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PLANNING POLICY STATEMENT(v5)

**Land North and East of Boorley Green, Botley,
SO32 2UA**

Full planning application to construct a new single storey
81 place children's nursery building with outside play
space, access, parking and landscaping

November 2022

INTRODUCTION

- 1.1 This planning policy statement has been prepared to support the applicant's full planning application to construct a new single storey 81 place children's nursery building with play space, access, parking and landscaping on land at Land North and East of Boorley Green, Botley.
- 1.2 This policy statement confirms which are the relevant planning policies contained within the Development Plan, which in this case comprises:
 - the National Planning Policy Framework (NPPF) (amended 2021),
 - the Eastleigh Borough Local Plan (adopted April 2022),
 - the Quality Places SPD (2011),
 - Environmentally Sustainable Development SPD (2009), and
 - the Biodiversity SPD (2009).
- 1.3 The statement will explain how the proposal accords with the relevant criteria of adopted planning policies, and therefore should lead the planning officer to make a favourable recommendation of the planning application.
- 1.4 Reference to any material planning considerations including Local Planning Authority (LPA) decisions will be highlighted as these too, will have an influence over the outcome of this planning application.

SITE CHARACTERISTICS AND CONTEXT

- 2.1 The application site is a plot of land of approximately 0.22 hectares located directly to the west of Boorley Park Primary School. It sits within the new large housing development of Boorley Park, which is to the north and east of the small settlement of Boorley Green. It also lies approximately 6km east of Eastleigh town centre. Access to the site is from Nairn Road, which also serves the Primary School. The site slopes gently from northwest down to the southeastern corner.



Pedestrian and vehicular approach to the application site

- 2.2 The area is semi-rural in character. The school playing fields abut the application site to the north and two storey residential properties adjoin the site to the west and south. Boorley Park lies beyond the houses to the northwest and Boorley Play Park is situated beyond the houses to the south. There is a mix of commercial and residential development within the wider surrounding area, and the design, style and appearance of buildings in the locality is mixed. There is no specific local vernacular, with little consistency in materials or detailing in the Boorley Green settlement.
- 2.3 The areas surrounding Boorley Green have a strong presence of paddocks/fields, hedges and trees which give an open and semi-rural character, with clusters of woodland present in all directions.
- 2.4 The site lies within walking or cycling distance to the majority of properties on Boorley Green. There is also excellent access to the highway network via the surrounding transport network, with access to M27 being a short distance away. Hedge End train station also lies just 1km to the west. The site also lies approximately 1.5 km north west of Botley train station.

NATIONAL PLANNING POLICY FRAMEWORK

- 3.1 The starting point for any planning application in England should be consideration of its acceptability in terms of the NPPF, the latest amendment to which has been published in July 2021. The current NPPF clearly states that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11).
- 3.2 There is no single definition of ‘sustainable development’, however in planning terms (paragraph 8) the NPPF identifies three overriding objectives which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*
- c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*
- 3.3 Part c of Paragraph 20 sets out that strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for community facilities (such as health, education and cultural infrastructure). Paragraph 93 says that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments (part a), take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community (part b) and ensure an integrated approach to considering the location of housing, economic uses and community facilities and services (part e).
- 3.4 Paragraph 95 sets out that “*it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications*”.

- 3.5 Chapter 11 of the NPPF relates to making effective use of land. Paragraph 119 confirms that planning policies and decisions should promote an effective use of land, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Paragraph 123 says that LPAs should support proposals to make more effective use of sites that provide community services, provided this maintains or improves the quality-of-service provision and access to open space.
- 3.6 Paragraph 124 advises that planning policies and decisions should support development that makes efficient use of land, taking into account:
- a) *the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;*
 - b) *local market conditions and viability;*
 - c) *the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;*
 - d) *the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and*
 - e) *the importance of securing well-designed, attractive and healthy places.*
- 3.7 Paragraph 125 goes on to say that area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places.
- 3.8 Section 12 is key to the consideration of this planning application and relates to ‘Achieving well-designed places. Paragraph 126 highlights the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations is essential for achieving this.
- 3.9 Paragraph 130 confirms that development should: a) *function well and add to the overall quality of the area;* b) *be visually attractive as a result of good architecture, layout and landscaping;* c) *be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change;* d) *establish or maintain a strong sense of place to create attractive, welcoming and distinctive places to live, work and visit;* e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space); and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.*
- 3.10 Paragraph 134 states that development that is not well designed should be refused, especially where it fails to reflect government guidance on design, local design policies, guidance and SPD’s. Conversely, **significant weight** should be given to development which does take these into account, and/or developments of outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design generally in an area, provided they fit in with the form and layout of the surroundings.

RELEVANT MATERIAL PLANNING CONSIDERATIONS

- 4.1 Planning permission was subsequently granted on the application site in May 2020 for the erection of an 81-place single storey nursery building together with associated access, car parking and landscaping (ref F/19/85348). During that application the scheme was subject to numerous amendments in terms of the design, position, orientation and materials of the building, the layout of the parking and landscape areas and the drainage arrangements.



Extant approved scheme for the nursery

- 4.3 Prior to the submission of this planning application, the applicant engaged with pre-application (Q/22/92707) with Rebecca Altman, the Principal Planning Officer. The advice received was very positive and focused on the design of the new children's nursey. A summary of the advice (and responses) include:

LPA commentary	Applicant's response
The pre-application elevations, particularly the south-east corner, appear quite bland. Consideration needs to be given to ways in which the appearance can be enhanced / interest added, e.g., trough colour, additional windows or more variation in materials. If the blank wall is intended for signage, it would be useful to indicate this on any plans.	The elevations have been amended to include a brick plinth with cladding above. At the appropriate locations windows have been inserted, and additional horizontal banding added. Signage is added to the façade adjacent to the entrance.
The entrance canopy has the potential to add interest.	The entrance canopy has been redesigned several times and now offers an unique entrance. Covered walkway that improves legibility into the building.

There is concern about the amount of render shown as this can weather badly over time. Would suggest more brick than render.	A balance of render and brickwork will be used, with specification of render that ensures discolouring does not occur.
What would the roof material be for the pitched roof.	Single ply Alwitra 7021 (to the flat roof) Slate Effect Tile (to the pitched roof)
The amount of space shown on the layout plan that would be available for play seems quite limited compared to the amount of land available. There is a large area of landscaping on the east side of the building and it would seem that this could be incorporated and created as outdoor space for the children, e.g., as a nature learning area or similar. Any detailed layout and landscaping plans will need to clearly show how the various areas of the site will be used and connected. If you cannot provide precise details of boundary treatment at application stage, some annotation and examples of the types of fencing / boundaries to be used would be useful.	A large nature educational area will be provided to the north-eastern corner of the site. An indicative planting schedule has been incorporated into the site plan, and areas for tree planting to occur at strategically positioned locations.

THE PROPOSAL'S COMPLIANCE WITH PLANNING POLICIES

- 5.1 Planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise¹. The NPPF must be taken into account as a material consideration in planning decisions. The NPPF is therefore a material planning consideration of ***significant weight*** that should be applied when determining planning applications.
- 5.2 The Council's Development Plan currently consists of the Eastleigh Borough Local Plan 2016-2036, which was adopted in April 2022, supported by the Quality Places SPD (2011), Environmentally Sustainable Development SPD (2009) and the Biodiversity SPD 2009).
- 5.3 This application seeks full planning permission for a new single storey 81 space nursery building for children aged between 3 months and 5 years with outdoor play space, access, parking and landscaping, as a revised scheme to that previously approved. Cycle parking and bin stores are also proposed. The scheme differs from the previously approved by way of: the siting and orientation of the building to be more central in the site as opposed to being sited along the western boundary; amended footprint of the building; amendments to internal layout; the siting of the outdoor play space along the northern boundary; the siting of the parking area along the southern boundary as opposed to the eastern boundary; design, form and materials of the building; and the siting and design of fenestration.

Principle of development

- 5.4 Since the determination of previous planning applications for the housing development and the nursery application at Boorley Park, the NPPF was amended in July 2021 and the new Local Plan was adopted in April 2022. These now form material considerations to this revised application.
- 5.5 Although the application site was located in the countryside in the previous Local Plan (Eastleigh Borough Local Plan Review 2001-2011), the land can no longer be considered as open countryside. When looking at the current adopted Local Plan Policies Map the application site is not located within a settlement gap, nor within the open countryside. It is however located within a strategic housing site in the Local Plan. The Boorley Park 1,400 home development in which the site is embedded is identified in Policy S3a.iv as a strategic housing site on greenfield land, and as a result the Urban Edge has been redrawn and now includes this housing site. As a result, there will be conflict with Local Plan Policies S5 or S6 as result of this development. The site forms the northern section (approximately two thirds) of land shown on the masterplan for the Boorley Park residential development as allocated for a pre-school to the immediate west of the new Primary School which was also built as part of that development.

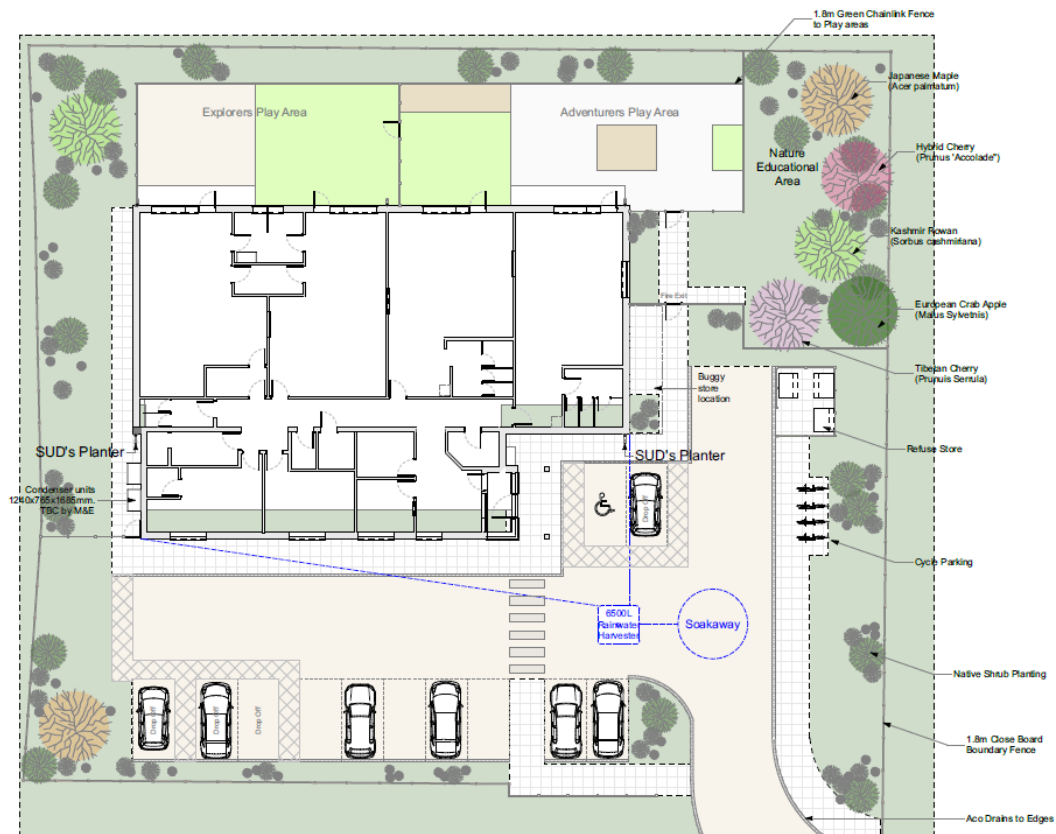
¹ Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

- 5.6 Policy S2 of the adopted Local Plan identifies that the urban edge as set out on the Policies Map defines the main built-up areas within which there is a presumption in favour of new development, subject to the other policies of the plan. The proposed nursery is an appropriate non-residential land use within the re-drawn urban edge, to complement and serve the scale of housing which has already been permitted, under construction, or completed and occupied as part of the Boorley Park development.
- 5.7 In addition, the consent for the previously approved scheme under planning application ref F/19/85348 remains extant. The case officer report for that application sets out that *“it has been an established assumption that a pre-school facility would be constructed on land to the west of the (now completed and operational) Primary School, and the current application utilises part of the land so earmarked”*.
- 5.8 A nursery facility in this location also aligns with the requirements of Policy S1, which sets out that to be sustainable new development should: meet community needs without compromising the identity of the Borough or its individual settlements, or the ability of future generations to meet their own needs (part a); enhance social equality by ensuring equal and easy access to a range of community facilities and services and by promoting the development of employment, education and skills training opportunities (part b); minimise the need to travel longer distances (part e); and seek opportunities to optimise density of new development and redevelopments (part g).
- 5.9 Policy S10 relates specifically to community facilities, stating that *“The Council will work with Hampshire County Council, health authorities, emergency services, town and parish Councils.....to ensure the adequate provision of facilities to serve the Borough’s communities. In association with new residential development the Borough Council will seek the provision new and enhanced community infrastructure necessary to ensure the sustainability of the development (part d)”*.
- 5.10 Policy DM36 relates to new community, leisure and cultural facilities. It states that proposals for such facilities within the urban edge but outside the main centres will need to demonstrate that: they are readily accessible to the communities they are intended to serve by a variety of modes of transport; there is no adverse impact on existing and proposed centres and there are no suitable, viable and available sites within an existing centre or edge of centre location.
- 5.11 Due to the volume of family housing surrounding the site in the recent Boorley Park development, in addition to the existing houses to the south off Maddoxford Lane, it is anticipated that most of children attending the nursery will live within close proximity. The nursery will be easily accessed via the public footpath that runs from north to south through the Boorley Park development, making it within easy walking and cycling distance of residents of the houses within this development, as well being within easy walking distance to residents of the housing estate off Maddoxford Lane to the south.

- 5.12 As such it is anticipated that many children will arrive on foot or bike. Naturally some children will travel from further afield and will need to travel by car or bus, and there is a bus stop on Wallace Avenue close to the Nairn Road junction with frequent bus services operating in this area. As such the nursery will be easily accessed to the community for which it will serve by a range of modes of transport, as required by Policy DM36.
- 5.13 In addition, due to the amount of new housing which has occurred recently within the immediate proximity of the site there is naturally a significant increase in the demand for pre-school care facilities, and there are limited options within easy access to meet this increased demand. There are no other preschool nurseries within walking distance, the closest being 'Hopscotch' 2 miles away in Botley, at least a 30-minute walk, and 'Busikids' 3 miles away in Hedge End. Due to the concentrated demand in this location as a direct result of the Boorley Park housing development it is not considered appropriate to locate a new nursery facility elsewhere. Nor will the new nursery have any adverse impact upon the existing childcare provision in the surrounding area. In these respects, the proposal wholly aligns with Policy DM36.
- 5.14 The Council clearly recognise that there is a shortage in such childcare provision, since paragraph 5.163 of the recently adopted Local Plan makes it clear that the Council's Strategy focuses on *"Addressing the shortage of pre-school places and ensuring that there are enough school places to meet the needs of the existing and future population"*. The development of the new nursery in this location will assist in meeting this shortage which has resulted in the recent surge in demand.
- 5.15 Further, Paragraph 95 of the NPPF emphasises the importance of meeting the needs of existing and new communities in respect of school places. Whilst this may not be directly relevant to the proposal for a children's nursery, the delivery of such a community facility will complement and enhance the educational provision of the primary school and reflect the objectives of the NPPF by providing options for pre-school care and education within the existing and new community at Boorley Green.
- 5.16 In consideration of the current lack of nursery provision in this area, planning history of this site and the wider strategic housing site and the requirements of NPPF paragraphs 93, 95, 119, 123 and 124 and Local Plan Policies S1, S3 and S10 the principle of a revised scheme for a community facility in the form of a children's nursery in a sustainable location within easy walking and cycling distance to serve new and existing residents is appropriate and acceptable.

Design

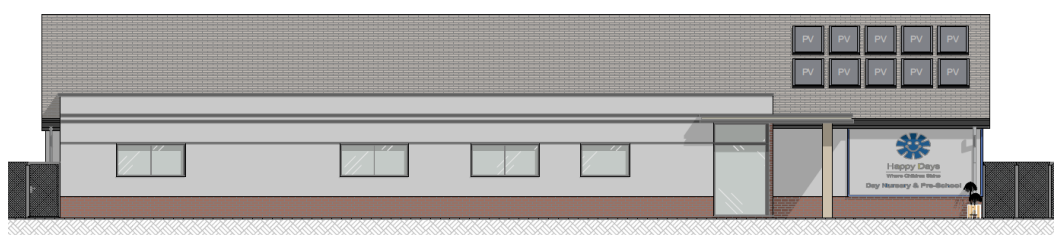
- 5.17 The layout of the development has been carefully conceived to respond to the site's opportunities and constraints and is wholly in keeping with pattern of development which forms a part of the character of the area. The resiting of the building to more centrally within the plot with a squarer footprint and the revised internal layout, as opposed to those of the previously approved scheme, will ensure that the optimum use of the site will be made and to ensure that the facility conforms to Ofsted's Space Standards as well as the necessary staff to children ratio set by the Department for Education.



Proposed site plan, car parking arrangement and children education areas

- 5.18 The internal layout of the building enables the best use of rooms to provide the necessary facilities for childcare. The building will be accessed via a main entrance on the eastern elevation, which leads to a lobby and reception area. A central corridor gives access to all facilities. Nursery rooms and children's toilet and cloakroom facilities will be located at the rear of the building, with a kitchen, utility room, staff room, staff wc's, storage and office facilities at the front of the building.
- 5.19 Vehicular and pedestrian access is from Nairn Road, which will be a shared access with the school. Parking areas are located to the south side of the building to enable safe and convenient drop off and pick up, with a total of 12no. parking spaces (4.no dedicated drop off / collection spaces for parents / carers and 8.no car parking spaces with one disabled space). Adequate turning space is also provided within the site.
- 5.20 The access is also suitable for deliveries to the nursery and refuse stores have been sited to the east of the building with hard surfacing in front to enable easy collection and safe manoeuvring of vehicles within the site. Cycle parking spaces are also provided to the east side of the site and have been located to enable ease of use as well as secure storage of bikes. The nursery will be easily accessed via the public footpath that runs from north to south through the Boorley Park development, making it within easy walking and cycling distance of residents of the houses within this development, as well being within easy walking distance to residents of the housing estate off Maddoxford Lane to the south.

- 5.21 The outside play areas relating to the different classroom areas will be sited to the north side of the building and in this location will be secure and will benefit from surveillance from both outside and inside the building. A soft landscaped nature educational area will be located in the northeastern corner of the site. The soft landscape in this area, as well as that along all site boundaries will soften the visual impact of the development from all vantage points. This is enabled by positioning the building centrally within its plot. The soft landscape along the eastern boundary will also complement and enhance the soft landscape within the adjacent school site.
- 5.22 The building itself has been designed to be subservient to the form, scale and massing of the adjacent two storey school building and the surrounding residential properties. The modest footprint of the building and its simplistic single storey form and design mean that it will blend into its context without appearing unduly prominent or overbearing from any public vantage point and will not detract from the appearance of the school as a focal point within the street scene. The proposed mix and use of materials will provide a crisp, contemporary appearance which will complement the surrounding buildings, most particularly the adjacent school. Detailing such as fenestration design and siting and the entrance canopy will add architectural interest.



Proposed south elevation (facing the car parking area)

- 5.23 The site can comfortably accommodate the proposed building footprint, access and parking / turning areas and outside play space whilst ensuring that the proposals will blend flawlessly into the site and its wider context, preserving the character and appearance of the area.
- 5.24 Overall, it is considered that the development will provide an efficient and effective use of land to provide an essential community facility to serve the needs of local residents in a sustainable location, which is wholly compatible with adjoining uses. This will be achieved whilst creating an appropriate development by way of siting, layout, form, massing, scale, design and materials that will preserve the character and general appearance of the locality. On this basis, the proposal is in line with Policy DM1 of the Local Plan, the Council's Quality Spaces SPD as well as paragraphs 125, 126, 130 and 134 of the NPPF.

Amenity

- 5.25 Policy DM1 of the Local Plan requires that development does not have an unacceptable impact upon the residential amenities of both new and existing residents. The Council's Quality Places SPD provides design guidance in relation to a range of matters including residential amenity and outlines a variety of standards for new development on issues such as privacy, daylight and sunlight. These policy requirements are consistent with the NPPF, in particular paragraph 130 which, amongst other things, states that planning decisions should ensure that development provides a high standard of amenity for existing and future users. The primary considerations in respect to amenity with this application will be the provision of adequate facilities for the children attending the nursery and the impacts upon the amenity of the occupiers of existing neighbouring residential properties.
- 5.26 The development has been designed to accord with the relevant Department for Education's legislation relating to childcare settings. As previously detailed, the internal layout of the building enables the best use of rooms to provide the necessary facilities for childcare. Nursery rooms and children's toilet and cloakroom facilities will be located at the rear of the building, with a kitchen, utility room, staff room, staff wc's, storage and office facilities at the front of the building. The outside play areas are of an adequate size to enable safe outdoor play for the children in the different classroom areas. These play spaces will be sited to the north side of the building and in this location will be safe and secure by being harder to access from outside the site and will benefit from surveillance by staff from both outside and inside the building.
- 5.27 As a result the facilities provided as proposed will ensure the amenity of the children and staff at the nursery will be of a high standard and will meet the necessary guidelines and legislation for childcare settings in these respects.
- 5.28 The proposed layout of the site has been designed to ensure that the development will not result in a detrimental impact upon neighbouring properties in terms of loss of light or outlook due to the layout and orientation of the building. The building will not appear cramped, overbearing or obtrusive when viewed from any adjacent properties due to the spacing between buildings, layout of the site and design and from of the nursery. No materially harmful overlooking will occur due to the single storey nature of the building, boundary treatments and the siting and use of windows.
- 5.29 The nursery will operate typical hours for schooling, but the applicant requests dialogue with the end-user before imposing conditions. Children will either attend on a full day basis or for half day sessions (either morning or afternoon). Outdoor play will be fully supervised at all times.
- 5.30 Whilst there will therefore be several vehicles entering and leaving the site each day, staff and children and their families coming and going and children playing outside, the use of the site as such is not considered to be detrimental to the amenity of neighbouring residential properties by way of noise and disturbance to cause any materially harmful impacts. The scheme has been designed to contain as much noise and activity as possible to within the site. The outdoor play spaces are located to the north of the building and are mostly adjacent school playing fields to the north, although

there will be a small area adjacent some residential gardens to the west. The soft landscape around the boundaries will also soften the impact of noise and activity and act as a buffer to a certain degree. Adequate provision will be made for the storage and collection of waste and recyclable materials. These facilities will be sited so as not to give rise to disturbance to the occupiers of any residential property.

- 5.31 The additional disturbance is considered to be minimal compared to what already exists with the primary school and its outside play spaces and playing fields, and it is felt that a school and a nursery facility are both wholly compatible and common facilities within a residential environment. Overall, the amenity of adjacent properties will be wholly preserved as required by Policies DM1 and DM32 of the Local Plan, and guidance contained within the National Planning Policy Framework and the Council's Quality Places SPD.

Access and Parking

- 5.32 Vehicular and pedestrian access is from Nairn Road, which has been designed to become a shared access with the school as per the original consent for the houses. Parking is located to the south side of the building to enable safe and convenient drop off and pick up, with a total of 12 no parking spaces (4 no dedicated drop off / collection spaces for parents / carers and 8 no car parking spaces with one disabled space). This is adequate Parking provision for the development as required by Policy DM14.
- 5.33 The proposed use of the existing vehicular access point onto Wallace Avenue will ensure good visibility in both directions to preserve highway safety of other motorists as well as children arriving at and leaving the school and nursery. Adequate turning space is also provided within the site to ensure that all vehicles will be able to access and leave the site in a forward gear. Whilst there will be additional vehicular movements and increased levels of additional traffic as a result of the proposed development, this is not considered to be significantly or materially higher than that which already occurs with the school. The provision of sufficient car parking spaces means that the proposal will not lead to any increased pressure for vehicles to park on and residential streets and will not likely cause an obstruction to the free flow of traffic. As such it is felt that there will be no adverse impact upon traffic on the highway network over and above what already occurs in this location. The proposal accords with Policy DM13 in these respects.
- 5.34 The access and turning space within the site will also be easily used by delivery vehicles associated with the nursery as well as any emergency vehicles which may need to enter the site. Refuse collection vehicles will be able to enter the site via the main site entrance via Nairn Road and bins will be stored on the eastern boundary of the site opposite the nursery building to enable easy collection. The bin stores will be equipped with enough space for the separate storage of both rubbish and recycling waste, in accordance with the requirements of Policy DM1. Appropriate turning space is also provided on site to allowing refuse and emergency vehicles to enter and leave the site in a forward gear in order to preserve highway safety.

- 5.35 As detailed above, due to the volume of family housing surrounding the site and the accessibility of the nursery by foot or bike from the public footpath running through the site it is anticipated that most of children attending the nursery will live within close proximity and will walk to nursery. Cycle parking provision will be located on the eastern boundary of the site for ease of use. Families that need to travel by car can utilise the dedicated drop off and collection spaces provided on site. The site lies in a sustainable location, and frequent bus services are also provided in this area with a bus stop adjacent the Boorley Play Park on Wallace Road which is adjacent the Nairn Road junction. This will encourage alternative modes of transport to the private car as required by Policies S11 and DM13.
- 5.36 In these respects the proposal will comply with paragraphs 104, 105 and 110 of the NPPF, Policies S11, DM1, DM13 and DM14 of the Local Plan and guidance within the Council's Quality Places SPD.

Trees and Landscape

- 5.37 The scheme has been designed to accommodate provision for soft and hard landscaping including the planting of trees in strategically positioned locations. The planting mix proposed will comprise a mix of native and ornamental trees and shrubs which will provide a pleasing aesthetic to the site and will also contribute towards site biodiversity and interactive learning for the children in the nature educational area. The location of the planting scheme proposed along the boundaries will enhance the planting areas around the boundaries of the school and will also act as a green buffer around the site and help to preserve residential amenity. The proposals fully align with Policy DM1 of the Local Plan and Chapter 15 of the NPPF with regard to trees and landscape.

Flooding

- 5.38 Paragraph 167 of the NPPF states that when determining planning applications, LPA's should ensure flood risk is not increased elsewhere. Local Plan Policy DM5 states that development should not increase flooding elsewhere and Sustainable Drainage Systems (SUDS) must be designed in accordance with Policy DM6. The planning application is supported by a full drainage report that will outline the measures necessary to mitigate the development to comply with Policies DM5 and DM6 of the Local Plan and Chapter 14 of the NPPF.

Energy efficiency and climate change

- 5.39 The siting, design and orientation of the building and the siting and use of windows will enable natural light throughout the day to reduce reliance on artificial heating and lighting sources. The building will be constructed to reduce water consumption and to make the most efficient use of the site through layout and use of thermally efficient materials to ensure that it is energy efficient to the highest standards possible in accordance with NPPF paragraphs 153, 154 and 155 and Local Plan Policies DM2, DM3 and DM4.

- 5.40 This could include (i) low U-values for walls, floors and roof, energy efficient insulation; (ii) 'A' rated double glazed windows and doors; (iii) 'A' rated lightbulbs, lighting sensors, individual heating controls, metering equipment; and (iv) an efficient heating system and adequate ventilation. In addition, the use of SUDS and rain and grey water harvesting on the site further enhance its climate change resilience.

Biodiversity and ecology

- 5.41 The applicant acknowledges the financial payments needed to mitigate adverse impacts from increased recreational pressures and nutrients from wastewater on the integrity of national and international wildlife and landscape designations, including the Solent and Southampton Water SPA and the New Forest Special Protection Area, Special Area of Conservation and Ramsar Site. As such the applicant is aware of these policies but would seek negotiation on this matter.
- 5.42 The development has been designed and laid out to protect and enhance the existing features of ecological and wildlife value across the site. Existing green infrastructure has been retained where possible and will be enhanced by the proposed landscape scheme which will contain a mix of native and ornamental planting species. This will also enhance the provision already made with the soft landscape features of the school and will connect and integrate with the wider approved Boorley Park development scheme and wildlife corridors around the periphery of the site. With regard to ensuring that the proposal will not result in harm to protected species such as bats or reptiles the applicant is willing to include any necessary biodiversity enhancements to the site. Such details could be secured by condition.
- 5.43 It is considered that there will be ecological enhancements to the site as well as the surrounding area. As such the development will adhere to Policy DM11 of the Local Plan and paragraphs of the NPPF.

CONCLUSION

- 6.1 The NPPF confirms that sustainable development should be afforded the presumption in favour of development. Local Plan Policy S1 refers to the presumption in favour of sustainable development. This proposal meets the 3 roles of sustainable development by reason of providing a new nursery facility to serve the local community and meet an identified need (social role), investment of the site, job creation during construction (economical role) as well as the delivery of an aesthetically pleasing energy efficient and sustainable building which preserves the character and appearance of the area and that can be easily accessed by a range of modes of transport such as walking, cycling and buses (environmental role).
- 6.2 The development will make more efficient use of this land to create the optimum viable use of the site and is consistent with the previously approved application for the housing development, which allocated this land for the use of a nursery, as well as the previously approved application for a nursery building on this site.
- 6.3 It is considered that the submitted scheme creates a carefully balanced and attractive proposal which respects the pattern and layout of development of the area and will blend in with adjacent buildings and the wider surroundings. Neighbouring amenity will be preserved. Tree planting and soft landscape will be enhanced.
- 6.4 The applicant therefore considers there are no adverse impacts to the scheme, and certainly none which would significantly and demonstrably outweigh the benefits of the proposal, and therefore I would request that planning permission is approved.
- 6.5 In order to avoid the delay that inevitably comes with the submission of additional information secured by planning condition when planning permission is granted, if there are any additional details needed, please could the planning officer notify the agent during the application stage, so that information can be supplied before a decision, if available.