Appendix 3 - Assessment of Significance Template

Sections 319ZZC - ZZF Town and Country Planning Act 1990 (as amended by s.54 of the Planning and Infrastructure Act 2025) **Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026** **Regulation 5(2): Officer Assessment of Significance**	
SITE: Land adjacent Vanguard Business Park (formerly Seddul Bahr), Allington Lane, Eastleigh, SO30 3HP	
APPLICATION: Retrospective consent for laying of a hardstanding, creation of a bund and change of use of land for open storage	
Does the proposed development fall within Schedule 2 or Own-Interest: Application falls within Schedule 2 due to being a retrospective development (already completed).	**Officer Schedule 2 Assessment** **Reasons and Recommendation** <u>Delegate for Officer Decision</u> Application does not give rise to one or more issues of economic, social or environmental significance.
'Major' or other application	☐
S.73 Application to vary conditions (relating to a Sch.2 application)	☐
	☐

S.73A application to regularise development that has proceeded without planning permission	☒
Modification of s106 under s106A provisions (where NOT connected to Sch.1 development)	☐
A reserved matters application relating to a Large Outline planning permission.	
1. Does the application give rise to one or more issues of economic, social or environmental significance? (Reg 5(2)(a)) or Does the application give rise to one or more significant planning matters having regard to the development plan and any other material considerations? (Reg 5(2)(b)	No
	The application seeks retrospective permission for the creation of a hard surfaced open storage area associated with Vanguard Business Park. The site is in the countryside, but it is not within an ecologically or environmentally sensitive location and is not considered to give rise to any economic, social or environmental issues of significance. Whilst policy compliance in respect of the countryside location will be a key consideration in the decision making, this issue is not of such significance to require referral to committee. The decision can therefore be delegated to officers.
2. Is the application an 'Own-Interest' application requiring additional transparency in determination?	No
Case officer:	Rebecca Altman
Date of case officer assessment:	18/11/2026
Line Manager / Nominated Officer:	Nick Parker

Line Manager/Nominated Officer recommendation	Delegate for Officer Decision
Line Manager/Nominated Officer comments	Agree with Officer assessment
Date of Gateway Exchange:	19/11/2026
Nominated Member:	Councillor Shepherd
Nominated Member recommendation:	Delegate for Officer Decision
Nominated Member comments:	Agree with delegation
Nominated Officer:	Nick Parker
OUTCOME OF SCH.2 GATEWAY MEETING:	Delegate for Officer Decision