

DAVID WILLIAMS,

Application	F/24/97945
Please ask for	Liz Harrison
Direct dial	023 8068 8284
Working hours	Mon to Fri 8:30am to 5pm
Email	liz.harrison@eastleigh.gov.uk

Monday 30 June 2025

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

Application No. F/24/97945

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 20 August 2024 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Erection of 52 retirement living apartments with associated communal facilities and car parking; the erection of a pair of detached dwellings; improved vehicular access and new pedestrian access to Winchester Road.
Site:	LAND ADJACENT TO OAK COTTAGE, WINCHESTER ROAD, BOORLEY GREEN, SO32 2DH,

For the following reasons:

- 1 The proposed development would consist mainly of retirement living apartments and make no provision for affordable housing (either on-site or as a financial contribution towards off-site provision). As such it is considered that the proposed development would be contrary to Policy BO4 (a) of the Eastleigh Borough Local Plan (2016-2036) by reason of its failure to provide a range of housing types, sizes and tenure.
- 2 In the absence of suitable measures to enhance sustainable travel and ease of access to the public transport network, the site is not considered to be in a suitable location for the provision of older persons accommodation due to it not being in a sustainable location with good and safe access to a public transport network with a reasonable level of service or a range of facilities. The proposed

development would not be well-integrated into the local community and would fail to provide an enhancement of connections with Boorley Green to the east and south. The proposed development would therefore be contrary to policies DM25 and BO4 (c) and (d) of the Eastleigh Borough Local Plan (2016-2036), the Council's "Accommodation for Older People and Those in Need of Care" Supplementary Planning Document and provisions within the National Planning Policy Framework.

- 3 The application fails to secure provision for developer contributions for the off-site provision of facilities, infrastructure and measures (including public open space; community infrastructure; health facilities; public art; sustainable transport; traffic regulation orders) made necessary by the development or to mitigate against any increased need or pressure on existing facilities. The application is therefore contrary to the requirements of policies S10, DM13, DM33, DM36, DM38 and BO4 of the Eastleigh Borough Local Plan 2016-2036, Eastleigh Borough Council's Planning Obligations Supplementary Planning Document and provisions within the National Planning Policy Framework.
- 4 The application fails to provide for the required mitigation to offset the impacts of the development on the European protected sites (i.e. the Solent and Southampton Water Special Protection Area & Ramsar Site, Solent Maritime Special Area of Conservation & New Forest Special Protection Area, Special Area of Conservation & Ramsar sites) from nutrient loading and recreational disturbance generated by the population increase resulting from the development. The application is therefore contrary to policies S1, DM10, DM11 and BO4 (g) of the Eastleigh Borough Local Plan (2016-2036), the provisions within the National Planning Policy Framework and the Conservation of Habitats and Species Regulations 2017 (as amended).
- 5 The application fails to make provision for the securing of the statutory biodiversity net gain required by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021), as well as its subsequent retention, management and monitoring. The proposed development is therefore contrary to the provisions of this legislation, as well as those of Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) and provisions within the National Planning Policy Framework.

Note to Applicant: The application was refused following the assessment of the following plans: SO_2977_03_AC_001 "Location

Plan", SO_2977_03_AC_002 "Existing Site Survey",
SO_2977_03_AC_010 rev F "Proposed Site Layout (Roof),
SO_2977_03_AC_011 rev B "Proposed Ground Floor",
SO_2977_03_AC_012 rev B "Proposed First Floor",
SO_2977_03_AC_013 rev A "Proposed Second Floor",
SO_2977_03_AC_020 rev C "Proposed Elevations 1of2",
SO_2977_03_AC_021 rev C "Proposed Elevations 2of2",
SO_2977_03_AC_022 rev B "Proposed Houses",
SO_2977_03_AC_023 "Sub Station", SO_2977_03_AC_030 rev B
"Bay Studies – Red Brick", SO_2977_03_AC_031 rev B "Bay Studies
– Render", SO_2977_03_AC_032 rev A "Bay Studies – Buff Brick",
SO_2977_03_AC_035 "Garden Sheds to Houses",
SO_2977_03_AC_040 rev B "Proposed Elevations – Clean",
SO_2977_03_AC_041 rev B "Proposed Elevations – Clean",
SO_2977_03_AC_100 "Cross Sections".

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".

Nicholas Parker
Planning Manager

N.B. See Attached Notes