



Planning, Design and Access Statement
Hollybank Rest Home, 41 Winchester Street, Botley, SO30 2EB

31 July 2024

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1 INTRODUCTION

INTRODUCTION

1.1 This statement has been prepared by Wessex Planning Ltd on behalf of Hollybank Rest Home Ltd, 41 Winchester Street, Botley, SO30 2EB, in support of a planning application for:

- i) the formation of one additional bedroom and wet room within the existing building (but reduces the number of overall residents from 23 to 21 because of the transfer of use of 2 x double rooms for single occupancy)
- ii) rear extension to provide an additional cold storage area
- iii) rear extension to enlarge the existing communal dining room/lounge area

1.2 The submission includes the following:

- Location Plan
- Block Plan
- Proposed Floor Plans
- Proposed Elevations
- Photographs

2 SITE CONTEXT AND HISTORY

SITE CONTEXT AND HISTORY

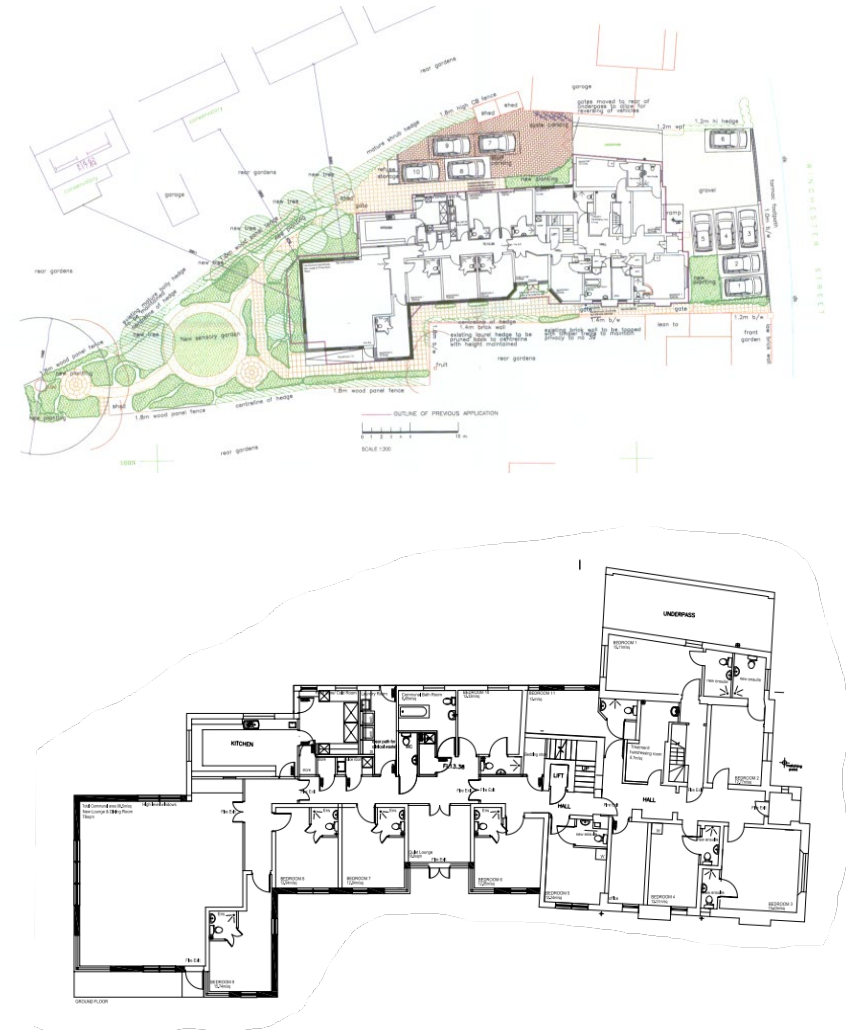
- 2.1 Opened in 1988, Hollybank Rest Home is a family-run care home catering for the needs of the elderly within an extended Victorian property.

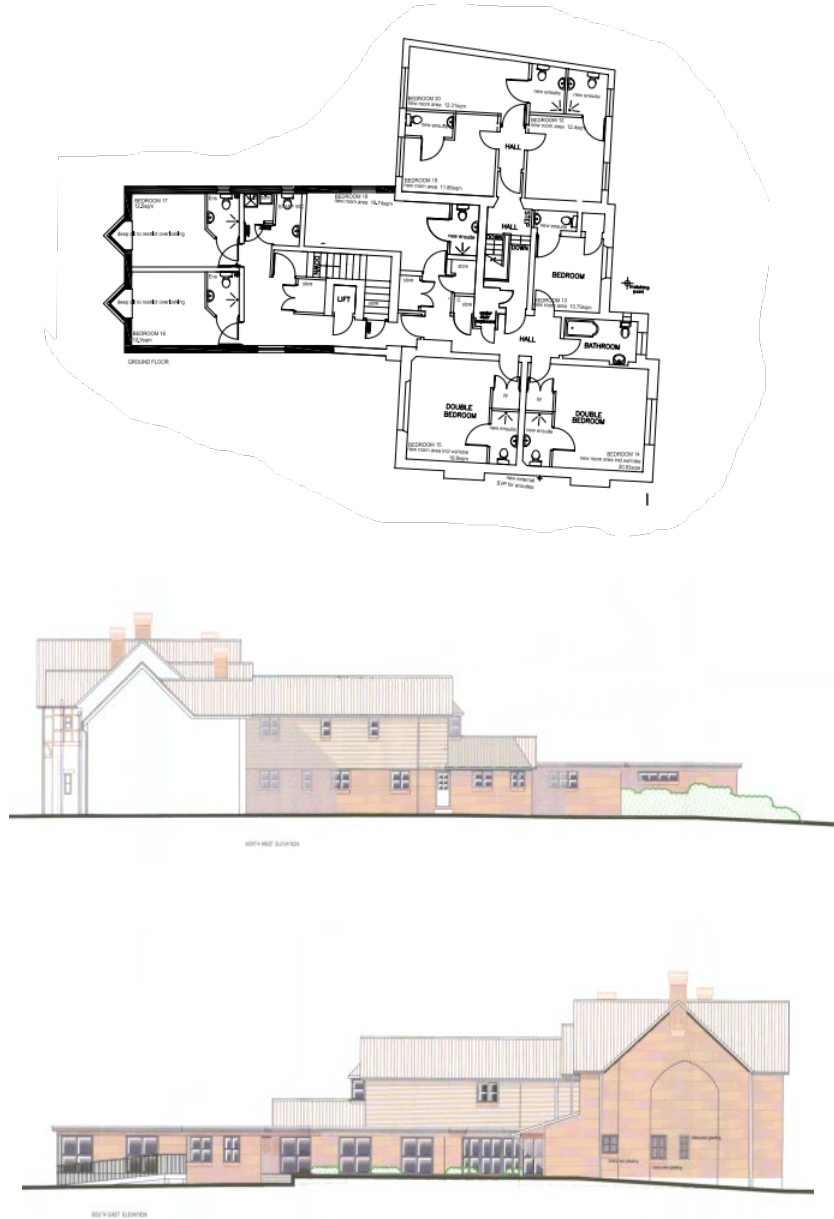


- 2.2 The care home offers facilities for up to 23 residents in 20 rooms, supported by 7 staff.
- 2.3 Located within the market town of Botley, the site falls within the urban edge, as designated by the adopted Local Plan and the Botley conservation area.

- 2.4 In 2010, planning permission was granted for the single storey side & rear & first floor rear extensions to provide additional accommodation (planning application reference C/10/68017 refers).

- 2.5 The permitted plans are shown below;





- 2.6 In terms of parking, 6 visitor parking spaces are provided to the front of the property with a further 4 staff car parking spaces provided to the rear of the property, enabling access and egress to Winchester Road in a forwards gear.
- 2.7 To the rear, the site is mainly laid to lawn, with boundary trees and hedges. Not all of the required landscaping was carried out. The site for the proposed extension is hardstanding and gravel.



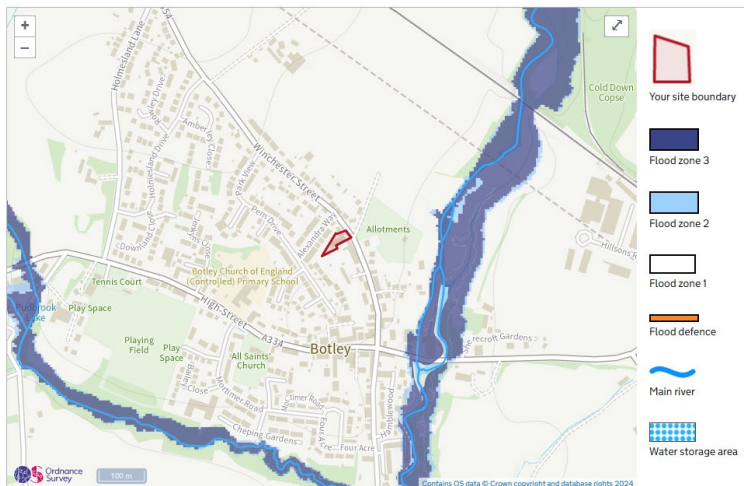


2.8 Further afield, to the northwest and south there are residential dwellings whilst to the east, Winchester Road.

2.9 The site is located within flood zone 1 and therefore has a low probability of flooding from rivers or the sea.

2.10 The relevant planning history for this site is;

- C/10/68017 | Single storey side & rear & first floor rear extensions to provide additional accommodation | **PERMIT** | 13 Dec 2010
- C/10/66568 | Single storey side & rear extensions & 2 storey rear extension to rest home | **WITHDRAWN** | 26 Mar 2010
- Z/16019/005/00 | Two storey and single storey rear extensions and construction of car park to rest home | **PERMIT** | 1989
- Z/16019/004/00 | Two storey rear extension and two storey side extension (amended plans) | **REFUSED** | 1989
- Z/16019/003/00 | Two storey rear extension to rest home | **REFUSED** | 1989
- Z/16019/002/00 | Change of use from single dwelling to rest Home | **PERMIT** | 1988



3 PROPOSAL

PROPOSAL

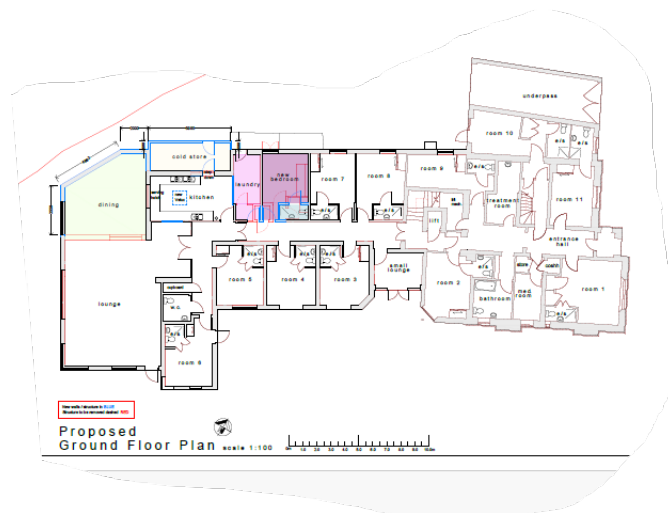
- 3.1 The proposal is for the formation of one additional bedroom and wet room within the existing building together with a small rear extension to provide an additional cold storage area and an extension to the existing communal dining room/lounge area.
- 3.2 The area to be used for the extension is an unused and hard surfaced area to the rear/side of the existing home.

Use

- 3.3 The use will remain unchanged and continue as a residential care home for the elderly (use class C2).

Amount and Layout

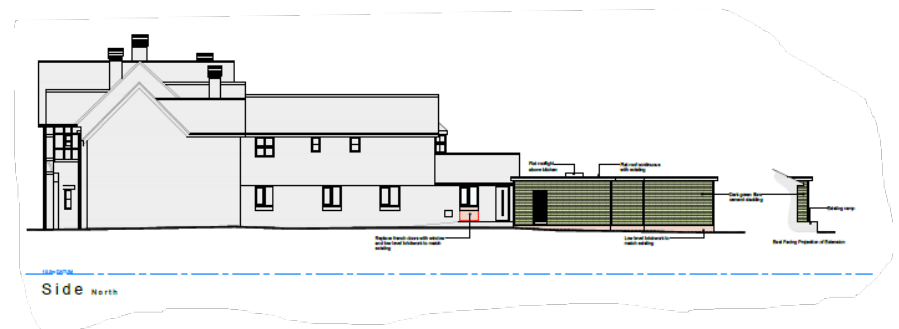
- 3.4 Within the envelope of the ground floor of existing building, a new bedroom with wet room is proposed. This would be located in place of the existing laundry room and a smaller laundry room would be provided.

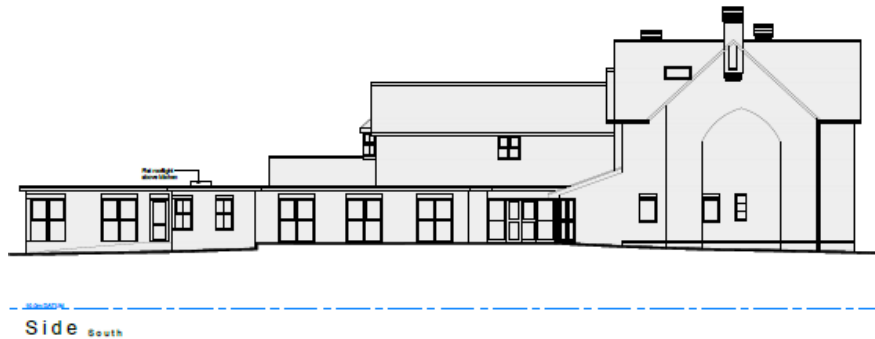


- 3.5 A new single storey extension to the side of the existing building is proposed to incorporate a new cold store, adjacent to the kitchen area..
- 3.6 To the rear, a single storey extension to the existing lounge area is proposed to incorporate a dining area.

Scale

- 3.7 As can be seen from the elevational plans below the scale of the extensions is very modest at approximately 3.2m high.





retained, the extensions will not be visible from neighbouring properties.

Access and Parking

- 3.11 The existing access from Winchester Road will remain unchanged, as will the existing parking for 6 visitors at the front of the property and 4 staff parking spaces at the rear of the property.

Character and Appearance

- 3.8 The design of the proposed extensions respect the character of the existing building and are subservient, with the extension clad in dark green weatherboarding above low level brick work to match existing.
- 3.9 As a rear extension, the proposed development will have no impact on the street scene.

