

Vallis, Charlie

Subject: RE: REPRESENTATION AND PROCEDURAL OBJECTION REGARDING APPLICATION L/26/101951

From: June Bessa

Sent: 23 September 2026 12:23

To: Planning @ Eastleigh Borough Council <Planning@eastleigh.gov.uk>

Subject: REPRESENTATION AND PROCEDURAL OBJECTION REGARDING APPLICATION L/26/101951

To: Planning Department (Attention: Charlie Vallis)

Local Planning Authority: Eastleigh Borough Council

Application Reference: L/26/101951 (Portal Ref: PP-15167911)

Site Address: 3 The Square, High Street, Hamble-le-Rice, Southampton, SO31 4LS

Proposal: Replacement boundary treatment and associated landscaping works to grounds of listed building

Objector: Resident / Tenant of Margery Cottage, High Street, Hamble-le-Rice, SO31 4HA

Formal Objection, Notice of Survey Inaccuracy and Report of Unauthorised Pre-Application Works

Dear Mr Vallis,

I am writing as the resident of Margery Cottage, an immediately adjacent neighbouring property, to submit a formal objection to planning application L/26/101951. I have lived at Margery Cottage for over 15 years and I am deeply concerned by several factual errors in the application submission, as well as the physical impact the proposed boundary works will have on my living space and the surrounding area.

To assist the planning department, I have attached twelve photographic exhibits (Exhibits N1 through N12) showing the true ground conditions along our shared boundary.

Unauthorised Pre-Application Excavations and Boundary Encroachment

Before this application was even submitted to Eastleigh Borough Council, extensive excavation works were already carried out on site at 3 The Square without planning permission or listed building consent. As shown in Exhibits N8 and N9, large-scale ground digging took place right along the boundary line and was only stopped when formal complaints were raised.

To facilitate this wide digging, the applicant approached me asking to temporarily relocate my fruit trees and garden shed. While I agreed informally to assist a neighbour, these heavy works proceeded without proper planning authorisation. The resulting ground disruption and trenching (visible in Exhibit N8) crossed over the historic boundary line, directly encroaching into garden space that I have used and occupied continuously for over 15 years.

Measurement Errors in the Base Survey and Invalidity of Certificate A

The site boundaries shown on Drawing 101/201 do not reflect what exists on the ground. Crucially, the applicant's plan appears to have taken measurements from the far side of the border structure at Pirates Pasties. Because that structure is owned, maintained, and controlled by Pirates Pasties, any measurements affecting Margery Cottage should properly be taken from the boundary face on Margery Cottage's side. Measuring from the wrong side of that structure creates a discrepancy of several feet, incorrectly pushing the applicant's red line into space occupied by Margery Cottage.

Regardless of those measurements, the actual physical border on the ground has long been established by a straight line of weathered timber fence posts, clearly documented in Exhibits N1, N3, N6, N8, and N9. These posts have stood as the physical division between 3 The Square and Margery Cottage throughout my entire 15-year tenancy, and they clearly pre-date my arrival.

Everything on the Margery Cottage side of these posts, including raised planting beds, timber retaining walls and dwarf brick plinths (Exhibits N2, N7, N10, and N11), has been maintained, used and occupied by myself without dispute for more than 15 years. In addition, Exhibits N4, N5 and N12 show an established cast-iron inspection hatch set in a concrete collar and historic stonework within this area.

Because the applicant's red-line boundary encompasses land outside their sole ownership and physical possession, submitting this application under Certificate A is legally incorrect. The applicant must serve formal notice under Certificate B pursuant to Section 65 of the Town and Country Planning Act 1990 before this application can be properly validated or determined.

Direct Harm to Established Landscaping and Drainage

If the proposed fencing and foundations were constructed along the red line shown in the application, it would require the physical destruction of established garden features, retaining walls, and historic brickwork belonging to Margery Cottage.

Furthermore, conducting structural excavations along this incorrect line poses a direct risk to the concrete collar, historic stonework, and drainage infrastructure detailed in Exhibits N4, N5 and N12, which serve local utility needs (I strongly suggest that Southern Water that serves these utilities also is consulted).

Negative Impact on Residential Amenity and Historic Character

The height, overall scale and heavy design of the proposed boundary treatments would create an oppressive, boxed-in feeling for my primary living and garden space, resulting in a significant loss of natural light and outlook.

Additionally, replacing natural green boundaries and historic brick details with heavy timber framing, modern close-board panels, and concrete posts is entirely out of keeping with the character of this Grade II listed site and the broader Hamble Conservation Area.

Summary of Requested Action

I respectfully ask that the Council take the following steps:

Record the pre-application excavation works as part of the planning record, taking enforcement context into account regarding ground works near a Grade II listed asset.

Require the applicant to correct their base survey measurements to reflect the true physical boundary line on the ground and require them to submit a Certificate B notice.

Refuse the current proposal or require substantial redesigns to protect neighbouring amenity, drainage infrastructure and the setting of the listed building.

Yours sincerely,

June Bessa

Margery Cottage, High Street, Hamble-le-Rice, SO31 4HA

21st of September 2026