

DELEGATED OFFICER REPORT

Application Ref: F/26/101341

Site Address: BOORLEY PARK PRIMARY SCHOOL, NAIRN ROAD, BOTLEY, SOUTHAMPTON, SO32 2SH

Case Officer: Rebecca Altman

Description: Modular Classroom building for Special Educational Needs and Disabilities (SEND), with associated landscaping

Particular Site Constraints?	Yes ☒	No ☐
- Urban Edge - Great Crested Newts amber area (suitable habitat) - Airport safeguarding zone		

Planning History?	Yes ☒	No ☐
- CS/18/82664 – Development of the site for a new 2 form-entry primary school, grass sports pitch, hard courts and staff car parking – Granted 17/05/2018 (by Hampshire County Council) - O/12/71514 – Outline application (access only) for 1,400 homes, extension to existing hotel, new local centre, primary school, community building, sports and open space facilities with associated roads, footpaths and cycleways – outline permission 28 November 2013		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One representation received, raising the following comments: - No objection to the provision of the modular building; - Concerns about existing traffic congestion, reckless and dangerous parking around the school site and its impact on safety; - The school should seek to rectify the traffic and parking issues. Two representations received, objecting on the following grounds: - Increased parking problems; - Impact on trees; - Overdevelopment of the site; - Loss of privacy; - Increased noise and disturbance from the school; - Noise and disturbance during construction; - Loss of green space; - Negative visual impact.		
Botley Parish Council:	No objection.		
Sport England:	No objection. The development results in a minor encroachment onto the playing field. However, having considered the nature of the playing field and its ability to accommodate a range of pitches, it is not considered that the development would reduce the sporting capability of the site.		
Landscape Officer:	No objection, but queries raised regarding location, landscaping details, hard surfacing and fencing. Hard and soft landscaping to be conditioned.		

Urban Design Officer:	The modular form is considered appropriate for the operational requirements of the SEND facility and the single storey scale ensures it would remain relatively discreet within the school setting to minimise visual impacts. The provision of accessible accommodation and secure external learning space is also welcomed. The appearance of the building could, however, benefit from greater articulation and the location could be better aligned with the main school building.
Ecologist:	The precautionary construction phase measures listed in the Ecological Appraisal are appropriate and must be implemented – an Ecological Construction Method Statement can be conditioned. The ecological enhancements recommended in the Ecological Appraisal are appropriate and can be secured by condition – they can be shown on a final soft landscape plan or a separate ecological enhancements plan. Biodiversity Net Gain – the habitat creation proposals would achieve at least 10% biodiversity net gain. The habitat delivery and management proposals are appropriate and must be implemented. Due to the low distinctiveness of the habitats, BNG can be secured for 30 years by condition and no monitoring is required. Information regarding surface water drainage has been received and is appropriate.
Highway Authority:	No objection. The proposal will not result in an increase in pupil or staff numbers with no additional parking requirements and no increase in vehicle movements.
NatureSpace (Great Crested Newts)	No comments to make.

Site Visit:	Yes ☒	No ☐
Details: 27 May 2026 – photographs on file.		

Policy:
National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are S1 (Sustainable development), S10 (Community facilities), DM1 (General criteria for new development), DM11 (Nature conservation), DM13 (General development criteria – transport), and DM36 (Community, leisure and cultural facilities).

Assessment:
Site and proposal Boorley Park Primary School lies on the north side of Nairn Road within the Boorley Park development. It comprises a 2-storey flat roofed rectangular building with the main entrance and parking to the south and playing fields to the north, east and north-west.

The application seeks planning permission for the installation of a building to provide classroom accommodation for Special Educational Needs and Disabilities (SEND), to support small group and 1:1 learning. The building would be located on the east side of the site, north-east of the main school building. It would be single-storey, modular in form, and would measure 3.8m in height, 9.7m in width and 14.9m in length. Internally it would accommodate 2 classrooms, 2 meeting rooms, toilets and storage and has been designed to be fully accessible with level access throughout, wide circulation routes and an accessible WC. To the rear (east side) of the building a garden area is proposed, which would be enclosed with 2m fencing and hedgerows.

