

Town and Country Planning Act 1990

**Planning, Design & Access Statement for Land
adjacent to Appletree Cottage, Winchester Road,
Botley, SO32 2DH**

Applicant: Mr & Mrs Bendy

Local Planning Authority: Eastleigh Borough Council

January 2026

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1.0 Introduction

- 1.1 This Planning, Design, and Access Statement is submitted on behalf of Mr & Mrs Bendy 'the applicant' to supports a planning application for three new two-bedroom dwellings, with associated parking and access arrangements on land adjacent to Appletree Cottage, Winchester Road, Botley, SO32 2DH herein after referred to as 'the site'.
- 1.2 The application is made under the provisions of the Town and Country Planning Act 1990, specifically Section 62(5), which mandates that planning applications of this nature must be accompanied by:
 - A design statement, detailing the design principles and concepts applied; and
 - An access statement, explaining how access issues have been addressed
- 1.3 The site is located within the administrative area governed by the Eastleigh Borough Local Plan 2016–2036 (adopted April 2022). The Local Plan emphasizes sustainable growth, housing delivery, high-quality design, and safe access, particularly in well-connected locations such as this one.
- 1.4 Accordingly, this statement will:
 - Demonstrate compliance with the statutory requirements of the TCPA 1990;
 - Show how the proposed development reflects the strategic vision and policies of the Eastleigh Borough Local Plan;
 - Explain the site setting and context;
 - Present the design rationale, layout, landscaping, and built form; and
 - Confirm that the access and parking solutions are practical, secure, and aligned with applicable standards.
- 1.5 The purpose of this statement is to demonstrate how the proposed development aligns with relevant national and local planning policies, responds to the site's context, and meets the criteria outlined in Eastleigh Borough Council's Local Plan.

2.0 The site and surrounding area

The application Site

- 2.1 The 0.065ha application site forms a vacant plot of land which was formerly part of the garden associated with Appletree House.
- 2.2 The site is a flat, level and is broadly rectangular in shape. The old outbuilding associated with Appletree House has been demolished but some detritus remains.
- 2.3 It is located on the western side of the B3354, Winchester Road and served by its own independent access as shown in image 3 below.



Image 1: Location Plan



Image 2: Aerial view of the site



Image 3: Access to the site off of Winchester Road

- 2.3 The site has a vegetated eastern boundary fronting onto Winchester Road (image 2) which provides a high level of screening. The boundary to the

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south (image 3) is also vegetated creating a screening and separation from Myrtle Cottage. The rear boundary (image 4) is open onto the adjacent land beyond which is a highway margin and landscaping associated with the new dwellings on House Sparrow Way. The boundary with Appletree Cottage (image 5) is 1.8m fencing.



Image 2: Eastern boundary



Image 3: Southern boundary



Image 4: Western boundary



Image 5: Northern boundary

The surrounding area

- 2.4 Winchester Road in this vicinity runs through a short, vegetated corridor. On the western side is the application site, and on the eastern is a wooded area screening the car park of a hotel. Provision for pedestrians and cyclists is made along the eastern side of the road along which the PROW runs creating linkages to surrounding development, facilities and Hedge End train station.



Image 6: Winchester Road carriageway



Image 7: Extract of HCC Public Rights of Way Map

- 2.5 Winchester Road once had a semi-rural feel to it with a mix of styles and types of dwellings that have evolved over time. As the below images

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illustrate, the dwellings display little commonality with differing scales and sizes of dwellings constructed using red, painted brick and rendered dwellings. There are examples of pitched gabled and thatched roofs and the use of dormer windows of various forms are visible.



Image 14: Apple Tree Cottage to the north



Image 15: Oak cottage to the north with new development Beyond



Image 11: Myrtle Cottage to the south



Image 12: Bushey Dene House to the south



Image 13: Braxells Lodge to the south

- 2.6 The area has however been subject to much change in recent years. Land to the north and east of Boorley Green, and at Land to the north west of Boorley Green, with the former for some 1,400 dwellings and the latter for 680 dwellings has created a predominantly residential new build setting to the application site. As the below images illustrate the new build estates feature both houses and apartments in a very typical new build estate arrangement.

They commonly feature 2-2.5 storey dwellings, the use of dormers, front gables and use red brick, cladding and grey/brown roof tiles.



Image 8: Dwellings in House Sparrow Way



Image 9: Block of flats fronting onto Winchester Road

- 2.6 Due to the extent of change there is not considered to be a prevailing character or appearance in the immediate area.

3.0 Planning Policy Context

National Planning Policy Context

- 3.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and places a strong emphasis on significantly boosting the supply of homes. Paragraph 11 of the NPPF establishes the presumption in favour of sustainable development, which is particularly relevant where a local planning authority cannot demonstrate a five-year supply of deliverable housing sites.
- 3.2 In such circumstances, the NPPF requires decision-makers to apply the "tilted balance". This means that planning permission should be granted unless:
- The adverse impacts of the proposal would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole; or
 - Specific policies within the NPPF (such as those relating to Green Belt, designated heritage assets, or protected habitats) provide a clear reason for refusal.
- 3.3 The NPPF also makes clear that even where the presumption applies, proposals must still deliver high-quality design, be located in sustainable locations, and respect environmental and infrastructure considerations. This approach ensures that housing delivery is prioritised while maintaining the principles of sustainable development.

Local Planning Policy Context

- 3.4 While the NPPF provides the overarching national policy framework, the Eastleigh Borough Local Plan 2016–2036 remains the primary basis for decision-making at the local level. The Local Plan sets out strategic objectives for housing delivery, design quality, and infrastructure provision. Where there is a shortfall in the five-year housing land supply, the weight given to certain Local Plan policies may be reduced, but they remain an important material consideration. Proposals should therefore demonstrate compliance with relevant Local Plan policies wherever possible, alongside the NPPF's presumption in favour of sustainable development.
- 3.5 Of relevance to the submitted application are the following policies:

Strategic Policies

- S1 – Delivering Sustainable Development
Directs housing growth to urban and strategic locations, safeguarding green gaps, with major development limited to allocated sites,
- S2 – Approach to new development
Sets out overall housing targets (including affordable housing) and

requires new residential development to contribute to these targets in appropriate locations.

- S3 – Location of new housing
Identifies sites within the borough that will contribute towards meeting the boroughs housing need, including smaller sites
- S5 – New Development in the Countryside
There is a presumption against new development outside the defined urban edge, except in limited circumstances set out in the Local Plan.
- S9 – Green Infrastructure
Mandates integration of green infrastructure, parks, corridors, and biodiversity enhancements into new developments.
- S10 – Community Facilities
Development must contribute to education, health, utilities and community infrastructure via planning obligations or CIL.
- S11 – Transport Infrastructure
New residential schemes must be well connected to public transport, walking, and cycling routes, and mitigate traffic impacts.
- S12 – Strategic footpath, cycleway and bridleway links
New development should integrate with existing routes and public rights of way and wherever possible maintain, protect and enhance their function. D

Development Management Policies

- DM1 – General Criteria for New Development
All new housing must:
 - Protect amenity, biodiversity, heritage and local character.
 - Use land efficiently and relate contextually to surroundings.
 - Preserve key landscape features, include landscape schemes and connect to green networks.
 - Include accessible design and crime prevention measures.,
- DM2 – Environmentally Sustainable Development
 - New homes: 19% carbon reduction vs. Building Regs + water use ≤110L/person/day.
 - Larger non-residential: BREEAM 'Excellent' or 'Very Good' + Passivhaus.
 - Encourage passive design, recycled materials, and energy networks.
- DM3 – Adaptation to Climate Change
 - Requires SuDS, cooling strategies (trees, green roofs), water efficiency, drought-resistant landscaping.
- DM4 – Zero or Low Carbon Energy
 - Permits renewable energy and CHP infrastructure if no significant harm to landscape, biodiversity, heritage, or best agricultural land.
- DM5 – Managing Flood Risk

