

DELEGATED OFFICER REPORT:**Application Ref:** F/23/95408**Site Address:** UNIT 4, WELLINGTON PARK, HEDGE END, SOUTHAMPTON, SO30 2QU**Case Officer:** Clare Martin**Description:** Erection of 2.5m high galvanised steel palisade fencing

Particular Site Constraints?	Yes ☒	No ☐
• Within Urban Edge • Within Existing Employment Site • Adjacent to Site of Special Scientific Interest (Moorgreen Meadows to the north) • Adjacent to Blanket Tree Preservation Order (to the north)		

Planning History?	Yes ☐	No ☐
• Z/29431/006 - OUTLINE: CONSTRUCTION OF INDUSTRIAL AND WAREHOUSE BUILDINGS (9096 SQ METRES) (Class B1(b),(c),B2 and B8) WITH CAR/LORRY PARKING AND LANDSCAPING WITH ACCESS FROM WELLINGTON PARK – Granted (December 1998) • Z/29431/006 - RESERVED MATTERS PURSUANT TO PLANNING PERMISSION 29431/6 FOR CONSTRUCTION OF INDUSTRIAL WAREHOUSE BUILDINGS B1(b), B1(c), B2 AND B8 (8577 SQUARE METRES) WITH ASSOCIATED CAR/LORRY PARKING – Permitted (November 1999)		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None		
Tree Officer:	<u>No objection</u> The exiting trees are not subject to a Tree Preservation Order. However, as a collective with other trees in the area, they form a wooded feel to this area. Fencing can be installed with relatively little impact where trees are carefully considered. Therefore, we raise no arboricultural objection to the proposal, subject to a pre-commencement condition securing an arboricultural method statement:		
Ecology Officer:	No response		
Town Council:	No response		
Access Development Officer:	No objection - general advice only.		

Site Visit:	Yes ☒	No ☐
Details: carried out 25 th July 2023		

Pre-commencement Conditions:	Yes ☒	No ☐
Details: Email from agent agreeing pre-commencement tree condition		

Legislation:

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."

Policy:**National Planning Policy Framework
Planning Practice Guidance****Development Plan:**

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1 and DM11.

Supplementary Planning Documents:

Quality Places; Trees and Development.

Assessment:**Principle**

The site is located within the urban edge where the principle of development is acceptable.

Character and appearance

The site sits along the urban edge boundary marking the change between the industrial area to the southeast and the more rural appearance of the land beyond. At the moment the rear of the industrial unit is designated by a low post and rail fence which provides a gentle transition. The proposal will replace this with a 2.5m high palisade fence in order prevent trespassers accessing the site.

While the change in boundary treatment will have an urbanising impact upon the site, palisade fencing is often found within industrial areas and indeed is present on some of the nearby units. The installation of the fence will only require the removal of two non-protected trees leaving much of the current vegetation in place and overtime this will soften the appearance of the hard boundary treatment fencing.

Furthermore, the palisade fence will not be visible from the public realm as it is only accessible by a private access track. The site is about 100m down the track meaning that the leafy appearance of the entrance to the track from the public highway will not be impacted by the development.

Other Considerations

- No objection has been raised by the tree officer, subject to a pre-commencement arboricultural method statement condition. There will be no adverse impact upon trees or other natural features worthy of retention.
- The development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.
- There are no likely significant impacts on the SPA

Equalities Act:

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

Section 149 (1) 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.

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 Environment 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 emerging 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 emerging plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Emerging 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 Adopted Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Saved, Policies S1, DM2 and DM3 of the Adopted 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.

Conclusion:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...