

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

26 July 2024

Wessex Planning Ltd
Meadowsweet Cottage
Morleys Lane
Ampfield
Romsey
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Tel: 07940 033645

Dear Sir / Madam,

Planning Application for the erection of six dwellings, associated parking and creation of new access at Land adjacent to Pear Tree PH, Winchester Road, Boorley Green, SO32 2DH.

Please find enclosed a planning application for the erection of six dwellings, associated parking and creation of a new access at Land adjacent to the Pear Tree PH, Winchester Road, Boorley Green.

Accompanying the application are the following:

- Application Form and Application Fee
- Planning, Design and Access Statement
- Letter from Pear Tree Pub owner
- Ecology Report
- BNG metric
- BNG baseline plan
- BNG post-development plan
- BNG Assessment, Monitoring and Management Report
- BNG off-site mitigation proposal
- Noise Assessment
- Air Quality Report
- Arboricultural Impact Assessment
- Nutrient Calculation
- Transport Note
- Existing Land Survey
- Location Plan
- Site Plan
- Block Plan
- Proposed Floor Plans
- Proposed Elevations
- Street Scene
- Precedents Plan

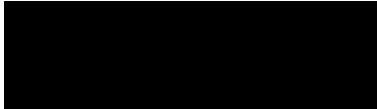
Whilst the site technically lies within the designated countryside, recent developments surrounding the site have changed its countryside nature to a much more suburban character. This change in

character has given rise to several other permissions granted by the LPA for residential use in this particular area.

Located in a sustainable location, with no material harm caused to biodiversity, trees, or to the amenity of future occupiers, there is a legitimate route to approval as an exception to countryside policy. In these particular circumstances, it would appear inconsistent not to grant planning permission for this planning application.

If you require anything further please do not hesitate to contact me.

Yours sincerely



Louise Cutts BA(Hons) DipTP MRTPI
Director
Wessex Planning Ltd

