

Reasons for refusal

Taking all matters into account, and on balance, based on the information before the Minerals and Waste Planning Authority at this time, it is considered that the proposal is likely to result in unacceptable flooding impact contrary to the requirements of Part 'h' of Policy 10 (Protecting health, safety and amenity) and Policy 11 (Flood risk and prevention) of the Hampshire Minerals and Waste Plan (2013) as well as Policy DM5 (Managing flood risk) of the Eastleigh Borough Local Plan (2022). It is also considered that the proposal is not in accordance with Policy S11 (Transport infrastructure) of the [EBLP \(2022\)](#) and paragraph 114 of the [NPPF \(2023\)](#). The proposal is therefore not considered to be a sustainable minerals development in accordance with Policy 1 (Sustainable minerals and waste development) of the Hampshire Minerals and Waste Plan (2013) and paragraph 11 of the National Planning Policy Framework (2023).

Recommendation

Subject to confirmation that the Secretary of State does not intend to call-in the planning application for determination, that planning permission be REFUSED for for the reasons set out below:

- a) On the basis of the information submitted and notwithstanding the proposed mitigation, it is considered that the proposal is likely to result in unacceptable flooding impact through the working and restoration of the site contrary to the requirements of Part 'h' of Policy 10 (Protecting health, safety and amenity) and Policy 11 (Flood risk and prevention) of the Hampshire Minerals and Waste Plan (2013) as well as Policy DM5 (Managing flood risk) of the Eastleigh Borough Local Plan (2022);
- b) On the basis of the information before the Minerals and Waste Planning Authority, the proposal is considered to be contrary to Policy S11 (Transport infrastructure) of the Eastleigh Borough Local Plan (2022) and paragraph 114 of the National Planning Policy Framework (2023) in so far as it does not encourage walking, cycling and the use of public transport and appropriate opportunities to promote sustainable transport modes have not been taken up as part of the development.

On the basis of the above reasons, the proposal, in its current form, is considered to be contrary to Policy 1 (Sustainable minerals and waste development) of the Hampshire Minerals and Waste Plan (2013) and paragraph 11 of the National Planning Policy Framework (2023) due to the uncertainty in relation to flood risk impacts. Therefore, the proposal does not constitute a sustainable minerals development.

Note to Applicants

1. In determining this planning application, the Minerals Waste Planning Authority has worked with the applicant in a positive and proactive manner in accordance with the requirement in the National Planning Policy Framework (2023), as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.
2. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.