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Application	O/23/96432
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Friday 1 March 2024

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

Application No. O/23/96432

In pursuance of their powers under the above Act and in accordance with your application received on Monday 4 December 2023 the Council, as Local Planning Authority hereby **Refuse Outline Permission For** the following :

Description:	Outline application for residential development of up to 34 dwellings and associated infrastructure (access only to be considered).
Site:	Land to the west of Cobbett Way (please see location plan) , Land Off Cobbett Way, Botley

For the following reasons:

- 1 The proposals represent an inappropriate and unjustified form of development which would have an unacceptably urbanising and visually intrusive impact upon the designated countryside and settlement gap, thus the proposals would be contrary to Policies S1, S5, S6, and DM1 of the Eastleigh Borough Local Plan (2016-2036), and the provisions of the National Planning Policy Framework (2023).
- 2 There is insufficient information to determine if the access road can be achieved without causing harm to the adjacent priority habitat (Lowland mixed deciduous woodland) during construction and operation, contrary to Policy DM11 of the

Eastleigh Borough Local Plan (2016-2036), and the provisions of the National Planning Policy Framework (2023).

- 3 Insufficient information has been provided to demonstrate that the sustainable drainage can provide three forms of natural filtration, and mitigate all pollution hazards, which is necessary to maintain the quality of runoff water entering the Solent and Southampton Water Special Protection Area and Ramsar Site and Solent Maritime Special Area of Conservation. The application is therefore contrary to the requirements of Policies S1, DM5, DM6, DM10 and DM11 of the Local Plan, the provisions of the National Planning Policy Framework (2023), and the Conservation of Habitats and Species Regulations (2017) (as amended).
- 4 The application fails to secure provision for developer contributions towards the on and off-site provision of facilities and infrastructure made necessary by the development or to mitigate against any increased need or pressure on existing facilities. The application is therefore contrary to the requirements of Policies S11, DM13, DM28, DM33 and DM38, 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 loading generated by the residential nature 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 (as amended).

Note to Applicant: The application was refused following the assessment of the following plans: Site Location Plan CB_63_311_PARAM_000 Rev C, Illustrative Masterplan CB_63_311_PARAM_001, Parameter Land Use Plan CB_63_311_PARAM_002 Rev C, Parameter Open Space Plan CB_63_311_PARAM_003 Rev C, Parameter Building Heights Plan CB_63_311_PARAM_004 Rev C, Parameter Access and Movement Plan CB_63_311_PARAM_005 Rev C, Surface Water Drainage Strategy JUB_XX_XX_DR_C_900 Rev P1, Constraints Plan CB_63_311_901 Rev E, Landscape Illustrative Masterplan GLS_090_104_1200 Rev B and Base Plan CB_63_311_XXX. In accordance with paragraph 38 of the National Planning Policy Framework (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