

Huckfield, David

From: Huckfield, David
Sent: 04 October 2024 10:29
To: Smith, David
Subject: RE: CS/24/97256 - JACKSONS FARM, BUBB LANE, WEST END, SOUTHAMPTON, SO30 2HL

Good morning David,

Further to your letter inviting us to comment on the additional information provided by the applicant which comprises a written response to our previous comment and a proposed planting plan, we have now had the opportunity to review these details.

Having done so, and whilst the addition of a degree of perimeter landscaping is welcomed, we do not consider that this would sufficiently address the fundamental concerns that we had previously raised in respect of the appropriateness of the siting of this use in this location and the resulting impact that it would have on the character and visual amenity of its surroundings.

As such, we maintain our objection to the application on the grounds set out within our previous response, which is included below for ease of reference.

Kind regards

David

David Huckfield
Senior Planning Officer

Planning & Environment - Planning/Development Management
023 8068 8811



Eastleigh Borough Council | Eastleigh House | Upper Market Street | Eastleigh | SO50 9YN

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From: Huckfield, David <David.Huckfield@eastleigh.gov.uk>
Sent: Monday, June 10, 2024 12:06 PM
To: Kirby-Hawkes, Lisa <lisa.kirby.hawkes@hants.gov.uk>
Subject: CS/24/97256 - JACKSONS FARM, BUBB LANE, WEST END, SOUTHAMPTON, SO30 2HL

Good morning Lisa,

Thank you for consulting Eastleigh Borough Council on this planning application.

The Council **objects** to this application for the following reasons:

The site is situated within designated countryside and settlement gap within the Eastleigh Borough Local Plan 2016-2036 to which Policies S5 (New development in the countryside) and S6 (Protection of settlement gaps) apply. These policies seek to prevent development which would undermine the physical extent and/or visual separation of settlements or have an urbanising effect on the countryside in order to maintain its rural character and limit urbanisation, whilst facilitating and controlling development for which a countryside location is genuinely and justifiably required. Policy 5 (Protection of the countryside) of the Hampshire Minerals and Waste Plan 2013, whilst allowing for the re-use of redundant farm buildings in the countryside for minerals and waste development, is explicit that such development must be 'suitable' and stipulates that development in the countryside will be expected to meet the highest standards of design, with Policy 13 (High-quality design of minerals and waste development) in this respect requiring that development should not cause an unacceptable adverse visual impact and should maintain and enhance the distinctive character of the landscape.

The site is situated along a section of Bubb Lane which is bound principally by green fields and perimeter vegetation, with any sporadic development and uses along it being relatively well screened and/or unintrusive from their wider surroundings. Whilst the application site and the farmyard and buildings that it had encompassed had, through disuse, become derelict and untidy in recent years, the site was not considered out of keeping with its semi-rural and largely agricultural setting. The use for which permission is sought and the works that have and are proposed to be undertaken in connection with this, which include extensive site and vegetation clearance and the introduction of storage bays, skips and other paraphernalia which are associated with operations of this type are, by contrast, significantly urban in appearance and nature and appear unduly prominent and particularly visually intrusive from their surroundings, to the detriment of the semi-rural character of the site and its countryside setting.

The Council thereby considers that the proposals are in conflict with the above referenced requirements of Policies S5 and S6 of the Eastleigh Borough Local Plan 2016-2036 and Policies 5 and 13 of the Hampshire Minerals and Waste Plan 2013, with the scheme introducing an inappropriate and unacceptably urbanising form of development into the settlement gap and this area of designated countryside which would have an unduly adverse physical and visual effect on its prevailing character.

Kind regards

David

David Huckfield
Senior Planning Officer

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