

# DELEGATED OFFICER REPORT

**Application Ref:** F/26/101437

**Site Address:** BOTLEY CENTRE, HIGH STREET, BOTLEY, SOUTHAMPTON, SO30 2EA

**Case Officer:** Rebecca Altman

**Description:** Construction of new workshop building for vehicle storage and servicing after demolition of existing, to include associated hard standing, security fencing and septic tank.

| Particular Site Constraints?                                                                                                                                                                                                                                                                                                                                                                   | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-----------------------------|
| <ul style="list-style-type: none"> <li>• Urban Edge</li> <li>• Designated Open Space</li> <li>• Near to Botley/Winchester Road Conservation Area Boundary</li> <li>• Brook House Listed Building (Grade II) to south-west</li> <li>• Amber great crested newt area – suitable habitat</li> <li>• Bats recorded in the area (recreation ground)</li> <li>• Airport safeguarding zone</li> </ul> |                                         |                             |

| Planning History?                                                                                                                                                                                                                            | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
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| <ul style="list-style-type: none"> <li>• Z/40255/000/00 – erection of groundsmans storage building / minibus garage – permitted 31/10/2003</li> </ul> <p>Various applications relating to the wider Botley Centre and recreation ground.</p> |                                         |                             |

| Publicity:            | Letters <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Site Notice <input type="checkbox"/> | Newspaper <input type="checkbox"/> |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|------------------------------------|
| Representations:      | None received.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                      |                                    |
| Parish Council:       | Botley Parish Council is the applicant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                      |                                    |
| Tree Officer:         | No objection. The proposals stated in the arboricultural report are acceptable and can be conditioned. With the loss of a tree to the north of the existing structure, a replacement will be required, and this appears to be proposed as part of the ecological enhancements.                                                                                                                                                                                                                                                                                                        |                                      |                                    |
| Environmental Health: | <p>Contaminated land – The existing workshop was used for vehicle servicing and material storage, which could have caused contamination to the ground. Recommend conditions to secure an asbestos demolition survey, CEMP and Contaminated Land assessment.</p> <p>An Asbestos Survey has been submitted, which confirms that no asbestos was found within the building.</p> <p>Noise – Due to the historical use of the site for the same type of operation as that proposed, a condition restricting the operating hours is appropriate and a Noise Assessment is not required.</p> |                                      |                                    |
| Heritage Officer:     | No objection. The site lies adjacent to the north-western tip of the Botley Conservation Area, south of a two-house plot removed from the conservation area in 2025 and east of a pair of hard tennis courts enclosed by high fencing. To the south and east is the grassland of the recreation field and there appears to be a hedge along the north boundary.                                                                                                                                                                                                                       |                                      |                                    |

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|                                    | The proposed new building is substantially bigger than the existing and together with the new fencing compound, will have a bigger impact. However, proposed colour treatments are acceptable and some vegetation will help ameliorate the visual impact of the building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Ecology:                           | <p>BNG – The proposal to plant medium sized native trees along the path to the southeast of the site is appropriate and will result in a gain of 12.72% area habitat, which meets the 10% requirement. Bat and bird boxes are also recommended to be installed within the wider site. Habitat creation, management and monitoring recommendations are also appropriate and can be secured for 30 years by condition.</p> <p>Drainage – A condition is required for the final size, location and design of the soakaway and septic tank. However, if a soakaway turns out to be unfeasible due to permeability issues, then an alternative solution will be required.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Highway Authority:                 | No objection. Access is unchanged and is acceptable. There appears to be adequate parking and storage area on site. A CEMP would be required due to the presence of a public footway next to the development site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| NatureSpace (Great Crested Newts): | No comments to make as no likely impact on great crested newts or their habitats.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Southern Water:                    | <p>Comments made.</p> <ul style="list-style-type: none"> <li>• There are restrictions on tree planting adjacent to Southern Water sewers and mains. The applicant is required to advise the Local Authority and Southern Water of any landscape proposals in proximity of public apparatus and protection measures.</li> <li>• No new soakaways should be located within 5 m of a public or adoptable gravity sewer, rising main or water main.</li> <li>• The Environment Agency should be consulted by the applicant regarding the use of a septic tank.</li> <li>• An application would be needed for consent for Trade effluent. This is required before connection to the public sewerage network is approved.</li> <li>• Land uses such as hard surfacing that may be subject to oil/petrol spillages should be drained by means of appropriate oil trap gullies or petrol/oil interceptors.</li> <li>• The site should be checked for potential contamination and any that is found should be declared to the Statutory Water Undertaker as part of a water connection application.</li> <li>• Southern Water requires notification of demolition works prior to commencement.</li> <li>• Any connection to the public sewerage system will require a Section 106 connection application to be submitted to and approved by Southern Water.</li> </ul> <p><b>The applicant has confirmed no connection proposed to the existing foul or surface water drainage network.</b></p> |

|                                               |                                         |                             |
|-----------------------------------------------|-----------------------------------------|-----------------------------|
| Site Visit:                                   | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Details: 13 August 2026 – photographs on file |                                         |                             |

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| Policy: |
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### **National Planning Policy Framework (2026)**

Relevant National decision-making policies (NDMPs) include:

S3 (presumption in favour of sustainable development); S4 (principle of development within settlements) E2 (meeting the need for business land and premises), DP3 (key principles for well-designed places), P2 (ground conditions), P3 (living conditions and pollution), N2 (improving the natural environment), N3 (trees in new development) HE9 (conservation areas), and HC7 (development affecting existing recreational land and facilities).

### **Planning Practice Guidance**

#### **Development Plan:**

The Eastleigh Borough Local Plan 2016-2036. The most relevant policies are S1 (sustainable development), S4 (employment provision), S8 (historic environment), DM1 (general criteria for new development), DM6 (surface water management), DM8 (pollution), DM11 (nature conservation), DM12 (heritage assets), DM13 (general development criteria – transport) and DM32 (protection of recreation and open space facilities).

#### **Supplementary Planning Documents:**

Quality Places (June 2026)

### **Assessment:**

#### **Site and proposal**

The application relates to an existing workshop building located within the Botley Centre Site, to the south of High Street in Botley. The site lies within the urban edge and is part of a wider site designated as open space within the Eastleigh Borough Local Plan. To the north of the site is a veterinary centre and residential properties fronting High Street. To the west are some playing courts and the main Botley Centre building, and to the south is the recreation ground.

The workshop is used for machinery and vehicle storage / maintenance for Botley Parish Council. This is considered to be a Sui Generis use. The applicant has confirmed that it is no longer fit for purpose, being too small to accommodate the required level of vehicles and without sufficient staff/welfare facilities. The proposal is to construct a larger replacement workshop for the same use, to provide additional storage space and modern staff facilities. The new building would be in the same location as existing but with a larger footprint, and the land to the south would be hard surfaced to accommodate vehicle movement and access. New 3m high security fencing is also proposed around the site boundaries.

The new building would have a steel portal frame clad with insulated cladding panels, and would have a mono-pitched roof with solar panels. The building would measure 29.3m in length, 9m in depth and up to 4.4m in height (3.8m to eaves).

#### **Principle of the proposal**

National Decision Making Policy (NDMP) S4 of the National Planning Policy Framework (NPPF) 2026 sets out the principle of development within settlements and states that: *1. Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework*.

The site lies within the Urban Edge / settlement of Botley (as defined by the Eastleigh Borough Local Plan), and is part of a larger site designated as open space within the Local Plan, which incorporates the adjacent recreation ground and tennis courts. Policy DM32 of the Local Plan and NDMP HC7 seek to protect open space, with any loss of

open space only allowed in exceptional circumstances. The proposal relates to a part of the site already occupied by a workshop along with an adjacent area of grassland which is not part of the adjacent recreation ground, being separated from it by a footpath. The proposal would therefore not result in the loss of land used for recreation and would not change the use of this particular part of the site. The proposal would also support the needs of Botley Parish Council by providing a larger, more modern building to accommodate additional vehicles. This aligns with the principles of NDMP E2, which states that substantial weight should be given to development which would allow a business to expand or adapt. The principle of the proposal is therefore considered acceptable, subject to consideration of all other relevant policy requirements.

### **Design and appearance and impact on heritage assets**

NDMP DP3 and Policy DM1 of the Eastleigh Borough Local Plan require new development to be appropriate for their context, in respect of matters such as scale, layout and use of materials. In addition, NDMP HE9 and Policy DM12 of the Local Plan require development to conserve the character and appearance of conservation areas.

The existing building measures 20m in length, 6.3m in width and has a shallow pitched roof up to 3.3m in height (2.5m to eaves). In comparison, the new building would be larger, at approximately 9m greater in length, 2.7m greater in depth and 1.1m greater in height, and extending closer to the adjacent footpath to the east. In addition, a grassed area in front of the building would be hard surfaced and new 3m high security fencing would also be erected around the site, where no such fencing currently exists.

The new building would be clad in insulated cladding panels above a brick plinth, and the applicants have confirmed these would be of a dark green colour. The fencing is also proposed to be finished in green, similar to that of the fencing surrounding the adjacent tennis courts. The materials and colours are considered appropriate for the type of building and the area in which it is set.

Regarding visual impact from the immediate surroundings, the main impacts would be from the adjacent residential properties and from within the recreation ground. The nearest residential properties are located around 22m away and views would be partially obscured by existing trees and fencing along the boundaries. From the recreation ground, whilst the development would be more visually prominent than existing and an area of grass would be lost to form the new hard surfacing, the impact would be softened by proposed new tree planting alongside the footpath.

