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Application	F/22/93835
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Monday 2 October 2023

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

Application No. F/22/93835

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 15 September 2022 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Demolition of all existing buildings and detailed planning approval for light industrial floorspace [Use Class E(g)(ii) & E(g)(iii)], warehouse floorspace [Use Class B8] and estate office (Use Class E(g)(i).
Site:	MOORLANDS FARM, BOTLEY ROAD, WEST END, SOUTHAMPTON, SO30 3HD

For the following reasons:

- 1 The proposed construction of 4no. industrial units would result in an unacceptable urbanising impact which would be detrimentally harmful to the countryside, thus the proposals would be contrary to Policies S5, DM1 and DM18 of the Eastleigh Borough Local Plan (2016-2036), and the provisions of the National Planning Policy Framework (2023).
- 2 The proposed development would result in an adverse impact upon the nearby Moorgreen Meadows SSSI (north and east) by reason of its close proximity and sensitivities of the flora associated with the SSSI (marsh orchid), thus the proposals would be contrary to Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036), the Council's Biodiversity Supplementary Planning Document (2009), and the provisions of the National Planning Policy Framework (2023).

- 3 In the absence of a planning obligation to secure financial contributions towards sustainable transport and public art, the proposals are unacceptable, contrary to Policies S1, S11, DM1 and DM13 and DM38 of the Eastleigh Borough Local Plan (2016-2036), the Council's Public Art Strategy (2015-2019), and the provisions of the National Planning Policy Framework (2023).

Note to Applicant:

The application was refused following the assessment of the following plans: Location Plan 7912_L01 (received 12 May 2023), Existing Site Plan (Part 1 of 2) 7912_E01 (received 12 May 2023), Existing Site Plan (Part 2 of 2) 7912_E02 (received 12 May 2023), Existing Site Sections A_A and B-B 7912_E03/A (received 12 May 2023), Existing Block Plan 7912_E04 (received 12 May 2023), Existing Farmhouse Elevations (received 12 May 2023), Site Plan (Part 1 of 2) 7912_D01/P (received 12 May 2023), Site Plan (Part 2 of 2) 7912_D02/M (received 12 May 2023), Floor Plan Unit Type A 7912_D03/D (received 12 May 2023), Elevations Unit Type A 7912_D04/D (received 12 May 2023), Floor Plan Unit Type B 7912_D05/C (received 12 May 2023), Elevations Unit Type B 7912_D06/C (received 12 May 2023), Floor Plans & Elevations Unit Type C 7912_D07/C (received 12 May 2023), Floor Plans & Elevations Unit Type D 7912_D08/B (received 12 May 2023), Site Sections A_A and B-B 7912_D09/B (received 12 May 2023), Access Road Works Part 1 of 2 7912_D100/D (received 12 May 2023), Access Road Works Part 2 of 2 7912_D101/D (received 12 May 2023), Access and Visibility NJC-001-Rev A (received 4 July 2023), Proposed Access Widening NJC-009 (received 4 July 2023), Visibility Cross Section NJC-009-1 (received 4 July 2023), Access and Tracking NJC-008-Rev B (received 4 July 2023), Layout – Landscape Mitigation and Enhancement ACLA/BMC/04/D (received 12 May 2023), and Proposed Boundary Treatments ACLA/BMC/05/A (received 12 May 2023). In accordance with paragraph 38 of the National Planning Policy Framework (2023), 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 dark ink, appearing to read "Andy Grandfield".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes