UPDATES TO APPEAL STATEMENT (HEARING)

Eastleigh Borough Council

Town and Country Planning Act 1990 (as amended)

APPEAL by:
Southcott Homes against Eastleigh Borough Council on the refusal to grant planning permission for the construction of 4no. detached four bed dwellings with detached triple & double garages, bin and cycle storage, new access from Pylands Lane, following the removal of existing commercial use and buildings.

Appeal Reference: APP/W1715/A/14/2219572
Local Planning Authority Reference: F/14/73880
Appeal Site Address: Land adjacent to "Pylands", Pylands Lane, Bursledon, Southampton, SO31 1BH

Planning History

1. The site now benefits from a resolution to grant planning permission, subject to securing developer contributions. The application is for 1no. five bed and 2no. four bed two storey detached dwellings with associated double garages, car parking and utilising the existing access off Pylands Lane (application F/14/74789). The revised application was the result of discussions with the applicant and their representations and has addressed the Council reasons for refusal.

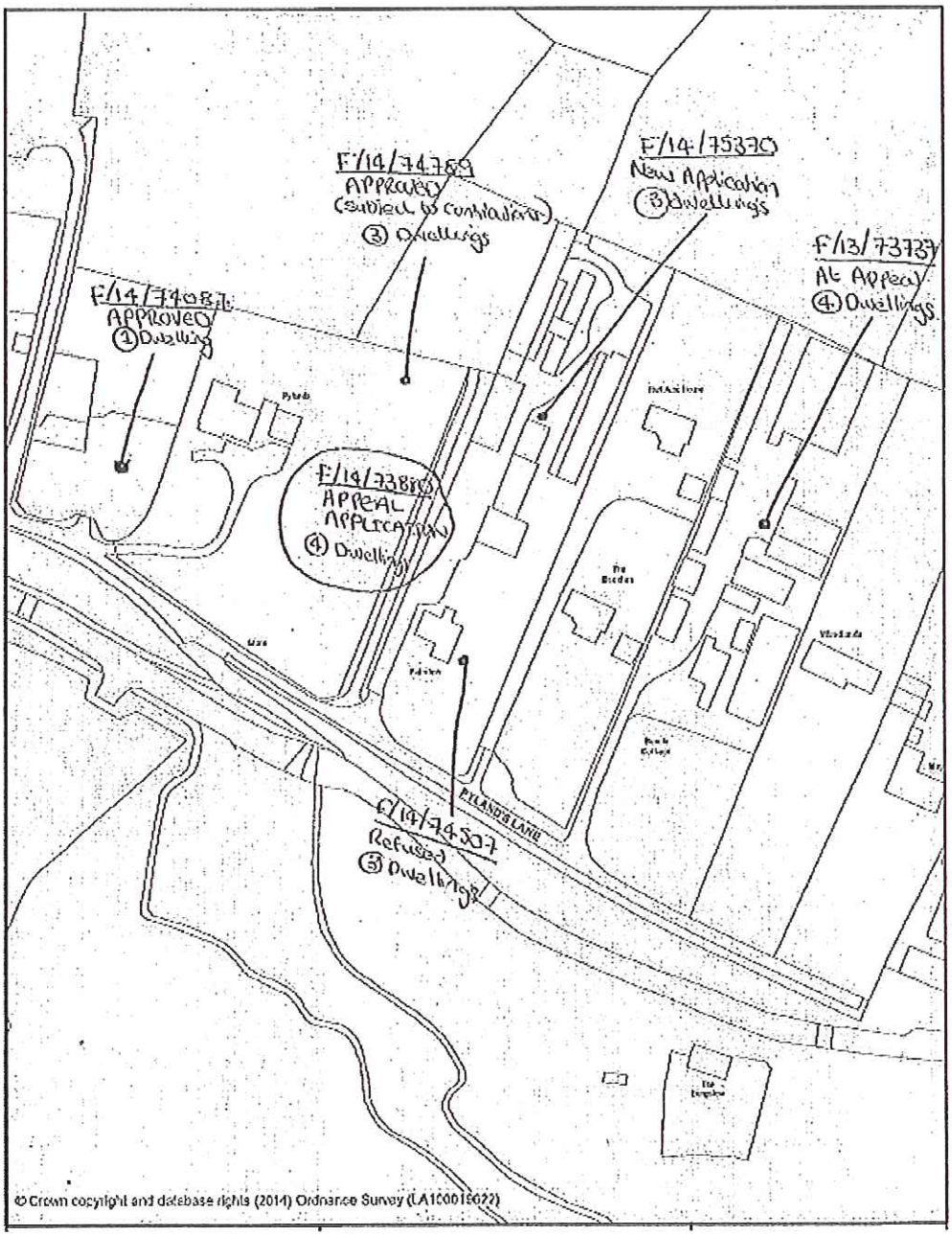
2. The Council has progressed the following housing applications for nearby sites along Pylands Lane.

Reference	Description	Decision
F/14/75370 (submitted Oct 2014	Construction of 1no. 5 bed and 2no. 4 bed two storey dwellings with associated double garage, amenity space, landscaping and hard surfacing, following demolition of existing buildings *(at Fair View – adjacent to the site)*	Awaiting Determination
F/14/74507 (submitted May 2014)	Construction of 3no. 4 bed dwellings & enlargement of existing bungalow into a two storey dwelling with associated double garage, landscaping & hard surfacing, following demolition of existing buildings. *(at Fair View – adjacent to the site)*	Refused
F/13/73737 (submitted Dec 2013)	Construction of 4no. detached dwellings with associated driveway, parking and landscaping *(at Beech Cottage, Oasis Riding School)*	Appeal lodged for non-determination. Due to be determined by a hearing.
F/14/74087 (submitted Feb 2014)	Erection of a three bedroom dwelling *(at land adjacent to Naomi Farm)*	Approved
F/09/65842 (submitted Sep 2009)	Construction of 3 bed chalet dwelling with associated driveway *(at land adjacent to Naomi Farm)*	Refused and dismissed on appeal APP/W1715/A/09/2118408

Z/14261/001 (submitted Sep 1999)	Construction of dwelling and double garage following demolition of existing dwelling *(at land adjacent to Naomi Farm)*	Refused and dismissed on appeal APP/W1715/A/03/1116 369

3. The land to the north of Pylands Lane has been granted outline planning permission for 250 houses (reference O/12/71522). The development includes new footpaths that will link Pylands Lane and the new housing to Hedge End. However, the housing development is at an early stage with the reserved matters applications not yet submitted.

Map showing planning applications



Emerging Local Plan

4. The written representation appeal statement was submitted in June 2014. Since this date the Council has submitted its emerging local plan to the Planning Inspectorate for examination. The plan is now referred to as the "Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014". The Submitted Local Plan comprising: the Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and the Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'.

5. The Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014 is now considered to carry slightly more weight in the decision making process than the Pre-Submission Local Plan.

Developer Contributions

6. The second reason for refusal states - The proposal fails to make contributions towards the provision of essential off-site open space works, community infrastructure and 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) and Polices DM32 & DM37 of the Pre-Submission Eastleigh Borough Local Plan and Planning Obligations: Supplementary Planning Guidance.

7. A unilateral undertaking has now been completed for payment of the developer contributions. As such the Council is satisfied that the second reason for refusal has been addressed. The contributions can be put towards the following current projects (see map on next page for details of the projects).

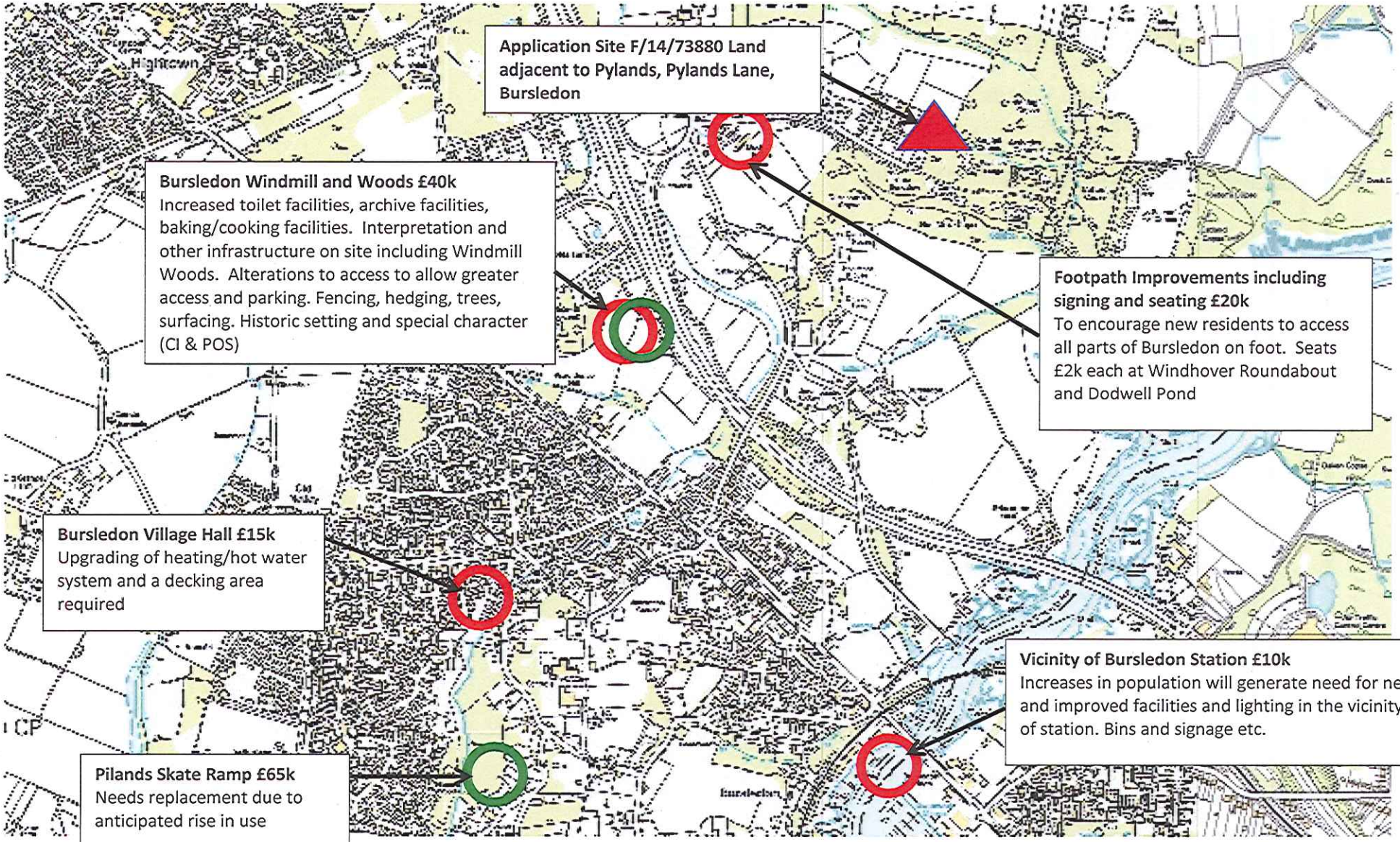
8. Community Infrastructure (updated)

   - Footpath Improvements including signing and seating £20k
   - Bursledon Windmill and Woods £40k
   - Bursledon Village Hall £15k
   - Vicinity of Bursledon Station £10k

9. Public Open Space & Play Provision (inc Green space & Wildlife Sites) (updated)

   - Bursledon Windmill and Woods £40k
   - Pilands Skate Ramp £65k

10. Sustainable Integrated Transport (Unchanged)



Potential projects for contributions generated from the application site F/14/73880 Land adjacent to Pylands, Pylands Lane, Bursledon

Community Infrastructure Scheme

Public Open Space & Play Provision Scheme.