

JEAN-MICKAEL HOPKINSON
MOUNTBATTEN HOUSE
1 GROSVENOR SQUARE
SOUTHAMPTON
SO15 2BZ

Application	F/24/97312
Please ask for	Rebecca Altman
Direct dial	023 8068 8266
Working hours	Mon to Fri 8:30am to 5pm
Email	rebecca.altman@eastleigh.gov.uk

Friday 29 November 2024

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

Application No. F/24/97312

In pursuance of their powers under the above Act and in accordance with your application received on Monday 29 April 2024 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Construction of Residential Care Community, comprising a 69-bed care home (Use Class C2) and 5 x 2-bedroom close care cottages (Use Class C3 age restricted), with associated access, internal access road, parking, landscaping and infrastructure (amended description) (updated plans and further information received October 2024).
Site:	Land adjoining 4 Brookfield, Providence Hill, Bursledon.,

For the following reasons:

- 1 The proposed care home, due to its excessive height and bulk and close proximity to the rear garden boundaries of Nos.1-4 Brookfield, would represent a visually dominant, overbearing and intrusive form of development when viewed from the adjacent rear gardens, resulting in an unacceptable impact on the amenities of the existing residents. The proposal would therefore be contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).
- 2 The proposed development would have insufficient on-site parking and would result in the loss of existing parking for adjacent residents, which would result in increased pressure for parking on Providence

Hill, leading to increased highway safety risks from obstructions caused by unauthorised parking. The proposal would therefore be contrary to Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

- 3 Insufficient information has been provided to demonstrate that a care home of the proposed scale would not place undue pressure on healthcare services in the local area. The proposal is therefore contrary to Policy S10 of the Eastleigh Borough Local Plan (2016-2036).
- 4 Due to the speed and volume of traffic on Providence Hill, the increased level of vehicles entering and leaving the site from the proposed new access for such a large scale development, would pose increased risk to highway safety on the local highway network, contrary to Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).
- 5 In the absence of developers contributions towards public art, community infrastructure, public open space, sustainable transport and a traffic regulation order, the development would not make provision for the infrastructure improvements necessitated by the proposed development. The proposal would therefore be contrary to Policy DM38 of the Eastleigh Borough Local Plan (2016-2036).
- 6 In the absence of mitigation, the development would fail to offset its impacts on the European protected sites from nutrient loading and recreational pressure. The proposal would therefore be contrary to Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) and The Conservation of Habitats and Species Regulations 2017.
- 7 Note to applicant: The application was refused following the assessment of the following plans:
 - 6185-WLA-ZZ-XX-DR-A-0005 Rev. A – Location and Block Plan
 - 6185-WLA-ZZ-XX-DR-A-0010 Rev. K – Proposed Site Plan
 - 6185-WLA-ZZ-00-DR-A-00112 Rev. I – Lower Ground Floor Plan
 - 6185-WLA-ZZ-00-DR-A-00113 Rev. G – Ground Floor Plan
 - 6185-WLA-ZZ-01-DR-A-0114 Rev. G – First Floor Plan
 - 6185-WLA-ZZ-02-DR-A-0115 Rev. G – Second Floor Plan
 - 6185-WLA-ZZ-XX-DR-A-0220 Rev. F – Elevations East and West
 - 6185-WLA-ZZ-XX-DR-A-0221 Rev. F – Elevations North and South
 - 6185-WLA-ZZ-XX-DR-A-0222 Rev. E – Courtyard Elevations
 - 6185-WLA-ZZ-XX-DR-A-0050 Rev. D – Site Sections Sheet 1

- 6185-WLA-ZZ-XX-DR-A-0051 Rev. C – Sections Through Site Sheet 2
- 6185-WLA-ZZ-XX-DR-A-0052 Rev. C – Sections Through Site Sheet 3
- 6185-WLA-ZZ-XX-DR-A-0017 Rev. A – Proposed Street Scenes
- 197.5004-0002 P04 – Proposed Drainage Strategy Layout
- 197.5004-0011 P01 – Site Entrance: Plan/long section
- 197.5004-0012 P01 – Site Entrance : RPA Carriageway Construction Details
- 2499-TF-XX-00-DR-L-1004 P03 – Landscape – Lower Ground Floor
- 2499-TF-XX-00-DR-L-1005 P03 – Landscape – Ground Floor
- 2499-TF-XX-00-DR-L-1006 P03 – Landscape – First and Second Floor Terraces
- HCC10/C/155 – Carriageway detail for construction within the root protection area of retained trees
- PR124477-03A – Tree Protection Plan
- 6185-WLA-ZZ-XX-DR-A-0420 Rev. A – Elevations Cottages 1-3
- 2499-TFC-00-00-DR-L-5001 – Retaining Wall Elevations
- 6185-WLA-ZZ-XX-DR-A-0060 – Verified View – Existing and Proposed
- 6185-WLA-ZZ-XX-DR-A-0070 – Clay Render – Aerial View from south east
- 6185-WLA-ZZ-XX-DR-A-0071 – Clay Render, Aerial View from east
- 6185-WLA-ZZ-XX-DR-A-0072 – Clay Render, Aerial View from north
- 6185-WLA-ZZ-XX-DR-A-0073 – Clay Render – Aerial View from north west

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Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (December 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. In this instance the application has been refused as it is contrary to the relevant policies of the Local Plan.

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