REF. NO. F/16/79006

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Continued siting of 4no. temporary modular classrooms for a period of 6 years. Wildern School, Wildern Lane, Hedge End, Southampton, SO30 4EJ

SITE VISIT DATE – 18/08/2016

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? – Yes and site notice displayed.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. Three of the four classrooms are located to the southern side of the school campus, with the fourth to the north.
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	Generally flat and level.
TREES	None affected.
BOUNDARY TREATMENT	The classrooms are pulled in away from the school boundaries.
SITE CHARACTERISTICS	Large secondary school campus with associated facilities and playing fields.
CHARACTER OF LOCALITY	The surrounding area is residential in nature.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	Various planning approvals and County Council consultations for temporary classroom buildings and other works.	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Head of Transportation & Engineering	No objection.
Hedge End Town Council	No objection.

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area

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

Eastleigh Borough Local Plan Review (2001-2011), saved Policies 25.NC, 59.BE & 186.IN

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (the Submitted Local Plan) comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014' Policies DM1, DM9 & DM35

Supplementary Planning Document: Quality Places

NATIONAL PLANNING POLICY GUIDANCE

The National Planning Policy Framework (NPPF) supports and encourages sustainable development which is considered to have three roles, economic, social and environmental. Paragraph 8 of the NPPF states that "These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions."

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to the principle of that proposed, its layout, design and impact upon the street scene and character of the surrounding area, amenity and nature conservation.

COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

n/a

PLANNING OBLIGATION/CONSIDERATIONS

n/a

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

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In this case policy issues for consideration include:

Principle – The application site lies within the urban edge where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant Local Plan policies and Supplementary Planning Documents. The most relevant policy in this case is saved Policy 59.BE of the Local Plan which requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, a satisfactory means of access and layout for vehicles, cyclists and pedestrians, to make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, and noise and fumes. Also of relevance is Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014, which essentially reiterates the above requirements.

Also of relevance is saved Policy 186.IN which accepts the principle of provision, replacement, extension or improvement of facilities for use by the community, i.e. Wildern Secondary School.

The fact that consent has previously been granted for these classroom buildings also accepts the principle of their siting. The issue therefore is whether their continued siting for a further six years is acceptable.

Layout, Design, Street Scene & Area Character – The four classrooms buildings are already in position and being within the school campus away from any site boundaries means that there is not significant objection to their continued siting. While a more permanent solution would be preferable, given the short term pressures of providing sufficient school places in the area, their continued siting is not considered to be an issue.

Amenity – The four classrooms have been in position without any complaints having been raised. As such it is considered that their continued siting is unlikely to cause any additional issues of amenity for nearby properties.

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 5.6km buffer zone for the Solent SPA but a contribution is not required to mitigate the increased recreational pressure resulting from the development due to the nature of the development.

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

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CONCLUSIONS

For the reasons given above, the application is recommended for approval for a temporary period of six years.