Principle of the proposal including impact on playing field

Strategic Policy S10 and Policy DM36 of the Local Plan support the provision of community facilities to meet the needs of the Borough, including schools. Policy DM36 specifically highlights the likely need for extensions to existing schools to meet the needs arising from an increased population and requires that such proposals are appropriate in scale and accessible for the communities they serve.

The development would meet a specific need for the school, to support pupils with special educational needs and disabilities (SEND), and would not increase the school capacity or staff numbers. The proposal is considered acceptable in principle to meet an identified need within the school, in accordance with Local Plan policies.

The development would result in the loss of a part of the existing school playing fields, therefore Sport England was consulted on the application. In their response, they have noted that the school playing field would continue to have the ability to accommodate a range of pitches and concluded that the development would not reduce the sporting capability of the site. No objection is therefore raised.

Design and visual impact

Policy DM1 of the Local Plan requires new development to take account of the character and appearance of the area and be of an appropriate mass, scale and design in relation to the site and surroundings.

The proposed building is modest in scale and would be set back behind the main school building. It would be of a modular, functional design, although would incorporate some variation in materials on the elevations with a combination of brick slips and plastisol steel panels in Buttermilk colour, which is considered to complement the buff brick colour of the main school building. Due to the location of the building set back from the front of the site, and its modest size in relation to the main school, it is not considered that the development would have an adverse visual impact on the character and appearance of the site or surrounding area. The development would also not significantly reduce the outdoor space associated with the school and is not considered to represent over development of the site. The proposal therefore accords with Policy DM1.

Ecology and landscaping

An Ecological Appraisal has been submitted with the application, which confirms that the site of the proposed building has low ecological value, with negligible potential to support protected species. The report makes recommendations for precautionary working methods during the construction phase and the Council's Ecologist is satisfied these are appropriate. These can be secured by condition as part of a Construction Environmental Management Plan. The Ecological report also sets out recommendations for ecological enhancements which are also considered to be appropriate for the site and would be secured by condition.

The application is also accompanied by a Biodiversity Net Gain report, which confirms that the required 10% biodiversity net gain can be achieved through on-site habitat creation

and landscaping, including the delivery of hedgerow planting and grassland-based habitats. The Council's Ecologist is satisfied with these proposals subject to a condition to secure the enhancements for a 30 year period.

The Council's Landscape Officer has raised no in principle objection to the proposed landscaping but has requested some further information regarding planting species and hard surfacing. These details can be requested and by condition, to ensure that an attractive and appropriate landscaping scheme is achieved. The building would not result in the loss of any trees within the site and would be set away from the boundary trees and vegetation.

Drainage

The Agent has confirmed that ground condition testing has been carried out which indicates that the site would be suitable for infiltration. Surface water is therefore proposed to be disposed of via a crated soakaway, which would be sized appropriately to ensure adequate percolation, and would be separate to the school's storm water drainage system. The drainage proposals are considered appropriate for the site.

Highway matters

The development is intended to meet a specific need for existing pupils at the school with SEND, and would not increase the school's overall capacity or staff numbers. The development would therefore not impact on traffic or parking provision associated with the school. The Highway Authority has raised no objection.

Concerns have been raised in representations about existing traffic problems associated with the school. However, as the proposal would not increase traffic to the site, this is not a material consideration for this application.

The applicant has stated that the building would be installed using a crane. Further details of the construction method to include measures to minimise pollution can be agreed through a Construction Environmental Management Plan.

Impact on the amenity of neighbouring residents

The new building would be set 20m in from the eastern boundary of the site and at least 40m from the nearest residential property to the east. There is also tree and vegetation screening on the boundary between the school and the adjacent dwellings. Given the separation distance and screening, the building is not considered to result in an adverse impact on residential amenity by way of loss of outlook, light or privacy.

Concerns have been raised in representations about the potential for increased noise and disturbance as a result of the proposal. The building would have its own external garden area, which would be enclosed with a combination of 2m high fencing and planting. Given the existing use of this part of the site as part of the playing field, it is not considered that the use of this building and external area would result in a significant increase in noise and disturbance to that which exists from the existing school. There would be some increased noise during the construction period, but this would be temporary and can be suitably controlled through measures agreed in a Construction Environmental Management Plan.