The Botley/Winchester Road Conservation Area encompasses the buildings along High Street, to the north-east of the application site. However, due to the position of the proposed building within the Botley Centre site, set behind existing buildings on High Street, it is not considered that it would adversely impact on the character of the Conservation Area. The Council's Heritage Consultant has been consulted and has raised no concerns in this respect.

Overall, for the reasons outlined above, it is not considered that the development would result in an adverse visual impact on the site or wider surroundings and would accord with relevant national and local policies.

### **Impact on the amenities of neighbouring residents**

The nearest residential properties are Nos. 95 and 93 High Street, which are located to the north-east of the existing workshop. The rear garden boundary of No.93 abuts the application site and there is fencing and vegetation along this boundary. There is a separation distance of approximately 24m between the existing workshop and the rear of No.95, and 22m to the rear of No.93.

The new workshop would be located closer to these properties, resulting in separation distances of around 21m to No.95 and 19m to No.93. It would remain set back from the rear garden boundary of No.93 by approximately 2.2m.

Although the new workshop would be closer to the neighbouring properties and taller in height than the existing building, the separation distances combined with the existing boundary fencing and vegetation, are considered sufficient to ensure no significant impact in terms of loss of outlook or light to these neighbours. There would also be no new windows on the rear (north) elevation of the workshop, therefore no loss of privacy to the neighbouring garden.

Potential impacts in terms of noise are addressed under the following heading of this report.

### **Pollution – contaminated land and noise**

Policy DM8 of the Local Plan states that development will not be permitted if it would cause loss of amenity or impact on public health as a result of pollution, including noise and contaminated land. NDMP P2 and P3 also require land conditions and potential noise impacts to be taken into account in decision making.

The Council's Contaminated Land Officer has noted the potential for the existing building to contain asbestos and for the site to contain contamination from past uses. An asbestos survey has been submitted, which confirms no asbestos was found. However, there remains the potential for ground contamination, and a contaminated land survey can be secured by condition to ensure that any risks are identified and mitigated. A Construction Environmental Management Plan is also requested to ensure that pollution risks are mitigated during the construction phase.

In relation to noise, the applicant has confirmed that the new workshop would be used for the same purposes as existing and with the same operating hours of 7am to 5pm Monday to Friday. They have further confirmed that machinery is only operated between the hours of 8am and 3pm. The Council's Environmental Health Officer is satisfied that if the operating hours are restricted accordingly, the development would not result in any significant increase in noise and disturbance to nearby residents.

### **Ecology and trees**

NDMP N2 and N3 and Local Plan policy DM11 require new development to conserve and enhance the natural environment.

On 6<sup>th</sup> August 2026, the threshold for requiring 10% biodiversity net gain was changed to no longer apply to sites of less than 0.2ha. However, although this application site is less than 0.2ha, the application was submitted before the change in threshold came into effect, therefore the 10% net gain requirement remains relevant to this proposal. The application is accompanied by a Biodiversity Metric and a Habitat Management and Monitoring Plan. This sets out how the 10% net gain would be achieved through the planting of new native trees along the footpath to the south-east of the new workshop, and the Council's Ecologist is satisfied with this solution. Implementation of the BNG works and monitoring for 30 years can be secured by condition.

There is a tree to the north of the existing workshop which is due to be removed, and two trees to the south of the workshop were felled before submission of the planning application. The Tree Officer has not raised objection to removal of the tree subject to providing a suitable replacement. The trees to be planted as part of the biodiversity net gain proposals would meet this requirement. Other adjacent shrubs and trees would be protected by protective fencing during the construction period.

### **Access and parking**

The need to ensure suitable access to development sites is covered by Policy DM13 of the Local Plan. For this proposal, there would be no change to the existing vehicle access arrangements via High Street, which is considered acceptable. The proposal is for a replacement workshop and is not anticipated to result in any significant increase in vehicle movements. The hard surfaced area would provide sufficient space for parking and turning for the workshop and the adjacent car park would continue to provide parking for the wider site. The Highway Authority has raised no objection to the proposals, subject to securing a Construction Management Plan to cover requirements for managing contractor parking, deliveries and protection of pedestrian routes during the construction phase.

### **Drainage**

Local Plan policy DM6 and NDMP F8 set out requirements for ensuring that development provides appropriate drainage. Southern Water has provided a response to the application, setting out advice to the applicant about the need to protect existing apparatus, and to seek consent for any connection to existing water mains. The new workshop is proposed to be connected to a new septic tank, therefore no connection is proposed to the existing foul network, and surface water is proposed to be drained via a soakaway. The Council's Ecologist has requested further details of the drainage proposals, which can be secured by condition. The advice from Southern Water can be included as an informative on the decision notice.

### 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 2030; (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 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 new workshop would be built to modern construction standards and would incorporate solar panels to the roof to provide sustainable energy. The proposal is therefore considered to accord with 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. It is considered that this application does not raise any equality implications.

**Conclusion:**

Recommendation:

**PERMIT** ☒

**REFUSE** ☐