

MR GORDON BARKER
24 HOBB LANE
HEDGE END
SOUTHAMPTON
SO30 0GJ

Application	F/24/96940
Please ask for	David Huckfield
Direct dial	023 8068 8811
Working hours	Mon to Fri 8:30am to 5pm
Email	david.huckfield@eastleigh.gov.uk

Tuesday 28 January 2025

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

Application No. F/24/96940

In pursuance of their powers under the above Act and in accordance with your application received on Friday 23 February 2024 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description:	Retrospective: Change of use of land from field / woodland to storage area for vehicles and plant (Use Class B8) with new enlarged entrance to highway and gates and fencing.
Site:	LAND ADJACENT TO 2 BRIDGE COTTAGES, SHAMBLEHURST LANE NORTH, BOTLEY, SOUTHAMPTON, SO32 2BY

For the following reasons:

- 1 The proposals represent an unjustified form of development in an area of designated countryside and settlement gap which, owing to its layout, extent and design, would have an unacceptably harmful and detrimentally urbanising impact upon the character of the site and that of the immediate surrounding area. The application is therefore contrary to the requirements of Policies S5, S6 and DM1 of the Eastleigh Borough Local Plan 2016-2036, and Paragraphs 135 and 187 of the National Planning Policy Framework.
- 2 The development, owing to its proximity to sensitive receptors in the form of the residential dwellings at Nos. 1 and 2 Bridge Cottages as well as the nature of the operations and activities associated with the use for which permission is

sought, would, in the absence of sufficient information to demonstrate otherwise, have an unacceptably adverse impact upon the amenity of the occupiers of these properties including by way of noise, dust and disturbance. The development is therefore in conflict with the requirements of Policies DM1 and DM8 of the Eastleigh Borough Local Plan 2016-2036, as well as Paragraphs 135 and 198 of the NPPF.

- 3 Insufficient information has been provided to demonstrate that the development would not cause adverse harm to protected species and other ecological features on or in the vicinity of the site, that run-off water from the site would not unacceptably pollute the watercourse into which the development proposes to discharge, and that the development will provide net gains for biodiversity in accordance with local and national planning policy requirements. The proposals are therefore contrary to Policies DM6 and DM11 of the Eastleigh Borough Local Plan 2016-2036 and Paragraphs 182 and 187 of the National Planning Policy Framework.
- 4 The application fails to demonstrate that the development works and the operations and activities associated with the proposed use of the site would not result in an adverse level of risk and harm to public health or the environment through land contamination or pollution. The application is therefore contrary to the requirements of Policy DM8 of the Eastleigh Borough Local Plan 2016-2036 and the provisions of Paragraph 187 of the National Planning Policy Framework.
- 5 Insufficient information has been provided to demonstrate that the development would not have a detrimental impact upon arboricultural features in the proximity of the site which provide significant amenity value and contribute positively to the character of the area. The application is therefore contrary to the provisions of Policy DM1 of the Eastleigh Borough Local Plan 2016-2036, Paragraph 136 of the NPPF, and the Council's adopted Trees and Development Supplementary Planning Document.

Note to Applicant: The application was refused following the assessment of the following plans: 01, 02.

Note to Applicant: Following the refusal of retrospective planning permission, the case will be passed to the Planning Enforcement team for investigation, UNLESS the decision is appealed to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You will be contacted by the Planning Enforcement team to discuss the options available.

An Enforcement Notice may be served and depending upon the nature of the

development, the Notice will state what you are required to do.

Should you wish to appeal the refusal you must do so to the Planning Inspectorate as outlined in the accompanying notes. The appeal must be submitted within 6 months of the date of this decision.

If you intend to appeal the Council's decision please email Planning Enforcement as soon as possible to avoid formal action: enforcements@eastleigh.gov.uk

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