

MR IAN KNIGHT
KNIGHT ARCHITECTURAL DESIGN
UNIT 7
THE QUARTERDECK
PORT SOLENT
PORTSMOUTH
PO6 4TP

Application	F/25/99311
Please ask for	Gregg Chapman
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Wednesday 27 August 2025

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

Application No. F/25/99311

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 10 June 2025 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description:	Conversion of existing site of 21 dwellings to 15 dwellings including alterations to the roof, and extensions/alterations to the building, and associated works including landscaping, private amenity, refuse, cycle store and parking.
Site:	Meller House, Oakbank Road, Bishopstoke,, Eastleigh, SO50 6HF

For the following reasons:

- 1 The proposal fails to satisfactorily demonstrate that it would achieve the statutory requirement for biodiversity net gain, as set out in Schedule 7A of the Town and Country Planning Act 1990 (as inserted by the Environment Act 2021). The submitted Biodiversity Metric contains errors and omissions and does not provide robust evidence that a minimum 10% net gain can be delivered either on-site or off-site. The development is therefore contrary to the Environment Act 2021, the National Planning Policy Framework, and Policy DM11 of

the Eastleigh Borough Local Plan 2016–2036.

- 2 Insufficient information has been submitted to demonstrate that the proposed development would not cause harm to protected species, including bats and great crested newts, or to their habitats. In the absence of such information, the Local Planning Authority cannot be satisfied that the proposals would comply with the requirements of the Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 (as amended), Policy DM11 of the Eastleigh Borough Local Plan 2016–2036, and Paragraphs 187 and 193 of the National Planning Policy Framework.
- 3 The submitted surface water drainage strategy is inadequate and unsupported by site-specific infiltration testing or groundwater monitoring. No robust evidence has been provided to demonstrate the adequacy of the existing drainage system or the viability of the proposed soakaway design. In the absence of this information, the Local Planning Authority cannot be satisfied that the development would not increase flood risk on or off site, particularly given the sensitive environmental location in close proximity to the River Itchen SAC and SSSI. The proposals are therefore contrary to the National Planning Policy Framework and Policies S1, DM3, DM5 and DM6 of the Eastleigh Borough Local Plan 2016–2036.
- 4 Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework (December 2024), 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. In this instance the application has been refused as it is contrary to the relevant policies of the Local Plan and the planning harms were unable to be resolved in a timely manner.

Yours faithfully

A handwritten signature in black ink, appearing to read "N Parker", with a horizontal line underneath.

Nicholas Parker

Planning Manager

N.B. See Attached Notes