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Application	F/22/93970
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Friday 16 June 2023

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

Application No. F/22/93970

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 20 October 2022 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description: Change of use of land for the siting of touring caravans, motorhomes and tents including a small amenity block and the terracing of the site to accommodate roads, parking and pitches (where appropriate)

Site: THORNEYDOWN FARM, MOORHILL ROAD, WEST END, SOUTHAMPTON, SO30 3AY

For the following reasons:

- 1) The proposed change of use of land to site 33no. caravans/ motorhomes/ tents, and the introduction of permanent amenity block by reason of its prominent siting and excessive dimensions, would result in an unacceptable urbanising impact which would be detrimentally harmful to the countryside and settlement gap, thus the proposals would be contrary to Policies S5, S6, DM1 and DM36 of the Eastleigh Borough Local Plan (2016-2036), and the provisions of the National Planning Policy Framework (2021).
- 2) In the absence of a planning obligation to secure financial contributions towards local transport improvement, bus infrastructure and pedestrian and cycle links the proposal is unacceptable, contrary to Policies S11, S12, DM13 and DM38 of the Eastleigh Borough Local Plan (2016-2036) and the provisions of the National Planning Policy Framework (2021).
- 3) Failure to adequately demonstrate that the required level of staff and visitor parking can be provided on site. The proposals are therefore contrary to Policies DM1, DM13

and DM14 of the Eastleigh Borough Local Plan (2016-2036), and the provisions of the NPPF (2021).

4) Insufficient information has been provided with regard to the proposed surface water drainage system, foul drainage and peak rainfall allowances to ensure that there would be no adverse impact in terms of flood risk, drainage and water quality of the adjoining watercourses. This is further worsened by the lack of buffer to the southern watercourse. The proposals are therefore contrary to the requirements of DM3, DM6, DM8 and DM11 of the Eastleigh Borough Local Plan (2016-2036), and the provisions of the National Planning Policy Framework (2021).

5) 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), River Itchen (SAC) and New Forest National Park (SPA, SAC and Ramsar sites) from additional recreational pressure and nitrogen loading generated by the residential nature and additional sewage 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 (as amended).

Note to Applicant: The application was refused following the assessment of the following plans: Illustrative Sections Touring Caravans 07 Rev A, Illustrative Masterplan Touring Caravans 06 Rev D, Figure 12 Landscape Strategy Plan 05 Rev A, Right Turn Junction General Arrangement Layout 6879-SMA-00-XX-DR-C-000-001 Rev P04, Tree Survey and Tree Constraints Plan 5646-23 Rev B, Communal Facilities – Proposed Floor + Roof Plans 17115 85 P1, Communal Facilities – Proposed Elevations 17115 86 P1, Site Location Plan AY.02C203425.00, Proposed Touring Park Combined Drainage Layout 2000.0016 103 P1, Figure 4 Site Appraisal Plan 04, Proposed Touring Park Site Levels 2000.0016 101 P1, Proposed Touring Park Disabled Pitches and Access Routes 2000.0016 102 P1, Figure 1 Site Context Plan 01, and Proposed Touring Park With Access Off Moorhill Road 2000.0016 100 P1. 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.

Yours faithfully

A handwritten signature in black ink, appearing to read "Andy Grandfield".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes