

DELEGATED OFFICER REPORT

Application Ref: F/25/99333

Site Address: Land west of Burnetts Lane, Eastleigh, SO30 2HH

Case Officer: Rebecca Altman

Description: Construction of temporary incidental sales car park (for One Horton Heath Lower Acre), with temporary planters, post and rail fencing and access gate (two year period)

Particular Site Constraints?	Yes ☒	No ☐
- Urban Edge and housing allocation site HH1 - Some surface water flood risk near the site - Great Crested Newt green zone (moderate suitability) - Adjacent to Footpath Fair Oak and Horton Heath 703		

Planning History?	Yes ☒	No ☐
Most relevant planning history relating to the One Horton Heath development: - O/20/89498 – Outline application for phased mixed-use development comprising up to 2,500 residential units and associated development – resolution to permit subject to S106 Agreement - F/21/91185 – Construction of road between Allington Lane and Burnetts Lane with associated footway, cycle paths, water crossings, drainage and landscaping – permission 29/09/2022 - F/20/89500 (Lower Acre) – Erection of 381 residential units with public open space, hard and soft landscape works, internal roads, footway/cycleways, associated parking spaces, substation, SuDS and associated infrastructure – permission 05/12/2022 - F/23/96631 – Construction of an internal distributor road and associated footways, cycleways, lighting, landscaping and SuDS basins, and diversion of Public Rights of Way footpaths FOHHF 701 and 702 as part of the One Horton Heath development – under consideration		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Fair Oak and Horton Heath Parish Council:	No objection.		
Tree Officer:	No objection.		
Highway Authority:	No objection. The vehicle access from Burnetts Lane onto the footpath is existing, having been formally utilised by vehicles to access commercial premises further to the west, and worked without known incident. Onwards it is not anticipated that vehicle flows associated with the car park would reach levels previously utilising commercial premises. It is noted that at the present time the footpath is closed (until 30 September 2027), and therefore impacts on pedestrian movement will be reduced during the two year period. Recommend that HCC Countryside Services are consulted.		
Eastleigh Ramblers:	No objection. The application involves the construction of a vehicular access off of Footpath No. 703 Fair Oak and Horton Heath. This is		

	currently subject to a temporary closure order until 30 September 2027. The amount of vehicular traffic involved would not adversely affect the use of the footpath when it is reopened. A hedge already appears to have been removed where the access is proposed. Conditions should be imposed to require the reinstatement of the land to agricultural use with the hedge replanted to match existing on cessation of the proposed use.
HCC Countryside Service:	No objection. The temporary development of the nature proposed has no adverse impact on the PROW network whilst Footpath Fair Oak and Horton Heath 703 is subject to a temporary closure order. The temporary closure for Footpath 703 must be maintained in accordance with all relevant legislation for the duration of the temporary development.
Ecologist:	Confirmed that a temporary 2 year permission would not trigger the need for biodiversity net gain. A net gain in biodiversity is still required, and noted that the land will ultimately be laid out in accordance with the landscaping details approved for the Lower Acre development. Concern raised about proximity of planters to disabled car parking spaces (position of planters amended in response).

Site Visit:	Yes ☒	No ☐
Details: 28 th May 2025 – photographs on file.		

Policy:
National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are S1 (Sustainable Development), HH1 (Land west of Horton Heath), DM1 (General criteria), DM11 (Nature conservation) and DM13 (Transport).

Assessment:
Site and proposal The application site lies on the east side of Burnetts Lane, and is part of the One Horton Heath housing allocation site (Policy HH1 of the Local Plan). The proposal is for the creation of a temporary sales car park to serve the first phase of residential development in the phase known as Lower Acre. The site currently comprises an area of grassland and is accessed from Burnetts Lane via a public right of way. There are hedgerows along the boundary with Burnetts Lane and the right of way, although a break has been formed to provide access to the proposed car park. The car park would provide 8 parking spaces and would be surfaced in reinforced gravel in a grey colour. It would be surrounded by a post and rail fence, and there would be a planter in each of the corners. Bollard lighting would be provided around the edges of the parking spaces. The proposal is for the car park to be in place for a temporary period of 2 years. Design and visual impact The proposed car park would alter the appearance of the site but only for a temporary period, after which the land would be restored to its existing condition. Due to the

presence of existing hedgerows to the east and west and the housing being constructed to the south, it is not considered that the car park would have a significant visual impact on the wider area. The proposed planters would help to enhance the appearance of the car park from the immediate surroundings.

Subject to a condition to ensure that the land is restored to its original condition once the car park is no longer required, the proposal is considered acceptable in terms of visual impact, in accordance with Policy DM1 of the Local Plan.

Access and parking

The proposed access is via a Public Right of Way (Footpath No.703), however, this right of way is currently closed (subject to a temporary closure order), and therefore the use of the access would not impact on the use of the footpath.

The Highway Authority has confirmed that the proposed access arrangement is acceptable and that the level of traffic likely to be generated by the car park would not have an adverse impact on the local highway network. The car park layout is also acceptable in terms of parking bay size and turning space. The Highway Authority has confirmed no objection and the proposal is therefore considered to comply with Policy DM13 of the Local Plan.

Ecology and trees

The proposal will not impact on existing trees and due to the 2 year temporary nature of the proposal, it is exempt from the requirement for 10% biodiversity net gain. The provision of planting will, however, help to provide some biodiversity enhancement on the site during the temporary period. A condition will be imposed to ensure that the land is reinstated as grassland after removal of the car park, and then it will subsequently be landscaped in accordance with approved landscaping plans for the Lower Acre development site.

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 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. Given the temporary nature of this planning application, it is not considered to have implications in respect of climate change policy.

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. The planters were repositioned during the application process to ensure they would not prejudice disabled access to the parking spaces.

Conclusion: The proposal is acceptable in accordance with relevant planning policy and is recommended for temporary permission.

Recommendation:

PERMIT ☒

REFUSE ☐

Plan numbers:

002 – Sales Compound Location Plan

300 – Existing Site Layout

301 A – Proposed Site Plan

303 C – Car Park Plan

306 – Post and Rail Fence

0000 P01 – Sales Car Park General Arrangement

0600 P01 – Proposed levels

The car park hereby permitted shall be for a limited period expiring on 9 July 2027. On or before this date, once the use of the car park has ceased:

- a) The car park, including the associated access and all ancillary infrastructure, shall be removed from the site; and
- b) The land shall be restored to its former use and condition, in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority, to include reinstatement of all existing hedgerow.

Reason: In the interest of the visual amenity in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

Prior to first use of the car park hereby permitted, the wooden planters shall be installed and planted in accordance with the details shown on the approved plans, and shall thereafter be maintained for the duration of the temporary period.

Reason: In the interest of visual amenity, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).