



Hedge End, West End and Botley Local Area Committee

9th March 2026





Agenda Item 6

Planning Guidelines



How Proposals are Determined

- Proposal must be considered on planning grounds.
- The Committee must determine proposals **in line with Development Plan, unless material considerations indicate otherwise.**
- The Development Plan –adopted Eastleigh Borough Local Plan 2016-2036 and Hampshire Minerals and Waste Plan.



NPPF (December 2024)

- NPPF Key Planning Requirements:
 - Deliver sustainable development without delay;
 - Meet housing needs & significantly boost delivery of housing;
 - Promote growth of economy;
 - Require high standard of design;
 - Prevent or mitigate impacts.
- Includes a “presumption in favour of sustainable development” unless adverse impacts outweigh benefits.
- 3 Threads of Sustainability – Economic, Social and Environmental – all are interdependent and need to be pursued in mutually supportive ways.



Other Material Considerations

- Planning history / previous applications or decisions;
- Appeal decisions;
- Site specific policies;
- Site specific matters – highway matters, residential amenity, visual amenity, ecology, drainage, trees;
- Consultee and 3rd party comments;
- Precedent (current case law).



Non-Planning Issues

- Moral, racial or religious views;
- Devalued property;
- Loss of private view;
- Breach of covenant;
- Matters covered by other laws or legislation e.g. building regulations, alcohol licence, environmental permits, care uses etc;
- Personal views about the character of applicants;
- Civil matters, e.g. boundary disputes.



Decision Making

- Decisions made contrary to the recommendation must be explained and minuted, with clear reasons given – approval or refusal.
- If the option is to defer, to seek amendments or further information then the committee must indicate what these are.
- If the option is to add further controls on use or further details, then this must be reasonable in planning terms.
- LPA is required to consider whether otherwise unacceptable development could be made acceptable through the use of conditions which are then discharged and complied with.
- 6 tests – necessary; relevant to planning and to the development to be permitted; enforceable; precise and; reasonable in all other respects.





Agenda Item 7.

Broadway Farm, Broad Oak, Botley – F/25/99762

Creation of hardsurfaced area for the loading and unloading of
HGVs



Location:



Site Context:

- Outside Urban Edge
- Within Settlement Gap
- Adjacent to SINC & Ancient Woodland



EASTLEIGH
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Updates:

- Revised conditions:
 - Condition 1) Site Layout Plan '2013-103 G'
 - Condition 2) Period for commencement increased from 12 to 18 months
- No further representations or consultee comments received.

