

DELEGATED OFFICER REPORT:**Application Ref:** F/25/99088**Site Address:** HAMBLE COMMUNITY SPORTS COLLEGE, SATCHELL LANE,
HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4NE**Case Officer:** Clare Martin**Description:** Single storey modular nursery building

Particular Site Constraints?	Yes ☒	No ☐
• Outside urban edge – countryside • Within the settlement gap		

Planning History?	Yes ☐	No ☒
Details:		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Highways (HCC):	<u>No objection</u> ACCESS: Access in and out of the site from the highway is unchanged by the proposals, as is the internal site layout in terms of parking. This is acceptable. TRIP RATES: Whilst the increased size of the nursery would be anticipated to bring in new trips to the destination, realistically when considered against the local highway network they will be minimal in number once account has been taken for passby trips (passing the nursery and dropping off on their way to work) and linked trips (already accessing the site for another child). As such, actual trip generation resulting from the proposals is anticipated to be minimal, especially when compared to the background movements on Hamble Lane in particular. PARKING: The parking quantum has not been assessed, as this is for the Case Officer, ensuring that the EBC Parking Standards are adhered to. However from information provided, and also given parking will be short term drop-off / pickup, it would not be anticipated that any impact upon the highway would result. CEMP (updated 24/6/25) If the works can be contained within the summer holiday period, this would mitigate the need to have a CEMP in place. The primary concern was the free movement of secondary school pupils moving around at the start and finish of school times coming into conflict with construction related movements. As such, if pupils are not there, then this basically mitigates the situation anyway. The other primary users, pre-school attendees, will still be on-site, but obviously if there are any issues with the contractors, then the client		

	(the pre-school) can deal with this themselves as essentially their employers.
Tree Officer:	<u>No objection</u> - subject to adherence to the tree protection measure stated in the arboricultural report reference MB250116.
Ecology Officer:	<u>Comments</u> I have reviewed the Ecological Appraisal Report by Hampshire Ecological Services Ltd (June 2025). I am satisfied that the findings of this report provide a good description of the site, including photos of the existing building in situ, and that the recommendations are appropriate and can be implemented. The vegetation around the site is not proposed to be affected by the proposal, no habitat for protected species is proposed to be removed and no further surveys are required. Heras fencing or similar must be used to protect the adjacent scrub during construction. At least one bat box and one 32 mm hole bird box have been proposed to be erected on site as a biodiversity enhancement. This is acceptable. The location of these boxes can be agreed before determination or can be conditioned. Planting flowering plants for pollinators, especially night scented flowering plants, is also encouraged. No exterior lighting has been proposed, but if any is required for security purposes it must meet the requirements outlined in the Ecological Appraisal report section 5.6.3. The lighting must not shine on any features that might be used by bats such as a bat box or vegetation.
Environmental Health Officer:	<u>Comment</u> I believe the risk of break in noise is minor, based on the children numbers and manufacturer specifications. Therefore I accept that a noise report is not required.
Parish Council:	Support application

Site Visit:	Yes ☒	No ☐
Details: Site visit undertaken 18/6/25		

Pre-commencement Conditions:	Yes ☐	No ☒
Details:		

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

Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are:

- Strategic Policies: S1 (sustainable development), S2 (approach to development), S5(new development in the countryside), S6(protection of settlement gaps) & S10(community facilities);
- Development Management Policies: DM1 (general development), DM8 (pollution), DM11 (nature conservation), DM13 (access) & DM36 (community facilities).

Supplementary Planning Documents:

Quality Places; & Trees and Development.

Proposal:

The proposal is for a single storey modular building to replace an existing smaller building being used as the baby unit. The modular building is coloured grey with a flat roof and measures 12m(l) by 9m(d) by 3.7m(h), which includes a ramped entrance and steps.

The proposal will allow the nursery to expand capacity to accommodate 15 additional children at the site. Currently the nursery caters for 41 children.

Assessment:

Principle

The site is located outside of the settlement boundary, within an area of designated countryside, where the types of development allowed are controlled. While a nursery is not within one of the uses specified within Policy S5, the site is not in a typical countryside location. Instead, the nursery is located within Hamble school and sports complex, which contains a mixture of large buildings and other structures.

The proposal is to extend an existing nursery (rather than create a new use) and it is fully contained within the existing site boundaries. It is recognised that there is a strong demand for additional nursery places within the locality and the development will be able to satisfy part of this demand allowing more parents to participate in the workforce. As such the principle of the development is considered acceptable, subject to the details according with the relevant planning policies.

Character and Appearance

Policy DM1 requires development to take full and proper account of the context of the site including the character and appearance of the locality and to 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.

The proposed modular building replaces a smaller single storey unit in the same location. It is of a simple rectangular design in a grey colour that will blend in with the existing nursery and surrounding buildings. The proposed single storey building sits towards the back of the site, tucked behind the existing nursery building, where it is not noticeable from the main Satchell Lane entrance to Hamble school and sports complex.

No changes are proposed to the existing access, car parking provision or landscaping. The site is well screened on its Satchell Lane boundary by a row of dense trees and vegetation, which help provide good visual separation between the edge of the school complex and surrounding area of countryside. On this basis the replacement building is considered to blend in with the existing character and appearance of the site and will not have an urbanising impact on the area of countryside

Settlement Gap

The site is within the Hamble, Netley and Bursledon Settlement Gap. Policy S6 allows development in the settlement gap providing it doesn't undermine the physical extent or visual separation of settlements or separate identities of adjoining settlements

The site is within a more developed section of the settlement gap, close to existing buildings and structures that form Hamble school and sports complex. Due to the size, and location of the building, along with the nature of the site and retention of the existing landscaping, the proposal should have a minimal impact upon the settlement gap.

Highways and Car Parking

Policy DM13 requires that all new development has a safe and convenient access to the highway network.

The site is not within a sustainable location, as it is outside of the main settlements and not easily accessed by walking. However, the proposal is part of an existing nursery and wider school site and as such there is likely a number of linked vehicular trips, with parents already dropping siblings off at the site or parents working at the school. The number of nursery places are relatively small compared to the 1300 children who attend the main school and the vehicular movements associated with this.

The nursery has a 10 minute window for drop off/ pick up times and parents are able to use the nearby car park so as to avoid congestion at the main site entrance. The times are staggered between 7:30-8:15am and 5-6pm, which is outside of the main school hours and so avoids busy period and sudden influxes of traffic onto the site.

In terms of staff, the nursery pays for 10 staff parking spaces to be provided within the neighbouring sports centre grounds and this should be sufficient for new staff as well as existing employees.

No objection has been raised by the Highways Officer and the proposal is not considered to have an unacceptable impact on the highway network.

Trees, Ecology and Biodiversity Net Gain

Policy DM1 requires development not to result in the loss or damage of important trees and Policy DM11 states that development will not be permitted if it is likely to have a direct or indirect adverse effect on priority habitats, protected or priority species. The National Planning Policy Framework also requires new development to provide a 10% biodiversity net gain (unless benefiting from an exemption).

The site contains both B and C category trees and scrub in its northern corner and along the Satchel Lane boundary. The proposal will involve the removal of one C and 2 U category trees, which are of low value. All other trees will be retained. An arboricultural method statement has been provided, which includes details of temporary ground protection and tree fencing that will be used during the installation works. The method statement has been reviewed by the tree officer who has raised no objection to the development.

An ecological appraisal has also been provided for the site. It notes that the habitats and plant species on site are widespread and common and as such have little conservation importance. In terms of bats, the roof of the existing building appears well-sealed with no potential bat access points into the building and there are limited foraging habitats for bats on the site itself. The site lacks suitable habitat for dormice and no badger setts or evidence of badger were found. The proposal is not considered to have direct or indirect adverse on priority habitats, protected or priority species and no objection has been raised by the Ecology Officer.

Biodiversity enhancements are set out within the ecological appraisal and include at least one bat box and one 32 mm hole bird box erected on the site. Introducing flowering plants for pollinators are encouraged, especially night scented flowering plants. The submitted biodiversity metric shows a net gain of 23.37% in area habitats, which exceeds the 10% requirement and will be secured via condition.

Noise and Pollution

Policy DM8 states that development will not be permitted if it is likely to cause loss of amenity or impact on public health. Pollution includes noise, air quality and ground contamination.

In terms of noise, the new modular building will be able to accommodate up to 15 children. The manufacturer specifications for the modular building have been provided and it is estimated that the building insulation will reduce noise levels by 42-48db. Having consulted the Environmental Health Officer, the risk of noise break is minor and in any case the site is a good distance from residential properties.

Furthermore, the additional vehicular movements (and subsequent air pollution) is likely to be relatively minor bearing in mind that some of the trips are likely a number of linked vehicular trips, with parents already dropping siblings off at the site or parents working at the school.

In terms of land contamination, the site is not located within an identified contaminative land use area and radon risk is low. However, the construction of a new modular building will involve some degree of ground disturbance due to excavation for foundations and services and therefore a watching brief condition will be imposed.

A basic construction management plan has been provided and while some details are limited the installation works are planned to take place over the summer school holiday and so disruption is likely to be minimal.

On this basis the proposal is considered to accord with Policy DM8.

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 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 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 aims for the need for housing to be met, and Policy S2 of the Adopted Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 ...		