

BY EMAIL

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Application	F/22/94108
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Wednesday 1 February 2023

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

Application No. F/22/94108

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 2 November 2022 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description: Proposed construction of a Warehouse for storage and distribution (Class B8) together with a relocation of existing parking apron for first response vehicles and ancillary works.
Site: BROADWAY FARM, BROAD OAK, BOTLEY

For the following reasons:

- 1 The proposed warehouse and its associated external areas of hardstanding, together with the proposed new external parking/storage area, is a substantial expansion of the existing industrial operations onto previously undeveloped land outside the urban edge and within a designated Settlement Gap, resulting in urbanising physical and visual harm upon the gap and the landscape character of the locality. As such, the application is considered to be contrary to Policies S5, S6, DM1 and DM18 of the adopted Eastleigh Borough Local Plan 2016-2036, and the Council's Supplementary Planning Document 'Quality Places'.

- 2 Insufficient information has been provided to demonstrate that the proposed warehouse and its associated external areas of hardstanding, together with the proposed new external parking/storage area, will not result in unacceptable harm to the adjacent Ancient Woodland and designated Site of Importance for Nature Conservation through damage to existing trees and habitat or pollution of the adjacent watercourse through discharge of surface water. As such, the application is considered to be contrary to Policy DM11 of the Eastleigh Borough Local Plan 2016-2036, and the Council's Supplementary Planning Document 'Biodiversity'.

Note to Applicant: The application was refused following the assessment of the following plans: 1000-PL Rev A, 2000-PL Rev A, 2001-PL Rev A, 3001-PL Rev A, 0000 Rev P03, D3150-FAB-00-XX-DR-L-1000 Rev P03, D3150-FAB-00-XX-DR-L-1001 Rev P03 & D3150-FAB-00-XX-DR-L-1003 Rev P02. In accordance with paragraph 38 of the National Planning Policy Framework (February 2019), 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 black ink, appearing to read "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes