

MRS LOUISE CUTTS
MEADOWSWEET COTTAGE
MORLEYS LANE
AMPFIELD
ROMSEY
SO51 9BJ

Application	F/26/100881
Please ask for	Katie Lasham
Direct dial	023 8068 8339
Working hours	Mon to Fri 8:30am to 5pm
Email	katie.lasham@eastleigh.gov.uk

Monday 13 July 2026

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

Application No. F/26/100881

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 12 February 2026 the Council, as Local Planning Authority hereby **Refuses Planning Permission For** the following :

Description:	Erection of 6 dwellings with associated parking and landscaping and creation of new access from Winchester Road. Provision of pedestrian footpath connecting from Boorley Gardens to Winchester Road.
Site:	Land adjacent to Pear Tree PH, Winchester Road, Boorley Green, Southampton, SO32 2DH

For the following reasons:

- 1 The proposed development would result in the loss of a substantial outdoor area that is functionally associated with and available for use by patrons of the Pear Tree Inn public house. The Council considers that this area performs an important role in supporting the operation of the public house as a valued community facility through the provision of space for community events, outdoor activities, social gatherings and recreational functions. The loss of this land would materially diminish the ability of the public house to provide these functions and would consequently prejudice its continued role as a valued community facility serving the local community. The proposal is therefore contrary to Policy DM36 of the Eastleigh Borough Local Plan 2016-2036 and paragraph 98 of the National Planning Policy Framework.

- 2 The proposed development would result in the permanent loss of an established outdoor area used in association with the Pear Tree Inn public house for community events, social gatherings and recreational activities. The Council considers that the site contributes positively to opportunities for community interaction, informal recreation and community cohesion within the locality. No replacement provision is proposed. The loss of this open space facility would diminish the social and recreational functions currently available to local residents and visitors and would result in harm to the community value of the facility. The proposal is therefore contrary to Policies S10, DM32 and DM36 of the Eastleigh Borough Local Plan 2016-2036 and paragraph 98 of the National Planning Policy Framework.
- 3 The application fails to make provision for the securing of the minimum 10% biodiversity net gain required by the Environment Act 2021, as well as its subsequent retention, management and monitoring. The proposals are therefore contrary to the provisions of this legislation, as well as those of Policy DM11 of the Eastleigh Borough Local Plan 2016-2036 and Paragraphs 187 and 193 of the National Planning Policy Framework.
- 4 The application fails to provide for the required mitigation to offset the impacts of the development on the European protected Solent Complex (SPA, SAC and Ramsar sites) and New Forest SPA, SAC and Ramsar sites, from additional recreational pressure and nutrient loading generated by the population increase and additional sewage resulting from the development. The application is therefore contrary to the requirements of Policy DM11 of the Eastleigh Borough Local Plan 2016-2036, Paragraphs 187 and 193 of the National Planning Policy Framework, and the provisions of The Conservation of Habitats and Species Regulations 2017 (as amended).

Note to Applicant: The application was refused following the assessment of the following plans: Location Plan: drawing number 10, Proposed Block Plan: drawing number 11 rev A, Proposed Site Plan: drawing number 12 rev C, Proposed Elevations and Floor Plans (Plot 1 and 2): drawing number 13, Proposed Elevations and Floor Plans (Plot 3 and 4): drawing number 14, Proposed Elevations and Floor Plans (Plot 5 and 6): drawing number 15, Proposed Site Access Plan: drawing number 16 rev C, Proposed Street Scene: drawing number 17 rev A, Proposed Master Site Plan: drawing number 18 rev A. In accordance with paragraph 39 of the National Planning Policy Framework, Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner. In this case, however, the application has been refused as it is considered to be contrary to

the development plan and there were not sufficient material considerations to outweigh the planning harm identified.

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive style with a large, looped "N" and a clear "Parker".

Nicholas Parker
Planning Manager

N.B. See Attached Notes