

Azavedo-Parker, Joanna

From: Dyer, Tim
Sent: 23 November 2023 16:23
To: Sharpe, Summer
Subject: F/23/95867 - Old Fairground, Bursledon Road, SO19 0NL

Follow Up Flag: Follow up
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Categories: Consultees

Hi Summer,

The site is located within countryside and settlement gap on the edge of Southampton. It is an important location forming the transition between the edge of the city and the landscape beyond.

F/17/79859 - The current site layout is different from the approved layout in arrangement, quantity of developed area and quality of implementation.

DC/17/82029 - The permitted landscape plan has not been implemented in full and the current arrangement has a greater landscape and visual impact than what has been permitted.

The site shows an unpermitted and cumulative degradation of the gap and countryside. The previous applications sought to mitigate the impact of development within the site, creating sensitive boundary treatments which matured over time. Due to the changes from the approved conditions to implementation on the site, the development negatively impacts the area and is in breach of the existing permission (F/17/79859) and condition 10 (DC/17/82029). These breaches should be investigated further.

The location shown for the new house to replace the static caravan does not match one of the approved living area (F/17/79859) and moves the permanent proposed building closer to the boundary, where it is more visible. One of the purposes of previous permissions was to arrange the extent and location of development to limit overall impact and then mitigate what effects remained. Botley Road and Bursledon Road provide a clear and logical settlement boundary, further development which erodes the effect of the gap and impacts the countryside should be discouraged. It is difficult to see any benefit from the proposals in terms of landscape character or visual impact.

The existing planting that provides some screening to the proposed sites northern boundary is not in the applicant ownership. There is no control of this land by the applicant and they need to demonstrate mitigation measures within their ownership. Given the deficiencies in the landscape implementation from the previous permissions, should permission be granted for the house, a detailed landscape plan, specification and management plan will be required and enforced.

Conclusion. In my view the proposal creates an unacceptable additional impact on the countryside and the settlement gap.

Thanks, Tim

Tim Dyer

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