

DELEGATED OFFICER REPORT

Application Ref: F/22/93306

Site Address: STONEHAM LANE FOOTBALL COMPLEX, STONEHAM LANE, EASTLEIGH, SO16 2PA

Case Officer: Alex Webb

Description: New demountable classroom

Particular Site Constraints?	Yes ☒	No ☐
Nature Conservation NE - SSSI Impact Risk Zones Hazards/other environmental - Environment Agency Surface Water Flooding EBC Owned Land - EBC Owned Land Aviation safeguarding - Airport Safeguarding Zones Article 4 -Article 4 Direction (excluding Classes IV(2) and VI(1) from permitted development) Hazards/other environmental SGN Gas Pipeline Intermediate Pressure Nature Conservation HRA Screening Criteria (River SAC, SPA & Ramsar) Solent Mitigation & Disturbance Zone Public Rights of Way Eastleigh: 28 fp Waste/Minerals Site - Sub-alluvial River Terrace deposits - Inferred resources, River Terrace deposits EBC Owned Land - EBC Owned Land		

Planning History?	Yes ☒	No ☐
O/15/76023 - Outline application with all matters reserved (except for access) for the demolition of existing buildings/structures and the development of: 1) on land south of Chestnut Avenue (North Stoneham Park) - 1100 dwellings (use class C3); - residential care home (use class C2); - creation of a new local centre - including a new primary school (2FE), children's pre-school nursery, community building, retail, office and other buildings and car parking (use classes A1, A2, A3, A4, A5, B1a, D1, D2); - public open space, children's play equipment, associated hard and soft landscaping and works; - foul and surface water drainage measures including pumping stations; access from Chestnut Avenue and Stoneham Lane (with new accesses/works to Chestnut Avenue (existing), Chestnut Avenue/Nightingale Avenue, Chestnut Avenue/Stoneham Lane, Stoneham Lane/Stoneham Way Junctions and new accesses onto Stoneham Lane); new footway/cycleway links; 2) extension to Lakeside Country Park on land east of Stoneham Lane - Outline planning permission granted 08/01/2016		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No response		
Ecology	This application has been flagged up as being within 50 m of a record of white letter hairstreak and within 200 m of a record of dormice. I don't think there will be an impact on these species but since no landscaping is affected, but the applicant should be notified of their potential presence in the wider area.		
Highways	In regard to application F/22/93306, having reviewed the information contained within the application pack, there is no objection in principle from HCC as Local Highway Authority. The site of the proposed classroom does not impact on parking, or the movement of vehicles around site. However, what hasn't been provided is information on the number of 'players' and teaching staff that will be attending site on an average day, what time the associated movements are likely to take place, and onwards how it is anticipated that they will travel to site (i.e. bus, walk, cycle or car). This information is required to (a) assess the potential traffic impact on Stoneham Lane, and to (b) assess the need for cycle and vehicle		

	parking on site which has been outlined as zero on the application form. It would be anticipated that at least some attendees will cycle or drive, and so details of areas where they are permitted to park are required to ensure no parking overspill occurs in surrounding areas. If the additional information can be provided, a re-assessment of the application can be undertaken accordingly. Further information provided and updated response: In regard to the parking, there certainly seems to be adequate space. Given the figures, there is no objection to the proposals from a highways perspective, but if a condition could be added along the lines of 'any students and teachers wishing to drive will be permitted to park on site' it could assist with making sure spaces are available to them, unlike quite a few educational establishments which expect students in particular to park off site somewhere.
Environment Agency	No comment
HCC Flood & Water Management	No comment

Site Visit:	Yes ☒	No ☐
05/09/2022		

Policy: National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1, S2 and S5; and Development Management policies DM1, DM2, DM11, DM14 and DM34. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment: The application site is located on the Stoneham Lane Football Complex on designated countryside, just south of junction 5 of the M27 and Stoneham Way and to the east of Stoneham Lane. Monks Brook Meadow is to the east of the complex and further south is an area of residential development. There is an existing reception, training and teaching building to the north of the football pitches and to the south of the main car park. There is an overflow car park and grass pitches on the west side of Stoneham Lane, within walking distance of the main complex. The proposal is for a demountable classroom. It would measure 75 sq m and would be a steel framed structure. It would be located on a parcel of grassed land to the south west of the existing building and would be used for staff and pupils for teaching purposes. It would be simple and modern in terms of design and form, the main entrance would be on the south elevation where there would also be a ramp for an accessible access route. There would be windows on the north, east and south elevations with 2 x rooflights. There is an existing footpath leading from the entrance to the existing building around to the site, along the west and south boundaries and therefore no additional pedestrian access from the car park is required.

Proposals for extensions or new buildings in relation to existing private recreational facilities within the countryside are supported under local plan policy DM34 provided such development accords with general development criteria (policy DM1) and the biodiversity, and heritage policies of the Local Plan. Such development should be ancillary to and essential for the use of the land for outdoor sport and recreation; it should not cause urbanisation or detract from rural character; it should contribute to the management of, and where possible enhances the countryside and urban open spaces and is should be readily accessible to those they are intended to serve by means of transport other than the private car, and accords with the transport and parking policies of this Local Plan.

The proposal is small scale in nature and in relation to the overall size of the existing built form at the football complex. The building would be used for teaching purposes in association with the football complex and would therefore be ancillary to the continued use of the remaining land for outdoor sport and recreation. The design of the new classroom is suited to the host building in terms of form, scale and appearance. It would appear appropriate in the streetscene, in keeping with the general rural character of the surrounding area. The location of the classroom would infill a natural gap on the site and square off the existing built form and therefore would continue to contain the built form across the site. The design and layout is therefore considered appropriate and in accordance with policy DM1 of the local plan

The proposal will allow for the continued management and investment in the private recreational facility through expansion. The provision of the classroom would result in a small increase in pupils and staff attending the site, estimated to be up to an additional 30 visitors to the site. Access to the site would remain as existing and the highway officer has acknowledged that there is adequate parking provision on site to accommodate this increase however has requested a condition that parking spaces are always available for those staff and pupils utilising the proposed new classroom. There is also a regular bus service to the site from Eastleigh and Southampton town centres, it is therefore served by means of transport other than the private car and accords with policy DM14 of the local plan.

There will be no adverse impact upon trees or other natural features worthy of retention or significant impacts on the SPA in accordance with policy DM11 of the local plan.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of

resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

Equalities Implications:

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications.

Conclusion: For the reasons set out above, the application is recommended for permission subject to conditions.

Recommendation:	PERMIT ☒	REFUSE ☐
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Comments ...
