

MR GRAHAM ASH
ASHPLAN
5 MALCOLM ROAD
CHANDLER'S FORD
EASTLEIGH
SO53 5BH

Application	F/23/95474
Please ask for	Clare Martin
Direct dial	023 8068 8256
Working hours	Mon to Fri 8:30am to 5pm
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Friday 12 January 2024

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

Application No. F/23/95474

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 21 June 2023 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description: Erection of 3no. detached two storey dwellings following demolition of existing dwelling and detached garage.
Site: 30 VALLEY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1GP

For the following reasons:

- 1 The dwelling on plot 1 would constitute a more vulnerable flood risk use sited within Flood Zone 3 and would fail the sequential test, which seeks to direct housing developments to areas of lower flood risk. Insufficient information has been submitted to demonstrate that the proposal would not result in an unacceptable level of flood risk to the future residents of the new dwelling or increase flood risk elsewhere. As such the proposal would be contrary to Policy DM1, DM3 & DM5 of the Eastleigh Borough Local Plan (2026-2036) and provisions within The National Planning Policy Framework (2023).
- 2 Insufficient information has been provided to demonstrate that the development will not result in a loss or damage to trees within the site and its immediate surroundings. As such the development is contrary to Policy DM1 & DM11 of

the Eastleigh Borough Local Plan (2016-2036), provisions within the National Planning Policy Framework (2023) and The Council's Trees and Development Supplementary Planning Document (2022).

- 3 The dwellings on plots 2 & 3 (due to the overshadowed nature of their gardens and rear windows) would create a poor-quality living environment detrimental to the amenities of its future residents. The lack of natural to the dwellings would result in significant pressure to prune or fell TPO trees, and so detrimentally impact upon the ecological and amenity value of the site and wider locality. As such the development is contrary to Policies DM1 & DM11 of the Eastleigh Borough Local Plan (2016-2036), provisions within the National Planning Policy Framework (2023) and The Council's Quality Places & Trees and Development Supplementary Planning Documents (2022).
- 4 Insufficient information has been provided with regard to surface water drainage to ensure that there would be no adverse pollutants released into the adjacent watercourse, which ultimately feeds into the River Itchen (SAC). The proposal also fails to provide a comprehensive drainage strategy including attenuation, pollution control and provision for the impact from flood events on the drainage system. The proposals are therefore contrary to Policies DM3, DM5, DM6, DM8 and DM11 of the Eastleigh Borough Local Plan (2016-2036), and the provisions of the National Planning Policy Framework (2023).
- 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 and phosphate loading generated by the population increase 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 National Planning Policy Framework (2023) and the Conservation of Habitats and Species Regulations 2017.

Note to Applicant: The application was refused following the assessment of the following plans: 22:040:01RevA, 22:040:02, 22:040:03RevC, 22:040:04RevB, 22:040:05RevB, 22:040:06RevC, 22:040:07. In accordance with paragraph 38 of the National Planning Policy Framework (December 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 black ink that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes