

MR MATTHEW BREWER
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Application O/18/84191
Please ask for Andy Grandfield
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Thursday 16 January 2020

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

Application No. O/18/84191

In pursuance of their powers under the above Act and in accordance with your application received on Friday 26 October 2018 the Council, as Local Planning Authority hereby **Refuse Outline Permission For** the following :

- Description:** “Outline application with all matters reserved (except means of access) for the construction of up to 148 residential dwellings (Use Class C3) with new vehicular access to Hamble Lane, alterations to Kings Avenue and Coronation Parade, new car parking for existing sports facilities, employment use and residential properties, landscaping, improvements to existing bowls and football facilities on site and other associated works. Demolition of non-original extensions to Sydney Lodge (Grade II* Listed Building) and redundant factory buildings”.
- Site:** GE Aviation, Kings Avenue, Hamble-Le-Rice, SO31 4NF

For the following reasons:

- 1 The proposals represent an inappropriate and unjustified form of development beyond the urban edge which would result in the loss of countryside and have an unacceptably urbanising impact to the detriment of the character, visual amenity, and the quality of the landscape of the locality. The application is therefore contrary to Saved Policies 1.CO, 18.CO, and 59.BE(i) of the adopted Eastleigh Borough Local Plan Review (2001-2011), emerging policies S1(ix), S7, DM1 i(a) of the submitted Eastleigh Borough Local Plan (2016 – 2036) and the provisions of the National Planning Policy Framework

- 2 The application fails to demonstrate that an appropriate means of access can be provided to serve the development without unacceptable impact and interference on the footpath and cycleway infrastructure, to the detriment of the ease of use and safety of pedestrians and cyclists. The proposals are therefore contrary to the requirements of Saved Policies 59.BE (v), 92.T and 102.T of the adopted Eastleigh Borough Local Plan Review 2001-2011, emerging policies DM13 of the submitted Eastleigh Borough Local Plan (2016 – 2036) and the provisions of the National Planning Policy Framework
- 3 The proposal involves development that cannot be reconciled with the National Planning Policy Framework in that the significant movements generated by the proposed residential development, when considered cumulatively with the potential for a growth in traffic associated with the retained commercial activities on site, could not be accommodated adequately on Hamble Lane and its junctions with adjoining roads. This would result in a severe impact on the road safety and operation of the local transport network contrary to the provisions of the National Planning Policy Framework and saved policies 100.T, 101.T and 102.T of the adopted Eastleigh Borough Local Plan and emerging Policy DM13 of the submitted Eastleigh Borough Local Plan (2016 – 2036).
- 4 Insufficient information has been submitted to demonstrate that the loss of the cricket wicket and its outfield, which also provides for two grass football pitches and training area, can be adequately mitigated within the Parish of Hamble-le-Rice. The proposal is therefore contrary to Saved Policy 145.OS of the adopted Eastleigh Borough Local Plan Review 2001-2011, emerging policies DM34 of the submitted Eastleigh Borough Local Plan (2016 – 2036) and the provisions of the National Planning Policy Framework, the adopted Sports Facility Needs Assessment and Playing Pitch Strategy Update 2017 and Exception Policy E4 of Sport England's Playing Fields Policy - 'A Sporting Future for the Playing Fields of England'.
- 5 The application fails to provide for the required mitigation to offset the impacts of the development on the European protected site (SPA, SAC and pSPA) from nitrogen loading generated by the population increase resulting from the development. The application is therefore contrary to the requirements of Saved Policies 25.NC and 45.ES of the adopted Eastleigh Borough Local Plan Review 2001-2011, Policies DM10 and DM11 of the Eastleigh Borough Local Plan 2016-2036, Paragraphs 170, 175 and 176 of the National Planning Policy Framework, and the provisions of The Conservation of Habitats and Species Regulations 2017.
- 6 The application fails to secure provision for developer contributions for on and off-site provision of facilities and infrastructure (including affordable housing, air quality monitoring, education, the Solent Disturbance Mitigation project, sustainable transport measures, improvements to Hamble Lane Corridor, improvements and enhancements to the local footpath network, community infrastructure, on-site public open space and play area provision, off-site public

open space, enhanced and replacement sports pitch and facilities, public art) made necessary by the development or to mitigate against any increased need or pressure on existing facilities. As such the application is contrary to policies 101.T, 147.OS, 165.TA, 191.IN of Eastleigh Borough Local Plan Review (2001-2011), Eastleigh Borough Council's Planning Obligations Supplementary Planning Document and Paragraphs 17, 203 and 204 of the National Planning Policy Framework.

Note to Applicant: The application was refused following the assessment of the following plans: FD16 1431 50 (existing site), FD16-1431-56 (Illustrative Master Plan May 19), FD16-1431-58 (Phasing May 19) FD16-1431-60 (Developable Area May 19), FD16-1431-61 (Land Use May 19), FD16-1431-62 (Open Space May 19), FD16-1431-63 (Height May 19), FD16-1431-64 (Means of Access May 19), 17055-00-146_P05 (General Arrangements)

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (February 2019), 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 "Andy Grandfield".

Andy Grandfield
Head of Housing and Development

N.B. See Attached Notes

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND)2010

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

Notification to be sent to an applicant when a local planning authority refuse planning permission or grant it subject to conditions *(To be endorsed on notices of decision)*

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <https://www.gov.uk/planning-inspectorate>. Please ensure you complete the correct form. If you have any doubts please contact the Planning Inspectorate for advice. Telephone 0303444500 .
- If you want a planning appeal to follow the inquiry procedure you should notify the Local Planning Authority and also the Planning Inspectorate at least 10 working days before submitting your planning appeal. Complete the template and email it to the Local Planning Authority and the Planning Inspectorate at inquiryappeals@planninginspectorate.gov.uk [Further details are on GOV.UK](#).
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.