Development Management
Application No O/15/76491
Your ref
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Kris Mitra, Genesis Town Planning Limited
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10 March 2016

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

Application No. O/15/76491

In pursuance of their powers under the above Act and in accordance with your application received on 8 July 2015

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

Description: Outline: Construction of up to 80 dwellings including public open space with access as only detailed matter for consideration following demolition of nos. 1 and 3 Mallards Road.
Site: Land To The South Of Mallards Road, Bursledon, Southampton, SO31 8EH

For the following reasons:
(1) The proposal represents an inappropriate and unjustified residential scheme beyond the defined built up areas which would significantly diminish and urbanise, both physically and visually, the sensitive area of designated countryside and Local Gap between Bursledon and Hamble, to the detriment of the separate identities of these settlements. As such the proposal is contrary to saved policies 1.CO and 3.CO of the adopted Eastleigh Borough Local Plan Review (2001-2011), policies S9 & DM1 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 area and would therefore be in conflict with saved policies 18.CO and 59.BE of the adopted Eastleigh Borough Local Plan Review (2001-2011) , Policies S9 & DM1 of the Submitted Eastleigh Borough Local Plan (2011-2029) and NPPF guidance.

(3) To avoid egressing on to Hamble Lane via the junction of Mallards Road / Hamble Lane, traffic generated by the development will seek to use alternative routes resulting in rat-running through adjoining residential roads to the detriment of residential amenity and pedestrians walking to local schools and facilities, contrary to the NPPF and saved policies 59.BE, 100.T, 101.T and 102.T of the adopted Eastleigh Borough Local Plan and Policies DM1 and DM23 of the Submitted Eastleigh Borough Local Plan 2011-2029.

(4) There is insufficient ecological information in respect of dormice and bats to adequately demonstrate that the proposals will not be detrimental to the maintenance of the population of dormice and barbastelle bats at a favourable conservation status in their natural range. The proposals are therefore contrary to Regulation 53(9)b of the Conservation of Habitats and Species, Policy 25.NC of the adopted Eastleigh Borough Local Plan Review, Policy DM9 of the submitted Eastleigh Borough Local plan 2011-2029 and NPPF guidance.

(5) The proposed Scheme for Sustainable Urban Drainage (SuDS) does not provide adequate drainage and filtration so as to ensure that the Solent Maritime SAC and Solent and Southampton Water SPA are properly protected, contrary to Policies 21.NC & 32.ES of the adopted Eastleigh Borough Local Plan Review and Policy DM9 of the Submitted Eastleigh Borough Local Plan 2011-2029 and NPPF guidance.

(6) The application fails to secure provision for developer contributions and obligations through a completed Section 106 agreement for on and off-site provision for facilities and infrastructure and mitigation works (including affordable housing provision, public open space, education, sustainable transport, community infrastructure, Solent recreational pressure mitigation, Pilands Wood/Mallards Moor recreational pressure mitigation, 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, 22.NC, 74.H,147.OS and 191.IN of the adopted Eastleigh Borough Local Plan, policies DM9, DM28 and DM32 of the Submitted Eastleigh Borough Local Plan 2011-2029 and paragraphs 50, 70 and 73 of the NPPF.

Note to Applicant: The application was refused following the assessment of the following plans: PD102b, SK01, SK02, SK03, PERSC19447-01

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 (ROL)



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