

MR JACOB GOODENOUGH
NOVA PLANNING LTD
BUILDING A
UNIT 3
STATION ROAD
WICKHAM
PO17 6JA

Application	F/23/95549
Please ask for	Gary Osmond
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Wednesday 7 February 2024

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

Application No. F/23/95549

In pursuance of their powers under the above Act and in accordance with your application received on Monday 3 July 2023 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Construction of 5.no dwellings, landscaping, parking and associated works following demolition of existing dwelling, site clearance and preparation.
Site:	BRIGHSTONE, BOTLEY ROAD, HORTON HEATH, EASTLEIGH, SO50 7DT

For the following reasons:

- 1 That proposed, by virtue of its layout, form, height and scale, would result in a visually intrusive development to the detriment of the amenity of neighbouring properties through loss of outlook, together with an unacceptable level of disturbance as a result of vehicle movements in close proximity to shared site boundaries. As such, that proposed is considered to be contrary to Policy DM1 of the Eastleigh Borough Local Plan 2016-2036 and the Council's 'Quality Places' Supplementary Planning Document.
- 2 The close proximity of Plot 5 to trees which are subject to a Tree Preservation Order will result in these trees dominating the residential amenity space of the

proposed development, to the detriment of the amenity of future occupiers, as well as increased future pressure for unnecessary works to be undertaken to the trees, to the detriment of the trees' and wider site ecology. As such, that proposed is considered to be contrary to Policies DM1 and DM11 of the Eastleigh Borough Local Plan 2016-2036 and the Council's 'Quality Places' and 'Trees and Development' Supplementary Planning Documents.

- 3 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 NPPF (2021) and the Conservation of Habitats and Species Regulations 2017.

Note to Applicant: The application was refused following the assessment of the following plans: 20/001/100 P8, 20/001/101 P5, 20/001/102 P5, 20/001/103 P4, 20/001/104 P5, 20/001/105 P6, 20/001/106 P4 (Drainage Plan), 20/001/106 P4 (Constraints Plan) & 20/001/110 P3. 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