

MR DEREK LINDSAY
SOLENT DESIGN LTD
3 GLENMORE BUSINESS PARK
AERODROME ROAD
GOSPORT
HAMPSHIRE
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Application	F/23/95982
Please ask for	Gary Osmond
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Thursday 18 January 2024

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

Application No. F/23/95982

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 23 November 2023 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description: Construction of 4No. one bedroom retirement flats and associated parking.
Site: WILLOW MEAD, WILDERN LANE, HEDGE END

For the following reasons:

- 1 The proposed development, by virtue of its scale, height, design and layout would result in an unattractive and unduly cramped form of development which would adversely impact the quality of the public realm, together with providing a poor level of amenity for future occupiers of the development, to the detriment of those occupiers and the visual amenity and character of the locality. As such, the proposal is considered to be contrary to the design requirements of Policy DM1 of the adopted Eastleigh Borough Local Plan 2016-2036, the Council's 'Quality Places' and 'Accommodation for Older People and Those in Need of Care' Supplementary Planning Documents, the National Design Guide and the National Planning Policy Framework.

- 2 The proposed development, by virtue of its height, scale, design, orientation and proximity to 'Palavas', would result in unacceptable overshadowing and a physically and visually dominating development, to the detriment of the amenity and outlook of occupiers of the neighbouring property. In addition, the position of windows within the north-eastern elevation of the proposed development would result in a significant perception of overlooking and loss of privacy, to the detriment of the amenity of occupiers of the neighbouring property. As such, the application is considered to be contrary to Policy DM1 of the adopted Eastleigh Borough Local Plan 2016-2036 and the Council's 'Quality Places' Supplementary Planning Document.
- 3 The proposed development, by virtue of its poorly considered internal and external layout, together with the quantum of development proposed and close proximity of large trees and parking area, would result in a poor quality living environment for future occupiers of the development, to the detriment of their amenity. As such, the application is considered to be contrary to Policy DM1 of the adopted Eastleigh Borough Local Plan 2016-2036 and the Council's 'Quality Places' and 'Accommodation for Older People and Those in Need of Care' Supplementary Planning Documents.
- 4 Insufficient evidence has been provided to demonstrate that adequate on-site parking to serve the existing and proposed development can be provided, potentially resulting in overspill parking into surrounding streets, to the detriment of the amenity of neighbouring and existing residents, and the wider area. As such, the application is considered to be contrary to Policies DM1 and DM14 of the adopted Eastleigh Borough Local Plan 2016-2036 and the Council's 'Residential Parking Standards' Supplementary Planning Document.
- 5 Insufficient evidence has been provided to demonstrate that the proposed development will not result in unacceptable harm to trees subject to Tree Preservation Orders, or that the development will not result in future pressure for unnecessary works to trees having to be undertaken to address their impact upon the amenity of future occupiers of the development. As such, the proposal is considered to be contrary to Policy DM1 of the adopted Eastleigh Borough Local Plan 2016-2036 and the Council's 'Quality Places' and 'Trees and Development' Supplementary Planning Documents.
- 6 Insufficient evidence has been provided to demonstrate that the proposed development will not result in unacceptable harm to local biodiversity and habitat, or that adequate mitigation can be provided. As such, the proposal is considered to be contrary to Policy DM11 of the adopted Eastleigh Borough Local Plan 2016-2036.

- 7 Insufficient evidence has been provided to demonstrate that adequate and sustainable surface water drainage can be provided to serve the proposed development in a manner which will not result in increased flooding of neighbouring properties or the adjacent public footpath. As such, the proposal is considered to be contrary to Policy DM6 of the adopted Eastleigh Borough Local Plan 2016-2036.
- 8 Insufficient evidence has been provided to demonstrate that future occupiers of the proposed development will not be adversely impacted by traffic noise from Wildern Lane, which would be detrimental to their amenity. As such, the proposal is considered to be contrary to Policy DM8 of the adopted Eastleigh Borough Local Plan 2016-2036.
- 9 Insufficient evidence has been provided to demonstrate that suitable refuse storage can be provided to serve the proposed development. As such, the proposal is considered to be contrary to Policy DM1 of the adopted Eastleigh Borough Local Plan 2016-2036.
- 10 The application fails to provide for the required mitigation to offset the impacts of the development on The Solent and New Forest National Park from recreational disturbance generated by the population increase resulting from the development. The application is therefore contrary to Policies S1 and DM11 of the Eastleigh Borough Local Plan 2016-2036, provision within the National Planning Policy Framework and The Conservation of Habitats and Species Regulations 2017.
- 11 The application fails to provide for the required mitigation to offset the impacts of the development upon The Solent Special Area of Conservation, Special Protection Area and Ramsar Sites from nutrient loading generated by the population increase resulting from the development. The application is therefore contrary to Policies S1, DM10 and DM11 of the Eastleigh Borough Local Plan 2016-2036, provision within the National Planning Policy Framework and The Conservation of Habitats and Species Regulations 2017.

Note to Applicant: The application was refused following the assessment of the following plans: SD-2005-00 D, SD-2005-01 F & JFA0329_2023-11-08 IP.02. In accordance with paragraph 38 of the National Planning Policy Framework (February 2019), 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