Development Management
Application No O/15/77009
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25 November 2015

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

Application No. O/15/77009

In pursuance of their powers under the above Act and in accordance with your application received on 17 August 2015, with subsequent amendments dated

2/11/2015

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

Description: Outline application for construction of 2no. 3 bed dwellings with associated carports & access (with appearance & landscaping reserved)
Site: Land North Of, Boyatt Lane, Eastleigh, SO50 4LJ

For the following reasons:
(1) The proposal represents an inappropriate and unjustified form of development beyond the built up area which will cause an urbanising impact on the designated countryside, will physically and visually diminish the Local Gap between Boyatt Wood, Otterbourne Hill, and Allbrook and will irreversibly alter the intrinsic character of the landscape. As such the proposal is contrary to saved policies 3.CO, 18.CO, and 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) and emerging policies S9 and DM1 of the Submitted Eastleigh Borough Local Plan (2011-2029).

(2) The proposed development due to its nature, siting, design, massing, scale and materials would represent an undesirable intrusion into an area of countryside and would have a significant urbanising impact, visually and physically, on the character

and appearance of the immediate locality, diminishing the open character of the land contrary to saved policy 59.BE of the Eastleigh Borough Local Plan Review [2001-2011], and Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029 (July 2014).

(3) The application site and its surroundings is considered to have the potential to be suitable habitat for protected species. Insufficient evidence has been provided to demonstrate that the proposed development will not have any adverse impact upon protected species or local biodiversity. As such the application is considered to be contrary to saved Policy 25.NC of the Eastleigh Borough Local Plan Review (2011-2011), Policy DM9 of the Submitted Eastleigh Borough Local Plan 2011-2029 and paragraph 118 of the National Planning Policy Framework.

(4) Insufficient evidence has been provided to demonstrate that the proposed development will not have any adverse impact on the River Itchen SAC or the SINC network. As such the application is considered to be contrary to saved Policy 25.NC of the Eastleigh Borough Local Plan Review (2011-2011), Policy DM9 of the Submitted Eastleigh Borough Local Plan 2011-2029 and paragraph 118 of the National Planning Policy Framework.

(5) 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], emerging policies DM23, DM32, DM35, and DM37 of the Submitted Eastleigh Borough Local Plan [2011-2029], and Planning Obligations: Supplementary Planning Guidance [adopted July 2008]

Note to Applicant: The application was refused following the assessment of the following plans:BSR.5528_02-02D, BRS.5528_01B1, and 4708/001

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)