

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

By email only

3rd October 2025

Dear Sir / Madam,

Regulation 77 of the Conservation of Habitats and Species Regulations (2017)

Unit 9, South Point, Ensign Way, Hamble-Le-Rice, Southampton, SO31 4RF

We write to make an application under Section 77 of the Conservation of Habitats and Species Regulations (2017) in relation to a development at Unit 9, South Point, Ensign Way, Hamble-Le-Rice, Southampton, SO31 4RF.

The development this application relates to is for the Prior Approval of a Class E office to 4 x residential flats under Part 3, Class MA of the GPDO, granted on 8th May 2025 (LPA Ref: PN/25/99086).

Solent Recreation Mitigation

The site lies within 5.6km of the Solent Special Protection Areas and Ramsar sites. In accordance with advice from Natural England, a net increase in housing development within the 5.6km catchment is likely to result in impacts on the integrity of these sites through an increase in recreational pressure/disturbance. To mitigate these impacts, contributions will be made towards the Solent Recreation Mitigation Strategy (Bird Aware Solent).

The development approved is for 4 x 2 bedroom flats, and therefore a payment of £2,784 (£696 x 4) will be made.

New Forest recreation mitigation

The site also 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, EBC 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 4 dwellings, the total contribution would be £8,880 and the developer agrees to make this payment.

Nutrient mitigation – nitrates

Natural England has advised that increase in wastewater from new housing development is having a detrimental impact on water quality through eutrophication. All residential development is therefore required to demonstrate nutrient neutrality (ensuring the development does not add to existing nutrient burdens).

A nutrient budget has been submitted with this application, using the latest (24th May 2024) Solent Nutrient Neutrality Calculator. This shows that there is a requirement for mitigation of 3.18 kg/TN/yr.

The developer will mitigate this through the purchase of credits from Eastleigh Borough Council's mitigation scheme.

Conclusions

Provided the above mitigation payments are made prior to the determination of this application, 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.

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

Yours faithfully

Dan Roycroft

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Director

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Appendix A – Nitrate Neutrality Calculator