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Application	F/24/97934
Please ask for	David Huckfield
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Thursday 12 December 2024

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

Application No. F/24/97934

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 1 August 2024 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description:	Erection of 6no. dwellings with associated parking and landscaping and creation of new access from Winchester Road
Site:	Land adjacent to Pear Tree PH, Winchester Road, Southampton, SO32 2DH

For the following reasons:

- 1 The proposals represent an unjustified form of development within an area of designated countryside which, owing to its layout, 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 and DM1 of the Eastleigh Borough Local Plan 2016-2036, and Paragraphs 135 and 180 of the National Planning Policy Framework.
- 2 The proposals fail to demonstrate that the development of the application site and the resulting reduction in the outdoor area

available for the use of the Pear Tree Inn Public House, would not unacceptably diminish this part of the community facility, or adversely affect the operation or viability of the Public House, thereby reducing the benefits that it provides to the local community. The application is, as a result, contrary to Policy DM36 of the Eastleigh Borough Local Plan 2016-2036 and the provisions of Paragraphs 88 and 97 of the National Planning Policy Framework.

- 3 Insufficient information has been provided to demonstrate that the residential amenity of the future occupiers of the development would not be unacceptably impacted by noise, vibration and odour arising from the adjacent Long Common Wastewater Pumping Station, or noise arising from the nearby railway line and the Pear Tree Inn Public House and, as a result and in addition, that the development would not inhibit or create risks to the operations of the Public House having regards to noise pollution and the agent of change principle. The application is therefore contrary to Policies DM1 and DM8 of the Eastleigh Borough Local Plan 2016-2036 and Paragraphs 135, 180, 191 and 193 of the National Planning Policy Framework.
- 4 The application fails to make provision for the securing of the minimum 10% biodiversity net gain required by the Environment Act 2021, as well as its subsequent retention, management and monitoring. The proposals are therefore contrary to the provisions of this legislation, as well as those of Policy DM11 of the Eastleigh Borough Local Plan 2016-2036 and Paragraphs 180 and 186 of the National Planning Policy Framework.
- 5 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: 01, 02 Revision C, 03 Revision C, 04, 05, 06, 08. 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. In this case, however, the application has been refused as it is considered to be contrary to the development plan and there were not sufficient material considerations to outweigh the planning harm identified.

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