

Eastleigh Borough Council

Our Ref: SDNP/25/04629/ADJAUT
Contact Officer: Nicola Van Wunnik
Tel. No.: 01730 819240

19th December 2025

Dear Sir/Madam,

Neighbouring Authority Consultation

Applicant: Eastleigh Borough Council
Proposal: Adjoining Authority Consultation - Eastleigh Borough Council (V/25/100369) - EIA Scoping Request for the proposed development of up-to a maximum of 3,400 dwellings, a new primary school and early years facilities, a local centre including a mix of uses, a mobility hub, a network of multifunctional green infrastructure, landscaping, public open space, new pedestrian, cycle and vehicular accesses, and SuDS features
Location: LAND NORTH EAST of FAIR OAK, EASTLEIGH

Thank you for your correspondence received 10 November 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 two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social wellbeing of the local community in pursuit of these purposes.

Section 245 of the Levelling-Up and Regeneration Act 2023 (S.245 duty) amends and strengthens the Section 11A (2) duty of the National Parks and Access to the Countryside Act 1949 upon relevant authorities, which includes the National Park Authority itself, to 'seek to further the specified purposes of Protected Landscapes'.

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

Thank you for consulting the South Downs National Park Authority (SDNPA) on the above application.

Section 245 of the Levelling-up and Regeneration Act 2023 strengthens the Section 11A (2) duty of the National Parks and Access to the Countryside Act 1949 and requires all relevant authorities including neighbouring local planning authorities to further the National Park's statutory purposes. The first

purpose is to conserve and enhance the natural beauty, wildlife and cultural heritage of the area. Development within the setting of a national park is relevant in regard to the section 245 duty, and the NPPF 2024 and the December 2025 version for consultation. In regard to the latter, 'substantial' weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty.

The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given consideration. The scale and extent of development within all these designated areas should be limited, **while any development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."**

It is therefore important to consider direct and indirect effects upon the National Park designated landscape and its setting as well as its special qualities. Whilst the site is just under 1km (at its closest) to the boundary of the South Downs National Park (SDNP), it is considered to be within the setting of this nationally protected landscape.

Landscape, Light Spillage and Traffic

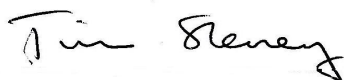
Any work associated with the Landscape and Visual Impact chapter of the Environmental Statement should explore, using evidence, how the proposed development will impact the setting of the SDNP, both in visual (including intervisibility) and landscape character terms. This will be a fundamental element of the baseline studies as it will help to determine the significance of any effects upon the National Park and its Purposes. It will also require a combination of a number of strands of evidence to produce a holistic understanding of the landscape character of the site and any potential impacts on the SDNP.

The EIA Scoping Request Report appears to scope out light spillage but it should be noted that the SDNP is designated as an International Dark Night Skies Reserve (DNS Reserve). Development outside of the National Park (even when in close proximity to existing sources of sky glow) can adversely affect sky quality within the DNS Reserve.

We would therefore advise that any lighting impacts should be assessed in terms of both the visual impact on the setting and tranquillity of the SDNP resulting from the visibility of additional luminaries in the landscape, as well as the impact the proposed development may have on the quality of the dark night skies of the DNS Reserve.

The Environment Statement Transport and Access chapter would need to explore the impacts of future traffic patterns upon the rural road network within and around the SDNP.

Yours faithfully



TIM SLANEY

Director of Planning

South Downs National Park Authority

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