

Development Management
Eastleigh Borough Council
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SO50 9YN

09 December 2025

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Dear Sir / Madam,

Planning Application for Removal of two mobile homes and accompanying buildings and replacement with two new self-build dwellings and improvements to access sight lines at Old Oak Farm, Winchester Road, Fair Oak, SO50 7HD.

Please find enclosed a planning application for the removal of two mobile homes (each benefitting from a Certificate of Lawfulness) and accompanying buildings and replacement with two new self-build dwellings and improvements to access sight lines at Old Oak Farm, Winchester Road, Fair Oak.

Accompanying the application are the following:

- Application Form
- Application Fee
- Planning, Design and Access Statement
- Location Plan
- Block Plan / site layout
- Site Concept Plan
- Site Constraints Plan
- Site Opportunities Plan
- Landscape and visual impact assessment
- Landscape Strategy
- Land Contamination Assessment
- Proposed Floor Plans and Elevations
- Ecological Report
- Tree Survey
- Nutrients Report and Management Strategy

The mobile homes have a lawful development certificate for permanent residential occupation. Following the previous planning application dismissed at appeal, this new application seeks to address the concerns of the Planning Inspector in dismissing the previous application such that the LPA are satisfied that any adverse impacts of the scheme do not significantly and demonstrably outweigh the benefits.

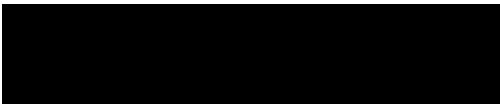
There is precedent within EBC for the replacement of mobile homes benefitting from a Certificate of Lawfulness. For planning application F/21/90716 (Hall Lands Farm, Fair Oak) the officer commented in their delegated report:

***“Emerging Policy DM28 (now DM26) additionally specifies that replacements of mobile homes with permanent dwellings will not be permitted. There is therefore a direct conflict with Emerging Policy DM28 (now DM26). It is noted that mobile homes have a limited life span when compared to more permanent dwellings; however it should also be noted that the site is the subject of a Certificate of Lawful Existing Use for the stationing of a mobile home. The certificate has been granted based on a use of land and therefore the lawful use of the site is not predicated on the retention of the existing mobile home. It would be entirely lawful to replace the existing mobile home at any time. While there is conflict with Emerging Policy DM28 (now DM26) therefore it is still considered that the proposal for the replacement of the existing mobile home would not result in an increase in the number of residential units on site. While there is direct conflict with Emerging Policy DM28 (now DM26) it is considered that this carries little weight given that the proposal does not conflict with the objectives of DM28 (now DM26) as a whole.*”**

As a material consideration, the existing Certificates of Lawfulness for the existing two mobile homes are weighty factors in the assessment of the acceptability of their replacement. This application considers further, and addresses, the more detailed Inspector’s criticisms of the original scheme which particularly related to the location of the replacement dwellings, their size and their scale.

If you require anything further please do not hesitate to contact me.

Yours faithfully



Louise Cutts BA(Hons) DipTP MRTPI
Director
Wessex Planning Ltd