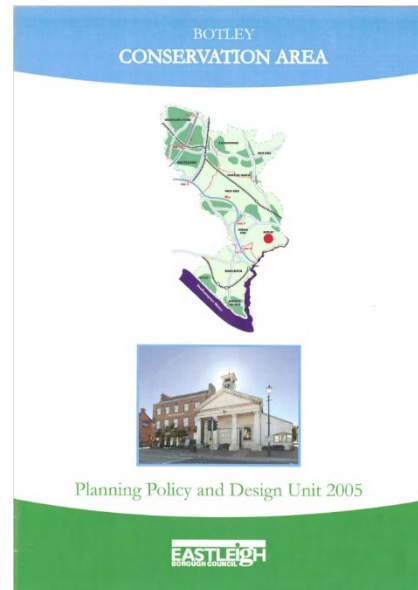
Amenity

- 3.10 The proposals are for a ground floor extension and as such, given the existing very high evergreen boundary hedging, which will be

4 POLICY CONTEXT

POLICY CONTEXT

- 4.1 The policy context comprises the Eastleigh Borough Adopted Local Plan 2016-2036 (adopted in April 2022), the Botley conservation area appraisal (made in July 2005), together with the National Planning Framework and its associated guidance.



- Policy DM11, Nature conservation
- Policy DM12, Heritage assets
- Policy DM14, Parking
- Policy DM25, Delivering Older peoples housing

- 4.2 The most relevant policies of the adopted Local Plan are detailed below, with the full policy text provided as Appendix 1:

Local Plan

- Strategic policy S1, Delivering sustainable development
- Strategic policy S2, Approach to new development
- Strategic policy S8, Historic Environment
- Policy DM1, General criteria for new development
- Policy DM8, Pollution

5 OTHER MATERIAL CONSIDERATIONS

OTHER MATERIAL CONSIDERATIONS

National Planning Policy Framework

- 5.1 **Paragraph 60** states to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community.
- 5.2 **Paragraph 63** states within the context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing; families with children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes.
- 5.3 **Paragraph 208** states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Planning Practice Guidance – Housing for older and disabled people

- 5.4 Paragraph 1 of the PPG states that the need to provide housing for older people is critical. People are living longer lives and the proportion of older people in the population is increasing. In mid-2016 there were 1.6 million people aged 85 and over; by mid-2041 this is projected to double to 3.2 million.

Supplementary Planning Documents (SPD)

- 5.5 The following SPD's carry material weight in the decision making process;
- Accommodation for Older People and Those in Need of Care (May 2011)
 - Quality Places (November 2011)
 - Residential Parking Standards (January 2009)

6 PLANNING ASSESSMENT

Principle

- 6.1 The site is an existing residential care home for the elderly, located within the urban edge.
- 6.2 Strategic Policy S2 states that within the urban edge there is a presumption in favour of new development, subject to the policies of the local plan.
- 6.3 Policy DM25 states that new development should seek to respond to the requirements of an ageing population and that provision of accommodation for the needs of older people will be supported.
- 6.4 Paragraph 4.7 of the Accommodation for Older People and Those in Need of Care SPD states that extensions to existing residential institutions within the urban edge which make effective use of urban land are likely to be looked upon favourably providing that the proposal does not detrimentally affect the amenity of occupiers of neighbouring properties.
- 6.5 Paragraph 63 of the NPPF states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) older people (including those who require retirement housing, housing-with-care and care homes).
- 6.6 Accordingly, the proposals accord with Strategic Policy S2, Policy DM25, the Accommodation for Older People and Those in Need of Care SPD and the relevant paragraphs of the NPPF.

Character and Appearance

- 6.7 The scale of the extensions is diminutive in comparison with the existing nursing home. They are located in an unused area of the site between the existing external walls of the existing rear extension to the nursing home and the high, evergreen hedge on the north-western boundary. The area is currently hard landscaped with stone.

- 6.8 A small extension in this area would provide additional space for the residents of the nursing home to dine and socialise. This space is more important for the residents than a shady hard landscaped area of outdoor space. As such the proposal represents the most efficient use of land for this particular use.
- 6.9 The Quality Places SPD states that when considering extensions to existing buildings, the materials used in an extension should match or complement the existing dwelling in terms of type, colour and texture.
- 6.10 Further, that extensions to the rear of a property are least likely to have a major impact on both the existing building, the neighbours or the surroundings.
- 6.11 Policy DM1 states, amongst other things, that all new development should not have an unacceptable impact on and, where possible, enhance the character and appearance of urban areas.
- 6.12 The design of the proposed extension respects the character of the existing building and remains subservient to its overall scale, with materials chosen for their unobtrusive appearance.
- 6.13 As a rear extension, the proposed development will have no impact on the street scene.
- 6.14 Accordingly, the proposals accord with Policy DM1 and the Quality Places SPD.

Amenity

- 6.15 Policy DM1 states, amongst other things, that new development should not have an unacceptable impact on the residential amenities of both new and existing residents.
- 6.16 Policy DM8 states, amongst other things, that development will not be permitted if it is likely to cause loss of amenity through noise and light intrusion.

- 6.17 As a single storey rear extension screened from neighbouring properties by the existing high, evergreen, boundary hedging, the proposed extensions cannot be seen by neighbouring properties at a ground floor level.
- 6.18 As an extension to an existing residential care home for the elderly, there will be no increase in noise or light pollution.
- 6.19 Accordingly, the proposals have negligible impact on the amenity of neighbouring properties and therefore accord with Policy DM1, DM8 and the Quality Places SPD.

Heritage and Conservation Assessment

- 6.20 Policy DM12 states, amongst other things, that development within the setting of a heritage asset will be permitted provided it does not harm or detract from the significance or special interest of the asset.
- 6.21 The Botley Conservation Area Appraisal states that the site is located within 'Zone 4 – Winchester Street' and characterises the area as presenting *"a series of plain clay-tiled pitch roof buildings, a series of chimneys to buildings on the east side and the distinctive timber framed structure of No 8. The architectural scale, form, materials and character of the street are similar to The Square with the essential difference being that it is mainly residential in use. The street has a less tight knit pattern of building at the northern end where alterations in the form of replacement windows and doors are more noticeable."*
- 6.22 Paragraph 208 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 6.23 As a rear, single storey extension that cannot be seen within the street scene, the impact on the characteristics of the conservation

area (as listed above) is negligible. It is not considered that any harm is caused to the Conservation Area as a result of the proposal, but if any harm is perceived, then that harm is significantly outweighed by the benefit of providing additional accommodation for the care of the elderly.

- 6.24 Accordingly, the proposals accord with Policy DM12, the aims of the Botley Conservation Area Appraisal and the relevant paragraphs of the NPPF.

Trees and Landscape

- 6.25 No trees will be impacted by this development.
- 6.26 In terms of landscape, the existing boundary hedges will be retained, as will the existing landscaped finish of the useable part of the residents garden.

Highways and Parking

- 6.27 Policy DM14 states that new residential development will be required to provide off highway parking which is adequate in terms of highway safety/traffic management with provision taking account of the adopted Eastleigh Borough Council's Residential Parking Standards SPD.
- 6.28 The Residential Parking Standards SPD states that for rest homes, 1 car parking space per 6 bedrooms and 1 car parking space per staff member is required.
- 6.29 The proposal will result in one additional bedroom with no change to the existing staffing levels of 7 staff.
- 6.30 The original planning permission for additional bedrooms provided a total of 20 bedrooms within the nursing home. This included 3 double rooms in the original building, and so the total number of residents accommodated was 23. However, the demand for double rooms has dwindled and only one double bedroom is used for this

purpose. The other two double rooms have been converted to larger suites for single occupancy. This has resulted in an overall maximum occupancy of 21 residents.

- 6.31 The extra single occupancy bedroom proposed would increase the maximum number of residents to 22, one less than the original planning permission envisaged.
- 6.32 As the number of residents is less than was originally granted planning permission, the additional bedroom would not have any impact on the required staffing levels or vehicle parking requirements.
- 6.33 The Residential Parking Standards SPD require 10.5 car parking spaces. Currently, the site has provision for 10 car parking spaces. Whilst this car parking provision is deficient by 0.5 spaces, given the sustainable location of the site and the fact that most of the existing staff members travel to work either by public transport, bicycle, or on foot, the current parking provision has always been adequate.

Nutrients and Recreational Pressure Contributions

- 6.34 Given that the number of residents has reduced from that originally permitted from 23 to 22 as a result of 2 of the original double occupancy rooms now being used as larger single occupancy suites, there is a decrease in waste water from the site. As such there is no requirement to consider a potential nutrient contribution.
- 6.35 For the same reason, and due to the nature of the proposal, there is also no requirement to consider a potential contribution towards mitigating the recreational pressure upon the nearby Special Protection Areas of the Solent and Southampton Water SPS, or the New Forest SPA.

Biodiversity Net Gain

- 6.36 As the proposal has no impact on habitats as it is located on hardstanding and gravel. There is therefore no requirement for a BNG calculation.

7 CONCLUSION

CONCLUSION

- 7.1 In conclusion, the extension to an existing residential care home for the elderly located within the designated Urban Edge is supported in principle by Eastleigh's adopted Local Plan.
- 7.2 As the single storey extension is located on an unused area of the site, the proposal makes efficient use of urban land for the extension proposed.
- 7.3 In amenity terms, this side of the nursing home is already screened by a dense, high, evergreen, hedge which will remain. As such, there is negligible impact on the amenity of neighbouring properties.
- 7.4 Further, the proposed rear extension is not visible from the public realm and therefore has no impact on conservation area of Botley.
- 7.5 Adequate car parking provision already exists on site to accommodate the additional proposed bedroom.
- 7.6 Being in accordance with all relevant Local Plan policy, Planning Practice Guidance, relevant Supplementary Planning Documents and the Botley Conservation Area Appraisal, it is respectfully requested that the proposal is approved without delay.

