

MR DARRYL HOWELLS
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THE ARENA BUSINESS PARK
HOLYROOD CLOSE
POOLE
BH17 7FJ

Application	F/22/94241
Please ask for	Rebecca Altman
Direct dial	023 8068 8266
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Thursday 22 June 2023

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

Application No. F/22/94241

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 11 January 2023 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description: Erect single-storey children's nursery with off road car parking
Site: Land adjacent to Boorley Park Primary School, Nairn Road,
Botley, SO32 2SH

For the following reasons:

- 1 In the absence of sufficient information to assess the ecological condition of the site and the ecological impact of the proposed development, it is not possible to determine that the development would not have an adverse effect on protected species or priority habitats. The proposal is therefore contrary to Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) and the Wildlife and Countryside Act 1981 (as amended).
- 2 In the absence of sufficient drainage information, it is not possible to determine that the proposed development would incorporate appropriate drainage to manage flood risk and protect water quality. The proposal is therefore contrary to the requirements of Policy DM6 of the Eastleigh Borough Local Plan (2016-2036).

Note to applicant: The applicant is advised that any further site clearance to facilitate development is not acceptable due to the potential impact on protected reptiles which may be using the site.

The following resources may be helpful:

The Wildlife Trusts <https://www.wildlifetrusts.org/uk-wildlife-law>

CIEEM <https://cieem.net/i-need/finding-a-consultant/>

Crown Prosecution Service Wildlife Offences available at:

<https://www.cps.gov.uk/legal-guidance/wildlife-offences>

Yours faithfully

A handwritten signature in black ink that reads "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield

Executive Head for Planning and Economy

N.B. See Attached Notes