

DELEGATED OFFICER REPORT:**Application Ref:** F/26/100952**Site Address:** AIR TRAINING CORPS, TURNPIKE PAVILLION, TURNPIKE WAY,
HEDGE END, SOUTHAMPTON,**Case Officer:** Clare Martin**Description:** New fire escape ramp and path to existing cadet centre and land re-profiling (re-submission of planning permission F/22/93363)

Particular Site Constraints?	Yes ☐	No ☒
• Within the urban edge • Within an open space – recreation ground • Bank at the front of the site is within Wilden local nature reserve		

Planning History?	Yes ☒	No ☐
• F/22/93363 - New fire escape ramp and path to existing cadet centre – Permit (Aug 2022) • Z/33475/004/00 - Construction of New Modular Building for Air Training Corps Use Adjacent to Pavilion - Permitted (June 2003) • Z/33475/000/00 - Construction of Sports Pavilion/Community Hall with Playground, Car Parking and Vehicular Access - Permitted (Jan 1995)		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None		
Tree Officer:	<u>No objection</u> (subject to tree protection measure condition) The fire escape element is not controversial – we raised no arboricultural objection in 2022. Whilst the arboricultural report is dated, because the scheme is identical, we feel that the tree protection plan can be used. We are satisfied with the arboricultural information submitted in relation to the bund. We remove our holding objection regarding this element.		
Landscape Officer:	<u>No objection</u> The construction of the proposed footpath and ramp does not raise any significant landscape concerns, Furthermore, having reviewed the latest plans for the bund I have no further comments to make on this application.		
Ecology Officer:	<u>No Objection</u>, subject to Landscape and Ecology Management Plan condition. <u>Biodiversity Net Gain</u> The site area is given as 640 sq metres on the application form. The applicant is claiming the de minimis exemption from 10% biodiversity		

	net gain because the footpath area is below 25 sq metres. The habitat affected must also include the area where the spoil is proposed to be spread, so the application would not be exempt due to the de minimis exemption. I have reviewed the updated Statutory Metric (V2) which has been based on a site area of 0.06 ha. This demonstrates an onsite biodiversity net gain of 10.03% and no metric errors. The Biodiversity Net Gain Assessment by South Downs Ecology (V2, July 2026) states that this can be achieved by planting 4 small new trees and enhancement of 0.023 ha of modified grassland in poor condition to moderate condition by re-seeding it with a shade tolerant flowering lawn seed mixture. This is acceptable and can be secured for 30 years by condition. Section 6 of the report states that an alternative to enhancing the southern grassland would be to reinstate the non-shaded northern modified grassland G4-1 (with a flowering lawn mix) within 2 years of commencement of works. This can also be done as an ecological enhancement in accord with DM 11 for additional ecological benefit.
Hedge End Town Council:	No objection

Site Visit:	Yes ☒	No ☐
Details: Carried out 19 th March 2026.		

Pre-commencement Conditions:	Yes ☒	No ☐
Details: Email from agent accepting the pre-commencement tree condition (Mark Willis dated 14/7/26)		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"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."</i>

Policy:
National Planning Policy Framework This sets out <u>National Decision Making Policies (NDMP)</u>, the most relevant are: - S3 (sustainable development), S4 (development within settlements), DP3 (well-designed places), HC7 (development affecting recreational land and facilities), N2 (natural environment) & N3 (trees in new development). Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u>, the most relevant policies are: - Strategic policies S1 and S2; and - Development Management policies DM1, DM11 and DM32. Supplementary Planning Documents: Quality Places & Trees and Development

Assessment:

Principle

The site is located within the urban edge, where development proposals should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects (as set out in NDMP S4). The material considerations for the proposal are considered below.

The site is also part of Turnpike Way recreational ground, which is protected as a community park and public open space. The proposed landscaping and access works will not result in the loss of the existing open space and therefore complies with NDMP NC7 and Policy DM32 of the local plan.

Character and Appearance

NDMP DP3 of the National Planning Policy Framework and Policy DM1 of the local plan requires development to take full and proper account of the context of the site (including the character, appearance and land uses of the locality) and be well integrated with these (in terms of mass, scale, materials, layout, density, design and siting), both in itself and in relation to adjoining buildings, spaces and views.

Access Ramp

The air training corps building has a fire escape door on its north-eastern side, which currently exits onto a small landing with steps to the ground below. The proposal will replace the steps with a longer, shallow, sloping ramp that will wrap around the north-eastern side of the building. This then connections via a new grey slate path to the open space at the front of the building and existing footpath network. The access works are an exact resubmission of the scheme approved in 2022 (under F/22/93363).

The access ramp is to improve the fire escape route for the existing building, providing easier access for disabled users. The ramp is enclosed by a low-level brick wall and railing above, which matches the brickwork on the existing building. The proposed access works are relatively minor and will be in keeping with the existing building.

The building is set back from the road behind extensive tree screening where it will not have a significant impact upon the appearance of the parkland or wider locality.

Bank Reprofilng

The scheme has now been expanded from the previous application, so that it also includes lowering the last 15m of an existing vegetated bank next to the site access. The reprofiling will take place at the eastern end of a long bank which sits at the front of the site, between the recreational ground and Turnpike Way. The bank contains a mixture of trees and vegetation that forms the leafy back drop to Turnpike Way.

Addition details have been provided to show the extend of the reprofiling work, including existing and proposed sections for the Turnpike Way bank and the bank between the air training corps building (where the excess soil will be deposited). The Turnpike Way bank will be lowered by 0.8m and reprofiled into a shallower slope, which will allow views into the recreational ground and associated car park providing more natural surveillance. Reducing the gradient will also make it easier to maintain the land.

The reprofiling works will result in the loss of a section of vegetation at the front of the site, including two goat willow trees. While it is disappointing to lose this landscaping, it is a relatively small section of the long bank and so is not considered to have a significant impact upon the wider landscape feature. Likewise, the excess soil will be deposited on the bank between the car park and air training corps building slightly increasing the gradient of the slope.

Both reprofiled banks will be seeded so that within a couple of years they will be covered by grass and so will have a more natural appearance. Furthermore, three replacement trees will be planted further back into the site so that it continues to provide a green backdrop to Turnpike Way and setting for the parkland. No objection has been raised by the Landscape Officer.

Trees

NDMP N2 & N3 of the National Planning Policy Framework and Policy DM1 of the local plan requires development to conserve and enhance established trees. NDMP Policies N3 also requires development to make provision for the planting and long term maintenance of trees (with guidance provided within the Council's Trees and Development SPD).

An arboricultural impact assessment has been provided covering the affected trees on both bank next to turnpike way (which is being lowered) and the bank next to the air training corps building (where the excess soil is being deposited). The document has been reviewed by the Tree Officer and no objection raised, subject to conditioning that the approved protective tree fencing is installed before work begins and remains in situ for the duration of the works. None of the affected trees are covered by a tree preservation order,

Ecology

NDMP N2(1) & N5 and Policy DM11 of the Local Plan requires development to support conservation of important habitats and species. These policies also require developments to minimise any adverse impacts on biodiversity (include features which support priority or threatened species such as swifts, bats and hedgehogs) and take the opportunity to provide ecological enhancements. In accordance with national planning policy, the development will also need to provide a 10% biodiversity net gain (as it was submitted before 8th August 2026 and so the previous guidelines apply).

Given the nature and scale of the proposal it is unlikely to have any direct impacts upon national or international designated nature conservation site. However, Wilden local nature reserve lies immediately north of the site. An ecological impact assessment has been submitted for the proposal, which concludes that the development will have a negligible impact on most species and a positive impact upon bats, birds and hedgehogs due to the additional tree planting.

In terms of biodiversity net gain, the previous errors in the report and metric have been updated and it now demonstrates an onsite biodiversity net gain of 10.03%. This is achieved by planting four small new trees and reseeding an area of poor-quality modified grassland with a shade tolerant flowering lawn seed mixture. The information has been accepted by the Ecology Officer who, providing a Landscape and Ecology Management Plan are provided by condition.

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 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 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 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 plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Local Plan, as is an assessment of climate impacts.

The NPPF, 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 ...