

The Planning Inspectorate
Room 3C
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Reference No	APP/W1715/W/23/3321290
Application	F/22/94200
Please ask for	Gary Osmond
Direct dial	023 8068 8490
Working hours	Mon-Fri 9-5
Email	gary.osmond@eastleigh.gov.uk

FAO: Jacky Parsons

Thursday 1st February 2024

Dear Ms Parsons,

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure)
(England) Order 2015

Appeal by: Mr & Mrs Adam Eldridge
Site: 23 Oatlands Road, Botley, SOUTHAMPTON, SO32 2DE
Appeal Ref: APP/W1715/W/23/3321290

With reference to the above planning appeal and your E-mail of 29th January 2024, the LPA would provide the following response.

Details of the nature conservation interests and objectives of the identified site can be found via the website links below.

Solent Designated Sites

SPA - <https://publications.naturalengland.org.uk/publication/6567218288525312>

SAC - <https://publications.naturalengland.org.uk/publication/5762436174970880>

Ramsar - <https://publications.naturalengland.org.uk/search?q=solent+ramsar&num=100>

River Itchen SAC

<https://publications.naturalengland.org.uk/publication/5130124110331904>

New Forest Designated Sites

Eastleigh Borough Council, Eastleigh House, Upper Market Street, Eastleigh, Hampshire SO50 9YN

T: 023 8068 8000 E: direct@eastleigh.gov.uk W: www.eastleigh.gov.uk

The conservation objectives of the New Forest SSSI, SPA and Ramsar sites are extensive. However, a basic overview of the New Forest conservation designations is available on the National Park's website via this link:

https://www.newforestnpa.gov.uk/app/uploads/2018/01/conservation1_designations.pdf

Further information on the individual designations is available via the document links below.

New Forest SAC -

<http://publications.naturalengland.org.uk/publication/5727577884852224>.

New Forest SPA -

<http://publications.naturalengland.org.uk/publication/5816333400801280>.

There are several areas within the park also designated as Ramsar sites, for wetlands of international importance, further details of which are available here -

<https://jncc.gov.uk/jncc-assets/RIS/UK11047.pdf>.

With regards to mitigation, the Council has its own mitigation scheme -

<https://www.eastleigh.gov.uk/planning-and-building/recreational-disturbance> - which would be available to the Appellant. However, this strategy has not been formally approved by Natural England.

Nutrient Neutrality

With regards to nutrient neutrality, there is existing evidence of high levels of nitrogen and phosphorous input into the Solent complex and that these nutrients are causing eutrophication at these designated sites. Natural England have advised that the resulting effects arising from this eutrophication cause dense green mats of algae which are impacting on the Solent's protected habitats and bird species and that wastewater from housing development has been identified as contributing to these nutrient inputs.

There is the potential for future housing developments (which involve a net increase in dwellings) across the Solent region to further exacerbate these impacts and thereby create a risk to the potential future conservation status of the Solent Complex and the features for which it is designated, therefore acting against the stated conservation objectives of the European sites.

It is the LPA's view that the appeal development would add to these existing issues without suitable mitigation being secured. This could be dealt with by the purchase of

nitrate and phosphate credits in accordance with the Council's Nutrient Neutrality Off-set Schemes - <https://www.eastleigh.gov.uk/planning-and-building/nutrient-offset-schemes> - either through a completed and signed legal agreement or possibly via condition of any planning approval. Alternative solutions may be available; however, the onus is on the Appellant to provide sufficient nitrate neutrality measures to the satisfaction of the Inspector as competent authority and Natural England.

Five Year Land Supply

Details of the Council's current housing land supply position can be found on the Council's website here - <https://www.eastleigh.gov.uk/planning-and-building/planning-policy-and-implementation/local-plan/local-plan-monitoring>.

In accordance with the revised NPPF (December 2023), Local Planning Authorities are not required to maintain a five-year housing land supply if they meet the two criteria in paragraph 76. These are a recently adopted Local Plan, that identified at least a five-year supply when the examination concluded.

The Eastleigh Borough Local Plan was adopted in April 2022 and the final Inspector's report accepted that the Council met the requirement for a five-year supply. The five-year housing land supply position report published by the Council at that time provides further information on the sources of housing supply. The Council is not therefore required to maintain a five-year housing land supply and the tilted balance will not apply.

However, this latest NPPF position only relates to applications submitted after the revised NPPF was published. For any applications submitted prior to this, which includes the appeal site, the housing land supply must be based on the previous five year supply. The last published figure in July 2022 was 5.1 years, and with the current local plan having only been adopted in April 2022, it is considered that the authority does meet the necessary housing supply requirements.

I hope that the above is of assistance, but should you have any further queries, please do not hesitate to contact Gary Osmond using the details at the top of this letter.

Yours faithfully,

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive, slightly stylized font.

Nicholas Parker
Planning Manager