

25/01/2017

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APPLICATIONS RECOMMENDED FOR DECISION

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BISHOPSTOKE, FAIR OAK & HORTON HEATH  
Officer Steve Nangreave

Wednesday 25 January 2017 Case

**SITE:** Homeleigh, Stroudwood Lane, Lower Upham,  
Southampton, SO32 1HG

Ref. X/14/75277 Received: 15/09/2014 (26/01/2015)

**APPLICANT:** Ms Carol Leigh

**PROPOSAL:** Amended description: Variation of condition 1 to comply with definition of gypsies & traveller sites within DCLG - planning policy for traveller sites - August 2015 & relief of condition 3 to allow permanent siting of timber chalet of appeal decision APP/W1715/A/10/213780 (X/09/66043)

**AMENDMENTS:**  
**RECOMMENDATION:**

**PERMIT VARIATION**

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**CONDITIONS AND REASONS:**

(1) The site shall not be occupied by any persons other than gypsies and travellers as defined in annex 1 of paragraph 1 of Planning policy for traveller sites 2015. Reason: In order to ensure that the site is retained for the gypsy and traveller community.

(2) No more than one caravan, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, shall be stationed on the site at any time. Reason: In the interests of the amenity of the area.

Note to Applicant: In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, 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.

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Report:

This application has been referred to Committee on the basis of the controversial nature of the application and the planning history of the site.

## **Introduction**

Due to the significant time delay from the Local Planning Authority registering the application and receiving the much requested additional information. There has been a material revision to Central Government planning guidance detailed in the publication of the "Planning policy for traveller sites", in August 2015. This necessitated a revised application for variation and removal of conditions following the grant of planning permission as detailed in the section of this report entitled "Description of application".

## **Description of application**

1. Amended description: Variation of condition 1 to comply with definition of gypsies & traveller sites within DCLG - planning policy for traveller sites - August 2015 & relief of condition 3 to allow permanent siting of timber chalet at Homeleigh, Stroudwood Lane, Lower Upham, of appeal decision APP/W1715/A/10/213780 (X/09/66043). The conditions to be varied and deleted respectively reads as follows;
  - The site shall not be occupied by any other persons other than gypsies and travellers as defined in paragraph 15 of the ODPM Circular 01/2006: Planning for Gypsy and Traveller Caravan Sites.
  - The use hereby permitted shall be for a limited period expiring on 31 December 2014. At the end of this period the use hereby permitted shall cease and the residential timber chalet shall be removed and the site restored to a level condition and left to grow naturally.

## **Location/Application Site**

2. The application site is located within a pleasant area of open countryside about six kilometres from Eastleigh and about three and a half kilometres from the nearest village of Fair Oak. Stroudwood Lane is generally single track in width and the area is characterised by trees and hedges with soft verges although there are a few scattered dwellings along this and adjoining similar lanes originally pre-dating the planning system although some have been recently replaced. The land over a wide area is generally flat and distinctly rural in character and appearance with few dwellings intruding into the scene.
3. The site is located abutting the highway, Stroudwood Lane, and constitutes a narrow strip of land eleven metres wide and seventy metres in length. The built-up section of the application site has been gravelled and currently contains a residential timber chalet. The remaining land to the south is

principally domestic garden area with a small area at the bottom of the garden being used for a vegetable garden and orchard. The application site being bounded by a 1.8 metre high close boarded fence on the visible west and south boundaries.

