Development Control
Application No F/13/72422
Your ref
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13 August 2013

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

Application No. F/13/72422

In pursuance of their powers under the above Act and in accordance with your application received on 18 June 2013

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

Description: Erection of 1no. detached steel portal frame building for manufaction of food stuffs with office/storage space at first floor level
Site: Chalcroft Enterprises, Chalcroft Farm, Burnetts Lane, West End, Southampton, SO30 2HU

For the following reasons:
(1) Insufficient information has been provided to demonstrate the proposal is a sustainable growth and expansion of an existing business and demonstrate why a new building of this size is required rather than the reuse of existing or permitted buildngs on site. As such, the scheme is contrary to policy 5.CO of the adopted Eastleigh Borough Local Plan (2001-2011) and guidance set out within the National Planning Policy Framework

(2) The proposed development, by reason of its scale, design, materials and siting is considered to result in a visually intrusive and dominant built form that fails to respect the character and appearance of the countryside setting, as such is contrary to the National Planning Policy Framework and Saved Policies 17.CO, 18.CO & 59.BE of the Eastleigh Local Plan Review (2001-2011).

(3) The application fails to sufficiently demonstrate that the development would not generate significant additional traffic as a result of the increase in industrial floorspace, to the detriment of its countryside location, as such is contrary to the National Planning Policy Framework and Saved Policies 17.CO, 18.CO & 59.BE of the Eastleigh Local Plan Review (2001-2011).

(4) The proposal does not make contributions towards the provision of essential sustainable transport works, the need for which will increase as a direct result of the development proposed. The proposals are therefore contrary to Saved Policy 191.IN of Eastleigh Borough Local Plan Review (2001-2011), the adopted Supplementary Planning Document on 'Planning Obligations' and the provisions of Government Circular 05/05.

Note to Applicant: The application was refused following the assessment of the following plans: MT/CHALCROFT/1A Rev A, MT/CHALCROFT/2A Rev A, MT/CHALCROFT/2B Rev A.

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.



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (REF)