

MR JACOB GOODENOUGH
NOVA PLANNING LTD
BUILDING A
UNIT 3
STATION ROAD
WICKHAM
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Application	F/23/94713
Please ask for	Alex Webb
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Tuesday 18 July 2023

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

Application No. F/23/94713

In pursuance of their powers under the above Act and in accordance with your application received on Friday 17 February 2023 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description: Construction of 6.no dwellings, including landscaping, parking and associated works following demolition and site preparation.
Site: Cockpit Farm Barn, Knowle Lane, Horton Heath

For the following reasons:

- 1 The proposed development by virtue of its increased height, scale and appearance would result in a greater visual and physical impact and have an urbanising effect on this area of countryside and the Horton Heath and Fair Oak settlement gap, together with the visual amenity of Knowle Lane to the detriment of the area's prevailing character and contrary to the provisions of policies DM1, DM26, S5 and S6 of the Eastleigh Borough Local Plan (2016-2036) and the National Planning Policy Framework.
- 2 Insufficient information has been provided to demonstrate that the pedestrian and vehicle movements generated from the development would not add to existing highway safety concerns, contrary to Local Plan Policy DM1 & DM13 of the Eastleigh Borough Local Plan (2016-2036) and the National Planning Policy Framework.
- 3 The application fails to provide for the required mitigation to offset the impacts of the development on the European protected sites from nutrient loading. The application is therefore contrary to the requirements of Policy DM11 of the Eastleigh Borough Local Plan (2016-2036), The National Planning Policy

Framework and the provisions of The Conservation of Habitats and Species
Regulations 2017

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