdf

27/02/2026

1.71 MB

Site/Block Plan Proposed

SO-2977-03-AC-0122-Block Plan.pdf

27/02/2026

429.14 KB

Site/Block Plan Proposed

SO-2977-03-AC-0120-Proposed Site Plan.pdf

27/02/2026

899.2 KB

Design and Access Statement including minimum floor space / space standards info

SO-2977-03-AC-0001-Boorley DAS.pdf

27/02/2026

8.44 MB

SuDS supporting information

Covered by: SO-2977-03-CE-RP-0500-P07 Drainage Strategy Report.pdf

27/02/2026

Foul sewage assessment

Covered by: SO-2977-03-CE-RP-0500-P07 Drainage Strategy Report.pdf

27/02/2026

Flood risk assessment

Covered by: SO-2977-03-CE-RP-0500-P07 Drainage Strategy Report.pdf

27/02/2026

Drainage documentation

SO-2977-03-CE-RP-0500-P07 Drainage Strategy Report.pdf

27/02/2026

7.74 MB

Nutrient Statement

Covered by: Nutrient offer P-14645013.pdf

27/02/2026

Nutrient Mitigation Credit Certificate

Nutrient offer P-14645013.pdf

27/02/2026

258.06 KB

Landscaping details

SO-2977-03-LA-007 Landscape Management Plan P03.pdf

27/02/2026

726.45 KB

Landscaping details

SO-2977-03-LA005 Hard Landscape .docx

27/02/2026

892.82 KB

Landscaping details

SO-2977-03-LA-006 Northeast pathway Section P04.pdf

27/02/2026

1.21 MB

Landscaping details

SO-2977-03-LA-003 Planting Strategy P13.pdf

27/02/2026

2.54 MB

Landscaping details

SO-2977-03-LA-002 Landscape General Arrangement P19.pdf

27/02/2026

2.83 MB

Landscaping details

SO-2977-03-LA-004 Soft Landscape Image Sheet.pdf

27/02/2026

4.97 MB

Landscaping details

SO-2977-03-LA005 Hard Landscape .pdf

27/02/2026

155.65 KB

Other relevant information

**Covered by: STATEMENT ON AMENITY SPACE PROVISION IN RESPECT OF
McCARTHY STONE SHELTERED HOUSING DEVELOPMENTS-March 2007.pdf**

