Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/12/70854
Your ref
Please ask for Steve Nangreave
Direct dial 023 8068 8254
Hours of work Mon-Thurs 9-5 Fri 9-4.30
e-mail steve.nangreave@eastleigh.gov.uk

Mr Andrew Partridge
Southern Planning Practice
Youngs Yard
Churchfields
Twyford
Winchester
SO21 1NN

08 August 2012

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

Application No. F/12/70854

In pursuance of their powers under the above Act and in accordance with your application received on 9 May 2012

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

Description: Construction of fish ponds
Site: Fielders Farm, Winchester Road, Fishers Pond, Eastleigh, Hampshire, SO50 7HE

For the following reasons:

(1) The proposed development is contrary to saved policies 59.BE, 166.LB and 167.LB of the Eastleigh Borough Local Plan Review [2001-2011] and the National Planning Policy Framework in that the works would result in unacceptable harm to the former Eleven Acre Pond which has an important heritage value and would adversely impact the setting and historic character of the adjacent scheduled ancient monument.

(2) The proposed development is contrary to saved policies 18.CO, 59.BE of the Eastleigh Borough Local Plan Review [2001-2011] and the National Planning Policy Framework in that the works fail to respect the landscape character of the area.

(3) The proposed development is contrary to saved policies 1.CO, 23.NC, 25.NC and 59.BE of the Eastleigh Borough Local Plan Review [2001-2011] and the National Planning Policy Framework in that insufficient information has been submitted, in the form of full and wide-ranging ecological surveys, to assess the impacts of the development upon nationally and locally designated nature conservation sites, protected species and wildlife habitats. In the absence of this information the application is unacceptable.

(4) The proposal fails to make contributions towards the provision of sustainable transport, the need for which will increase as a direct result of the development proposed. The proposals are therefore contrary to saved policy 191.IN of Eastleigh Borough Local Plan Review [2001-2011] and Planning Obligations: Supplementary Planning Guidance.

(5) Insufficient information has been provided to the Local Planning Authority as the competent authority to enable it to determine whether the integrity of the River Itchen SAC is adversely affected, as set out in the Conservation of Habitats and Species regulations 2010.

Note to Applicant: The application was refused following the assessment of the following plans and documents: WIN/COM/772.3; 10010-BT2; Win//Com//772.3; WIN/472/AP/002; WIN/472/AP/001; Win//Com//772.2; "Overlay to show extents of Ancient Monument"; "Section N-S and Section E-W"; Arboricultural Impact Appraisal and Method Statement, ref. 10010-AIA3-CA-14/11/11; Fisher's Pond Fishery, Fisher's Pond , A Landscape Character and Visual Assessment, ref. WIN/Comm/772; Phase 1 Ecology Survey, John Rowe 2002; Phase 1 Ecology Survey, John Rowe 2009; Phase 1 Ecological Survey, ECOSA October 2009; Updating Ecology Ecological Survey, ECOSA March 2012; Bow Lake Flood Mapping for Proposed New Fish Ponds, doc. no. WHR705 Rev 0; An Archaeological Desk-based Assessment of a Proposed Fish-farm Development at Fishers Pond, Colden Common, Hampshire, August 2002; Construction of Fish Ponds, Design, Access and Supporting Statement.

C L Thomas
Head of Development Control

N.B. See Enclosed Notes (REF)