

MR NICK TAYLOR
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Application	F/22/93160
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Tuesday 31 January 2023

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

Application No. F/22/93160

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 29 June 2022 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description:	Mixed use development comprising veterinary surgery and 14no. dwellings with vehicular access off Providence Hill and associated car parking, cycle storage, sustainable drainage system, sub station, hard and soft landscaping, acoustic fencing and pedestrian/ cycle links to Providence Hill.
Site:	Land adjoining 4 Brookfield, Providence Hill, Bursledon, Southampton, SO31 8AU

For the following reasons:

- 1 The proposed development fails to make an efficient use of the site, with insufficient justification given for the excessive land take of the veterinary surgery and the resultant significant shortfall in the level of housing provision when considered against the housing allocation in Policy BU1. The proposal is therefore contrary to Policies S1, DM1 & BU1 of the Eastleigh Borough Local Plan (2016-2036) and provisions within the National Planning Policy Framework.
- 2 The proposal, by means of its layout, scale, form, design, appearance, and levels treatment would result in a poor-quality development, which is overly reliant on engineering solutions, would have an adverse visual impact and fails to meet the necessary standards in terms of urban design, residential amenity, residential car parking, street trees, and public open space. The proposal is therefore contrary Policies S1, S9, DM1, DM14, DM33 & BU1 of the Eastleigh Borough Local Plan (2016-2036); the Council's Quality Places SPD, Residential Parking Standards SPD, Trees & Development SPD and Planning Obligations SPD; and provisions within the National Planning Policy Framework.

- 3 The veterinary surgery and associated car park (due to its siting, scale, design, massing, detailing and the extent of hard surfacing) would create an unattractive and incongruous feature that fails to create a sense of place or take account of its surroundings. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036); the Council's Quality Places SPD and Trees & Development SPD; and provisions within the National Planning Policy Framework.
- 4 The development fails to provide a well-integrated sustainable urban drainage system of a capacity to serve the development and has the potential to detrimentally impact existing mature trees. Furthermore, the sustainable drainage system fails to provide three forms of natural filtration, which is necessary to maintain the quality of runoff water, entering the Solent and Southampton Water Special Protection Area and Ramsar Site and Solent Maritime Special Area of Conservation. The application is therefore contrary to The Conservation of Habitats and Species Regulations 2017 (as amended); the requirements of Policies S1, DM1, DM5, DM6, DM11 & BU1 of the Eastleigh Borough Local Plan (2016-2036); and provisions within the National Planning Policy Framework.
- 5 Insufficient information has been provided to demonstrate that the site is able to accommodate the development proposed without having an unacceptable impact on either the health and long-term retention of important trees, or the function and water quality of the adjoining stream that flows into Windmill Woods Site of Importance for Nature Conservation. Furthermore, the development fails to provide existing hydrological, chemical and water quality information for the headwater. The proposal is therefore contrary to Policies DM1, DM11 & BU1 of the Eastleigh Borough Local Plan (2016-2036); the Council's Trees and Development Supplementary Planning Document; and provisions within the National Planning Policy Framework.
- 6 The application fails to secure provision for developer contributions for the on and off-site provision of facilities and infrastructure made necessary by the development or to mitigate against any increased need or pressure on existing facilities. The application is therefore contrary to the requirements of Policies DM28, DM33, DM36 & DM38 of the Eastleigh Borough Local Plan (2016-2036); the Eastleigh Borough Council's Planning Obligations SPD and Affordable Housing SPD; and provisions within the National Planning Policy Framework.
- 7 The application fails to provide for the required mitigation to offset the impacts of the development on the European protected sites (i.e. Solent and Southampton Water Special Protection Area & Ramsar Site, Solent Maritime Special Area of Conservation & New Forest Special Protection Area, Ramsar & Special Area of Conservation) from nutrient loading and recreational disturbance generated by the population increase resulting from the development. The application is therefore contrary to The Conservation of Habitats and Species Regulations 2017 (as amended); policies S1, DM10 and DM11 of the Eastleigh Borough Local Plan (2016-2036) and provisions within

the National Planning Policy Framework.

Note to Applicant: The application was refused following the assessment of the following plans:

BUR-BSL-A-ZZ-DR-A-3001-PL Rev A, BUR-BSL-B-ZZ-CR-A-3002-PL Rev A, BUR-BSL-B-ZZ-DR-A-3001-PL Rev A, BUR-BSL-C-ZZ-DR-A-3001-PL Rev A, BUR-BSL-C-ZZ-DR-A-4001-PL Rev A, BUR-BSL-D-ZZ-DR-A-3001-PL Rev A, BUR-BSL-E-ZZ-DR-A-3001-PL Rev A, BUR-BSL-F-ZZ-DR-A-3001-PL Rev A, BUR-BSL-F-ZZ-DR-A-4001-PL Rev A, BUR-BSL-GA-ZZ-DR-A-2501-PL, BUR-BSL-M1-ZZ-DR-A-3001-PL Rev A, BUR-BSL-M2-ZZ-DR-A-3001-PL Rev A, BUR-BSL-S1-ZZ-DR-A-2601-PL, BUR-BSL-ZZ-XX-DR-A-1001-PL, BUR-BSL-ZZ-XX-DR-A-1002-PL, BUR-BSL-ZZ-XX-DR-A-1501-PL Rev H, BUR-BSL-ZZ-XX-DR-A-1503-PL Rev C, BUR-BSL-ZZ-XX-DR-A-2001-PL, BUR-BSL-ZZ-XX-DR-A-2002-PL Rev C, BUR-BSL-ZZ-XX-DR-A-2502-PL, BUR-BSL-ZZ-XX-DR-A-5010-PL, BUR-BSL-ZZ-XX-DR-A-5011-PL, 2252-202211208-01, 2252-TF-XX-00-DR-L-1010 P07, 2252-TF-XX-00-DR-L-1011 P03, 2252-TF-XX-00-DR-L-1012 P03, 2252-TF-XX-00-DR-L-1013 P01, 2252-TF-XX-00-DR-L-5001 P03, 2252-TFC-XX-SK-L-0001 Rev p06, PR123459-03A rev B, 150.5002.501 Rev C, 150.5002.551 Rev B, 150.5002.601 Rev H, 1320_P_025 Rev P2, 1320_P_006.0 Rev P1, 1320_P_006.1 Rev P1, 1320_P_006.2 Rev P1, 1320_P_021 Rev P1

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.

Yours faithfully

A handwritten signature in black ink, appearing to read "Andy Grandfield". The signature is fluid and cursive, with the first name "Andy" and last name "Grandfield" clearly distinguishable.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes