Vail Williams

Planning Statement

Temporary Container

University Of Southampton Sports Ground, Wide Lane, Eastleigh, SO50 5PE

Report date: May 2023

Prepared for:
University of Southampton
c/o Ayre Chamberlain Gaunt Limited

Prepared by:
Ben Christian MRTPI
Mob: 07789 912160
E: bchristian@vailwilliams.com

Where great relationships yield the best property outcomes

Contents

1	Introduction	1
2	Site Location and Description	1
3	Proposed Development	1
4	Permitted Development Rights	2
5	Planning Policy	2
6	Development Considerations	4
7	Conclusion	6

1 Introduction

1.1. Vail Williams LLP is instructed by Ayre Chamberlain Gaunt Limited on behalf of the University of Southampton to submit a planning application for the installation of a temporary container at University Of Southampton Sports Ground, Wide Lane. The container is for research studies and is proposed for a temporary period of three years.

1.2. The proposed development is considered to closely align with the permitted development rights outlined within the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) Part 7 Class M which is extensions or alterations for schools, colleges, universities, prisons and hospitals.

2 Site Location and Description

2.1. The proposed development site is an unused part of an existing gravel car park. The gravel car park acts as an overflow for the Southampton University Sports Centre.

2.2. The gravel car park is bordered by hedgerows and to the north a single tree.

2.3. Beyond the eastern boundary of the car park is the A335 (Wide Lane) which is an arterial route between Eastleigh and Southampton Airport Parkway Station.

2.4. To the north, south and west of the site is the pitches, pavilion and playing fields of the University of Southampton Sports Ground.

2.5. The site does not include any listed or heritage features and is located in Flood Zone 1 and therefore not considered at risk of flooding.

2.6. The site is also not covered by any ecological designations.

2.7. Access to the site would be via the existing car park serving the Sports Ground.

3 Proposed Development

3.1. The proposal is for the installation of a standard 20 ft x 8 ft container that will house a redox flow battery with associated communication and control systems. The aim of the system is to investigate how the research battery will perform when used to facilitate off-grid renewable power generation under different scenarios. The scenarios will be simulated using a switched resistor bank.

3.2. The battery and system will be powered by photovoltaic solar panels and a small wind turbine on the roof of the container. Backup power will be provided using lead acid batteries. No external power is needed.

3.3. The redox flow battery operates by circulating a water-based acidic electrolyte from an intermediate bulk container (IBC) through a stack of electrodes.

3.4. The container will be placed on concrete slabs and levelled using shims. No foundations or digging will be required.

3.5. Further information is provided within the accompanying site, location, floor and elevation plans.

4 Permitted Development Rights

4.1. The proposed development is considered to closely align with the permitted development rights outlined within the Town & Country General Permitted Development Order 2015 (as amended) Part 7 Class M which is the erection, extension, or alteration of a school, college, university, prison or hospital building. The key considerations within these permitted development rights, in respect to this proposed development, are:

- whether the proposed development is within 5 metres of the boundary
- whether the proposed development prevents a playing field that has been used in the last five years being used for playing field purpose.
- Whether the height of the proposed development exceeds five metres if within 10 metres of the boundary or 6 metres else where.

The proposed development closely aligns with these limitations.

4.2. This therefore should mean that a prior approval could be submitted for consideration but in this instance the applicant has preferred to submit a planning application.

5 Planning Policy

National Planning Policy Framework (NPPF) Adopted 2021

5.1. Paragraph 10 states that at the heart of the NPPF is a presumption “in favour of sustainable development”.

5.2. Paragraph 47 states that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

5.3. Paragraph 96 encourages the provision of further education services and advises local planning authorities to work proactively and positively with those bodies proposing required facilities and that key planning issues should be resolved as soon as possible.

5.4. Section 12 of the NPPF seeks to achieve well designed places through the creation of high quality beautiful and sustainable buildings in places fundamental to what the planning and development process should achieve. Good design is considered a key aspect of sustainable development.

Local Planning Policy

Eastleigh Borough Local Plan 2016-2036 (Adopted 2022)

5.5. The Local Plan proposals map identifies the site as a countryside location (Policy S5), part of a settlement gap (Policy S6) and an Existing Recreation, Allotment and Open Space Facility (Policy DM32 & DM33).