8 APPENDIX 1 - POLICIES

Strategic policy S1, Delivering sustainable development

1. To be sustainable, new development in the Borough should:
 - a. meet community needs without compromising the identity of the Borough or its individual settlements, or the ability of future generations to meet their own needs;
 - b. enhance social equality by ensuring equal and easy access to a range of community facilities and services and by promoting the development of employment, education and skills training opportunities;
 - c. maintain and help to grow a high-performing local economy that benefits the Borough, south Hampshire and the wider economy, without adverse impact on south Hampshire's city, town and other centres, the quality of the local environment or local transport networks;
 - d. have regard to the potential impacts of climate change, and the need to limit greenhouse gas emissions including through carbon sequestration and by promoting measures to design buildings and spaces which are adaptable to predicted climate change, and restrict development in areas at risk from flooding, minimise energy use and encourage the generation of renewable energy, and by minimising emissions from motorised transport, industrial activity and domestic uses;
 - e. minimise the need to travel longer distances and, where travel is necessary, prioritise more sustainable forms of transport, such as active travel, other alternatives to car use, or a combination of active travel and other alternatives to car use;
 - f. avoid impacts on the Hamble and Itchen catchments and associated flora and fauna species by preserving water quality and flows from development and safeguarding potential yield of local water resources used for public water supplies having regard to the impacts of abstraction;
 - g. seek opportunities to optimise density of new development and redevelopments;
 - h. use resources wisely and minimise the generation of waste in the construction, occupation and use of buildings;
 - i. maintain local environmental quality, including avoiding damage to, and where possible enhancing, the existing valued urban and rural environments in the Borough and heritage assets;

- j. have regard to the purposes¹² of the South Downs National Park, including regarding its status as an International Dark Night Skies reserve; and
 - k. maintain, enhance, extend and connect the natural habitats within and landscape value of the Borough, extending natural habitats into new and existing development to achieve an environmental net gain.
2. Applicants are encouraged to undertake pre-application consultation with the relevant statutory and non-statutory consultees.
3. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
4. Planning applications that accord with the policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:
 - a. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
 - b. where specific policies in that Framework or other international or national legislation indicate that development should be restricted

Strategic policy S2, Approach to new development

1. The Council will promote the delivery, over the plan period 2016-2036, of a minimum of:
 - a. 14,580 new dwellings;
 - i. The pattern of delivery is expected to involve:
 - 2,572 dwellings completed 1st April 2016 to 31st March 2019;
 - 7,187 dwellings with planning permission or resolution to grant permission at 1st April 2019;
 - 1,475 allowance for windfall development
 - 732 dwellings on new sites allocated in this plan

- ii. *The Council will ensure a minimum 5 year supply (plus appropriate buffer) of deliverable sites across Eastleigh Borough.*
- iii. *The Council will support the provision of an average of 200 (net) new affordable homes per annum as part of the overall net additional homes provided each year (from 2016 to 2036).*
- iv. *The Council will monitor the delivery of all types and tenures of homes to ensure housing needs are being met.*
- b. *103,500 sq.m (net) of new employment development (of which 56,800 sq.m to be E(g)(i)/(ii) development);*
- c. *and related transport infrastructure, open space, sports facilities and other community facilities.*
- 2. *The urban edge as set out on the policies map defines the main built-up areas within which there is a presumption in favour of new development, subject to the policies of this plan.*

Strategic policy S8, Historic Environment

- 1. *The Borough Council will continue to conserve and/or enhance the Boroughs heritage assets in a manner appropriate to their significance. This includes all heritage assets including listed buildings and structures, Conservation Areas as designated on the policies map, landscapes and archaeology. This will be through the preparation of Conservation Area Appraisals and Management Plans and other strategies and in the determination of planning applications for new development (see policy DM12). This will involve:*
 - a. *identifying the assets by means of an on-going programme of survey and review;*
 - b. *identifying their key features and measures to manage and enhance these, e.g. through Conservation Area Appraisals;*
 - c. *restricting development likely to harm them or their settings through management of development proposals; and*
 - d. *encouraging development that enhances them, ensures their long-term management and maintenance and where possible, enables public enjoyment and the interpretation of the asset.*

Policy DM1, General criteria for new development

- 1. *All new development should (as relevant):*
 - a. *not have an unacceptable impact on, and where possible should enhance:*

- i. *residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast;*
- ii. *biodiversity (avoiding significant adverse impacts); and*
- iii. *the significance of heritage assets;*
- b. *make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land;*
- c. *take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area;*
- d. *not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value, (recognising that some species and habitats may be irreplaceable);*
- e. *include a landscape scheme covering the design and layout of external space;*
- f. *protect and enhance public rights of way and National Trails and provide fully connected green infrastructure that interlaces the development and connects into the wider network;*
- g. *provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement;*
- h. *incorporate provision for people with disabilities and create accessible communities that cater for all;*
- i. *incorporate design measures to inhibit criminal and anti-social behaviour;*
- j. *incorporate provision for on-site waste management; and*
- k. *include provision for public art associated with new large scale development in accordance with the Council's adopted Public Art Strategy.*

Policy DM8, Pollution

1. Development will not be permitted if it is likely to cause loss of amenity or impact on public health or other unacceptable environmental impacts through:
 - a. air pollution (including odours or particulate emissions);
 - b. pollution of surface, underground, coastal waters or other watercourses;
 - c. noise or vibration;
 - d. light intrusion, both generally and with respect to the South Downs National Park's status as an International Dark Night Skies reserve; or
 - e. land contamination.
2. Development susceptible to particular forms of pollution will not be permitted:
 - a. where it will be adversely affected by such pollution, unless measures can be taken that adequately mitigate the polluting effects; or
 - b. where it would inhibit existing economic or other activities giving rise to acceptable polluting effects.
3. Where a development site is known or suspected to be contaminated, before the site is developed the Borough Council will require the contamination to be remediated to a standard where as a minimum it cannot be defined as 'contaminated land' under Part IIA of the Environmental Protection Act 1990.

Policy DM11, Nature conservation

General Approach

1. The Council will work with statutory and voluntary agencies and developers, and will determine planning applications, to:
 - a. protect, conserve and enhance all:
 - i. international, national and local nature conservation designations; and
 - ii. networks of natural habitats and features, including the Local Ecological Network, Priority Biodiversity Areas and Priority Biodiversity Links, watercourses, wetland complexes, woodland trees, and trees and hedgerows important to biodiversity and local character;and facilitate their adaptation to climate change wherever possible;
- b. assist in achieving national, county and local biodiversity targets as set out in Biodiversity Action Plans (BAPs);

- c. seek a net gain of biodiversity on all development sites (including sites for redevelopment) through the protection, enhancement and connection of existing and provision of new habitats and features of nature conservation interest compatible with the native biodiversity characteristics of the Borough, having regard to local geodiversity and soils; and
- d. contribute to major elements of the PfSH Green Infrastructure Strategy and other strategies for the provision and enhancement of multifunctional green infrastructure including green routes, ecological networks and biodiversity enhancements (see strategic policy S9).

International Designations

2. Development which is likely (either individually or in combination with other developments) to adversely affect the integrity of an international or European nature conservation site will not be permitted subject only to imperative reasons of overriding public interest and securing any necessary compensatory measures in the absence of alternative solutions. A 'project level' Habitat Regulations Assessment will be required where there are likely significant effects or uncertainty. Any mitigation measures required to ensure no adverse impact must be implemented at the appropriate time.
3. The Council will work with PfSH, Natural England, the Environment Agency and other wildlife organisations to develop and implement with developers a strategic approach to the protection and enhancement of international and European sites from the direct and indirect effects of development. Within Eastleigh Borough this will include:
 - a. implementing:
 - i. the Solent Recreation Mitigation Strategy (requiring contributions from residential developments within 5.6 kilometres of the Solent Special Protection Area to the Strategy); and
 - ii. the interim and any future New Forest Recreation Mitigation Strategy if required;or alternative agreed site specific measures to address recreational disturbance;
 - b. preserving the water quality and flows within the Itchen and Hamble, Southampton Water and Solent;

- c. *protecting the River Itchen SAC, in particular the maintenance and where appropriate restoration of habitats and qualifying species to favourable conservation status (as defined by article 1 of the Habitats Directive); and*
- d. *seek contributions towards measures set out in the Southern Damsely Conservation Strategy (or other strategy) specifically to deliver biodiversity net gain.*

National and Local Designations

4. *Development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on a Site of Special Scientific Interest (SSSI), Site of Importance for Nature Conservation (SINC) or Local Nature Reserve (LNR) as shown on the policies map (or on a more recent plan provided by the Hampshire Biodiversity Information Centre) unless it can be demonstrated that:*
- a. *there are no alternative solutions;*
 - b. *the adverse effects are unavoidable;*
 - c. *measures are taken to mitigate or, as a last resort, compensate for the adverse effects;*
 - d. *there is an overall biodiversity net gain; and*
 - e. *if there are any residual adverse effects which cannot be avoided, mitigated or compensated, the benefits of the development must clearly outweigh the adverse effects on the nature conservation value of the site and any broader impacts on national and local designations.*

Priority habitats, protected and priority species and the local ecological network

5. *Development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on priority habitats, protected or priority species, or on the local ecological network unless it can be demonstrated that:*
- a. *there are no alternative solutions;*
 - b. *the adverse effects are unavoidable;*
 - c. *measures are taken to mitigate or, as a last resort, compensate for the adverse effects;*
 - d. *there is an overall biodiversity net gain; and*

- e. *if there are any residual adverse effects, the benefits of the development clearly outweigh the adverse effects on priority habitats, priority and protected species, and the local ecological network.*

Irreplaceable habitats

6. *Development will not be permitted if it results in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees), unless there are wholly exceptional reasons and a suitable compensation strategy exists.*

Buffers

7. *Buffers free from development will be provided to designated sites to avoid/mitigate impacts, including recreational impact and impacts on edge habitats, and to maintain dark skies.*

Surveys

8. *Development will not be permitted unless it can be demonstrated that:*
- a. *there have been thorough habitat and species surveys;*
 - b. *the great crested newt strategic survey and strategy have been considered in all developments within 500m of a great crested newt pond; and*
 - c. *the strategic bat trapping survey has been considered in all developments within the locality of a woodland or connected habitat networks.*

Policy DM12, Heritage assets

1. *Development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special interest of the asset, and sustains and enhances its special character and qualities. The more important the asset, the greater the weight that should be accorded to this criterion. Permission for development which results in substantial harm to, or loss of, designated assets of the highest significance will be wholly exceptional. Development which involves the demolition or destruction of any part of other heritage assets will not be permitted unless its removal or replacement would enhance or better reveal the significance of the asset. In these circumstances, the developer will be required to record and advance understanding of the significance of any heritage assets to be lost, in a manner appropriate to their importance and the impact, and to make this evidence publicly accessible.*

- a. *Development that affects an archaeological site either above or below ground that is already identified or discovered through development proposals will only be permitted provided:*
 - i. *if the remains cannot be preserved in situ, the clear and convincing overriding public benefits of the development that cannot be achieved by any other means is sufficient to outweigh the value of the remains; and*
 - ii. *prior to the commencement of the development, provision has been made for a programme of archaeological investigation and recording and for this evidence to be made publicly accessible;*
- b. *It achieves a high standard of design which respects and complements the character and qualities of the heritage asset(s);*
- c. *Where necessary, it secures the long-term future maintenance and management of the asset;*
- d. *Where possible, it enables public enjoyment and interpretation of the asset; and*
- e. *A heritage statement is submitted with the application explaining the significance of the assets affected including the contribution made by their setting, at a level of detail proportionate to the asset's significance; the impact of the proposal on the significance of the asset; and how proposals have been developed to avoid harm or, if this is not possible, minimise the harm; with mitigation measures proposed.*
2. *In permitting development involving a heritage asset the Borough Council may seek a legal agreement to secure the long-term management and enhancement of the asset.*
3. *The Council will monitor buildings or other heritage assets at risk through neglect, decay or other threats, proactively seeking solutions for assets at risk through discussions with owners and willingness to consider positively development schemes that would ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers.*

Policy DM14, Parking

1. *New residential development will be required to provide off-highway parking which is adequate in terms of highway safety/traffic management. Provision will take account of the adopted Eastleigh Borough Council's Residential Parking Standards SPD which sets out minimum requirements for parking*

- provision. Over provision relative to car ownership levels or which would create an ineffective use of space will be avoided. Applications with parking levels which deviate away from the expected standard should be substantiated by robust evidence contained within the transport statement/assessment/travel plan.*
2. *For out-of-centre development proposals, parking needs will be assessed based on the impacts of the development on neighbouring town, district or local centre or a neighbourhood parade.*
3. *Within town, district and local centres and in neighbourhood parades, parking needs will be assessed in relation to wider needs within the centre/parade. Where existing provision is inadequate, the provision of additional parking may be permitted subject to a financial contribution towards measures to assist on-street parking management, public transport, cycling and walking.*
4. *Proposals to provide new car parks, extend existing car parks or provide workplace park and ride facilities will be permitted if:*
 - a. *it can be demonstrated that this is the only way the transport requirements driving the proposals for car parking provision can be met;*
 - b. *the proposals form part of a strategy aimed at managing use of the private car, such as a workplace travel plan; and*
 - c. *transport and other environmental assessments demonstrate that the benefits of the proposal (e.g. reduction of on-street parking pressures, reduction of traffic congestion) outweigh any adverse effects; and*
 - d. *the design, layout, planting and landscaping and lighting provision addresses visual and landscape impacts, noise, lighting and impacts on residential amenity; and*
 - e. *the developer pays for any off-site highway improvements necessary from traffic generated by the proposal, and any additional works necessitated by an inability to meet workplace travel plan targets; and*
 - f. *for sites outside the urban edge and in accordance with other policies in the Plan, they are subject to a sequential approach prioritising sites within the urban edge. Proposals in settlement gaps will only be acceptable in exceptional cases (see strategic policy S6).*

Policy DM25, Delivering Older peoples housing

1. *New development should seek to respond to the requirements of an ageing population by increasing the supply of specialist housing and accessible housing in accordance with policy DM29.*
2. *The Council will support the provision of accommodation suitable for the needs of older people. Proposals should be:*
 - a. *located in sustainable locations with good access to the public transport network;*
 - b. *close to local facilities that residents can use, ideally Extra Care housing should be in or close to local centre; and*
 - c. *well integrated into the local community*