

FORMAL OBJECTION TO PLANNING APPLICATION H/25/100469

Site: Barn Court, High Street, Bursledon

Local Planning Authority: Eastleigh Borough Council

1. Introduction and Appeal Context

I write to formally object to planning application H/25/100469 relating to the property known as Barn Court, High Street, Bursledon. This is a reiteration of application H/24/98637, which went to appeal under reference APP/W1715/W/25/3365615.

I acknowledge the Planning Inspector's decision dated 8 October 2025 and I do not seek to re-litigate matters that were determined by the Inspector. However, it is important to note that a number of material planning considerations raised in the original objections to H/24/98637 were not addressed or determined by the Inspector and therefore remain live matters for the Council's consideration in relation to this new application.

This objection is confined strictly to those unresolved material considerations and to matters arising from the documents submitted with application H/25/100469.

2. Inadequate and Incomplete Application Submission

This application is unsupported by any Planning Statement, Design and Access Statement, or narrative description of development.

The only documents submitted are:

- Application form
- Biodiversity checklist
- Tree survey and tree survey plan
- Site and location plan
- A copy of the Planning Inspector's appeal decision (highlighted)
- Nutrient calculator spreadsheets
- Proposed elevation and floor plans (Drawing PG.7081.22 Rev G)

The absence of any explanatory or justificatory documentation prevents meaningful public engagement and hinders the Council's ability to properly assess compliance with development plan policies. This lack of information is particularly concerning given the site's countryside location and the planning history associated with the building.

3. Discrepancy Between Submitted Drawings and the Development as Constructed

Drawing PG.7081.22 Rev G appears to depict the original garden storage building as approved under application H/22/93123. It does not accurately reflect the development as constructed on site.

The building that now exists includes:

- Additional lean-to outbuildings
- Internal kitchen facilities
- Bathroom / shower facilities
- Boundary treatments not shown on the submitted drawings

Accordingly, the development as built is materially inconsistent with:

- The drawings submitted with this application
- The drawings approved under H/22/93123

The Council cannot lawfully regularise development on the basis of drawings that do not reflect what has actually been constructed. Accurate as-built plans and elevations, together with a comparison against the originally approved drawings, are essential before this application can be determined.

4. Residential Amenity Impacts - Policy DM1

The Planning Inspector's decision did not assess the impact of the occupation of the building on the residential amenity of neighbouring properties.

During construction, neighbouring residents have experienced:

- Loud music and shouting
- Late-night activity
- Intrusive artificial lighting
- Increased comings and goings

Occupation of the building would reasonably be expected to intensify these impacts. Policy DM1 of the Eastleigh Local Plan requires development to protect the amenity of existing residents. The application contains no assessment of noise, lighting, activity levels or management arrangements and therefore fails to demonstrate compliance with this policy.

5. Foul Drainage and Nutrient Neutrality

While two nutrient calculator spreadsheets have been submitted, they are unsupported by any technical foul drainage evidence.

The Planning Inspector dismissed the previous appeal specifically due to the applicant's failure to identify:

- The means of foul wastewater disposal
- How nutrient impacts would be mitigated and secured

No drainage runs, treatment details, discharge points or legally secured mitigation mechanisms (such as a Section 106 agreement) accompany this application. This fundamental deficiency therefore remains unresolved and continues to weigh heavily against the proposal.

6. Incremental Development and Site-Level Ecological Impacts

Incremental and cumulative development on the site has not been properly assessed.

This includes:

- Additional structures beyond the originally approved garden store
- Removal of vegetation and hedging
- Replacement with tall timber fencing

These works represent site-level ecological and landscape impacts that are not addressed by the submitted biodiversity checklist or tree survey documentation. The piecemeal nature of development on the site raises concerns that cannot be dismissed simply by reference to the appeal decision.

7. Risk of Independent or Uncontrolled Occupation

Although the Planning Inspector concluded that the building would be ancillary on the facts before him, the physical separation of the building, combined with the level of internal facilities provided and the absence of enforceable restrictions, creates a real and ongoing risk of future independent occupation.

This risk must be addressed now. Without robust conditions, the development could readily function as a separate dwelling or be used for short-term or commercial letting, contrary to countryside and amenity policies.

8. Conclusion

For the reasons set out above, I respectfully request that planning application H/25/100469 be refused.

In the alternative, should the Council be minded to approve the application, it must impose robust, precise and enforceable conditions to prevent harm, ensure compliance, and protect neighbouring residents.

Submitted by:

Patrick Esson

Hacketts, High Street, Old Bursledon, SO31 8DL

18 January 2026

ANNEX A - INFORMATION REQUIRED PRIOR TO DETERMINATION

1. Planning Statement and full description of development
2. Design and Access Statement
3. Accurate as-built plans and elevations
4. Side-by-side comparison with drawings approved under H/22/93123
5. Full foul drainage strategy and secured nutrient mitigation
6. Lighting strategy and noise management details
7. Ecological mitigation and landscaping proposals

ANNEX B - CONDITIONS AND ENFORCEMENT SAFEGUARDS (IF APPROVAL IS CONTEMPLATED)

- Restriction of use to accommodation ancillary to the main dwelling only
- Prohibition of short-term, holiday or commercial letting
- Occupancy restricted to members of the Barn Court household
- Removal of permitted development rights
- Pre-occupation approval and implementation of foul drainage and nutrient mitigation
- Controls over external lighting, noise and any further structures

Submitted by:

[Your full name]

[Your address]

[Date]