

OBAG

Old Bursledon Action Group

Salterns, Salterns Lane, Old Bursledon, Southampton SO31 8DH

████████████████████

E-Mail to Ben White at The Planning Inspectorate.
teame3@planninginspectorate.gov.uk

December 18th 2023

Enforcement Appeal: APP/W1715/C/23/3329845

SHOP LANE (KNOWN AS WILLWOODS YARD), BURSLEDON, HAMPSHIRE.

Without planning permission, the unauthorised material change of use of the land at Shop Lane, known as Willwoods Yard, to B8 storage, siting of a caravan, unauthorised erection of gates, fencing in excess of 1 metre adjacent to the highway, hardstanding and placement of shipping containers.



Dear Mr White,

I am writing as Chair of OBAG and Co-Founder of Old Bursledon Conservation Society, representing residents that support the Conservation Plan. We have been consultees for Eastleigh Borough Council for many years.

The photograph above shows very clearly the degradation of the countryside at Willwoods Yard in the important Strategic Gap between Southampton and Bursledon.

OBAG objects most strongly to any sort of urbanisation in the countryside at Shop Lane. The following EBC Planning Policies support our objections:

Old Bursledon Action Group

AIM: To ensure that the Planning Policies now in place to
protect the rural character of Old Bursledon are upheld

COUNTRYSIDE

4.50 ...The Council considers that designating areas between settlements as countryside gaps to be kept free of urbanising development is the best way of preventing further loss of local identity....

1.3 For the purpose of this Plan all land outside the defined urban edge is classified as countryside.

1.CO Planning permission will not be granted for development outside the urban edge unless:

- (i) it is necessary for agricultural, forestry or horticultural purposes and a countryside location is required; or
- (ii) it is for an outdoor recreational use or is genuinely required as ancillary to such a use and does not require the provision of buildings, hardstanding or structures which, are of a form, scale or design which would demonstrably harm the character of the locality; or
- (iii) it is essential for the provision of a public utility service or the appropriate extension of an existing education or health facility and it cannot be located within the urban edge; or
- (iv) it meets the criteria in the other policies of this Plan.

- OBAG comment: Willwoods Yard does not qualify for 1CO (i) (ii) (iii) or (iv).

STRATEGIC GAPS

1.4 Within the countryside there are areas of land between major settlements which perform the specific function of protecting the individual identity of those settlements and of preventing their coalescence. The Structure Plan ... identifies Southampton/ Hedge /End/ Bursledon/Netley as a Strategic Gap.

2.CO Planning permission will not be granted for development which would physically or visually diminish a strategic gap as identified on the proposals map.

3.CO Planning permission will only be permitted for appropriate development in a local gap, if:

- (i) it cannot be acceptably located elsewhere; and
- (ii) it would not diminish the gap, physically or visually.

- OBAG comment: If allowed it WOULD physically and visually diminish the strategic gap.

AGRICULTURE, FORESTRY AND FARM DIVERSIFICATION

1.7 The Council wants to see the highest quality agricultural land continue in agricultural use and it will therefore be protected from development. Even if the land is not used for agriculture it will continue to be safeguarded from development.

LANDSCAPE

18.CO Development which fails to respect, or has an adverse impact on the intrinsic character of the landscape, will be refused.

1.27 The Council is keen to secure landscape improvements and enhance biodiversity wherever appropriate.....in particular the Council will seek to:

- (i) achieve the removal or amelioration of eyesores such as derelict buildings, dilapidated fences and unauthorised signs;
- (iv) improve and reinforce boundaries between built-up and green areas and link these areas through appropriate landscape treatment;
- (vi) control inappropriate and non-conforming uses of land...

1.29 The Council will seek to secure improvements in the appearance and quality of the landscape through negotiations with landowners and developers.

- * OBAG: Please back EBC in their attempts to preserve the countryside and Strategic Gap.

We trust that you will show strong support for E.B.C's Plan and refuse this Appeal.

Yours Sincerely,

Anna Poland. (Chair of OBAG and OBCS)