Development Management
Application No F/14/74339
Your ref
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SDA Planning Ltd
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28 July 2014

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

Application No. F/14/74339

In pursuance of their powers under the above Act and in accordance with your application received on 21 March 2014, with subsequent amendments dated

07/07/2014

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

Description: Erection of 3 no. 4 bed dwellings with associated car barns, bin & bike stores. Creation of new access from Botley Road to serve Plot 3 and new access from Blind Lane to serve Plots 1 & 2.
Site: The Orchard, Blind Lane, Horton Heath, Eastleigh, SO30 2HJ

For the following reasons:
(1) No information has been provided to justify the need for the proposed new dwellings within this countryside location and local gap, contrary to saved policy 1.CO, 3.CO and 6.CO of the Eastleigh Borough Local Plan Review [2001-2011] and emerging policy S9 of the Revised Pre-submission Eastleigh Borough Local Plan Review 2011-2029.

(2) The proposed dwellings and associated structures, due to their design, mass, and siting and the resultant loss of mature, significant trees, would result in inappropriate development within a countryside location; physically diminish the local gap and undermine the rural character of the host property and the locality, to the detriment of the amenity of the area. The proposed development is therefore contrary to saved policy 1.CO, 3.CO, and 59.BE of the Eastleigh Borough Local Plan Review [2001-

2011] and emerging policy S1, S9, and DM1 of the Revised Pre-submission Eastleigh Borough Local Plan 2011-2029.

(3) The proposal fails to make contributions towards the provision of essential off-site open space works, community infrastructure or sustainable transport, the need for which will increase as a direct result of the development proposed. The proposals are therefore contrary to Saved Policies 101.T, 147.OS & 191.IN of Eastleigh Borough Local Plan Review (2001-2011), Planning Obligations: Supplementary Planning Guidance and emerging policies DM23, DM32, DM35 and DM37 of the Revised Pre-submission Eastleigh Borough Local Plan 2011-2029.

Note to Applicant: The application was refused following the assessment of the following plans:1637/05 10, 1637/05 11 Rev B.

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

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (REF)