Development Management
Application No O/14/75166
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12 March 2015

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

Application No. O/14/75166

In pursuance of their powers under the above Act and in accordance with your application received on 22 September 2014, with subsequent amendments dated

12/02/2015

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

Description: Outline application: Residential development comprising up to 328 dwellings, public open space and children's play area, land for doctors surgery and associated car parking, with accesses off Bubb Lane and Moorgreen Road, structural planting and landscaping and surface water attenuation and ancillary works, with all matters reserved for future determination.

Site: Land Off Bubb Lane, West End, Southampton, Hampshire,

For the following reasons:

(1) The proposal represents an inappropriate and unjustified large residential scheme beyond the defined built up areas which would fail to respond to the context of the site, would significantly diminish and urbanise the narrow and sensitive area of designated countryside and Strategic Gap between Hedge End and West End and erode the separate identities of these settlements. As such the proposal is contrary to saved policies 1.CO and 2.CO and Policy 59.BE of the adopted Eastleigh Borough Local Plan Review (2001-2011), policy S9 of the Submitted Eastleigh Borough Local Plan (2011-2029) and the NPPF paras. 10, 14, 17, 109 152 and 156.

(2) The proposed development would have an adverse impact on the intrinsic character of the landscape and would therefore be in conflict with saved policy 18.CO of the adopted Eastleigh Borough Local Plan (2001-2011) , Policy S9 of the Submitted Eastleigh Borough Local Plan (2011-2029) and NPPF guidance.

(3) The Transportation Assessment as submitted does not adequately or accurately demonstrate the likely impact of the development or the deliverability of the proposed improvements to the local highway network and therefore in the opinion of the Planning Authority the proposal involves development that cannot be reconciled with the National Planning Policy Framework in that the significant movements generated could not be accommodated adequately on the existing transport network. This would result in a severe impact on the road safety and operation of the local transport network contrary to the NPPF and Saved Policies 100T, 101T and 102T of the adopted Eastleigh Borough Local Plan Review (2001-2011) and Policy DM23 of the Submitted Eastleigh Borough. Local Plan (2011-2029).

(4) In the opinion of the Planning Authority the proposal involves development that cannot be reconciled with the National Planning Policy Framework in that it would result in the users of the development being unable to make use of sustainable transport opportunities. This would result in a greater number of trips by private car which will create a severe impact on the local transport network and environment contrary to the NPPF , Saved Policies 100T, 101T and 102T of the adopted Eastleigh Borough Local Plan (2001-2011) and Policy DM23 of the Submitted Eastleigh Borough Local Plan (2011-2029).

(5) The application contains insufficient information to demonstrate that Moorgreen Meadow SSSI will not be impacted by the rise in Nitrogen Oxide levels and appropriate mitigation has not been provided for impacts identified within the wet woodland habitats of the Moorgreen Meadow SSSI contrary to NPPF advice, saved Policy 25.NC of the adopted Eastleigh Borough Local Plan Review (2001-2011) and Policy DM9 of the Submitted Eastleigh Borough Local Plan (2011-2029).

(6) No adequate mitigation has been proposed to compensate for the likely further recreational pressure on the Moorgreen Meadows SSSI with resultant detrimental impact likely on the interest features of this SSSI, contrary to NPPF advice, saved Policy 25.NC of the adopted Eastleigh Borough Local Plan Review (2001-2011) and Policy DM9 of the Submitted Eastleigh Borough Local Plan (2011-2029).

(7) The application fails to secure the required affordable housing, and as such it is contrary to saved policy 74.H of the adopted Eastleigh Borough Local Plan, Policy DM28 of the Submitted Eastleigh Borough Local Plan 2011-2029 and to paragraph 50 of the NPPF.

(8) The application fails to secure provision for developer contributions and obligations for on and off-site provision for facilities and infrastructure (including public open space, education, sustainable transport, health and community infrastructure and public art) made necessary by the development or to mitigate against any increased need or pressure on existing facilities. As such the proposal is contrary to saved policies 147.OS and 191.IN of the adopted Eastleigh Borough Local Plan, policy DM32 of the Submitted Eastleigh Borough Local Plan 2011-2029 and paragraphs 70 and 73 of the NPPF.

(9) The application fails to secure mitigation against recreational pressure impact from the development on the Solent and Southampton Water Special Protection Area. As such the proposals are contrary to the Conservation of Natural Habitats and Species

Regulations 2010, Policies S12 and DM9 of the Submitted Eastleigh Borough Local Plan 2011-2029 and paragraph 118 of the NPPF.

(10) Insufficient information has been submitted to enable the Local Planning Authority to undertake a Habitats Regulations Assessment and to assess whether this proposal either alone or in combination will have a significant effect on the River Itchen SAC under the Conservation of Habitats & Species Regulations 2010 (as amended).

(11) The application contains insufficient information to demonstrate that the noise impact associated with the proposed development will not be unacceptable and are capable of being adequately mitigated, contrary to saved Policies 30.ES and 31.ES of the Eastleigh Borough Local Plan Review 2001-2011, Policy DM7(iii) of the Submitted Eastleigh Borough Local Plan 2011-2029 and paragraph 123 of the NPPF.

Note to Applicant: The application was refused following the assessment of the following plans: 6041 L 10 C, 6041 L 04

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)