

MR JONATHAN COOMBES
EQUINOX NORTH
GREAT PARK ROAD
BRADLEY STOKE
BRISTOL
BS32 4QL

Application	V/25/99685
Please ask for	Gregg Chapman
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Friday 15 August 2025

Application No. V/25/99685

In pursuance of their powers under the above Act and in accordance with your application received on Monday 21 July 2025 the Council, as Local Planning Authority hereby **Refuse** the following :

Description:	Permission in Principle for the Erection of a minimum of 1 no. bungalow and a maximum of 2 no. bunaglows.
Site:	LINCOLNS FARM, BOYATT LANE, EASTLEIGH, SO50 4LJ

- 1 The proposals represent an inappropriate and unjustified form of development which would have an unacceptably urbanising and visually intrusive impact upon the designated countryside, thus the proposals would be contrary to Policies S1, S2, S5, and DM1 of the Eastleigh Borough Local Plan (2016-2036), and the provisions of the National Planning Policy Framework (2024).
- 2 The application lacks any ecological surveys, despite the site's ecological value, proximity to Ancient Woodland, Sites of Importance for Nature Conservation, and connected habitats likely to support protected species. Without this information, the impacts on biodiversity cannot be assessed, and the proposal fails to demonstrate compliance with Policy DM11 of the Eastleigh Borough Local Plan 2016–2036 and paragraph 180 of the National Planning Policy Framework.

- 3 The site lies within the catchment of the Solent and Southampton Water Special Protection Area (SPA) and Ramsar, the Solent Maritime Special Area of Conservation (SAC), and the Solent and Isle of Wight Lagoons SAC (collectively the 'Solent sites'). Increased discharge of nutrients in wastewater would contribute towards harmful eutrophication within the Solent sites, and further harm would be caused by pollutants carried in runoff. In the absence of a completed Unilateral Undertaking or any secured mitigation to achieve nutrient neutrality, it cannot be concluded that the development would avoid adverse effects on the integrity of the Solent sites. The proposal therefore constitutes habitats development, for which permission in principle cannot be granted, and is contrary to Article 5B(1) of the Conservation of Habitats and Species Regulations 2017 and with Policy DM11 of the Eastleigh Borough Local Plan 2016-2036.
- 4 The proposed development, by virtue of the siting and orientation of the dwellings in close proximity to mature trees, would result in the majority of private garden areas being significantly overshadowed by tree canopies. This would render the garden spaces poorly lit, largely unusable, and not fit for purpose as functional private amenity space. Such conditions are likely to lead to future pressure to prune or remove protected trees, resulting in long-term harm to their amenity value. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan 2016 – 2036 and the guidance set out in the Council's Quality Places Supplementary Planning Document, which seek to ensure high-quality living environments and the protection of existing trees from harm.

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes