
From: Brian Murnane [REDACTED]
Sent: 06 December 2024 17:24
To: West-1
Subject: Case Ref APP/W1715/W/24/3353355: For the Attention of Jasmine Rogers
Attachments: Letter to Eastleigh Borough Council_12.01.24.pdf

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Good Afternoon Jasmine,

I would like to make a representation in respect of this case. I am an interested party and was previously in contact with Gary Osmond at Eastleigh Borough Council, following the initial planning application. I understand that the initial application was withdrawn, then resubmitted, refused by the Council and is now being appealed.

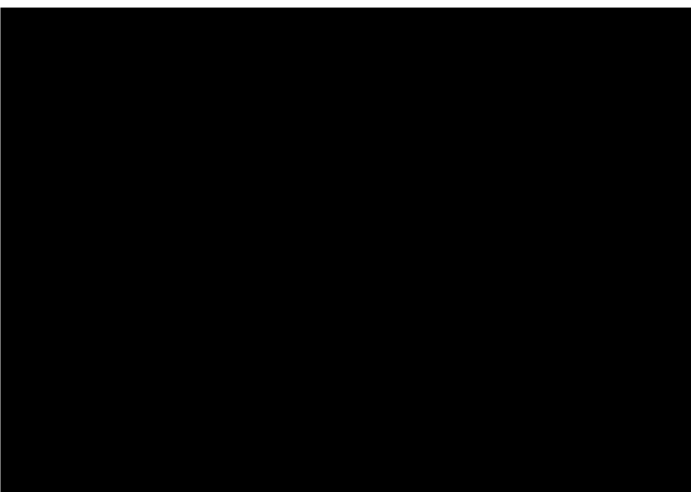
While the timing of the application may have changed, the consequences of the final decision have not. I attach my original letter outlining these in some detail: the planning application will negatively affect various environmental outcomes - carbon sequestration, biodiversity, flood defence and Heritage generally. The planning decision can either accelerate a negative trajectory – or become a turning point for progress – for local community and planet alike.

As discussed previously with Gary, balance can be difficult to strike. We simply hope that the facts will inform a good decision for all stakeholders affected.

If helpful to discuss, please feel free to contact me.

Best regards,

Brian



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Mr Gary Osmond
Planning Specialist
Eastleigh Borough Council
Eastleigh House,
Upper Market Street,
Eastleigh, SO50 9YN

By email only: customerservicecentre@eastleigh.gov.uk

Statement of Opinion of Proposed Developments at Cherry Court, Salterns Lane, Bursledon,
Southampton, SO31 8DH: **Planning Application No:** F/23/96152

Dear Gary,

I write in connection to the planning application above. Carbon Action is a specialist Greenhouse Gas (GHG) consultancy business: we are based in London and serve a global client base working with them to drive the decarbonisation programmes. Carbon Action is also the strategic training partner of the Canadian Standards Association – who in turn wrote the ISO 14064 series of standards for GHG Management, a standard that defines GHG accounting practice around the world. Since 2009, we have trained most regulatory organisations in the UK to properly quantify, reduce and verify, their carbon emissions.

I applaud the Council's commitment to net zero and the progress you have made in recent years. This is encouraging to see, though possibly approaching a "ceiling". The next wave of improvements will I believe, require more specific initiatives. Greater granularity in the GHG Inventory reports (that are quite aggregated) will be helpful in identifying opportunities for emission reduction – at which you can target specific programmes.

Regarding the application in question:

- I understand that the application would require the demolition of an existing house and the construction of a larger house at the site. The existing house qualifies for conservation status.
- The works have been facilitated by the removal of a substantial number of trees in and around the property.
- Particularly of great concern that the relating planning permission NC/22/92747 08/04/2022 states : G11 Sycamore Acer Psuedoplatanus - Remove to allow landscaping. This is a TPO protected tree in a conservation area.
- This is a unique site on the estuary, important in forming the landscape and habitat to the estuary has internationally and nationally recognised for its benefits for habitat and species. The Lynce Grove and Hackett Marsh in particular, is covered by A Site of Special Scientific Interest (SSSI), Solent and Southampton Water Special Protection Area (SPA), The Solent

Maritime Special Area of Conservation (SAC) and a Ramsar wetland of international importance under the Ramsar Convention.

- Members of Parliament are actively encouraging repurpose of existing buildings instead of needless demolition to serviceable houses, especially ones that contributed in the built environment when conservation status was rightfully awarded to this important area.

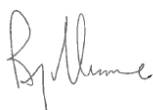
The environmental impacts of the previous and proposed works cause great concern. The trees that have been removed sequestered carbon, accommodated biodiversity and in particular, prevented flooding. The enlarged footprint, while apparently modest, will further compound the flood risk with the natural springs, as even more water absorbing soil is displaced by concrete. The idea that development could expand to the Green Area compounds these concerns. I note that your council GHG Inventory Report makes mention of Carbon Offsets. As consultants in this area, we advise clients to avoid using offset credits. They can vary greatly in quality, diminish your credibility and ultimately, undermine the essential path to net zero. Credit reliance generally has the effect of clouding the core issues – in this case, the net environmental impact of demolition, construction and destruction of habitat.

The effects of such changes may seem minor in an individual application – but we are already suffering from the cumulative effect of making such decisions for decades now. Surely this is where good planning decisions are needed to provide a balance?

I do not pretend to have an easy answer in this case: however, substantial community interests are at stake here. Biodiversity and Heritage are key factors to be evaluated. I note that both the Planning Act (1990) and the National Planning Policy Framework both require an assessment of harm to the public good to be included in planning application decisions. On those elements I can only offer this: climate impacts can be quantified, but heritage and biodiversity loss are incalculable.

I wish you well in your considerations in this case: striking balance is never easy, but as Churchill used to say “.....it’s courage that counts”.

Yours sincerely,



Brian Murnane
Director