

BY EMAIL

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Application	F/22/93388
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Tuesday 6 September 2022

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

Application No. F/22/93388

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 28 July 2022 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description:	Erection of end of terrace 3-bedroom dwelling following demolition of existing side outbuildings. Single-storey rear extension to existing retained property following demolition of conservatory.
Site:	1 RAILWAY COTTAGE, ALLINGTON LANE, WEST END, SOUTHAMPTON, SO50 7DE

For the following reasons:

- 1 The proposed dwelling would represent an undesirable intrusion into an area of countryside for which there is no overriding planning justification. As such the proposal is contrary to policy S5 of the Eastleigh Borough Local Plan [2016-2036]
- 2 The application fails to provide the required mitigation to offset the impacts of the development upon the European protected Solent Complex (SPA, SAC and Ramsar sites) and New Forest National Park (SPA, SAC and Ramsar sites) from additional recreational pressure by the population increase resulting from the development. The proposal is therefore contrary to the requirements of Policy DM11 of the Eastleigh Borough Local Plan 2016-2036, the provisions of the NPPF (2021) and the Conservation of Habitats and Species Regulations 2017.
- 3 Insufficient information has been provided to demonstrate that the proposed

development will not cause adverse harm to the biodiversity interests of the site and species (such as great crested newts and bats) which are protected by virtue of the Wildlife and Countryside Act (1981) (as amended) and the Conservation of Habitats and Species Regulations (2017) (as amended). The proposals are therefore contrary to Policy DM11 of the Eastleigh Borough Local Plan 2016-2036.

- 4 Insufficient information has been provided to demonstrate a Biodiversity Net Gain and as such is contrary to Policy DM11 of the Eastleigh Borough Local Plan 2016-2036

Note to Applicant: The application was refused following the assessment of the following plans: LOC 01, AL.004, C.S.004, R.C.001 Rev A, and R.C.002. In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), Eastleigh Borough Council takes 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.

Yours faithfully

A handwritten signature in dark ink, appearing to read "A Grandfield", written in a cursive style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes