

Eastleigh Borough Council

Our Ref: SDNP/25/00061/ADJAUT
Contact Officer: Nat Belderson
Tel. No.: 01730 814810

10th March 2025

Dear Sir/Madam,

Neighbouring Authority Consultation

Applicant: Eastleigh Borough Council
Proposal: Adjoining Authority Consultation - Eastleigh Borough Council (O/24/98619) - Outline application with all matters reserved (apart from access) for the construction of up to 245 dwellings (Use Class C3) and up to 350sqm multi-functional building (Use Class E - commercial, business or service or Use Class F2 - Community), with associated open space and play area, landscaping, SuDS, infrastructure, mobility hub and vehicular access off Mortimers Lane.
Location: Land South of Mortimers Lane, Fair Oak

Thank you for your correspondence received 8 January 2025, consulting us as a neighbouring authority on the above noted development proposals.

Although the application site is located outside of the National Park, the Council has a statutory duty to consider the Purposes of the National Park when making its determination. The statutory purposes and duty of the National Park are:

- Purpose 1:** To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.
- Purpose 2:** To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.
- Duty:** To seek to foster the social and economic wellbeing of the local communities within the National Park in pursuit of our purposes.

The National Park's comments on the development are as follows:

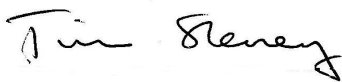
The Government's 'Guidance for relevant authorities on seeking to further the purposes of Protected Landscapes', was published on 16 December 2024, and sets out that the duty in Section 245 of the LURA 2023 (to 'seek to further the specified purposes of Protected Landscapes' in line with Section 11A (2) duty of the National Parks and Access to the Countryside Act 1949) is active not passive and that, as far as is reasonably practicable, 'relevant authorities should seek to avoid harm and contribute to the conservation and enhancement of the natural beauty, special qualities, and key characteristics of Protected Landscapes.' It is therefore incumbent on EBC as a 'relevant authority' to give significant weight to the S.245 duty when determining applications.

The SDNPA was involved in discussions with EBC during the process of consultation on and examination of the Eastleigh Local Plan 2016-2036 when a large Strategic Growth Option (SGO) was being considered for an arc of land to the north and east of Fair Oak. The SDNPA's particular concern was the likely traffic impacts of development of this scale upon narrow rural lanes within and on the edge of the SDNP. These concerns included both matters of highway safety and of

impacts upon the character of the lanes and resulted in the agreement of a Statement of Common Ground with EBC during the EIP in 2019 which set out those concerns and the matters we would wish to see addressed. The Inspector ultimately rejected this SGO due, in part, to the detrimental effect of additional traffic upon the rural roads of the SDNP.

The current application is for a much smaller quantum of development (245 dwellings and up to 350 sqm multi-functional building) than would have been delivered through the SGO but it would nevertheless result in additional traffic on the B3037, which joins the B2177 on the edge of the National Park in Lower Upham and which may result in increasing pressures on the smaller rural roads such as Upham Street and Hurst Lane which may be used a 'rat runs' to the north. The SDNPA would therefore consider it appropriate that EBC seek confirmation from the County Council, as LHA, that the proposals would not result - either in their own right or in combination with other development proposals - in an unacceptable increase in traffic upon rural roads within and around the SDNP.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Tim Slaney', with a stylized flourish at the end.

TIM SLANEY
Director of Planning
South Downs National Park Authority

Contact Officer
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