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Application	F/23/96586
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Wednesday 5 June 2024

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

Application No. F/23/96586

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 20 December 2023 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Demolition of all existing buildings and detailed planning approval for light industrial floorspace [Use Class E(g)(ii) & E(g)(iii)] and estate office (Use Class E(g)(i). (Application Resubmission) (Amended plans: removal of existing dwelling and additional industrial unit).
Site:	MOORLANDS FARM, BOTLEY ROAD, WEST END, SOUTHAMPTON, SO30 3HD

For the following reasons:

- 1 The proposals, by reason of their cramped, dense layout, and inappropriate height and massing would result in an urbanising effect, detrimentally harmful to the character and intrinsic qualities of the countryside. The proposals are therefore contrary to the requirements of Policies S5, DM1, DM11 and DM18 of the Eastleigh Borough Local Plan (2016-2036), and the provisions of the National Planning Policy Framework (2023).
- 2 Due to there being records of a number of protected species (badgers, bats, birds and reptiles) nearby to the site, and a bat roost within the farmhouse to be

demolished, an updated walkover survey and bat surveys are required. In the absence of these reports, it is not possible to determine whether the development would have an adverse effect on these protected species. The proposals are therefore contrary to Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036), The Wildlife and Countryside Act 1981 (as amended) and the provisions of the National Planning Policy Framework (2023).

- 3 Insufficient information has been provided with regard to surface water drainage to ensure that there would be no adverse risk of on-site flooding, or pollutants being released into the nearby watercourse 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 (2023).
- 4 In the absence of a planning obligation to secure financial contributions towards sustainable transport and public art required to make the development acceptable, the proposals are contrary to Policies S1, S11, DM13 and DM38 of the Eastleigh Borough local Plan (2016-2036) and the provisions of the National Planning Policy Framework (2023).

Note to Applicant: The application was refused following the assessment of the following plans: Existing Site Plan Part 1 of 2 7912_E01_B, Existing Site Plan Part 2 of 2 7912_E02_A, Location Plan 7912_L1_D, Site Plan 1 of 2 7912_D01/Rev B, Site Plan 2 of 2 7912_D02/A, Unit A Proposed Floor Plans 7912_D03/A, Unit A 7912_D04/B, Unit B Proposed Floor Plans 7912_D05/A, Unit B Elevations 7912_D06/B, Unit C Proposed Floor Plans 7912_D07/A, Unit C Elevations 7912_D08/B, Unit D Proposed Floor Plans 7912_D09/A, Unit D Elevations 7912_D10/B, Unit E Proposed Floor Plans 7912_D11, Unit E Elevations 7912_D12/A, Proposed Access Road Works 1 of 2 7912_D14/ and Proposed Access Road Works 2 of 2 7912_D15. 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. Following the previous refusal and subsequent lodging of appeal, communication took place between parties including meetings to assist in resolving outstanding matters. However the outstanding planning issues were significant and unable to be resolved in a timely manner. Following the previous refusal and subsequent lodging of appeal, communication took place between parties including meetings to assist in resolving outstanding matters. However the outstanding planning matters were significant and unable to be resolved 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