Development Management
Application No O/14/74970
Your ref
Please ask for Gary Osmond
Direct dial 023 8068 8490
Hours of work Mon-Thurs 9-5 Fri 9-4.30
e-mail gary.osmond@eastleigh.gov.uk

Mr A Rabone
Plainview Planning Ltd
5 Strand Court
Bath Road
Cheltenham
Glocestershire
GL53 7LW

22 October 2014

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

Application No. O/14/74970

In pursuance of their powers under the above Act and in accordance with your application received on 7 August 2014

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

Description: Outline: Construction of up to 3no. dwellings with all matters reserved
Site: Land At, Station Road, Bursledon, Southampton, SO31 8AA

For the following reasons:
(1) The application site lies outside the urban edge and within the Old Bursledon Special Policy Area where the principle of development, including new dwellings, unless for justifiable agricultural or recreational purposes, is not considered to be acceptable. As such the application is considered to be contrary to saved Policies 1.CO & 179.LB of the Eastleigh Borough Local Plan Review (2001-2011) and Policies S9 & BU7 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014.

(2) The proposed construction of three dwellings on this prominent undeveloped site would not assist in preserving or enhancing the conservation area, and would result in an adverse and unacceptable impact upon the amenity and character of this part of the Old Bursledon Conservation and Old Bursledon Special Policy Areas. The application is therefore considered to be contrary to saved Policies 59.BE, 169.LB & 179.LB of the Eastleigh Borough Local Plan Review (2001-2011) and Policies DM1, DM10 & BU7 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014,

as well as the Council's 'Quality Places', 'Old Bursledon Conservation Area Appraisal and Management Proposals' and 'Character Area Appraisals - Bursledon, Hamble-le-Rice and Hound' Supplementary Planning Documents.

(3) The resulting loss of protected trees, which are considered to be an important and prominent landscape feature, would have an adverse and unacceptable visual impact upon the visual amenity and character of Station Road and this part of the Old Bursledon Conservation and Old Bursledon Special Policy Areas. The application is therefore considered to be contrary to saved Policies 59.BE, 169.LB & 179.LB of the Eastleigh Borough Local Plan Review (2001-2011) and Policies DM1, DM10 & BU7 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014, as well as the Council's 'Quality Places', 'Old Bursledon Conservation Area Appraisal and Management Proposals' and 'Character Area Appraisals - Bursledon, Hamble-le-Rice and Hound' Supplementary Planning Documents.

(4) Insufficient information has been submitted to demonstrate that the proposed development will not result in any adverse or detrimental impact upon local biodiversity or nature conservation interests on, adjacent and near to the site which are of local, national and international importance. As such the application is considered to be contrary to saved Policies 22.NC, 23.NC, 25.NC, 32.ES & 41.ES of the Eastleigh Borough Local Plan Review (2001-2011) and Policies DM7 & DM9 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014.

(5) Insufficient information has been submitted to demonstrate that the proposed development will not be adversely affected by flooding or lead to further flooding problems elsewhere, and that mitigations measures will not have any adverse impact upon local biodiversity or sites of nature conservation interest. As such the application is considered to be contrary to saved Policies 40.ES, 41.ES, 42.ES, 43.ES & 44.ES of the Eastleigh Borough Local Plan Review (2001-2011) and Policies DM4 & DM6 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014.

(6) Insufficient information has been submitted to demonstrate that the proposed development will not be adversely affected by noise, which could be detrimental to the residential amenity of future occupiers of the site. The application is therefore considered to be contrary to saved Policy 30.ES of the Eastleigh Borough Local Plan Review (2001-2011) and Policy DM7 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014.

(7) The application site has been identified as having the potential to be affected by land contamination/ground gases and insufficient information has been submitted to demonstrate that the proposed development will not be adversely affected. The proposal is therefore considered to be contrary to saved Policy 35.ES of the Eastleigh Borough Local Plan Review (2001-2011) and Policy DM7 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014.

(8) The proposal fails to make contributions towards the provision of community infrastructure, off-site public open space, sustainable integrated transport works or towards the Solent Disturbance Mitigation Project, the need for which will increase as a direct result of the development proposed. The proposal is therefore contrary to Supplementary Planning Document 'Planning Obligations', saved Policies 101.T, 147.OS & 191.IN of the Eastleigh Borough Local Plan Review (2001-2011), Policies DM23, DM32, DM35 & DM37 of the resubmission Eastleigh Borough Local Plan 2011-2029, and the provisions of the National Planning Policy Framework.

Note to Applicant: The application was refused following the assessment of the following plans: 0860/AR & T13142_BURSLEDON_032.DWG.

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.

All references to the Submitted Eastleigh Borough Local Plan relates to the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, comprising:
- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (ROL)