

Development Management
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN
planning@eastleigh.gov.uk

By email only

29 September 2026

Dear Madam/Sir,

Regulation 77 Application for 22 Dwellings at 111 Winchester Road, Chandler's Ford, Eastleigh, SO53 2GH

My client (Daniel Adler) has instructed me to submit this formal Regulation 77 application to deliver the Conservation of Habitats and Species Regulations (2017) requirements of the prior approval notices listed below:

- PN-23-95595 [5 Flats Change of Use Front (3*1b1p + 3*1b2p)]
- PN-24-97626 [5 Flats Extension Front(4*1b1p + 1*1b2p)]
- PN-23-96620 [6 Flats Change of Use Rear(1*1b1p + 5*1b2p)]
- PN-24-98338 [6 Flats Extension Rear (2*1b1p + 4*1b2p)]

Applicant Details: Daniel Adler, on behalf of Heathwell Ltd, a company incorporated in England and Wales under No. 13717774, registered office address 115 Craven Park Road, London, England, N15 6BL

Agent Details: David Baxter, David Baxter Environmental Ltd, 1 Sunflower Cottage, Woodborough, Pewsey SN9 5PG

Description of Development: Conversion and extension of the first floor of the building at 111 Winchester Road, Chandler's Ford, Eastleigh, SO53 2GH into 22 dwellings (10 no. 1b1p units and 12 no. 1b2p units).

Solent Recreation Mitigation

The site lies outside the 5.6km of the Solent Special Protection Areas and Ramsar sites. Hence no payment to Bird Aware Solent is required.

New Forst recreation mitigation

The site lies within the 13.8km catchment area for the New Forest National Park Special Protection Area (SPA). Natural England has advised that developments within this catchment area are likely to result in additional visitors and increased recreational pressure on the New Forest. In order to mitigate this impact, Eastleigh BC has developed a Strategy which takes a combined approach

aimed partly at diverting visitors away from the New Forest through the provision of new Suitable Alternative Natural Greenspaces (SANG) within the Borough, and partly at providing funding of a Ranger within the National Park. For developers to utilise this Strategy, a financial contribution of £2,220 per dwelling is required. For the 22 dwellings, the total contribution would be £48,400 and the developer agrees to make this payment.

Nutrient mitigation – nitrates and phosphates

Natural England has advised that increases in nutrient loads in wastewater from new housing development that connects to Chickenhall Lane sewage works are having a detrimental impact on water quality in the River Itchen SAC (Phosphorus) and the Solent SAC (Nitrogen) through eutrophication. All residential development connecting to Chickenhall Lane is therefore required to demonstrate nutrient neutrality for both Phosphorus and Nitrogen.

Four nutrient budgets have been submitted with this application (one for each individual Prior Approval), using the latest (24th May 2024) Solent Nutrient Neutrality Calculator. This shows that there is a requirement for mitigation as outlined below:

Nitrogen	PN-23-95595 5 Flats Change of Use Front (3*1b1p + 3*1b2p)	PN-24-97626 5 Flats Extension Front(4*1b1p + 1*1b2p)	PN-23-96620 6 Flats Change of Use Rear(1*1b1p + 5*1b2p)	PN-24-98338 6 Flats Extension Rear (2*1b1p + 4*1b2p)	Nitrogen Credit Totals (kg/yr)
Temporary Credits (until 2030 upgrade of Chickenhall Lane WwYW)	6.07	5.21	7.95	8.68	27.91
Permanent Credits (85 years+ from Reg 77 approval)	3.04	2.60	3.98	4.34	13.96
					41.87
Phosphorus	PN-23-95595 5 Flats Change of Use Front (3*1b1p + 3*1b2p)	PN-24-97626 5 Flats Extension Front(4*1b1p + 1*1b2p)	PN-23-96620 6 Flats Change of Use Rear(1*1b1p + 5*1b2p)	PN-24-98338 6 Flats Extension Rear (2*1b1p + 4*1b2p)	Phosphorus Credit Totals (kg/yr)
Temporary Credits (until 2030 upgrade of Chickenhall Lane WwYW)	0.11	0.10	0.14	0.15	0.50
Permanent Credits (85 years+ from Reg 77 approval)	0.07	0.06	0.10	0.11	0.34
					0.84

The developer will mitigate this through the purchase of 0.84 kg Phosphorus credits from Eastleigh Borough Council's mitigation scheme. The Nitrogen credits will be purchased from a scheme at Middleton Estate, brokered by the Environmental Farmers Group (27.91 temporary N credits and 13.96kg of Permanent N credits. Details of the scheme, which has been approved by Natural England and endorsed by Test Valley BC are attached.

Conclusions

The detailed nutrient budgets and associated shadow HRA for each of the four individual Prior Approvals are attached. These were updated in August 2026 to take account of comments received from officer Gregg Chapman who advised that we use occupancy assumptions related to the Nationally Described Space Standard (NDSS) adopted by EBC earlier in 2026.

Provided the above mitigation payments are made, the LPA can be certain that the development will not result in harm to the integrity of the protected sites and the application can be approved.

We look forward to receiving your approval to the validity of our nutrient budget calculations to allow us to register our interest with Eastleigh BC's Phosphorus credit scheme, to confirm our reservation of Nitrate Credits with Middleton Estate and to receive your invoice to pay the relevant New Forest SAMM contribution. We also confirm our readiness to pay the £30 Regulation 77 application fee upon receipt of your invoice.

Should you require any further information to make your determination, please do not hesitate to contact me.

Yours faithfully,


David Baxter
Director
David Baxter Environmental Ltd

Enc

- 4 x Nutrient Budget Calculations
- 4 x Shadow HRAs
- Conservation Covenant to secure Solent Nitrate Credits via reversion of arable land at Lower Dene and Bull Field, Middleton Estate, Andover, SP116PP
- Test Valley BC Endorsement of Conservation Covenant and Nitrate Credits