

DELEGATED OFFICER REPORT

Application Ref: F/26/101105

Site Address: UNIT H, GEORGE CURL WAY, EASTLEIGH, SO18 2RX

Case Officer: David Huckfield

Description: Installation of roof-mounted solar PV panels and repainting of exterior elevations at the Hampshire and Isle of Wight Air Ambulance (HIOWAA) headquarters.

Particular Site Constraints?	Yes ☒	No ☐
Within the Urban Edge Designated Employment Site Within Southampton Airport Special Policy Area Within Airport Safeguarding Zone (All Development)		

Relevant Planning History?	Yes ☒	No ☐
F/24/97188 - Creation of headquarters for Hampshire Isle of Wight Air Ambulance (HIOWAA) and other healthcare services to include offices; the creation of a helipad; change of use and minor alterations to existing building to form a mixed use comprising B2, B8, E(e) and E(g); and other associated works – PERMIT (30/07/2024) X/25/99432 - Variation of Condition 1 (approved plans) of application F/24/97188 (Creation of headquarters for Hampshire Isle of Wight Air Ambulance (HIOWAA) and other healthcare services to include offices; the creation of a helipad; change of use and minor alterations to existing building to form a mixed use comprising B2, B8, E(e) and E(g); and other associated works.) approved on 30th July 2024. The proposed changes are to the fenestration to the rear elevation – PERMIT (08/07/2025) A/26/101164 - Display of 1no. internally illuminated fascia sign on front (western) elevation and 1no. non-illuminated sign on hangar door to rear (eastern) elevation – CONCURRENT APPLICATION		

Site Visit?	Yes ☒	No ☐
A site visit was undertaken by the Case Officer to consider the proposals in context.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:			
None received.			
Consultation Responses (Summarised):			
Eastleigh Town Council	No comments received.		
Southampton Airport	No safeguarding objection.		

Relevant Policy and Legislation:
Legislative Background: Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan:

The Development Plan comprises of the Policies of the adopted Eastleigh Borough Local Plan 2016-2036. The following policies are of relevance to the application: S1 (Delivering Sustainable Development), S2 (Approach to New Development), S4 (Employment Provision), DM1 (General Criteria for New Development), DM2 (Environmentally Sustainable Development), DM3 (Adaption to Climate Change), DM8 (Pollution), DM11 (Nature Conservation), DM13 (General Development Criteria – Transport), DM14 (Parking), DM15 (Safeguarding Existing Employment Sites), E9 (Southampton Airport).

National Planning Policy and Guidance:

The latest iteration of the National Planning Policy Framework (the NPPF or Framework) was published in December 2024 and, as set out within paragraph 231, the policies contained within it are material considerations which should be taken into account in dealing with applications from the day of its publication.

The Planning Practice Guidance (PPG) provides additional guidance in support of the policies within the Framework and is also a material consideration in the determination of the application.

Assessment:

The development is considered to accord with the relevant local and national planning policy requirements for the following reasons:

- The proposals are acceptable in principle with the works being ancillary and complementary to the existing authorised use of the premises (the headquarters for Hampshire Isle of Wight Air Ambulance).
- The repainting of the external elevations in a Dark Steel Grey colouring will enhance and modernise the appearance of the building and will also be in-keeping with the commercial/industrial character of its immediate surroundings.

The solar panels, whilst potentially visible within longer range views of the site owing to the low dual pitched nature of the roof of the building, will not be visually intrusive (projection from the building including all mounting components is limited to a maximum of 64mm) and, in any event, solar panels are not an unusual site on premises such as this. They will also have the added benefit of increasing the sustainability credentials of the building.

- Owing to the nature of the development proposed as well as the siting of the application building, there will be no notable impacts on residential amenity, highway safety or ecology. In respect of the latter, the proposals will also be subject to the *de minimis* exemption from the mandatory 10% BNG requirements set out within the Environment Act.
- Due to the proposals incorporating solar panels and the close proximity of the site to Southampton Airport, the application is accompanied by a glint and glare assessment. This has been considered by the airport, who have confirmed that they are satisfied with its content and that they have no safeguarding objections.

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; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality; (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 supports economic growth and productivity with the aim of building a strong competitive economy, and Policy S2 of the Local Plan sets a target for 103,500sqm of new employment development to be provided within the borough over the plan period as noted earlier in this report. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and the Council's adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use.

Taking account of the nature of the proposals and the site context, the development is expected to be resilient to the potential effects of climate change, with the solar panels notably enhancing the sustainability credentials of the building through the provision of a renewal source of energy.

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 equalities implications.

Recommendation:	PERMIT subject to conditions
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