

DELEGATED OFFICER REPORT:**Application Ref:** F/25/100156**Site Address:** VILLAGE HOTEL EASTLEIGH, BOURNEMOUTH ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3YJ**Case Officer:** Clare Martin**Description:** Installation of 6no. electric vehicle charging bays with associated infrastructure, lighting columns, substation and service bay to replace 11no. existing car parking spaces and landscaping.

Particular Site Constraints?	Yes ☒	No ☐
• Within urban edge • Blanket Woodland TPO along eastern boundary • Freespace Hicknor Hill SINC to east of site • High pressure gas pipeline running across site		

Planning History?	Yes ☒	No ☐
• F/18/82275 - Construction of a 6 storey hotel comprising 153 rooms including a bar, restaurant and cafe use, conference facilities, leisure club (gym and swimming pool) and a business hub with associated ancillary facilities. New access off Bournemouth Road, 241 parking spaces, 31 cycle spaces and landscaping including new tree planting – Permitted (November 2018). • F/23/96070 - Erection of an outdoor gymnasium unit with associated lighting columns and fencing – Permitted (February 2024). • F/25/99382 - Construction of 2no. outdoor padel courts with canopy roof structure, perimeter fencing, lighting and landscaping on existing grass area – To be determined.		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None		
Highways (HCC):	<u>No objection</u> It is noted that 11 standard car parking bays will be lost on site, replaced with 6 EV charging points, resulting in a net loss of 5 parking spaces overall. However, it is also noted that at the present time 5 spaces are already lost due to the positioning of containers within the car park which are to be removed. As such, there will be no loss of 'actual' parking on site compared to the current situation. Whilst it is acknowledged that at times there appears to be a shortage of parking available on-site, with parking in non-designated bays resulting from this, to date there has been no overspill onto the local highway, with such parking contained on-site.		
Landscape Officer:	<u>Comment</u> The Agent has confirmed that the two existing young field maple trees are not being removed as part of the proposed development. My main concern would be the colour of the sub-station enclosure as this will be prominent in views. I suggest it is painted the same very dark		

	grey/black to match the main building. That would then tie in with the hotel.
Ecology:	<u>Ecology/ BNG – No objection</u> The baseline species list has been corrected with photos provided. An area of modified grassland in moderate condition has been proposed to be created using seed mix EM2 or EM2F. Either mix is fine, but a greater diversity of flowers would attract a wider variety of pollinating insects. The post Development Habitats Plan on page 56 has been left blank, which is normally a validation requirement. The BNG/PEA V2 report explains that the existing area would be enhanced with the seed mix. Given the small size of the site, this is sufficient information and an additional plan will not be required in this case. The updated small sites metric does not have any errors and now shows a net gain of 25.91% in area habitats by creating 171.47 m2 of modified grassland. <u>Lighting – No objection</u> The lighting assessment has been amended and is now acceptable.
Parish Council:	No response
Southern Gas:	<u>Objection (27/10/25)</u> A detailed consultation is required with SGN. Standard advice given. No further comments received.

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out October 2025		

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 (delivering sustainable development) and S2(approach to new development); and Development Management policies DM1(general development), DM11(nature conservation) and DM14(parking). Supplementary Planning Documents: Quality Places, Parking Standards & Trees and Development.

Description:

The proposal is to install 6no. electric fast charging parking bays. The bays are 3m by 5m and can accommodate any brand of electric car. The supporting infrastructure comprises:

- 3no. charging posts (measuring 0.7m(w) by 8.5m(d) by 2.2m(h)) each with 2no. bollards.
- 3no. 4m high single head lighting columns (replacing 2 existing lighting columns)
- 1no. electric equipment cabinet (measuring 2.8m(w) by 0.6m(d) by 1.8m(h))
- 1no. service bay (measuring 3.1m by 5m)
- 1no. electric sub station (measuring 2.8m(w) by 2.8m(d) by 2.4m(h))

The proposal will replace 11no existing car parking spaces, resulting in a net loss of five spaces. It will also replace an area of vegetation (approx. 25m²) at the western end of the row of parking spaces.

Assessment:**Principle**

The site is within the urban edge where the principle of development is acceptable.

Character and appearance

The proposal will be mostly located within the existing car parking area for Village Hotel and gym. The car park already contains 4m high lighting columns and comparable equipment cabinets, presumably for the existing electric charging bays. On the advice of the Landscaping Officer, a condition will be imposed to ensure the substation is a very dark grey/black to match the main building. As such the proposed car parking bays and associated equipment will blend into the existing car parking area.

Parking and Highways

Although the proposal will not increase vehicular trips to the site, it will result in the net loss of 5 of the 241 car parking spaces secured as part of the hotel/ gym planning permission (F/18/82275). While this is a relatively small number of spaces, the site already lacks sufficient car parking provision with vehicles parking in the aisles of the car park. However, the proposal will result in the removal of two unauthorised shipping containers which are needed to make way for the development. These containers take up five car parking spaces and so in reality there will be no change in the current number of spaces available at the site and the proposal will not exacerbate the existing parking issues.

No objection has been raised by the Highway Authority as the site is fairly self-contained and there are no recorded examples of car parking overspill onto the highway.

A swept path analysis has been provided demonstrating that the spaces are accessible by cars. There will be no changes to the site access or to the flow for vehicles within the car park area.

Biodiversity and Landscaping

Most of the proposed structures will be located on the existing hard-surfaced parking area. While the proposal will result in the loss of a small area of vegetation (approx. 25m²), this will be replaced by an area of modified grassland. The result being a 25.91% increase in biodiversity, well exceeding the 10% biodiversity net gain requirement.

A lighting assessment has been provided, along with a preliminary ecological assessment and the proposal is not anticipated to impact protected or priority species. No objection has been raised by the Ecology Officer.

In terms of landscaping the two existing young field maple trees will be retained adding to the setting of the car park.

Other

- The proposal will not impact the existing drainage regime.
- There are no residential properties in the vicinity of the site and so there will be no impact on residential amenity.
- There are no likely significant impacts on the SPA.

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.

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. In this case the proposal will provide positive benefits towards climate change and air quality by facilitating the use of electric cars.

Conclusion:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...