5.6. It is noteworthy to mention that the site is also covered by a reference to being safeguarded land for the Chickenhall Lane Link Road. From discussions with Eastleigh Council Planning Policy the Chickenhall Lane Link Road plans have not significantly progressed and therefore this temporary permission is not likely to impact the delivery of the link road.

5.7. Strategic Policy S1 (Delivering Sustainable Development) outlines that to be sustainable new development should meet community needs, enhance social equality, maintain and help grow a high performing local economy and have regard to the potential impacts of climate change amongst other points. The other points are not considered relevant to the proposed development.

5.8. The policy goes on to state that when considering development proposals the Council will take a positive approach that reflects a presumption in favour of sustainable development and that development proposals which accord with the Local Plan will be approved without delay.

5.9. Strategic Policy S2 (Approach to New Development) outlines the quantum of development proposed over the Plan period which includes new employment development and related transport infrastructure, open space for sports facilities and other community facilities. The policy goes onto state that within the urban edge there is a presumption in favour of new development. The site is outside of the urban edge but is within an existing developed site.

5.10. Strategic Policy S4 (Employment Provision) identifies that employment is to be primarily through the B2, B8 and Eg Use Classes and other employment generating uses whilst the proposed development does not directly result in employment floorspace the proposed development does enable employment on the wider University of Southampton Campus.

5.11. Strategic Policy S5 (new development in the countryside) outlines, over various options, where planning permission would be granted for new development in the countryside and this includes extension and replacement of existing employment uses (Policy DM18). Section 2 of this policy outlines that in permitting new development in the countryside the Borough Council will seek to:

- Avoid adverse impacts on the rural landscape character, biodiversity and heritage assets;
- Secure long term beneficial management practices that will enhance the landscape and biodiversity of the countryside;
- Avoid sterilisation of mineral resources;
- Safeguard agricultural land; and
- Protect soils during construction

5.12. Strategic Policy S6 (Protection of Settlement Gaps) outlines that development within a settlement gap will be permitted provided that it would not undermine the physical extent or visual separation of settlements and would not have a detrimental urbanising effect on the character of the countryside or the separate identity of adjoining settlements.

5.13. Policy DM1 (General Criteria for New Development) details that all new development should (as relevant):

- a) Not have an unacceptable impact on residential amenities, biodiversity and heritage assets and the character and appearance of the area;
- b) Make efficient use of the site;

- c) Take full and proper account of the context of the site when the proposed development is being designed;
- d) Not involve the loss or damage of trees or other priority habitats; and
- (e) to (k) are other matters not relevant to the proposed development.

5.14. Policy DM3 (Adaption to Climate Change) details that all developments should be designed to adapt to the predicted climate change impacts for the Borough.

5.15. Policy DM18 (Extension and Replacement of Non-Residential Buildings in the Countryside) details that the extension or replacement of non-residential buildings in the countryside would be permitted provided that the existing built form is in lawful use, not on a temporary permission, and that the extension would be a non-residential use and not create an urbanising effect on the countryside in terms of its density, scale, massing, layout and height. This policy goes further to state that all ancillary activity would also need to not have an impact on the character of the countryside.

5.16. Policy DM32 (Protection of Recreation and Open Space Facilities) details that the loss of existing or allocated recreation and open space facilities would only be permitted in exceptional circumstances.

6 Development Considerations

Principle of Development – Countryside and Gap

6.1. The site is an existing education facility (University of Southampton Sports Ground) and the proposed development is for education/research purposes.

6.2. The proposed development is temporary for three years and therefore is not considered to generate a detrimental effect on this countryside location or impact on the strength of the settlement gap.

6.3. The proposed development is for a temporary permission requiring removal after three years and would not involve any groundworks. The proposed development is not considered to impact the landscape character of this countryside location as it is defined by the sports ground setting and adjacent railway, airport and motorway. The temporary nature of the proposed development also removes any potential long term impacts and sterilisation of minerals resources. The proposed development is therefore considered appropriate within this countryside location.

6.4. The proposed development is considered both minor in scale and temporary in nature and therefore when combined with the existing built form in close proximity to the site it is not considered to undermine the physical extent or visual separation of settlements and would not create a detrimental urbanising effect. The proposed development is therefore considered appropriate within this settlement gap location.

6.5. The proposed development is considered to align with permitted development rights under the Town & Country Planning General Permitted Development Order 2015 and therefore should be considered acceptable in principle.

Protection of Sports Facilities

6.6. The proposed development whilst on an existing recreation open space designation, on the Local Plan proposals map, is on a part of the site that is not currently used for the purpose of sport

recreation and therefore would not impact or undermine the current operation of the site and its use.

Design

6.7. The proposed development is designed in a functional manner to represent the functional nature of the use. The design is also fixed based on the research project which is to create a transportable battery storage system that could be deployed in war zones or locations of natural disasters to generate electricity where there is limited to no infrastructure.

6.8. The appearance is as a storage container which is common place in large sites such as this Sports Ground on a temporary basis when works are being undertaken. The development is therefore not out of character.

6.9. The proposed development is coloured green to help it blend in with the woodland backdrop.

Highways

6.10. The traffic generation for the proposed development is minimal with infrequent monitoring visits that would not interfere in the high traffic generation times at the Sports Ground.

6.11. The location of the proposed development is surplus to parking requirements.

6.12. The monitoring visits would utilise the existing car parking on site which is ample. It is therefore considered that there are no transport impacts arising from the development that would require justification through any form of transport statement.

6.13. The proposed development is considered acceptable in highways terms.

Sustainability

6.14. The proposed development is self sufficient and requires no utility connectivity.

6.15. The proposed development is a mobile structure, as part of a research project to create a transportable battery storage system that could be deployed in wars zones or locations of natural disasters to generate electricity where there is limited to no infrastructure.

6.16. The proposed development is temporary in nature and therefore not considered to have a long term impact beyond the three year permission and therefore its adaption to the predicted climate change (Policy DM3) is in part not necessary or relevant. This said however the proposed development is part of a research project to create a contained battery that would be powered through solar and wind and enable adaption to the impact of climate change around the world.

Ecology

6.17. The proposed development is considered minor in nature and is therefore not considered to present an impact to any ecological species or habitats.

6.18. The proposed development is set away from the vegetated boundaries.

6.19. The proposed development is considered acceptable in ecology terms.

Heritage

6.20. No heritage assets exist on or adjacent to the site.

6.21. The proposed development is considered acceptable in heritage terms.

Trees

6.22. There are trees adjacent to the site but they are not considered to be affected by the proposed development.

6.23. The proposed development is considered acceptable in tree terms.

Contamination

6.24. The ground is not known to be contaminated. As we are not disturbing the ground or excavating and the proposed development is not for a vulnerable use the contamination is not considered an area of concern.

Hazardous Substances

6.25. The battery will contain approximately 200 L of electrolyte. The electrolyte is approximately 200 g L-1 of lead dissolved in 10-20 wt% methanesulfonic acid.

6.26. The electrolyte will be stored in an intermediate bulk container (IBC). The container will be bunded so if any spills from the IBC occur, they will not escape the container. Access will be limited to the container so only those suitably trained or accompanied visitors will be able to enter.

7 Conclusion

7.1. The proposed development is on an existing university campus and is considered to accord with permitted development rights and therefore the principle of the development is acceptable.

7.2. The proposed development is minor in nature, temporary and is considered to have limited impact on the character of the area.

7.3. With the strong planning position we respectfully request that this application be approved without delay.

Vail Williams

Expertise

Related Services

Agency – Renting & Letting
Comprehensive commercial property search and acquisition / letting service, designed to help you to achieve the best possible property outcome - whether occupier or landlord.

Buying & Selling
Support throughout the process of acquiring or selling freehold commercial premises or development land.

Business Rates
Expert support to navigate the increasingly complex world of business rates, exploring opportunities to save you money at every turn.

Building and Project Consultancy
Technical property services designed to support you throughout the lifecycle of your property needs, whether occupier, landlord, investor, developer, or lender.

Building Surveying
Professional technical building surveying services, to provide insight for evidence-based property decision-making.

Property Development
Advice for landowners and property developers and their professional teams, to realise best development value in line with your objectives, for commercial, residential, and mixed-use schemes.