### **Relevant planning history**

4. In order to refresh Members' memories of this case the chronological course of events relating to the appeal site is highlighted briefly. It is understood the applicant purchased the site in August 2004. An initial complaint regarding the site was registered in the Council's Enforcement Section in that month. Following this complaint numerous visits to the site were undertaken by members of the Enforcement Team clarifying that the applicant had erected a gated gravelled area, single large caravan and portacabin. Notice was also taken of various plant pots, a post box and parking of a car in the site which clearly pointed to the site being used for residential purposes. Contact between the applicant, Ms Carol Leigh, and the Council occurred through October and November 2004. However, at no time was a planning application or any information setting out a clear planning justification for the development submitted. Following these events a Planning Contravention Notice was served on Ms Carol Leigh on 15<sup>th</sup> March, 2005. Following the return of this notice Enforcement proceedings were authorised with the subsequent issuing of an Enforcement Notice on 26<sup>th</sup> July, 2005, which was due to take effect on 5<sup>th</sup> September, 2005.
5. A Planning Hearing and site visit was held on 25<sup>th</sup> July, 2006, against the Enforcement Notice. In the Inspector's decision letter dated 19<sup>th</sup> October, 2006, the appeal was dismissed and the Enforcement Notice upheld with the significant variation of giving the applicant a twelve month compliance period.
6. In August 2008 planning application F/07/61006 was received by the Council from Ms Carol Leigh's planning consultant requesting the continued siting of caravan and portacabin for residential use. The applicant secured a two year temporary planning permission expiring on 24 October, 2009. The following two conditions were imposed on the permission:
  - (i) The occupation of the site hereby permitted shall be carried on only by Ms Carol Leigh. Reason: The circumstances of the applicant are a material consideration in the application.
  - (ii) The use hereby permitted shall be for a limited period of two years from the date of this decision. At the end of this period the use hereby permitted shall cease and the land restored to a level condition and left to grow naturally. Reason: The development is of a type not considered suitable for permanent retention."
7. In 2009 the applicant secured a temporary planning permission F/09/65062, for the stationing of a residential timber chalet following removal of the existing caravan, carport and portacabin. Two planning conditions were imposed on this permission, firstly the permission being personal to the

applicant and secondly temporary planning permission expiring on the 31<sup>st</sup> December 2012.

8. A further application was received on the 9<sup>th</sup> October 2009 to vary the conditions imposed on planning permission F/09/65062, to allow any gypsy or traveller to occupy the site and extend the date of expiry to 31<sup>st</sup> December 2022, X/09/66043. On the 29<sup>th</sup> November 2010 the Planning Inspectorate allowed the appeal against this decision subject to the following conditions:
  - (i) The site shall not be occupied by any persons other than gypsies and travellers as defined in paragraph 15 of ODPM Circular 01/2006: Planning for Gypsy and Traveller Caravan Sites.
  - (ii) No more than one caravan, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, shall be stationed on the site at any time.
  - (iii) The use hereby permitted shall be for a limited period expiring on 31 December 2014. At the end of this period the use hereby permitted shall cease and the residential timber chalet shall be removed and the site restored to a level condition and left to grow naturally.
9. In August 2015 the Department for Communities and Local Government published "Planning policy for traveller sites. This being pertinent to the application subject of this report.
10. This application for variation and removal of conditions following the grant of planning permission requests the variation of condition one to accord with the current definition of gypsies and travellers and to remove condition three to allow the permanent siting of the timber chalet.

### **Consultation responses**

11. **Head of Regeneration and Planning Policy** – This application is for permanent permission for a single family gypsy and traveller caravan pitch which had previously been given temporary permission on appeal. This temporary permission expired at the end of 2014.
12. The current development plan is the adopted Eastleigh Borough Local Plan Review 2001-2011 and relevant policies include: 1.CO (protection of the countryside from impacts of development), 59.BE (good design including access, landscaping, scale etc.) and 87.H (criteria for gypsy and traveller sites).
13. The National Planning Policy Framework (NPPF) says that where a development plan is out of date, or silent there is a presumption in favour of sustainable development, provided that adverse impacts of doing so would not significantly outweigh the benefits, and that specific NPPF policies do not indicate development should be restricted.

