

RICHARD OSBORN
PRO VISION
GREENHAM BUSINESS PARK LIBERTY HOUSE
THATCHAM
RG19 6HS

Application	V/26/101391
Please ask for	Gregg Chapman
Direct dial	023 8068 8236
Working hours	Mon to Fri 8:30am to 5pm
Email	gregg.chapman.contractor@eastleigh.gov.uk

Wednesday 24 June 2026

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England)
Order 2015

Application No. V/26/101391

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 20 May 2026 the Council, as Local Planning Authority hereby **Refuse** the following :

Description: Application for Permission in Principle. Erection of 1no. self-build dwelling.
Site: THE BUNGALOW, TANHOUSE LANE, HEDGE END, SOUTHEMPTON, SO30 2SZ

- 1 The proposed development would result in the erection of a new dwelling within the countryside, outside the defined urban edge, in an isolated location that is physically separated from the settlement and does not form part of the built-up area. The proposal does not accord with any of the forms of development supported by Policy S5 of the Eastleigh Borough Local Plan 2016–2036 and no exceptional circumstances have been demonstrated to justify a departure from the development plan. The proposal is contrary to the objectives of paragraph 84 of the National Planning Policy Framework which seeks to avoid isolated homes in the countryside unless specific exceptions apply. The proposal is therefore contrary to Policy S5 of the Eastleigh Borough Local Plan 2016–2036 and the National Planning Policy Framework.
- 2 The proposed development, by reason of its siting within a rural and visually distinct countryside location, would introduce residential built form, domestic

activity, parking, boundary treatments and associated paraphernalia into land that contributes to the rural character and appearance of the area. The development would result in harmful encroachment and an urbanising impact that would erode the intrinsic character and beauty of the countryside. The proposal would therefore fail to respect or respond positively to the character, appearance and local distinctiveness of the area and would be contrary to Policies S5 and DM1 of the Eastleigh Borough Local Plan 2016–2036 and the National Planning Policy Framework.

- 3 The applicant has failed to demonstrate that the site benefits from lawful and suitable vehicular access, or that Tanhouse Lane / Botley Bridleway 14 is capable of safely accommodating the vehicle movements associated with the proposed dwelling. In the absence of evidence confirming existing vehicle access rights and details of regular passing spaces along the bridleway, the Local Planning Authority cannot be satisfied that development-related vehicle movements would avoid unacceptable conflict with pedestrians, equestrians, other non-motorised users and any vehicles with existing access rights. The proposal has therefore failed to demonstrate that safe and suitable access can be achieved and would result in an unacceptable impact on highway safety and the safe use of the public bridleway, contrary to Policy DM13 of the Eastleigh Borough Local Plan 2016–2036 and the highway safety objectives of the National Planning Policy Framework.
- 4 The application site is located in an unsustainable and poorly accessible location, accessed via an unlit rural bridleway without footway provision or other infrastructure that would provide safe, attractive and convenient access to day-to-day services and facilities by sustainable modes of transport. Future occupiers would be likely to rely heavily on the private car for most journeys. The proposal would therefore fail to promote sustainable travel patterns and would be contrary to Policy DM13 of the Eastleigh Borough Local Plan 2016–2036 and the National Planning Policy Framework.
- 5 The application site lies within the catchment of internationally designated Solent habitat sites and within relevant zones of influence for recreational pressure on both the Solent and New Forest designated sites. The proposed residential development would give rise to likely significant effects through increased nutrient loading and increased recreational pressure, and the submitted information and unilateral undertaking do not secure a specific, calculated and enforceable package of mitigation to address nutrient neutrality or recreational disturbance impacts. In the absence of secured and adequate mitigation, the Council, as competent authority, is unable to conclude beyond reasonable scientific doubt that the proposal would not adversely affect the integrity of the Solent and Southampton Water SPA and Ramsar site, the Solent Maritime SAC, the Solent and Isle of Wight Lagoons SAC, and the New

Forest SAC, SPA and Ramsar site, either alone or in combination with other plans or projects. The proposal therefore constitutes habitats development for which Permission in Principle cannot be granted and is contrary to Article 5B(1) of the Town and Country Planning (Permission in Principle) Order 2017, the Conservation of Habitats and Species Regulations 2017, Policy DM11 of the Eastleigh Borough Local Plan 2016–2036, and the National Planning Policy Framework.

Note to Applicant: The application was refused following the assessment of the following plans: Site Location Plan - 51867-XX-P1-01 – v1; Existing Site Plan - 51867-XX-E1-02 – v1; Proposed Site Plan - 51867-XX-P1-02 – v1.

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes