

DELEGATED OFFICER REPORT

Application Ref: F/25/100118

Site Address: DEER PARK SECONDARY SCHOOL, SIKA AVENUE, HEDGE END, SOUTHAMPTON, SO30 2HT

Case Officer: David Huckfield

Description: Installation of catering unit

Relevant Site Constraints?	Yes ☒	No ☐
Within the Urban Edge Designated Open Space Part of Local Plan Designation HE1 (Land West of Woodhouse Lane, Hedge End)		

Planning History?	Yes ☒	No ☐
O/18/83634	Hybrid planning application for the proposed development of a residential and education led site with access off Woodhouse Lane. Outline: Up to 605 residential dwellings, a local centre, pedestrian and cycle links, a pedestrian SINC crossing, drainage, public open space, landscaping, other supporting infrastructure and mitigation measures (including noise attenuation) associated with the development. Full: 7 Form Entry secondary school with the potential to expand to 9 Form Entry and associated sports provision, primary access roads and points of access, pedestrian and cycle links (including the diversion of route number 6c), an underpass, a pedestrian SINC crossing, drainage, landscaping, utilities, other supporting permanent and temporary infrastructure and mitigation measures associated with the development. This application is subject to an Environmental Impact Assessment and is a departure from the development plan, and affects Public Rights of Way.	GRANT OUTLINE PERMISSION (06/09/2019)
F/20/89418	Construction of 1 no. floodlit 3G artificial turf pitch, re-arrangement of 2 no. grass sports pitches and associated development including landscaping and drainage.	PERMIT (26/04/2026)
DC/21/91348	Discharge of conditions 3 (CEMP) and 12 (Artificial Turf Pitch) of planning permission F/20/89418 for construction of 1 no. floodlit 3G artificial turf pitch, re-arrangement of 2 no. grass sports pitches and associated development including landscaping and drainage.	DISCHARGED (23/11/2021)
DC/22/92215	Discharge of condition 10 (floodlights) of planning permission F/20/89418 for construction of 1no. floodlit 3G artificial turf pitch, re-arrangement of 2no. grass sports pitches and associated development including landscaping and drainage.	DISCHARGED (28/02/2022)

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations	Three letters of representation have been received in response to the consultation on the planning application, one in support, one in objection, and one making comment in relation to the proposals. The representation and matters raised were as follows: Objection: Car parking is an issue on the adjoining estate. We have had lots of problems with cars and vans just dumped leaving residents unable to park. Comment: No mention of water supply or waste water disposal. Will there be additional waste bins for the inevitable extra trash? I second the comment about parking. Something needs to be done to prevent the congestion that occurs on Stag Drive whenever the sports facilities are in use. Support: I have missed the last one. This is a great addition to the community. Not only for walkers but for those watching and supporting local football.		
Hedge End Town Council	No objection.		
HCC Highways	No objection in principle to the proposal from a highway perspective. The catering unit is proposed to be used when the pitch facilities are already in use by the community. Thus, it would not be expected that additional vehicular trips would be created at other time periods from this proposal, and trips would already be existing for the pitch regardless of refreshments being available. This unit is also proposed in a location that is a suitable distance from the car park and would not impact vehicular movement or safety of pedestrians.		
Ecology	In the Biodiversity net gain section of the application the applicant is claiming the de minimis exemption from 10% biodiversity net gain and that the size of the site is under 25 square metres. However, in the site area section of the application form, the measurement of the site area given is above the threshold for the de minimis exemption. The ground around the container would be subject to increased footfall and trampling from the customers of the catering unit which would impact the vegetation in the vicinity. There would also be an increased amount of litter in the area due to food containers and disposable cups and lids. Information is required about vegetation that would need to be removed by siting this container and the base, details of the base and how it would be constructed and how litter, surface water drainage and wastewater will be collected and disposed of from this location.		
Environmental Health	<u>Contaminated Land</u> The proposed catering unit will be located in a maintained grass area. It is understood that ground disturbance is not anticipated for the installation of the unit (no foundation required, etc). Therefore, we have no concerns on land contamination. An adequate management of waste during operational hours is recommended, which I believe will be included within the sport facilities waste management plan.		

	<u>Air Quality</u> The proposed catering unit services does not pose an impact on the local air quality. We have no concerns on this regard. <u>Noise</u> It is understood that the proposed catering unit will be only used when pitch facilities are in use (primarily weekends and occasional weekday evenings). The design and access statement indicates that a noise assessment is not deemed required due to the proposed hours of work and the actual sport facilities been approved in previous planning applications. We agree with this approach and have no comments on noise. In summary, the pollution team raise no objection with respect this application.
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Site Visit:	Yes ☒	No ☐
A site visit was undertaken by the Case Officer to review the proposals in context		

Relevant Planning Policies and Guidance: <u>Legislative Background:</u> Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. <u>The Development Plan:</u> The Development Plan comprises of the Policies of the adopted Eastleigh Borough Local Plan 2016-2036. The following policies are of relevance to this application: S1 (Delivering Sustainable Development), S2 (Approach to New Development), S9 (Green Infrastructure), DM1 (General Criteria for New Development), DM2 (Environmentally Sustainable Development), DM3 (Adaption to Climate Change), DM8 (Pollution), DM11 (Nature Conservation), DM13 (General Development Criteria – Transport), DM14 (Parking), DM32 (Protection of Recreation and Open Space Facilities), DM34 (New and Enhanced Recreation and Open Space Facilities), HE1 (Land West of Woodhouse Lane, Hedge End). <u>Supplementary Planning Documents (SPDs):</u> The following SPDs and Background Papers are of relevance to the proposals: • Parking Standards (2025) <u>National Planning Policy/Guidance:</u> The latest iteration of the National Planning Policy Framework (the NPPF or Framework) was published in December 2024 and as set out within paragraph 231 the policies contained within it are material considerations which should be taken into account in dealing with applications from the day of its publication. The Planning Practice Guidance (PPG) provides additional guidance in support of the policies within the Framework and is also a material consideration in the determination of the application.
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Assessment:

The proposals are considered to be acceptable and in compliance with the development plan for the following reasons:

- Policy DM32 of the Local Plan seeks to protect against the loss of allocated recreation and open space facilities other than in exceptional circumstances, although allows for development that is ancillary to the recreational use provided that it does not adversely affect land forming part of, or capable of forming part of, a playing pitch/court/green.

The siting of the catering unit will not impinge upon the existing playing pitches / open space facilities or compromise their usage in any way. Indeed, and as set out within the submitted information, the development is intended to supplement the existing offering through the provision of refreshments for users of the facilities and spectators. Given that the unit is modest in scale and thereby proportionate in this respect, and it is intended to operate at the times when the sports facilities are in use, the development is considered to be acceptable in principle.

- In terms of its design, the catering unit is functional in form and appearance, with it comprising of a converted container that has serving hatch openings on its front elevation from which customers will be able to place orders and receive their refreshments. The container will be adorned in the team colours of Hedge End Rangers, a local community football club that the Design and Access Statement explains have formed a partnership with the school and use the venue for training and home fixtures. Whilst these colours (yellow and blue) are fairly bright, given the modest scale of the container and its siting, where it will be seen against a backdrop of trees, it is not considered that it would appear visually intrusive. Further, no additional artificial lighting is proposed and whilst there will be some impact on existing vegetation, this will comprise of a limited amount of maintained grassland and, therefore, will not significantly detract from the character or appearance of the wider site.
- There are no notable highway safety concerns and no objection has been raised to the application by the Highway Authority. The positioning of the catering unit will be such that it will not impede either access to or the use of any car parking areas and, whilst it is adjacent to an existing footpath, sufficient space will be available for customers to order and wait for their refreshments without compromising their safety or conflicting with pedestrian movements.

The development is also not expected to notably increase traffic in the locality, with the use of the catering unit being proposed to coincide with the times when the pitch is already in use by the community and, thereby, a significant proportion of custom is expected to be by way of linked trips. As such, the proposals will not have a significant impact on the highway network and, for the same reasons and whilst noting the third party representations received, it is not expected that it will add to existing car parking demand/pressures within the locality.

- The development is sited a reasonable distance from the nearest dwellings and, when taking account of its scale and its intended use, it is not considered that the proposals would unduly impact upon residential amenity. This includes through air quality (odours) and noise/disturbance with no objection being raised in these respects by the Council's Environmental Health Officer who, in the latter regard, has noted that the unit is intended to operate during the times when the sports facilities are in use. A condition will be imposed in this respect to control the times of operation to those listed within the application form, with these being deemed to be reasonable given the site context and necessary to limit any possibility of disturbance / noise generation during unsociable hours.

- Due to the nature of the development proposed and the modest scale of the catering unit, there are considered to be no likely significant impacts on either local or European designated sites for nature conservation. With regards to the comments of the Council's Ecologist in respect of Biodiversity Net Gain (BNG), whilst these are noted, the catering unit which constitutes the material development in this case, is only 14.8sqm and, therefore, even allowing for a base if required, it would not exceed the 25sqm threshold at which the mandatory 10% BNG requirement would apply.
- In terms of litter and drainage provisions, the applicant has clarified that a bin will be provided, and waste water will be collected within the unit, with both being disposed of using the facilities within the wider site. Given the limited scale of the development, this is deemed to be reasonable in this case.

Other material considerations:

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; (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. Taking account of the site context and the nature of the development proposed, the development is expected to be resilient to the potential effects of climate change and to have limited material impact on climate emissions.

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 equalities implications.

Recommendation:

PERMIT ☒

REFUSE ☐