14. Planning policy for traveller sites (PPTS), which should be read alongside the NPPF, sets out the Government's expression of sustainable development of traveller's sites.
15. Regarding the need for sites and availability (or lack) of alternative accommodation, the Council is taking steps to address the needs of the travelling communities. An update to the Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTTSA) was published in May 2015. This update took into account some changes in the status of sites since the original GTTSA was published and looks forward an extra 7 years, to 2036. A need for 7 pitches within the first 5-year period from 2015-2020 has been identified. That estimate was consulted upon in June 2015 by the Council and again as part of the Issues and Options consultation to the Local Plan in December 2015.
16. In parallel to this, the Planning policy for traveller sites (PPTS), was updated in August 2015 and involved an amendment to the definition of "gypsies and travellers" for planning purposes and now excludes those who have permanently ceased to travel. Additional guidance has also been added to the PPTS which cover matters which should be considered in determining whether persons are "gypsies and travellers" for the purposes of planning policy, these include whether they previously led a nomadic habit of life, the reasons for ceasing their nomadic habit of life and whether there is an intention to return to a nomadic habit of life, and details on this.
17. In response to this change the Council has commissioned a further needs assessment taking into account the new definition. This work is still ongoing, and the findings will inform the next stage of the Eastleigh Borough Local Plan.
18. Therefore the most recent evidence available to the Council indicates there is an ongoing need for gypsy and traveller accommodation which this proposal would help to meet. However, no information has been provided to show if the definition of "gypsies and travellers" for planning purposes is met in this instance.
19. It is noted that the proposal falls within the area identified as "option C" in the Issues and Options consultation on the Eastleigh Borough Local Plan, and further identified as a potential location for strategic scale development in the report considered by Cabinet and Council in July 2016. Work on these options is still ongoing, but this proposal is not considered to raise significant issues for these options.
20. Issues of flooding have previously been raised in relation to this site and a flood risk assessment has been received.
21. Therefore, there is no policy objection on the basis of the most recent evidence available indicating a need for gypsy and traveller sites, subject to confirmation that the definition of "gypsies and travellers" for planning purposes as set in the PPTS update in August 2015 is met.

22. **Gypsy Officer Hampshire County Council** – No consultation response received.
23. **Environment Agency** – Application falls within flood zone 3 and is classed as more vulnerable therefore will need a Flood Risk Assessment (FRA) in order to evaluate this application. Following receipt of FRA on the 2<sup>nd</sup> September 2016, no objection to the proposal as submitted.
24. **Countryside & Trees** – Biodiversity – the application site is within 25 metres of a waterway or drainage ditch that feeds into the River Itchen and hence triggered a biodiversity consultation. It appears that the siting of the timber chalet along with useable space associated with it falls outside the 25 metre buffer to the waterway. The proposal is unlikely to have a significant adverse impact on the River Itchen Special Area of Conservation.
25. **Trees** – Confirm there are no arboriculture concerns regarding the proposed relief of condition three of the appeal decision. No objection raised.
26. **Adjoining Local Planning Authority Winchester City Council** – No consultation response received.

#### **Representations received**

27. **Fair Oak and Horton Heath Parish Council** – “Object on the grounds of its countryside location, although the Parish Council recognises that the latest EBC Travellers Plan proposes to allow this development on a permanent basis.”
28. Objection received from the occupier of Ivy Cottage, Stroudwood Lane, objecting on the basis of the site was only ever to be temporary the original permission was to allow until an alternative travellers site was available. There now are a number of sites in the area that have been developed since the original decision Nobbs Crook, Colden Common. Plus another application for a site on the main road Colden Common, Waltham Chase and Shedfield. Why does this need to be a permanent site as it goes against Eastleigh own policy for the countryside which Eastleigh Borough is losing?
29. Objection received from occupiers of Willows, Stroudwood Lane, objecting on the following grounds
  - Not a sustainable site and does not meet the criteria for sustainable development.
  - Positive decision would be contrary to the DCLG Good Practise Guide for Gypsy and Traveller sites.
  - Within flood risk area 3 as determined by the Environment Agency.

- Out of keeping with the surroundings being detrimental to the local character of the area.
  - Contrary to the Local Plan. Saved policies apply – therefore the contravention of 1.CO and 18.CO.
  - Road hazard – as the site does not provide for off-road parking or manoeuvring of visiting vehicles – this comprises hazard on the single track lane, especially being so close to the B2177 junction.
  - All past decisions in relation to this site (enforcement action, appeals and applications) have determined this is not a suitable site for the requested purpose.
  - Nothing has changed in the intervening period since previous determinations to give reason to overturn past decisions.
  - Decision to approve would pre-empt and indeed may prove contrary to the outcome of the Government consultation on changes to planning requirements in relation to Gypsies and Travellers driven by their wish “to make sure that the planning system treats both those who lead a travelling life and those who do not fairly and equally”.
  - Decision to approve would pre-empt the work still under way in relation to the Eastleigh’s emerging draft Local Plan to 2036 and may prove contrary to the outcome of that work.
30. Furthermore, the Stroudwood Lane Residents’ Association submitted a petition signed by thirteen members highlighting the following issues:
- Non-essential development in a countryside location.
  - The development is visually obtrusive and harmful to the character of the area.
  - It fails to meet key criteria for an unauthorised gypsy site.
  - The applicant’s appeals to be allowed to remain on the site permanently have already been reviewed and rejected twice by HM Government Inspectors.
31. Further public consultation was undertaken due to the proposed modifications to the original Planning appeal decision letter. The following third party objectors forwarded the observations detailed below;
32. Fair Oak and Horton Heath Parish Council revised their response. “No objection – Members felt that they should be within a reasonable distance of schools, medical services and other.”

33. The occupiers of The Oaks, Stroudwood Lane object on the following grounds:
- Development in a countryside location.
  - The development is visually obtrusive and harmful to the character of the area.
  - The location is unsuitable for an authorised gypsy site.
  - The applicant's Appeals have already been reviewed and rejected TWICE by HM Government Inspectors (2006 and 2010).
  - Recent planning guidance regarding gypsies and travellers further weakens her case
34. The occupiers of Willows, Stroudwood Lane reaffirmed their substantial original grounds of objection as follows:
- The application site is not sustainable, further reinforced by the closure of the village shop/Post Office on the 17<sup>th</sup> May 2015.
  - Risk of flooding and limited information available on foul waste disposal.
  - Detrimental to the character and appearance of the area.
  - Contrary to the extant local plan.
  - Road hazard – lack of off-road parking spaces and manoeuvring areas.
  - Contrary to past planning decisions with no new reasons to overturn those decisions.
  - No up-to-date local plan.
  - The applicant does not meet the planning policy definition of a gypsy/traveller.

**Policy context: designation applicable to site**

- Within Area of Open Countryside.
- Outside Built-Up Area Boundary

**Development plan policies**

- Eastleigh Borough Local Plan Review (2001-2011): Saved Policies 1.CO (Countryside Protection Provisions) 18.CO (Protection Rural Character) 44.ES (Flood Risk) 59.BE (New Development) 87.H (Gypsy Sites).
- Submission Eastleigh Borough Local Plan 2011 – 2029: Policies S1 (Sustainable Development) S9 (Countryside and Countryside Gaps) DM1



(New Development) DM4 (Flood Risk) DM30 (Gypsies, Travellers and Traveling Show People).

- Draft Travelling Communities – Development Plan Document December 2014.

### **Planning policy guidance / statement**

- National Planning Policy Framework.
- Planning policy for traveller sites – DCLG August 2015.

### **Policy commentary**

35. The above policies combine to form the criteria on which this application will be assessed with particular regard to provision of Gypsy Caravan Sites, impact on the character and appearance of the countryside and flood risk.

### **Comment on consultation responses**

36. Detailed responses on planning consultations are included in the “Assessment” section of this report.

### **Comment on representations received**

37. Similarly, third party correspondence matters are referred to in the “Assessment” section of this report.

### **Assessment of proposal: Development plan and / or legislative background**

#### **Proposal**

38. The application subject of this report is for variation and removal of conditions following the grant of planning permission, requesting the variation of condition one to accord with the current definition of gypsies and travellers and to remove condition three to allow the permanent siting of the timber chalet.

#### **Principle**

39. When considering planning applications for gypsies and travellers, the national guidance Planning policy for traveller sites dated August 2015, highlights the following matters to be considered in determining planning applications for traveller sites;
  - a. The existing level of local provision and need for sites.
  - b. The availability (or lack) of alternative accommodation for the applicants.
  - c. Other personal circumstances of the applicant.

- d. That the locally specific criteria used to guide the allocation of sites in plans or which form the policy where there is no identified need for pitches/plots should be used to assess applications that may come forward on unallocated sites.
  - e. That they should determine applications for sites for any travellers and not just those with local connections.
40. The Policy document goes on to confirm that Council's should identify a supply of sites to meet the identified need and where an adequate supply cannot be found, this forms a significant material planning consideration.
41. In terms of need and availability of sites, the Gypsy, Traveller and Travelling Show People Accommodation Assessment (GTTSA), was updated in May 2015. This document identifies a need for 17 permanent pitches for Gypsies and Travellers between 2015 and 2036, 7 of which are identified for the first five year period 2015-2020. The need in this first five years predominantly arises from members of the Travelling communities currently located on existing unauthorised sites.
42. In 2014 the Council published a Draft Travelling Communities Development Plan Document. The DPD was prepared to accompany the emerging Eastleigh Borough Local Plan 2011-2029 and was submitted for examination but was not supported by the Planning Inspectorate. The Council are now preparing a new Local Plan covering the period 2011-2036 and this will incorporate and build on the work undertaken for the draft Travelling Communities DPD.
43. The draft DPD, although no longer being progressed in its current form, does set out the most recent expression of the Council's preferred approach to address the needs of travelling communities. The Council's preferred strategy involves focusing first on utilising sites which, while currently unauthorised, are suitable for such use and meet the site criteria tests set out in the DPD and in National Planning Policy. The DPD identifies several sites which are either unauthorised, or have extant permission, which could be suitable for permanent accommodation. These would meet the need for the first five year period.
44. The level of existing level of local provision and the need for sites should be considered. The GTTSA updated in May 2015 identifies a need for 7 pitches within the 2015-2020 5-year period. The draft Travelling Communities DPD is the most recent expression of the Council's preferred policy approach to address the needs of travelling communities and the DPD identifies a number of sites which either have extant planning permission or are unauthorised and could help to address the number of pitches required in the 5-year 2015-2020 period. Notwithstanding the Council being on course to meet its provision of pitches for travellers, currently evidence available to the Council indicates there is an ongoing need for gypsy and traveller accommodation which this proposal would help to meet. It should be acknowledged that traditionally Local Authorities have struggled to provide

traveller sites. This application represents a “windfall” opportunity and in future years may help the Council to discharge their duties in providing sites for the travelling community. Reaffirming this point, the Draft Travelling Communities DPD December 2014 identifies the application site as “option C” in the issues and Options consultation on the Eastleigh Borough Local Plan, and is further identified as a potential location for strategic scale development in the report considered by Cabinet and Council in July 2016. Work on these options is still ongoing, but this proposal is not considered to raise significant issues for these options.

45. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

46. The current development plan is the adopted Eastleigh Borough Local Plan Review 2001-2011 and relevant saved policies include: 1.CO (protection of the countryside from impacts of development), 18.CO (protection of rural character) 43.ES (flood risk), 59.BE (good design including access, landscaping, scale etc.) and 87.H (criteria for gypsy and traveller sites).
47. In planning policy terms the application site falls within designated open countryside within the Eastleigh Borough Local Plan Review (2001-2011). In general countryside planning policy terms saved policies 1.CO and 18.CO are relevant. In essence these policies are aimed at restricting non-essential development in the countryside and respecting the intrinsic character of the landscape. These matters will be fully reviewed in the section below.

## **Assessment**

48. The pivotal saved policy relevant to gypsy sites is 87.H, which provides criteria against which an application for a gypsy site should be assessed. This application is not for a new site, rather a further attempt to gain full planning permission for this currently unauthorised residential use of land. Therefore in terms of the first criteria of saved policy 87.H, in strict interpretation of planning policy the application site is not within reasonable distance of schools, medical services, shops and other facilities. Similarly, the third criteria of the saved policy require that that the development shall not have an unacceptable impact on the character or appearance of the countryside. This matter of unacceptable harm on the rural environment being supported by the Planning Inspectorate on two occasions. Conversely, the second provision of the policy will not be breached with the Homeleigh site having sufficient provision for vehicular access and parking. These conflicting assessments are required to be balanced against the Council identifying a supply of sites to meet the identified need and where an adequate supply cannot be found, this forms a significant material planning consideration. This balancing exercise is undertaken at the end of this report.