Lease Advisory
Commercially astute, detailed strategic advice on all aspects of commercial property leases for occupier and landlords - from pre-contract negotiations and rent reviews, to lease renewal and exit strategy.

LPA Receivership
Specialist advice for lenders with non-performing loans, to recover money owed on defaulted loans, with a clear strategy and in the most efficient way possible.

Marine & Leisure
Full-service property advice to help occupiers, landlords and investors throughout the lifecycle of their marine and leisure asset needs - from buying and selling, to fundamentals like income, profitability and cashflow.

Occupier Advisory
Full-service advice for occupiers of commercial property, to ensure property strategy is aligned with business needs, either managing properties for you, or supporting in-house teams to ensure your portfolio becomes a true asset.

Planning
Advising landowners, developers, and their teams, on the most appropriate planning strategy to achieve planning consent, ensuring the successful delivery of your project in line with your objectives.

Project Management
Working with developers, owner occupiers, tenants and funders, to plan, budget, oversee and document all aspects of your project, to ensure successful delivery on time and on budget.

Property Asset Management
Bespoke property asset management services for local authorities, private individuals, property companies and trust funds, delivered by a team of over 25 client accountants, facilities managers, and surveyors.

Property Investment
Working with institutional investors, property companies and private investors, as well as over 45 local authorities across the UK, to acquire property investments, maximise their value and ongoing return, or achieve the best possible returns upon their sale.

Residential Property
Understanding the full dynamics of residential property as an investment, our team of over 40 planners, property valuation experts, building surveyors, investment advisers and development consultants, will ensure your residential projects happen.

Valuation
Accurate property valuation assessments delivered by experienced surveyors across a variety of sectors and asset classes, for secured lending, acquisition, tax or financial reporting purposes.

Vail Williams

Our Offices and Regions:

Gatwick Region

Crawley
Unit 4 Peveril Court
6-8 London Road
Crawley, West Sussex
RH10 8JE
T: +44 (0)129 361 2600

Brighton
Projects
8-9 Ship Street
Brighton
East Sussex
BN1 1AD
T: +44 (0)129 361 2600

London Region

London
2 Noel Street
London
W1F 8GB
T: +44 (0)20 3589 0050

Midlands and North Region

Birmingham
Edmund House
12-22 Newhall Street
Birmingham
B3 3EF
T: +44 (0)121 654 1065

Leeds
Princes Exchange
Princes Square
Leeds
LS1 4HY
T: +44 (0)113 322 6246

South Coast Region

Southampton
Savannah House
3 Ocean Way
Ocean Village
Southampton
SO14 3TJ
T: +44 (0)238 082 0900

Portsmouth
Lakeside North Harbour
Western Road
Portsmouth
PO6 3EN
T: +44 (0)239 220 3200

Bournemouth
Everdene House
Deansleigh Road
Bournemouth
BH7 7DU
T: +44 (0)120 255 8262

Surrey Region

Woking
One Crown Square
Woking
Surrey
GU21 6HR
T: +44 (0)148 344 6800

Thames Valley Region

Reading
Apex Plaza
Forbury Road
Reading
RG1 1AX
T: +44 (0)118 909 7400

Heathrow
450 Bath Road
West Drayton
Heathrow
UB7 0EB
T: +44 (0)208 564 8300

Our services:

- Building Consultancy
- Business Rates Consultancy
- Commercial Property Investment
- Lease Advisory
- LPA Receivership
- Marine and Leisure
- Occupier Advisory
- Property Acquisition and Disposal
- Property Asset Management
- Property Development Consultancy
- Property Planning Consultancy
- Property Valuation

Vail Williams LLP, a Limited Liability Partnership, registered in England (number OC319702). Registered office: Savannah House, 3 Ocean Way, Ocean Village, Southampton, SO14 3TJ. Any reference to a Partner means a Member of Vail Williams LLP or an employee or consultant with equivalent standing and qualifications. A full list of Members is open for inspection at the registered office.

Regulated by RICS

www.vailwilliams.com

Vail Williams @vailwilliams Vail Williams

© This document is the copyright of Vail Williams LLP and must not be reproduced in whole or in part without their prior consent. | VAI.WIL.710.21