MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/14/74279

DESCRIPTION/ ADDRESS	Use of land for charity gardeners fayre on the first Sunday in June University Of Southampton Playing Field Wide Lane Eastleigh SO50 5PE

SITE VISIT DATE	28/04/14			
ARE PLANS ACCURATE?	x	Yes		No. If not why not…….
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	x	Yes		No. If not why not…….

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Use of land for Gardeners Fayre for one day a year, setting up the day before.	
SITE AREA	11.41 hectares.	
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/a.	
TOPOGRAPHY	Flat site.	
TREES	N/a.	
BOUNDARY TREATMENT		N/a.
SITE CHARACTERISTICS	This site has been used for the Gardener's Fayre for a number of years.	
CHARACTER OF LOCALITY	University of Southampton sports ground.	

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	A number of planning applications for this event over an extended period of time	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No representations received

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
BAA	I have now assessed the above application against our aerodrome safeguarding requirements and I can confirm that Southampton International Airport has no objections. However, if the organiser would like to include kite flying, balloon releases or falconry displays (or any event that is likely to send articles above 10m agl) then they must contact us to seek permission and any

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	necessary permits in accordance with CAP393 – Air Navigation Order.
ENG	Agree with Eric's comments. Whilst the fayre has worked well in the past, traffic management is required. With increased traffic flows in future years, and improvements implemented to the highway, there may need to be alterations to access points, or in the worst case, the location may become unsuitable for such an event. As such, the application process on an annual basis, where controls can be better monitored for change, should continue. There would however be no objection to 'this years fayre'. DC Engineer: No objection for say 5 years , as far as I am aware the event has run smoothly in past with temporary traffic lights controlling vehicle movements on and off site. An approval in perpetuity would not be appropriate as the access arrnagements may change if the proposed realignment/improvements to Wide Lane take place.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Strategic Outside Built-up Area Boundary

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011): 1.CO (Development in the Countryside), 2.CO (Strategic Gap), 59.BE (Development Criteria), 100.T (Minimise Travelling), 104.T. (Parking), 160.TA (Leisure and tourism in the Countryside).
Revised Pre-submission Eastleigh Borough Local Plan 2011-2029: S1, S9, DM1, DM23, DM24

CHARACTER APPRAISAL AREA

n/a

SPECIAL POLICY AREA

n/a

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework:
The NPPF carried a presumption in favour of sustainable development (para. 14), which incorporates three elements: economic, social and environmental, (para. 7). Planning law requires applications to be determined in accordance with the development plan, unless material considerations indicate otherwise, (para. 11). Should a development proposal accord with the development plan, approval should be given without delay, (para.14).

NATIONAL PLANNING POLICY GUIDANCE

Para. 28 relates to supporting a prosperous rural economy, stating policies should, 'support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.'

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to highway matters, impact on strategic gap, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

	See below		Other……After discussions with the Council's Engineering unit, have agreed ten years would be an acceptable time period for the duration of the permission.

COMMENT ON REPRESENTATIONS RECEIVED

	See below		Other……n/a

PLANNING OBLIGATION/CONSIDERATIONS

Contributions are not required for this event.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

MATERIAL CONSIDERATIONS

The principle of this use for one day a year has been established over a number of years, as the event has been running for 16 years and applications have been submitted each year.

The event is well managed and there have been no issues regarding the short term impact on traffic movements, utilising temporary traffic lights for the day of the event.

Due to the potential for changes to the highway network, motorway connections and general increases in traffic movements, it has been agreed that a ten years permission would allow for the potential impact to be re-examined in the future.

The event has no permanent impact on the strategic gap and is visible for only 2 days of the year. There is no significant impact on the character of the area.

It is a very popular event and brings visitors to the area, of benefit to the local economy.

Previously the event has included the local kite flyers, however this year that element of the event will not occur. In any case, Airport Safeguarding have raised no objection to the proposal, and have asked that, if the organiser would like to include kite flying, balloon releases or falconry displays (or any event that is likely to send articles above 10m agl) they contact safeguarding to seek permission and any necessary permits in accordance with CAP393 – Air Navigation Order.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Nature conservation

The proposal is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development as it falls outside the designated zone of impact.

The site falls inside the 5.6kn buffer zone for the Solent SPA. A contribution of £170 per dwelling is not required to mitigate the increased recreational pressure resulting from the development due to the temporary nature of the development.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft Eastleigh Borough Local Plan 2011-2029. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSIONS

The recommendation is to permit.

REF. NO. «AltRef»