27/02/2026

Open space assessment

STATEMENT ON AMENITY SPACE PROVISION IN RESPECT OF McCARTHY STONE
SHELTERED HOUSING DEVELOPMENTS-March 2007.pdf

27/02/2026

2.65 MB

Nutrient Statement

Completed nitrate-scheme-enquiry-form- 16.02.26 .pdf

27/02/2026

95.13 KB

Nutrient Statement

Nitrates statement and appendices 1 to 5 .pdf

27/02/2026

3.73 MB

Community Infrastructure Levy Completed form

form_1_cil_additional_information.pdf

27/02/2026

495.33 KB

Planning statement

Planning Statement - Appendices - PART 3 OF 3 .pdf

27/02/2026

7.39 MB

Planning statement

Planning Statement - Enclosures 2-4 - PART 2 OF 3 .pdf

27/02/2026

996.76 KB

Planning statement

Covered by: PLANNING STATEMENT Prt 1 of 3 JAN 2026.pdf

27/02/2026

Planning Obligations Details

Covered by: PLANNING STATEMENT Prt 1 of 3 JAN 2026.pdf

27/02/2026

Affordable housing statement

PLANNING STATEMENT Prt 1 of 3 JAN 2026.pdf

27/02/2026

1.33 MB

Sustainability appraisal

R3996 - Winchester Road Boorley Green Energy Statement - 28.01.26.pdf

27/02/2026

1.9 MB

Land contamination assessment

5024854-RDG-XX-ST-DOC-C-00GCA01 Updated Plan.pdf

27/02/2026

6.31 MB

Drainage documentation

5024854-RDG-XX-00-DOC-C-00DTS01 Part 1 of 2.pdf

27/02/2026

1.6 MB

Drainage documentation

5024854 - Boorley Green Winter Groundwater monitoring letter.pdf

27/02/2026

1.57 MB

Land contamination assessment

5024854-RDG-XX-00-DOC-C-00DTS01 Part 2 of 2.pdf

27/02/2026

9.19 MB

Noise impact assessment

2024-07-19 - NIA - Boorley Green Southampton - ISSUED.pdf

27/02/2026

3.12 MB

Lighting assessment

332642492_Abacus Corner Lighting Assessment_v4_For Issue.pdf

27/02/2026

7.56 MB

Travel plan

034.0171TP4 Oak Cottage Winchester Road Boorley Green - Travel Plan Bound.pdf

27/02/2026

2.15 MB

Transport assessment

Covered by: 034.0171CTMP2 Oak Cottage Winchester Road Boorley Green - Draft Construction Traffic Management Plan Bound.pdf

27/02/2026

Other relevant information

034.0171CTMP2 Oak Cottage Winchester Road Boorley Green - Draft Construction Traffic Management Plan Bound.pdf

27/02/2026

2.55 MB

Transport assessment

034.0171TS4 Oak Cottage Winchester Road Boorley Green - Transport Statement Bound.pdf

27/02/2026

5.1 MB

Planning statement

Covered by: FVA_Botley_Updated_Scheme_February_2026.pdf

27/02/2026

Planning Obligations Details

Covered by: FVA_Botley_Updated_Scheme_February_2026.pdf

27/02/2026

Affordable housing statement

FVA_Botley_Updated_Scheme_February_2026.pdf

27/02/2026

4.16 MB

Habitat management and monitoring plan

Covered by: Land at Oak and Apple Tree Cottage Boorley Green BNG and HMMP Report -110226.pdf

27/02/2026

Biodiversity survey and report

Covered by: Land at Oak and Apple Tree Cottage Boorley Green BNG and HMMP Report -110226.pdf

27/02/2026

Biodiversity Statement

Land at Oak and Apple Tree Cottage Boorley Green BNG and HMMP Report - 110226.pdf

27/02/2026

2.1 MB

Biodiversity survey and report

Covered by: Land at Oak and Apple Tree Cottage Boorley Green EcIA - February 2026 update.pdf

27/02/2026

Biodiversity Statement

Land at Oak and Apple Tree Cottage Boorley Green EcIA - February 2026 update.pdf

27/02/2026

4.23 MB

Biodiversity Gain Plan

BNG Post-Dev Habitat Plan 110226.pdf

27/02/2026

5.59 MB

Baseline onsite habitat map/plan (Pre-development)

BNG Baseline Habitat Plan.pdf

27/02/2026

4.07 MB

Biodiversity metric calculation tool

Boorley Green - The_Statutory_Metric_Macro_Enabled_1.0.4 - 11.02.2026.pdf

27/02/2026

1.66 MB

Heritage statement

Covered by: RPS02129 Land at Oak Tree Cottage Botley Hampshire ARCH DBA_V1_R.pdf

27/02/2026

Archaeological assessment

RPS02129 Land at Oak Tree Cottage Botley Hampshire ARCH DBA_V1_R.pdf

27/02/2026

5.82 MB

Tree survey

2249-KC-XX-YTREE-TreeProtectionPlan01RevD.pdf

27/02/2026

3.75 MB

Tree survey

2249-KC-XX-YTREE-TreeSurvey and ImpactAssessment-RevC.pdf

27/02/2026

1.43 MB

Air quality assessment

332611606_Boorley Green_AQA_Final_Issued_Signed__.pdf

27/02/2026

1.03 MB

Community Involvement Statement

Boorley Green SCI Resubmission - McCarthy Stone .pdf

27/02/2026

2.31 MB