

MR CHRIS HALL
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Application	F/24/97352
Please ask for	Rachael Morris
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Tuesday 9 July 2024

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

Application No. F/24/97352

In pursuance of their powers under the above Act and in accordance with your application received on Friday 24 May 2024 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Erection of detached bungalow with associated parking, access and landscaping
Site:	Land adjacent to Croft Farm, Winchester Road, Botley, SO32 2BX

For the following reasons:

- 1 The proposed dwelling would be unsuitably located resulting in an urbanising and undesirable intrusion into the countryside. As such the proposal is contrary to policies S5 of the Eastleigh Borough Local Plan [2016-2036].
- 2 The application fails to provide the required mitigation to offset the impacts of the development upon the European protected Solent Complex (SPA, SAC and Ramsar sites) and New Forest National Park (SPA, SAC and Ramsar sites) from additional recreational pressure by the population increase resulting from the development. The proposal is therefore contrary to the requirements of Policy DM11 of the Eastleigh Borough Local Plan [2016-2036], the provisions of the NPPF [2023] and the Conservation of Habitats and Species Regulations 2017.
- 3 Insufficient information has been provided to demonstrate the development will not cause adverse harm to the biodiversity interests of the site and species,

including great crested newts, common toads, bats, badgers and nesting swifts which are protected by virtue of the Wildlife and Countryside Act (1981) (as amended) and the Conservation of Habitats and Species Regulations (2017) (as amended). The proposals are therefore contrary to Policy DM11 of the Eastleigh Borough Local Plan [2016-2036].

- 4 Insufficient information has been provided to demonstrate a biodiversity net gain and as such is contrary to Policy DM11 of the Eastleigh Borough Local Plan [2016-2036].

Note to Applicant: The application was refused following the assessment of the following plans: PL01 Rev A, PL02, PL03 Rev A and PL04. In accordance with paragraph 38 of the National Planning Policy Framework (Dec 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