

ALASTAIR THORNTON
SIMPLY PLANNING LIMITED
THIRD FLOOR SUITE
FRONT OFFICE
VICTORIA HOUSE
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BIRMINGHAM
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Application	F/22/93720
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Tuesday 29 November 2022

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

Application No. F/22/93720

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 30 August 2022 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description: Erection of retail foodstore (Class E) with associated car parking, access, landscaping and engineering works.
Site: North Stoneham Park, Chestnut Avenue / Stoneham Lane, EASTLEIGH, SO50 9HT

For the following reasons:

- 1 Insufficient information has been provided to demonstrate that the proposals would not undermine or have an adverse impact upon the retail vitality and viability of Eastleigh Town Centre. The proposal is therefore contrary to Policies S1 and DM21 of the Eastleigh Borough Local Plan (2016-2036) and the provisions of the National Planning Policy Framework (2021).
- 2 The retail scheme of its proposed size and nature is not appropriate for this local centre. The proposed building and site layout would, by reason of its excessive size and scale and inappropriate siting, including the loss of a TPO'd tree, inadequate landscaping, poor relationship of rear elevation to the school frontage, poor siting of servicing facilities, inappropriate location of acoustic fencing, poor integration with the remainder of the local centre and car dominated frontage, result in a visually intrusive and overbearing development that would have an unacceptably harmful impact upon the key entrance to the established Stoneham Park Estate and the remainder of the local centre and immediately adjoining uses. The proposals are therefore contrary to the

requirements of Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), the Trees and Development SPD (2022), and the provisions of the National Planning Policy Framework (2021).

- 3 The proposed building, by reason of its size, scale, siting and close proximity to the northern boundary would result in an unacceptable and overbearing physical impact upon Stoneham Park Academy School. Further, insufficient information has been provided to demonstrate that there would be no adverse noise resulting from the delivery bays, and plant machinery, or pollution resulting from additional trips. The proposals are therefore contrary to the requirements of Policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016-2036) and the Council's Supplementary Planning Document 'Quality Places' (2011).
- 4 Insufficient information has been submitted to address asbestos contamination and ground gases remediation. As such the proposed development is contrary to Policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016-2036) and the Council's Supplementary Planning Document 'Quality Places' (2011).
- 5 Inadequate information, including specific car park management proposals, has been provided to demonstrate sufficient car parking provision for the site, local centre and adjoining school would be provided in the long term. As such the proposal is contrary to Policy DM14 of the Eastleigh Borough Local Plan (2016-2036), and the provisions of the National Planning Policy Framework (2021).
- 6 In the absence of a planning obligation to secure financial contributions towards local transport improvements and town centre improvements, the proposal is unacceptable, contrary to Policies S4, S11, S12, DM21 and DM38 of the Eastleigh Borough Local Plan (2016-2036) and the provisions of the National Planning Policy Framework (2021).

Note to Applicant: The application was refused following the assessment of the following plans: Existing Site Plan 20321 AD101, Detailed Soft Landscape Proposals JSL4492-RPS-XX-EX-DR-L-9002 Rev P02, Proposed Site Finishes 20321 AD115, Proposed Roof Plan 20321 AD112, Proposed Site Plan 20321 AD110, Proposed Site Plan Topo Overlay 20321 AD118, Proposed Elevations 20321 AD113, Proposed Boundary Treatments 20321 AD114, Proposed Floor Plans 20321 AD111, Location Plan 20321 AD100, Tree Protection and Removal Plan 701 Rev A, Proposed Site Levels 20276_ODA_00_XX-DR_S_02_700 Rev B, Tree Survey 700, Proposed Site Plan – Easement 20321 AD117, and Landscape Strategy JSL4492-RPS-XX-EX-DR-L-9001 Rev P02. In accordance with paragraph 38 of the National Planning Policy Framework (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.

Note to Applicant: In this case no pre-application engagement was sought by the applicant which would be expected and encouraged for a scheme of this scale and importance. The applicant has been kept informed of progress of the

planning application and consultation responses throughout the planning process. Due to the substantial issues raised with the submission a decision to refuse planning permission within the statutory time scale has been taken and the offer of future pre-application discussion has been made.

Yours faithfully

A handwritten signature in black ink, appearing to read "A Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes