Development Control
Application No F/13/71899
Your ref
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13 February 2013

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2010

Application No. F/13/71899

In pursuance of their powers under the above Act and in accordance with your application received on 19 December 2012

the Council, as Local Planning Authority hereby REFUSE PLANNING PERMISSION for the following :

Description: Construction of single storey 3/4 bed dwelling, following demolition of existing mobile home & outbuilding
Site: Bay Farm, Grange Road, Bursledon, Southampton, SO31 8GD

For the following reasons:

(1) The proposed development does not involve the replacement of an existing dwelling.The introduction of a new permanent dwelling is not necessary for agricultural, forestry or horticultural purposes and would physically and visually diminish the Southampton - Hedge End/Bursledon/Netley strategic gap. As such the proposed development is contrary to Saved Policies 1.CO, 2.CO and 14.CO of the adopted Eastleigh Borough Local Plan (2001-2011) and Policies S8(ii) and DM26 of the Pre-Submission Eastleigh Borough Local Plan 2011-2029.

(2) The proposal would result in the loss of a site reserved for gypsies as defined in section 24(8) of the Caravan Sites and Control of Development Act 1960 (as amended) the retention of which is necessary to ensure sufficient provision is retained for gypsies. The scheme is therefore contray to the objectives of Saved policy 87.H of the Eastleigh Borough Local Plan (2001-2011), and emerging local plan policy DM30.

(3) Contrary to the provisions of Saved Policies 101.T, 147.OS and 191.IN of the Eastleigh Borough Local Plan Review (2001-2011), Policy DM37 of the Pre-Submission Consultation Eastleigh Borough Local Plan 2011-2029, the Council's 'Planning Obligations' Supplementary Planning Document and the requirements of Regulation 122 of the Community Infrastructure Regulations, the proposed development fails to make provision for developers' contributions towards sustainable transport measures, community infrastructure and off-site public open space provision in the local area, the need for which would increase as a result of the proposed development.

Note to Applicant: The application was refused following the assessment of the following plans: 1535/09_01, 1535/09_02_Rev A.

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Eastleigh Borough council take 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



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (REF)