Development Management
Application No O/16/78314
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22 July 2016

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No. O/16/78314

In pursuance of their powers under the above Act and in accordance with your application received on 22 April 2016

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

Description: Outline Application for redevelopment of existing agricultural site to light industrial uses (use class B1b, B1c) and general industrial (use class B2). Detailed matters to consider: access only (access to be provided from Allington Lane).

Site: The Piggeries, Allington Lane, West End, Southampton, SO30 3HP

For the following reasons:

(1) The proposals represent an inappropriate and unjustified form of development within an unsustainable and poorly accessible location, which would have an unacceptably urbanising and visually intrusive impact upon the designated countryside, to the detriment of the chararacter, visual amenity, and the quality of the landscape of the locality. The application is therefore contrary to Saved Policies 1.CO, 20.CO and 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), and the provisions of the National Planning Policy Framework.

(2) Insufficient information has been provided to demonstrate that the quantum of development proposed can be satisfactorily accommodated on the site whilst still providing for sufficient levels of landscaping, car parking and an adequate internal

road layout. The proposals are therefore considered to represent an unacceptable overdevelopment of the site and in this regard are contrary to the requirements of Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), and the provisions of Section 7 of the National Planning Policy Framework.

(3) Insufficient information has been provided to demonstrate that the proposed B2 use and associated vehicle movements would not adversely affect the amenity of the occupiers of neighbouring residential uses by way of unacceptable noise impacts and levels of disturbance. The application is therefore contrary to Saved Policies 29.ES and 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), and Paragraphs 17 and 109 of the National Planning Policy Framework.

(4) Insufficient information has been provided with regards to the assessing of the site for the presence of protected species (reptiles and Great Crested Newts) such that the Local Planning Authority cannot be satisfied that such species are not present and thereafter will not be adversely affected by the development proposed. The application is therefore contrary to the requirements of Saved Policy 25.NC of the Eastleigh Borough Local Plan Review 2001-2011 and Paragraphs 109 and 118 of the National Planning Policy Framework.

(5) Insufficient information has been provided to the Local Planning Authority as the competent authority to enable it to determine that a suitable scheme for sustainable urban drainage for the proposed development would be provided which ensures that the hydrological and ecological interests of the River Itchen SAC are protected, as set out in the Conservation of Habitats and Species Regulations 2010. The application is therefore contrary to the requirements of Saved Policies 25.NC, 41.ES and 45.ES of the Eastleigh Borough Local Plan Review 2001-2011 and Paragraph 118 of the National Planning Policy Framework.

(6) The application fails to secure provision for developer contributions for on and off-site provision of facilities and infrastructure (including public art, sustainable transport and a Traffic Regulation Order) made necessary by the development or to mitigate against any increased need or pressure on existing facilities. As such the application is contrary to policies 101.T, 165.TA, 191.IN of Eastleigh Borough Local Plan Review (2001-2011), Eastleigh Borough Council's Planning Obligations Supplementary Planning Document and Paragraphs 17, 203 and 204 of the National Planning Policy Framework.

Note to Applicant: The application was refused following the assessment of the following plans: Loction Plan, SPP/ALH/01, EX01.

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.

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Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (ROL)