49. It should be acknowledged that the site has been identified in the Draft Travelling Communities Development Plan Document (DPD) December 2014 – Appendix C – Gypsies and travellers – potential permanent sites. Whilst this “flies in the face” of the planning appeals in 2006 and 2010 that allowed temporary planning permissions thereby allowing the Council time to discharge their duties of providing sufficient traveller pitches. The Council has since revised its strategy as previously explained by identifying several sites which are either unauthorised, or have extant permission, which could be suitable for permanent accommodation. These would meet the need for the first five year period.
50. As highlighted the government’s Planning policy for traveller sites (PPTS) document, was updated in August 2015. Guidance has been added to the PPTS which cover matters which should be considered in determining whether persons are “gypsies and travellers” for the purposes of planning policy, these include whether they previously led a nomadic habit of life, the reasons for ceasing their nomadic habit of life and whether there is an intention to return to a nomadic habit of life, and details on this. The applicant has been interviewed by a member of the organisation that carries out the Council’s gypsy and travellers needs assessment, where it has been stated, “I can confirm that the household that we spoke to meet the new definition of a traveller.”
51. Taking on-board the questions raised by third party correspondence on the authenticity of the gypsy status of the applicant. Further dialogue has taken place with the organisation that carries out the Council’s gypsy and travellers needs assessment. They have responded as follows:

“The new definition is clear in that households either have to travel for work purposes, or that they have ceased to travel temporarily due to education, ill health or old age, and plan to travel again in the future. We have taken legal advice on this matter and the Barrister agreed that our interpretation was correct.

The resident we interviewed at Homeleigh stated clearly that they had stopped travelling temporarily a couple of years ago and that they is planning on travelling again for work purposes at some point in the future.

Unfortunately case law does not help us very much as the length of time a person can have ceased to travel temporarily has been challenged - see a summary of this ruling below.

R v Shropshire CC ex p Bungay (1990). The case concerned a Gypsy family that had not travelled for some 15 years in order to care for its elderly and infirm parents. An aggrieved resident living in the area of the family’s recently approved Gypsy site sought judicial review of the local authority’s decision to accept that the family had retained their Gypsy status even though they had not travelled for some considerable time. Dismissing the claim, the judge held that a person could remain a Gypsy even if he or she did not travel, provided that their nomadism

was held in abeyance and not abandoned.

Therefore as things stand based on the evidence collected during the interview with the resident we believe that they meet the current planning definition.”

52. From the evidence available officers concur, with the applicant having the status of a traveller/gypsy.

### **Planning Balance**

53. The use of the application site for the purposes of a single gypsy/traveller pitch has been strongly rejected on two occasions by the Planning Inspectorate. The original Planning Inspector explained in paragraph ten of the decision letter dated 19<sup>th</sup> October 2006, the following:

“I consider that the whole site is very obtrusive and severely detrimental to the character and appearance of the area, it should not be permitted to remain unless there are strong material considerations that justify overriding the objectives of the adopted local policies that seek to protect the open rural areas of the Borough.”

54. On the other hand the most recent evidence available to the Council indicates there is an ongoing need for gypsy and traveller accommodation. This being a significant material planning consideration. On balance the retention of the application site for occupation by gypsies or travellers would help to meet this need and outweighs the harm to the character and appearance of the area.
55. In light of this conclusion and in terms of this application for variation and removal of conditions following the grant of planning permission. The variation of condition would simply continue to ensure the occupancy of the application site accords with the current definition of gypsies and travellers. In the context of the Council’s approach to accepting current existing gypsy/traveller pitches, be they legitimate or unauthorised in terms of planning permissions, they meet the identified need for sites. Thereby, implicitly necessitating the removal condition three to allow the permanent siting of the timber chalet.