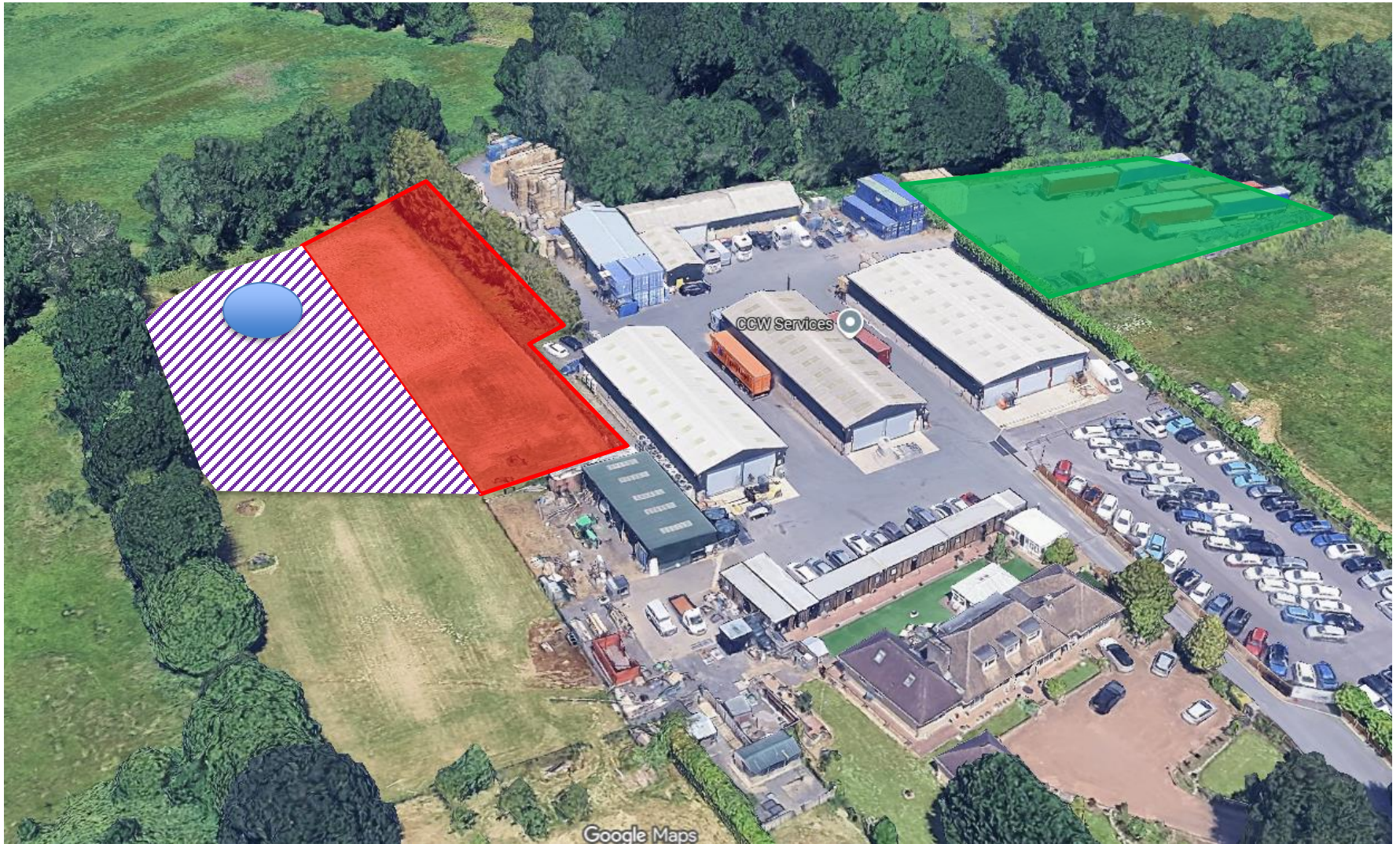




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Assessment:

- Policy & Principle
 - Outside Urban Edge
 - Within Settlement Gap
 - Development is permitted provided no unacceptable impact (Policies S5 & S6)
- Appeal Decision
 - Significant material consideration
- Main issues:
 - Landscape impact
 - Highways
 - Amenity
 - Economy
 - Ecology



Assessment:

- Appeal Decision
 - Planning Enforcement Appeal allowed
 - Inspector accepted harm caused but this could be mitigated
 - Existing hardstanding approved but with 15m ecology buffer
 - Substantial weight given to economic argument
 - **Appeal decision is a significant material consideration**



Assessment:

- Landscape Impact
 - Will cause both physical and visual harm
 - Will have some adverse 'urbanising' impact upon settlement gap
 - However, can be mitigated through new landscape and tree planting
 - Overall impact is not dissimilar to that allowed at appeal
- Highways
 - Relocation of existing hardstanding
 - No increase in traffic movements
 - No revisions required to existing access
 - **However, existing and proposed hardstanding cannot be used together**



Assessment:

- Amenity
 - Will bring some activities closer to residential properties
 - However, can be mitigated and will be no greater degree of disturbance than that already taking place
- Economy
 - Existing commercial use requires hardstanding to operate successfully
 - Applicant is a significant local employer
 - Appeal Inspector accepted argument that loss of hardstanding would adversely impact business, and in turn jobs



Assessment:

- Ecology
 - Existing hardstanding has/is potentially adversely impacting neighbouring SINC and Ancient Woodland
 - Approved 15 metre buffer will assist but removal of existing hardstanding would be better
 - Site of new proposed hardstanding is much less ecologically sensitive
 - Proposal provides opportunity for significant habitat creation and biodiversity net gain



Conclusion:

- Planning Balance
 - General principle acceptable
 - Will be physical and visual harm to countryside and settlement gap... but can be mitigated
 - No greater amenity or highway impact
 - Economic weight acknowledged
 - Opportunity to secure ecological enhancement and protection



Conclusion:

- Proviso
 - Proposal only deemed acceptable if the existing hardstanding is removed and land reinstated – Secured via legal agreement
- Recommendation:
 - **PERMIT** subject to completion of S106 agreement securing reinstatement of existing hardstanding





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