

DELEGATED OFFICER REPORT

Application Ref: F/22/94401

Site Address: LONG MEADOW, STROUDWOOD LANE, LOWER UPHAM,
SOUTHAMPTON, SO32 1HG

Case Officer: Alex Webb

Description: Application for the siting and use of a replacement, residential, mobile home

Particular Site Constraints?	Yes ☒	No ☐
Nature Conservation NE - SSSI Impact Risk Zones HRA Screening Criteria (River, SAC, SPA & Ramsar) Aviation safeguarding Airport Safeguarding Zone Waste/Minerals Site Waste/Minerals Site		

Planning History?	Yes ☒	No ☐
F/05/55345 - Construction of single building for agricultural barn and stables – Permit – 22/12/2005 LDC/20/87611 – Lawful Development Certificate for an existing use: Conversion of a residential caravan to a dwellinghouse – Certificate not issued 27/05/2020 LDC/20/88486 - Lawful Development Certificate for an existing use: Stationing of a residential caravan – Certificate issued 16/12/2020 LDC/21/91115 - Lawful Development Certificate for existing use of caravan and associated land for residential purposes (Class C3) - Certificate issued 23/09/2021 LDC/22/93464 - Lawful Development Certificate for existing use of land in conjunction with authorised residential use – Certificate Issued 16/11/2022 F/22/93168 – Erect agricultural barn – Permit 16/09/2022		

Publicity:	Letters ☐	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Objection		

Site Visit:	Yes ☒	No ☐

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 and S5; and Development Management policies DM1, DM2, DM6, DM11 and DM17.
Supplementary Planning Documents: Quality Places; Bishopstoke, Fair Oak and Horton Heath Character Area Appraisal.

Assessment:
The application site forms part of a small agricultural and equestrian holding measuring a total of 2.88ha to the west of Stroudwood Lane. It is located in the countryside on the west side of Stroudwood Lane, close to village of Upham. There is sporadic development along Stroudwood Lane consisting of residential, equestrian and agricultural properties.
The application site has been used incidentally in conjunction with the mobile stationed on the land and for residential purposed as confirmed in the Lawful Development Certificate

(LDC/22/93464) issued on 16/11/2022. It contains a mobile home, a garden area and compound containing domestic items, storage containers and building materials. The existing mobile home is located to the west of the existing stable block. It is orientated north to south and with a side elevation facing the southern boundary of the site. There is a garden area to the west, north and south of the mobile home. The surrounding land consists of a grazing paddocks bounded by post and rail fencing. There are mature boundary hedgerows and several mature oak trees along the field boundaries.

The proposal is for a replacement mobile home to measure 20m x 6.8m with a height of 3.05m and would therefore fall within the definition of a caravan as defined by Section 29 of the Caravan Sites and Control of Development Act 1960 and as modified by Section 13 of the Caravan Sites Act 1968. It would be sited within the red line and used for residential purposes as per the existing mobile home. Whilst no proposed floor plans or elevations are submitted, provided the proposed structure falls within the definition of a caravan, it would be permitted on the application site as it has been established through the recent approval of LDC/22/93464 that the land has lawfully been used in conjunction with the residential use of the mobile home.

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that the principle of a replacement mobile home as defined as a caravan is acceptable within the land edged red. The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. There will be no adverse impact upon trees or other natural features worthy of retention and there are no likely significant impacts on the SPA.

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 planning permission.

Recommendation:	PERMIT ☒	REFUSE ☐
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Comments ...
