

DELEGATED OFFICER REPORT

Application Ref: F/23/96149

Site Address: Saltmakers House, Huntsman Road, Hamble Point Marina, Hamble-Le-Rice, Southampton, SO31 4JD

Case Officer: Summer Sharpe

Description: Proposed installation of photovoltaic solar panels on roof.

Particular Site Constraints?	Yes ☒	No ☐
- Countryside - Recreational Disturbance Zone - Great Crested Newt Zone (white) - Flood Zones 2 & 3 - Minerals & Waste Safeguarding Zone - HRA Screening: River, SAC, SPA & Ramsar - Adjacent SSSI & Open Space		

Planning History?	Yes ☒	No ☐
There have been numerous applications at the site and within the wider Marina complex.		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None received.		
Parish Council:	None received.		
Environmental Health:	I have reviewed the updated proposed plan produced by KAD Ltd (February 2024) reference KAD-01-A-PP rev C in relation the installation of solar panels on roof of Saltmakers House. Previous comments were passed to you in relation the same application (based on rev B plan), which are still valid as there is no changes in the proposed development as far as I can see. Therefore, we do not object to the proposed development.		

Policy:
National Planning Policy Framework
National Planning Practice Guidance
Development Plan:
<u>Eastleigh Borough Local Plan 2016-2036</u> Policies: S1 (Delivering sustainable development), S5 (Countryside), S7 (the Coast), DM1 (General development), DM2 (Environmentally sustainable development), DM4 (Zero or low carbon energy), DM5 (Managing flood risk), DM8 (Pollution), DM11 (Nature Conservation), DM18 (Extension and replacement of non-residential buildings in the countryside), DM20 (Boatyard and Marina sites on the River Hamble).
Supplementary Planning Documents

Site Visit	Yes ☐	No ☒
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Assessment:
<u>Site & Surroundings</u> The application site comprises a single storey pitched roof building located to the north of School Lane. To the north, south and east are associated Marina buildings and parking

areas for boats and cars. Further north-west is Hamble Common, identified as SSSI and open space. The application site and wider surroundings also fall within the countryside.

Proposal

Proposed installation of photovoltaic solar panels on roof.

Principle

The application site falls within designated countryside protected by Policy S5. This Policy sets out that new development in the countryside is generally restricted and notes (1) compatible usages for which new development in the countryside is appropriate and (2) that new development in the countryside *will seek* to avoid adverse impacts upon the intrinsic character of the landscape.

Policy S7 is also of relevance due to the application sites location. This Policy sets out the defined areas (1), which includes the Hamble River estuary between Hamble Point Marina and Botley. This Policy also sets out (2) how to respect the Ramsar designations, and to (c) enable the provision of infrastructure related to sailing within the developed frontages of the river which is expanded upon in Policy DM20.

Policy DM4 relates to low carbon energy, including renewable energy resources, which is of relevance as the proposals comprise the installation of solar panels.

Policy DM20 is arguably the most important Policy as this specifically relates to development at boatyard and marina sites on the River Hamble. This sets out that development associated with boat building and the fitting out, maintenance and repair of boats and ancillary uses, will be permitted, provided that development does not: *(a) jeopardise the safety and ease of navigation on the river, (b) adversely affect nature conservation, landscape or heritage interests, or (c) cause a reduction in water quality.*

The proposals relate to the installation of solar panels. The roof form and footprint of the building would remain as existing. The proposals are therefore considered to be in accordance with the abovementioned policies and would as a result be acceptable in principle.

Design

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbouring, and be compatible in terms of mass, scale, layout density, design and siting.

The proposed solar panels would be mounted to the western roof slope. Due to the single storey nature of the building, it is likely that the proposals would be visible from vantage points within the marina. Given the buildings siting and the layout of other buildings, it is unlikely that the proposals would be readily visible from wider public vantage points (along School Lane). Whilst acknowledging they could be visible, the proposals are not considered to be overtly prominent, nor harmful. As a result of their nature, they would be fairly utilitarian in terms of their appearance, however, as shown on the submitted plans, there would be a negligible projection above the roof form, whereby they would sit appropriately within the roof slope.

Ultimately, the proposals would provide a renewable energy source, supported by Policy DM4, and are considered to be of an appropriate design, thus would also comply with Policy DM1. To conclude, the proposals are considered to be acceptable.

Impact upon Neighbouring Amenities

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

As a result of the location and siting of the proposals, no residential amenities would be impacted upon. The immediate surroundings comprise other buildings within the Marina complex. As a result of this, these immediate amenities are unlikely to be adversely impacted upon. As such, the proposals are considered to be acceptable in this regard.

Flood Risk

Policy DM5 of the Eastleigh Borough Local Plan (2016-2036) states that development will only be permitted within the areas at risk of flooding providing that certain criteria are met, comprising; sequential tests (where required), site specific flood risk assessment, incorporation of flood protection, resilience and resistance measures, and site drainage systems which are designed taking account of events which exceed normal standards.

The Town and Country Planning (Development Management Procedure) (England) Order 2015 states there is no requirement to consult the Environment Agency for minor development within Flood Zone 2 or 3, however, paragraph 173 of the National Planning Policy Framework (NPPF) (2023) states all applications should be supported by a site-specific flood-risk assessment. In this instance, the application has been supported by a flood risk assessment, however EA has not been consulted due to the nature and scale of the proposed development.

This application relates to the installation of solar panels on an existing marina building. This building could be classified as either 'less vulnerable'/'water-compatible' in the flood risk vulnerability classification set out in the National Planning Practice Guidance. With regard to the flood risk vulnerability and flood zone compatibility set out in Table 3 of the National Planning Practice Guidance, this type of development located in Flood Zones 2 and 3 does not require an exception test, and is considered compatible. To conclude, the installation of solar panels on an existing marina building is not considered to have an adverse impact of flooding on site, or increase flooding within the vicinity, thus would be acceptable.

Equalities Act:

Section 149 of the Equalities Act 2021 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.

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 Councils 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 and development plan 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 Local Plan, as is an assessment of climate impacts.

The NPPF aims for the need for housing to be met, and Policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF and 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. 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 limit impacts on climate emissions as a result of the development or its use.

Conclusion:

The application is recommended for approval, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