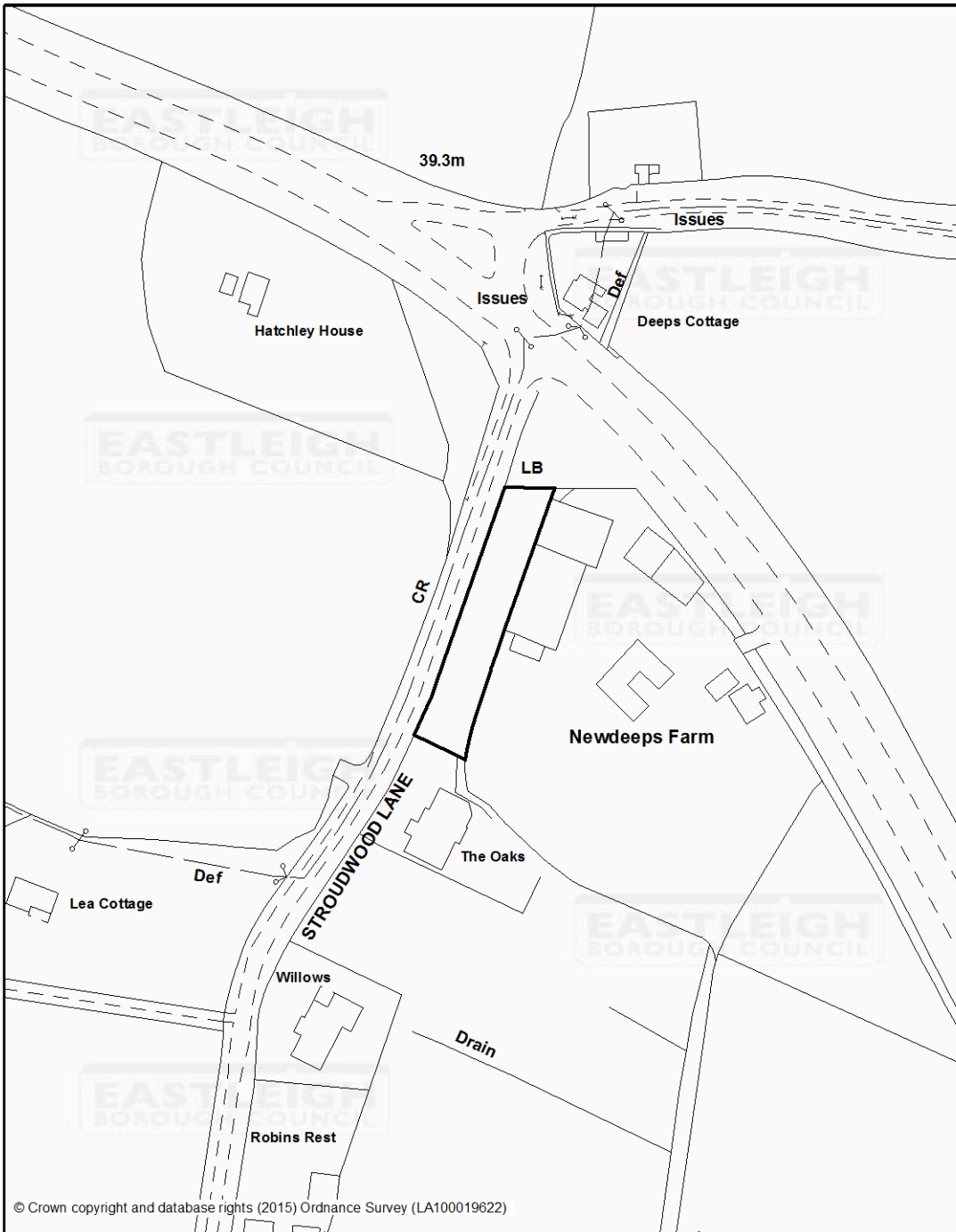
### **Other Material Considerations**

56. Reference needs to be made to the submitted Eastleigh Borough Local Plan 2011- 2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new

local plan which will cover the period up to 2036. With regard to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

## **Conclusion**

57. For the reasons outlined in this report the request to vary condition 1 to comply with definition of gypsies & traveller sites within DCLG - planning policy for traveller sites - August 2015 & relief of condition 3 to allow permanent siting of timber chalet of appeal decision APP/W1715/A/10/213780 (X/09/66043) is recommended for permission.



**EASTLEIGH**  
BOROUGH COUNCIL  
**XJ14/75277**

Title:  
**Homeleigh,  
Stroudwood Lane,  
Lower Upham**

Scale:  
**1:1250**  
Map Ref:  
**SU5120SE**  
Date:  
**15/09/2015**

