

MR ANDREW MCEWEN
UTILTIA BOWL
UTILITA BOWL
MARSHALL DRIVE
WEST END
SOUTHAMPTON
SO30 3XH

Application	F/24/97451
Please ask for	Clare Martin
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Thursday 3 October 2024

Application No. F/24/97451

In pursuance of their powers under the above Act and in accordance with your application received on Monday 12 August 2024 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Temporary change of use for 12 month period for the storage and cleaning of up to 9 buses used in event day services with associated welfare cabin, portable toilet and heras fencing (retrospective application).
Site:	UTILITA BOWL, MARSHALL DRIVE, WEST END, SOUTHAMPTON, SO30 3XH

For the following reasons:

- 1 Insufficient information has been provided to demonstrate that the proposed development would not directly or indirectly adversely effect priority habitats within the site, surroundings and nearby Telegraph Woods SINC. As such the proposal is contrary to Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) & provisions within the National Planning Policy Framework.
- 2 Insufficient information has been provided to demonstrate that a sustainable drainage system is in place to clean/ filter surface water run off before leaving the site, without which the development has the potential to adversely affect watercourses and Telegraph Woods SINC. The proposal is therefore contrary to Policy DM6 of the

Eastleigh Borough Local Plan (2016-2036) & provisions within the National Planning Policy Framework.

Note to Applicant: The application was refused following the assessment of the following plans: location plan (21-May-2024), UB-0-02-001, site plan (titled bus compound temporary change of use F/24/97451), 3001 & Tufway Portaloo specifications. In accordance with paragraph 38 of the National Planning Policy Framework (February 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