

PETER DAVIS
TURLEY
THE PINNACLE
20 TUDOR ROAD
READING
RG1 1NH

Application	O/24/98619
Please ask for	Clare Martin
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Wednesday 17 December 2025

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

Application No. O/24/98619

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 19 December 2024 the Council, as Local Planning Authority hereby **Refuse Outline Permission** for the following :

Description: Outline application with all matters reserved (apart from access) for the construction of up to 245 dwellings (Use Class C3) and up to 350sqm multi-functional building (Use Class E - commercial, business or service or Use Class F2 - Community), with associated open space and play area, landscaping, SuDS, infrastructure, mobility hub and vehicular access off Mortimers Lane.

Site: Land south of Mortimers Lane, Fair Oak

For the following reasons:

- 1 The site is outside of the urban edge and is not allocated for residential development. The proposal represents an inappropriate and unjustified form of development, which would have an unacceptably urbanising and visually intrusive impact upon the designated countryside to the detriment of the character and visual amenity of the local area. These adverse impacts cannot be appropriately mitigated and therefore the application is contrary to Policies S1, S5 & DM1 of the Eastleigh Borough Local Plan (2016-2036) and provisions within the National Planning Policy Framework (December 2024).

- 2 The site is considered to be poorly connected by sustainable transport modes to local facilities in Fair Oak, Eastleigh and the surrounding area. The measures included within the proposed development would not result in a genuine choice of transport modes and as such the proposals would result in a car dependant development increasing congestion on the highway network. The application is therefore contrary to Policies S1, S11, DM1, DM13, DM21 & DM36 of the Eastleigh Borough Local Plan (2016-2036) and provisions within the National Planning Policy Framework (December 2024).
- 3 The provision of the proposed access, visibility splay and footway/ cycleway to the south of Mortimers Lane would result in the loss of vegetation to the detriment of the character, visual amenity and ecological value of Mortimers Lane and the locality. The application is therefore contrary to Policies S5, DM1 & DM11 of the Eastleigh Borough Local Plan (2016-2036) and provisions within the National Planning Policy Framework (December 2024).
- 4 The application fails to secure provision for developer contributions for the on and off-site provision of facilities and infrastructure (including affordable housing, off site highway works, public open space and play provision, community infrastructure, health facilities, secondary education, public art, travel plan, mobility hub, public right of way works, biodiversity net gain monitoring fee) 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, DM28, DM33, DM36 and DM38 of the Eastleigh Borough Local Plan (2016-2036), the Eastleigh Borough Council's Planning Obligations Supplementary Planning Document and provisions within the National Planning Policy Framework (December 2024).
- 5 The application fails to secure mitigation to offset the impacts of the development on the European protected sites (i.e. River Itchen Special Area of Conservation SAC) from the affects of nutrient loading. The application is therefore contrary to Policies S1, DM10 and DM11 of the Eastleigh Borough Local Plan (2016-2036), provisions within the National Planning Policy Framework and The Conservation of Habitats and Species Regulations 2017 (as amended).

Yours faithfully

A handwritten signature in black ink that reads "N Parker".

Nicholas Parker
Planning Manager

N.B. See Attached Notes