- Development in flood-risk areas only if safe, meets sequential/exception tests, and reduces overall risk.
- DM6 – Sustainable Surface Water & Watercourse Management
 - Mandatory SuDS; natural filtration prioritized; retain/enhance watercourses; avoid culverting.
- DM8 – Pollution
 - Development must not cause unacceptable air, water, noise, light, or land contamination impacts; mitigation required.
- DM9 – Public Utilities & Communications
 - Utilities must be available; developers fund off-site provision; telecom improvements encouraged.
- DM10 – Water & Wastewater
 - Development phased with infrastructure; comply with Habitats Regulations; improve water environment.
- DM11 – Nature Conservation
 - Protect international, national, local sites; require biodiversity net gain; prohibit harm to SAC/SPA/Ramsar unless IROPI; surveys mandatory.
- DM13 – General Development Criteria – Transport
 - Safe highway access; integrate sustainable transport; mitigate off-site impacts; major schemes need Transport Assessment.
- DM14 – Parking
 - Provide adequate off-street parking per SPD; flexibility in centres; EV charging encouraged.
- DM24 – Creating a Mix of Housing
 - Schemes must reflect local needs; avoid clustering of same type; include entry-level homes.
- DM29 – Higher Access Standards
 - 100% dwellings Part M4(1); 80% Part M4(2); larger sites include Part M4(3) wheelchair standards.
- DM30 – Internal Space Standards
 - All new dwellings meet Nationally Described Space Standards.
- DM33 – Provision with New Development
 - New housing must contribute to open space standards; long-term maintenance required.
- DM38 – Funding Infrastructure
 - Development permitted only if infrastructure contributions secured via S106 or CIL.
- Policy BO4 - Land north of Myrtle Cottage, Winchester Road
 - Allocates a modest residential development site (22 dwellings) immediately north of Myrtle Cottage, as shown in image 15 below. Approval depends on delivering a robust masterplan that:
 - Ensures a mixed housing offer with high-quality design and environmental safeguards;

- Includes necessary transport, drainage, ecological, and noise mitigation measures;
- Integrates into existing community networks and retains future bypass provisions.

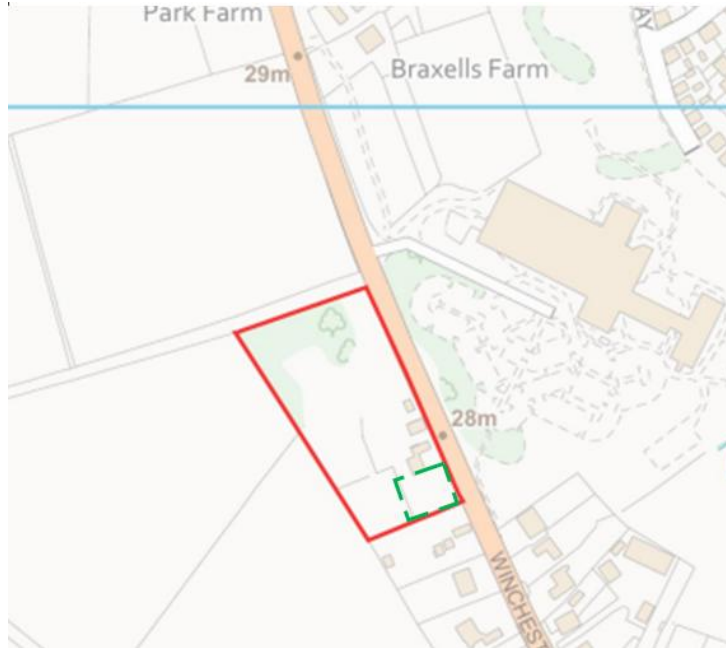


Image 16: Extent of area covered by Policy BO4 (with application site identified dashed green)

3.3 Also of relevance are the following Supplementary Planning Documents:

- Environmentally Sustainable Development SPD (2009)
Key "essential requirements" for residential developments:
 - Energy efficiency, water conservation, materials use;
 - Technical measures to mitigate climate change (e.g., SUDS, green infrastructure);
 - Submission of a sustainability pro-forma to demonstrate compliance for each dwelling.
- Planning Obligations SPD (2008)
Charges/negotiations required for:
 - Community infrastructure (e.g., education, recreation, transport);
 - Affordable housing;
 - Sustainable drainage or environmental mitigation as needed.
- Quality Places SPD (2011)
Design guidance for small terraces:
 - Encourage human-scale layouts, coherent street frontages, and integrated parking/recycling;
 - Promote design quality (character, materials) and sustainable movement (walking/cycling links).
- Residential Parking Standards SPD (2025)
 - Provide adequate parking in accordance with defined standards;
 - Include EV charging infrastructure and secure cycle storage;

- Use permeable surfacing and proper layout (e.g., tandem spaces, visitor bays).
- Trees & Development SPD (2022)
Requirements include:
 - Early identification and protection of existing trees;
 - Adequate space for retention or replacement;
 - Buffer zones for veteran trees;
 - A net gain through replacement and maintenance plans.
- Public Art Strategy (2023–2028)
 - Larger schemes may need to include or fund public art. For a small terrace:
 - Check for commuted sum from planning obligations used for public art;
 - Developer should engage with Council's public art process accordingly.

3.6 Also of material consideration are the following recent planning applications

- O/15/75953 - Land at Hedge End North, Winchester Road, Botley which was an Outline application for up to 680 residential units, mixed use comprising of retail and/or community/healthcare use, land for two-form entry primary school, formal and informal open space and sports pitches. New access off Winchester Road, associated on-site roads, infrastructure and footpaths/cycleways. Detailed matters for determination access (all other matters reserved - scale, appearance, landscaping and layout). This was allowed at appeal in 2016.
- RM/18/84466 - Land Northwest of Winchester Road, Boorley Green, the Reserved Matters application (pursuant to outline planning permission O/15/75953) for Phase 3 equating to development of 236 residential dwellings with associated parking, landscaping and open space. (Details relating to appearance, landscaping, layout and scale). This was approved in 2022.
- F/19/85604 - Oak Cottage, Winchester Road, Boorley Green for the Construction of 31no. dwellings, associated landscaping, amenity areas and a means of access from Winchester Road following demolition of 1no. dwelling and associated outbuildings This was appealed on grounds of non-determination. The appeal was dismissed in October 2021.
- F/21/89989 Oak Cottage, Winchester Road, Boorley Green for the Erection of 25no. dwellings, associated landscaping, amenity areas and new access from Winchester Road following demolition of 1no. existing dwelling and associated outbuildings. The site has been the subject of two relatively recent planning applications. This was refused by Eastleigh Borough Council in March 2023.
- F/24/97945 – Land adjacent to for the erection of Erection of 52 retirement living apartments with associated communal facilities and car parking; the erection of a pair of detached dwellings; improved vehicular

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access and new pedestrian access to Winchester Road. This was recommended for approval at committee but ultimately refused in 2025.

4.0 The proposed development

4.1 The proposal comprises three new two-bedroom dwellings arranged within a site of approximately 0.065 hectares, located adjacent to Appletree Cottage on Winchester Road, Botley, Hampshire. The scheme includes:

- **Site Layout:**
 - The terraced dwellings are positioned to front Winchester Road with private gardens to the rear.
 - A 1.8m timber panel fence and existing hedgerow provide boundary treatment.



Image 17: Site layout

- Residential dwellings:
 - 3 dwellings, each with a ground floor layout featuring a lounge, kitchen, WC, and dining area.
 - First floor accommodation includes two bedrooms, a bathroom, and an en-suite for the main bedroom.

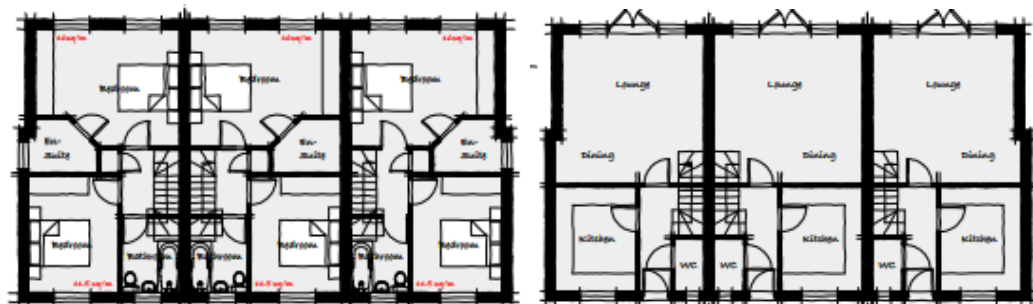


Image 18: Proposed floor plans

- Access and Parking:
 - Creation of vehicular access taken directly from Winchester Road. This is shown on drawing numbered 3233/10 02 of the highway note prepared by Nick Culhane and submitted as part of the planning application.
 - 6 on-site parking spaces (2 per dwelling) arranged within the site.
- Design Features:
 - Traditional pitched roofs fronting onto Winchester Road

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- Each of the three proposed dwellings includes a small front open canopies supported by posts, providing weather protection and a welcoming entrance/porch detail.
- Materials and detailing are consistent with local character
- Obscured glazing to side elevations for privacy.



Image 19: Proposed front elevation

- Density:
 - Approximately 45 dwellings per hectare, reflecting a medium density infill development.
- Landscaping
 - Landscaped with grassed areas and retention of some existing trees (oak and ash), alongside new fencing and hardstanding for parking.

5.0 Technical considerations

Principle of Development

- 5.1 The application site lies within the countryside but is specifically allocated for development under Policy BO4 of the Eastleigh Borough Local Plan 2016–2036.
- 5.2 The Local Plan identifies the site covered by Policy BO4 as a strategic housing site intended to contribute to meeting the borough’s housing needs. By allocating the site under Policy BO4, Eastleigh Borough Council has assessed and accepted that the location meets the Local Plan’s sustainability objectives and is suitable for development in principle, subject to compliance with the detailed criteria set out in the policy (e.g., design, access, landscaping, and infrastructure provision).
- 5.3 Notwithstanding the sites allocation, Eastleigh Borough Council cannot currently demonstrate a five-year supply of deliverable housing sites, triggering the presumption in favour of sustainable development under paragraph 11(d) of the NPPF. This means planning permission should be granted unless:
- The adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole; or
 - Specific NPPF policies provide a clear reason for refusal (e.g., Green Belt, heritage assets, protected habitats).
- The site benefits from this presumption, strengthening the case for approval.
- 5.4 The proposed scheme for three two-bedroom dwellings directly supports the NPPF’s objective of boosting housing supply, particularly in the context of Eastleigh Borough’s current housing land supply position. By providing new homes in a sustainable and accessible location on Winchester Road, the development contributes to meeting local housing needs while respecting the principles of good design and environmental stewardship. The site benefits from proximity to existing services and transport links, ensuring that future residents have convenient access to facilities without reliance on private car use. In addition, the design approach prioritises quality, functionality, and integration with the surrounding character, aligning with both national and local policy requirements. For these reasons, the proposal should be considered positively.

Access, movement and parking

Sustainable location

- 5.5 The application site is considered to be in a highly accessible location with an existing footway/cycleway and PROW on the eastern side of Winchester Road.

This creates easy and safe connectivity to local shops (0.2m to the north), Botley village centre (1.1m to the south), Hedge End train station (0.6m to the north east), and closest bus stops 0.1m to the south or 0.2m to the north.

Vehicular, pedestrian and cycle access

- 5.6 The application is supported by a Highways Technical Note prepared by Nick Culhane that provides details of the dedicated access proposals from Winchester Road. The note also details of visibility splays and swept path analysis to ensure the site and convenience access can be created which meets both national and local requirements.
- 5.7 The creation of the access will necessitate the removal of a small section of boundary vegetation and therefore the application is also supported by an Arboricultural Impact Assessment and Method statement prepared by Arborsphere. This identifies the section of removal to be category C of “low grade”. It is also supported by an Ecological Appraisal Report prepared by Hampshire Ecological Services Ltd. This does not identify any detrimental impact on ecology as a result of the vegetation removal.
- 5.8 Pedestrian and cycle access exists on the eastern side of Winchester Road, opposite the site. Given that there will be a slight increase in pedestrian traffic as a result of this development, it is proposed to create an opening in the low level hedge that separates the path from the carriageway. The footway will be extended to the edge of the carriageway opposite the access to provide a safe and convenient connection to the pedestrian network. This is demonstrated on drawing NJC-001 and its provision can be secured by condition or planning obligation.

Car parking

- 5.9 The requirements for car parking are contained within the Eastleigh Borough Council Parking Standards, Supplementary Planning Document Adopted September 2025. The standards require two parking spaces per two/three-bed dwelling when provided on an allocated basis.
- 5.10 The proposed development includes the provision of two dedicated parking spaces per dwelling set within a landscaped front courtyard area. Each space meets the minimum size requirements.

Cycle storage

- 5.11 Safe, secure and covered cycle parking is to be provided by way of sheds in the rear of each garden, all of which are accessible through the gardens without the need to travel through the dwellings.

Layout, Design, & integration with the surrounding area

Layout and Design

- 5.12 Section 3 of this document provides details of the site and its surroundings. It is illustrated that the area has been subject to much change in recent years and as a result there is no prevailing character.
- 5.13 The proposed development has been designed to respond positively to its context and to comply with the requirements of Policy BO4 of the Eastleigh Borough Local Plan. The layout positions three two-bedroom terraced dwellings fronting Winchester Road, creating a strong and coherent street frontage that continues the building line established by Appletree Cottage. Each dwelling is set back from the highway, reflecting the characteristic deep setbacks along this part of Winchester Road and ensures that the development does not appear intrusive or overly urbanised.
- 5.14 Vehicular access to the dwellings will be taken directly from Winchester Road, as supported by the accompanying highways technical assessment. This arrangement provides safe and convenient access while maintaining the integrity of the existing road network and ensuring compliance with Policy DM13 on transport and access standards and Policy BO4.
- 5.15 Parking is provided within a landscaped forecourt at the front of the dwellings, which is typical of the surrounding area and helps maintain visual continuity. The arrangement of spaces meets the standards set out in the Residential Parking Standards SPD and incorporates permeable surfacing and planting to soften the appearance of hardstanding. Private rear gardens exceed the minimum amenity space requirements in the Quality Places SPD, offering secure and functional outdoor areas for future residents.
- 5.16 The architectural design draws inspiration from traditional forms and materials found locally. The dwellings feature pitched roofs finished with clay tiles, façades combining painted render with red brick detailing, and timber-framed porches that provide a welcoming entrance. Brick chimney stacks add character and reinforce the rural aesthetic. These elements ensure that the development integrates well with both the older cottages and the newer housing estates nearby, which display a mix of styles and materials. The scale and massing of the dwellings are modest, and the density of approximately 45 dwellings per hectare represents an efficient use of land while remaining appropriate to the semi-rural setting.
- 5.17 Each dwelling has been designed to meet the Nationally Described Space Standards (NDSS), as required by Policy DM30 of the Local Plan. This ensures that internal layouts provide adequate living space, storage, and functionality

for future occupants, contributing to a high standard of residential amenity as is also required by Policy DM1.

- 5.18 Integration with the surrounding area has been a key consideration. Existing boundary vegetation is retained wherever possible and supplemented with new planting to strengthen green infrastructure in accordance with Policy S9. The scheme also provides a pedestrian link to the existing footway opposite the site, improving connectivity and supporting sustainable travel choices in line with Policies S11 and S12. These measures ensure that the development is not only visually compatible but also functionally connected to the wider community.
- 5.19 The development incorporates measures to address climate resilience and environmental sustainability in accordance with policy requirements. Sustainable drainage systems (SuDS) will be used where/if appropriate to manage surface water runoff, reducing flood risk and improving water quality. Landscaping will include drought-resistant planting and tree cover to provide natural cooling and enhance biodiversity. Energy efficiency is embedded in the design through high-performance building fabric and low-energy fittings, while provision for secure cycle storage encourages sustainable travel. Biodiversity net gain will be achieved through on-site enhancements such as bat and bird boxes, hedgehog-friendly fencing, and reinforced planting, with additional off-site measures secured where necessary.
- 5.20 In terms of Policy BO4 compliance, the proposal delivers high-quality design, safe and practical access arrangements, and landscaping that enhances the site's character. It respects ecological features and includes measures to achieve biodiversity net gain. Importantly, the layout has been planned so that future development on the remainder of the BO4 allocation can come forward without constraint, thereby supporting the comprehensive delivery of the masterplan envisaged by the Local Plan.

Ecology, Trees and Landscaping

Ecology

- 5.21 An ecological appraisal and reptile survey were undertaken by Hampshire Ecological Services Ltd. The assessment confirms that the site comprises common and widespread habitats with no botanical conservation interest, except for a mature oak tree on the eastern boundary, which is of high ecological value and will be retained and protected in accordance with BS 5837 guidance. In regard to Protected Species and Potential Impacts it found:
- Bats: No roosting potential was identified on-site; however, the hedgerow and adjacent trees provide moderate commuting and foraging habitat.

These features will be retained, and lighting will be designed to avoid adverse impacts.

- Dormice: Suitable habitat exists in the boundary hedge and adjacent tree line, both of which will remain unaffected.
- Great Crested Newts: Although ponds exist within 500m, barriers to movement and habitat conditions make presence unlikely; no further surveys are required.
- Badgers: No setts were recorded; works can proceed unless a sett is later discovered within 30m.
- Birds: The hedge provides nesting habitat; works will avoid the breeding season (February–August) or be preceded by an ecologist check.
- Reptiles: No reptiles were recorded, but precautionary measures will be implemented during site clearance.

5.22 In order to ensure the proposal complies with the Environment Act 2021 requirement for biodiversity net gain, the NPPF, and Local Plan policies the report sets out a range of following recommended measures will be implemented:

- Retain and protect the mature oak tree and hedgerow; install root protection fencing during construction.
- Implement sensitive lighting design: avoid light spill >0.1 lux on vegetation and bat boxes; use warm-spectrum, non-UV LED lighting with shields.
- Undertake topsoil stripping under ecological supervision or maintain short sward until clearance; prohibit material storage and bonfires; relocate any reptiles found to safe habitat.
- Avoid hedge/tree works during bird breeding season or carry out pre-works nest checks; maintain 5m buffer around any active nests.
- Provide biodiversity enhancements to deliver net gain:
- Install two integrated bat boxes in the new building (≥2.5m high, south/south-east facing).
- Install two swift boxes integrated into building walls (≥5m high).
- Include 15cm x 15cm gaps under fencing to maintain connectivity for amphibians, reptiles, and hedgehogs.

Biodiversity Net Gain

5.23 The application is also required to meet the statutory requirement for a 10% biodiversity net gain. A detailed form, matrix, and associated plans are submitted in support of the application and show the extent of landscaping proposed however despite the ecological improvements listed above it will still be necessary to identify an off-site solution in order to achieve the 10% gain. A suitable site will be identified and the applicant will enter into a

Biodiversity Unit Allocation Agreement with the provider of the off-site habitat bank to secure the necessary units of mitigation required.

Nutrient Neutrality

- 5.24 Natural England has advised that the increase in waste water from new housing developments within the Borough is having a detrimental effect on the quality of water entering the Solent catchment area through nutrification. As such, all development for additional housing is required to reach nutrient neutrality (ensuring that development does not add to existing nutrient burdens), in order to meet the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended).
- 5.25 To mitigate the increase in nutrients, the applicant intends to purchase nitrate credits through the Council's Mitigation Scheme, which takes land out of agricultural use and creates recreational spaces, thereby reducing the nutrient output of the land. This mitigation could be secured by condition.

Recreational impacts on the Solent SPA and New Forest SAC, SPA and Ramsar sites

- 5.26 The site is located within the 5.6km Solent Mitigation Disturbance Zone associated with the Solent and Southampton Water Special Protection Area (SPA) and the 13.8km catchment zone for the New Forest SPA, SAC and Ramsar site in relation to recreational disturbance. In accordance with advice from Natural England, a net increase in housing development within these catchment areas is likely to result in impacts to the integrity of these sites through an increase in recreational pressure / disturbance.
- 5.27 To mitigate this a financial contribution will be paid towards the Solent Recreation Mitigation Strategy managed by Bird Aware Solent and towards the Council's interim New Forest Recreation Mitigation Strategy to secure the necessary mitigation.

Trees

- 5.28 An Arboricultural Impact Assessment and Method statement prepared by Arborsphere. This identifies that the key arboricultural features of the site are:
- Three Oaks growing along the site frontage.
 - An Oak, Ash and group of Conifers growing along the western boundary.
- 5.29 The proposal will require the removal of one Hawthorn that has little to no amenity value and a small section of the boundary vegetation both of which are graded "category C" of low value and as such their removal does not raise any concerns.

- 5.30 In order to protect the retained vegetation, hedging and trees it is recommended the provision of car parking bays and section of driveway to minimise the impact be minimal/no dig. In addition, all retained trees should be adequately fenced and protected during construction.

Landscaping

- 5.31 The hedges along the edges of the site are outside the defined application boundary and as such will be retained and protected. The frontage boundary has however been improved and softened through the removal of the outbuilding associated with Appletree Cottage. The frontage parking allows for the existing hedgerow planting to be reinforced through on-site landscaping which will extend between parking bays, to the site boundaries, and in front of dwellings to create an attractive landscape set courtyard.
- 5.32 Rear gardens will also be laid to lawn with planting areas provided.

Planning Obligations

- 5.33 It is noted that Eastleigh Borough Council have chosen to not introduce a Community Infrastructure Levy however in accordance with the guidance contained within the NPPF, Policies DM1, DM28 and DM38, the Council's Planning Obligations SPD, and the requirements of Regulation 122 of the Community Infrastructure Regulations, there is a requirement for planning obligations to ensure on and off-site provision for facilities and infrastructure made necessary by the development, and to mitigate against any increased need / pressure on existing facilities.
- 5.34 Contributions/obligations towards the provision of the following infrastructure, community and environmental facilities or mitigation measures are anticipated but we welcome confirmation from the planning officer as the application progresses.
- Community Infrastructure
 - Off-site Public Open Space provision
 - Public Art
 - Sustainable Transport
 - Health provision
 - New Forest Recreation Disturbance Mitigation
 - Solent Recreation Disturbance Mitigation
 - S106 monitoring fee
- 5.35 We also acknowledge that it may be necessary to purchase credits from the Council's Nutrient Neutrality Offset Scheme and off-site Biodiversity Net Gain units ensure compliance with the Habitat Regulations.

6.0 Conclusion

- 6.1 This Planning, Design, and Access Statement along with the associated technical reports has demonstrated that the proposed development of three two-bedroom dwellings with associated parking and access off Winchester Road is both policy-compliant and contextually appropriate. The scheme responds positively to the requirements of Section 62(5) of the Town and Country Planning Act 1990, ensuring that design and access considerations have been fully addressed.
- 6.2 The proposal aligns with the strategic objectives and detailed policies of the Eastleigh Borough Local Plan 2016–2036, delivering high-quality housing in a sustainable location while respecting local character and providing safe, functional access. Through careful design, the development will contribute to meeting housing needs without compromising the integrity of the surrounding area.
- 6.3 In summary, the application represents a well-considered, policy-led approach that supports the borough’s vision for growth and sustainable communities. It is therefore respectfully submitted for approval with any reasonable/necessary conditions being applied.