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Application	F/20/88057
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Wednesday 26 July 2023

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

Application No. F/20/88057

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 5 August 2020 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Change of use of land for the creation of 10no. Gypsy/Traveller pitches comprising the siting of 10no. Mobile Homes, 14no. Touring Caravans, the erection of 9no. dayrooms, and 4no. stable buildings
Site:	Land West of Allington Business Centre, Allington Lane, West End, SO50 7DE

For the following reasons:

- 1 Insufficient information has been provided to demonstrate that future occupiers' amenities of the application site would not be adversely impacted upon as a result of the lawful noise generating activities of Allington Manor Farm Business Centre and Southampton Airport. The proposals are therefore contrary to the requirements of Policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016-2036), the Council's Quality Places (2011) SPD and the provisions of the National Planning Policy Framework (2021).
- 2 Insufficient information has been provided with regard to whole site waste disposal maintenance and management (including householder and animals), to prevent odours impacting neighbouring amenities. The proposals are therefore contrary to the requirements of Policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016-2036), the Council's Quality Places (2011) SPD and the provisions of the National Planning Policy Framework (2021).

- 3 Insufficient information has been provided with regard to the potential impact the proposals could have upon the ecology and biodiversity of the site, especially given its countryside location and close proximity to a tributary of the River Itchen to the north of the site. This is by virtue of the submitted Preliminary Ecology Appraisal being out of date. The proposals are therefore contrary to the requirements of Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036), the Council's Biodiversity (2009) SPD and the provisions of the National Planning Policy Framework (2021).
- 4 Insufficient information has been provided with regard to land contamination to demonstrate that there would be no adverse harm to the sensitive residential end use for future occupiers. As such, the proposals are contrary to the requirements of Policies DM1, and DM8 of the Eastleigh Borough Local Plan (2016-2036), and the provisions of the National Planning Policy Framework (2021).
- 5 Insufficient information has been provided with regard to ground works to demonstrate that there would be no adverse impact in terms of archaeology. The proposals are therefore contrary to Policies S8 and DM1 of the Eastleigh Borough Local Plan (2016-2036), and the provisions of the National Planning Policy Framework (2021).
- 6 The proposals would introduce 'highly vulnerable' development within Flood Zones 2 & 3. Insufficient information, in the form of a sequential test, has been provided to demonstrate that the proposals would not result in an unacceptable level of flood risk to the future occupiers of the site, or increase flood risk elsewhere, with regard to Flood Zone 2. Further, this type of classified development is not considered compatible within Flood Zone 3. The proposals are therefore contrary to Policies DM1, DM3 and DM5 of the Eastleigh Borough Local Plan (2016-2036), and the provisions of the National Planning Policy Framework (2021).
- 7 Insufficient information has been provided with regard to foul and surface water drainage to ensure that there would be no adverse pollutants released into the adjacent watercourse (north) which ultimately feeds into the River Itchen (SAC). The proposals are therefore contrary to Policies DM1, DM3, DM6, DM8 and DM11 of the Eastleigh Borough Local Plan (2016-2036), and the provisions of the National Planning Policy Framework (2021).
- 8 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 (2021) and the Conservation of Habitats and Species Regulations 2017.

Note to Applicant: The application was refused following the assessment of the following plans: Site Location Plan J003600-DD01 Rev A, As Existing Site Plan J003600-DD02, As Proposed Site Plan J003600-DD03 Rev A, As Proposed Dayrooms J003600-DD04, As Proposed Stables J003600-DD05, and As Proposed Stable/ Utility J003600-DD06. In accordance with paragraph 38 of the National Planning Policy Framework (2021), 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, appearing to read "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes