

MR JIM MORRIS
5A LITTLE PARK FARM ROAD
FAREHAM
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Application	F/24/96970
Please ask for	David Huckfield
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Wednesday 17 July 2024

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

Application No. F/24/96970

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 22 May 2024 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description:	Erection of 2no. semi-detached 3-bed dwellings, with associated access, parking and landscaping
Site:	Land to the South of Peewit Hill, Bursledon, SO31 8BL

For the following reasons:

- 1 The proposals represent an unjustified form of development within an area of designated countryside and settlement gap which, owing to its layout, scale, design and siting, would have an unacceptably harmful and detrimentally urbanising impact upon the character of the site and that of the immediate surrounding area. The application is therefore contrary to the requirements of Policies S5, S6 and DM1 of the Eastleigh Borough Local Plan 2016-2036, and Paragraphs 135 and 180 of the National Planning Policy Framework.
- 2 Insufficient information has been provided to demonstrate that the proposed development will provide net gains for biodiversity in accordance with local and national planning policy requirements. The proposals are therefore contrary to Policy DM11 of the Eastleigh Borough Local Plan 2016-2036 and Paragraphs 180 and 186 of the National Planning Policy Framework.
- 3 The application fails to provide for the required mitigation to offset the impacts of the development on the European protected Solent Complex (SPA, SAC and

Ramsar sites) and New Forest SPA, SAC and Ramsar sites, from additional recreational pressure and nutrient loading generated by the population increase and additional sewage resulting from the development. The application is therefore contrary to the requirements of Policy DM11 of the Eastleigh Borough Local Plan 2016-2036, Paragraphs 180 and 186 of the National Planning Policy Framework, and the provisions of The Conservation of Habitats and Species Regulations 2017.

Note to Applicant: The application was refused following the assessment of the following plans: 23041 P101, 23041 P104, 23041 L01, 23041 L02, 23041 L03, 23041 C101, TPP-KC/PEEWIT/001. In accordance with paragraph 38 of the National Planning Policy Framework, 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 "N Parker", with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes