

PAUL BENNETT
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Application	F/26/101714
Please ask for	Rachael Morris
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Wednesday 9 September 2026

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

Application No. F/26/101714

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 30 July 2026 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description: Conversion of existing stables to 1.no 2-bedroom dwelling with associated curtilage and parking. Alterations to the fenestration.
Site: OLD GRANGE FARM, GRANGE ROAD, BURSLEDON, SOUTHAMPTON, SO31 8GD

For the following reasons:

- 1 The proposed conversion to result in a new dwelling in the countryside and settlement gap would result in an isolated home with no sustainable transport connections and has not been shown to be demonstrably unsuitable for another form of conversion allowed within policy. The proposal would also result in an intensification of the use of the building and immediate surroundings which would contribute to an increased sense of urbanisation, detrimental to the character of the countryside and identities of adjoining settlements. As such it is contrary to policies S5, S6 and DM19 of the Eastleigh Borough Local Plan (2016-2036) and the provisions of the National Planning Policy Framework (2026), most notably policies S5 and HO11.
- 2 Insufficient information has been provided to demonstrate that the proposed development will not cause adverse harm to the biodiversity interests of the site and species, including bats which are protected by virtue of the Wildlife and Countryside Act (1981) (as amended) and the Conservation of Habitats and Species Regulations (2017) (as amended). The proposals are therefore contrary to Policy DM11 of the Eastleigh Borough Local Plan 2016-2036.

- 3 Insufficient information has been provided to demonstrate that a biodiversity net gain can be achieved on site and as such is contrary to Policy DM11 of the Eastleigh Borough Local Plan 2016-2036
- 4 The application fails to provide for the required mitigation to offset the impacts of the development on the European protected sites (i.e. Solent and Southampton Water Special Protection Area & Ramsar Site, Solent Maritime Special Area of Conservation & New Forest Special Protection Area, Ramsar & Special Area of Conservation) from nutrient loading and recreational disturbance generated by the population increase resulting from the development. The application is therefore contrary to The Conservation of Habitats and Species Regulations 2017 (as amended), Policies S1, DM10 and DM11 of the Eastleigh Borough Local Plan (2016-2036) and provisions within the National Planning Policy Framework.

Note to Applicant: The application was refused following the assessment of the following plans: KALO-0336-1000 Rev B. In accordance with paragraph DM3 1.a of the National Planning Policy Framework (August 2026), 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.

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive, slightly stylized font.

Nicholas Parker
Planning Manager

N.B. See Attached Notes