Other matters

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, 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. The proposed building would be of a modern, modular design and the scheme incorporates suitable drainage and biodiversity enhancements. The proposal is considered to accord with general climate change policy objectives.

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. In this case, the proposal would meet a specific need within the school to cater for pupils with special educational needs and disabilities, and would be fully accessible, and would therefore not raise any equality concerns.

Conclusion: The proposed building is acceptable in terms of size and design and would meet a need for specialist facilities within the school. The proposal would not have an adverse impact on the visual appearance of the site or surrounding area, or adversely impact on the amenities of neighbouring residents. The development would accord with the relevant policies of the Eastleigh Borough Local Plan.

Recommendation:

PERMIT ☒

REFUSE ☐

1. The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - 2605-02-01A (Proposed Location & Block Plans)
 - 03-22B (Proposed Site Layout Plan & Elevations)
 - 03-23B (Proposed Floor Plan and External Areas)

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No development shall start on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Planning Authority, which shall include:
 - (a) A programme and methods of construction work;
 - (b) The provision of long term facilities for contractor parking;
 - (c) The arrangements for deliveries associated with all construction works, with special regard to school timings;
 - (e) Access and egress for plant and machinery;
 - (f) Protection of pedestrian routes during construction;
 - (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;
 - (h) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail;
 - (i) Precautionary construction phase measures to avoid harm to wildlife as set out in paragraph 6.6 of the Preliminary Ecological Appraisal Survey Report (Vesper Conservation & Ecology Limited, 12/05/2026).

Construction work shall only take place in accordance with the approved CEMP.

Reason: In order to minimise amenity impacts and ensure protected species are not harmed, in accordance with Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

4. Prior to implementation of the ecological enhancements outlined in paragraph 6.9 of the Ecological Appraisal Survey Report (Vesper Conservation & Ecology Limited, 12/05/2026) a plan showing their locations shall be submitted to and approved in writing by the Local Planning Authority. The ecological enhancements shall thereafter be implemented in accordance with the Report and approved plan.

Reason: To achieve biodiversity enhancements in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

5. a) Prior to commencement of the development hereby permitted, a scheme for hard and soft landscaping, to include planting plans, shall be submitted to and approved in writing by the Local Planning Authority;
 - b) The landscaping scheme shall thereafter be carried out in accordance with the approved plan and planting details in the first planting season following occupation of the development, or completion of the development (whichever is sooner);
 - c) If, within a period of 10 years after planting, any tree or plant is removed, dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased, another tree or plant of the same species and size as that originally approved shall be planted at the same place within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To achieve a high quality development and to support biodiversity, in accordance with policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

6. Prior to installation of the boundary fencing, full details of the type and colour treatment shall be submitted to and approved in writing by the Local Planning Authority. The fencing shall thereafter be installed in accordance with the approved details.

Reason: In the interest of visual amenity and security, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

BNG conditions

7. The development must adhere to the Biodiversity Gain Plan for Boorley Park School, received on 13/05/2026, which has been submitted to and approved by the Local Planning Authority in accordance with paragraph 14(2) of Schedule 7A of the Town and Country Planning Act 1990, and shall be implemented in accordance with the approved details, to include management and maintenance of habitats for a minimum period of 30 years following completion.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with paragraph 2, Schedule 7A of the Town and Country Planning Act 1990, policy DM11 of the Eastleigh Borough Local Plan (2016-2036), and the Environment Act 2021, schedule 14.

8. Notice in writing shall be given to the Local Planning Authority when the:
 - a) Habitat creation and enhancement works set out in the Biodiversity Gain Plan for Boorley Park School, received on 13/05/2026 have commenced, and;
 - b) Habitat creation and enhancement works as set out in the Biodiversity Gain Plan for Boorley Park School, received on 13/05/2026 have been completed.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with paragraph 2, Schedule 7A of the Town and Country Planning Act 1990, policy DM11 of the Eastleigh Borough Local Plan (2016-2036), and the Environment Act 2021, schedule 14.