

Eastleigh Borough Council
Eastleigh House,
Upper Market Street,
Eastleigh,
SO50 9YN

Date: 22 September 2023
Our ref: 67360/01/HS/NSt/26954714v1
Your ref: Village Eastleigh Hotel

Dear Sir/Madam

Planning application for the installation of a new outdoor gym, to the South of the Village Southampton Eastleigh Hotel

On behalf of our client, VUR Village Trading No.1 Ltd ('Village'), please find enclosed an application for full planning permission to erect outdoor gymnasium equipment within a storage container unit at the existing Eastleigh Village Hotel site, Bournemouth Road. Planning permission is specifically sought for:

"The erection of an outdoor gymnasium unit and associated lighting columns and fencing to the south of the Village Hotel Eastleigh."

Application Submission

The application has been submitted via the Planning Portal (ref. PP-12336754) and comprises the following:

- 1 Signed and dated application forms;
- 2 Signed and dated ownership certificates;
- 3 Covering Letter (this document);
- 4 Site Location Plan (drawing ref. 230148-3DR-XX-00-DR-A-08010 Rev P1);
- 5 Planning drawings:
 - a Existing Site Plan (drawing ref. 230148-3DR-XX-00-DR-A-08011 Rev P1);
 - b Proposed Site Plan (drawing ref. 230148-3DR-XX-00-DR-A-08012 Rev P2); and
 - c Gym Equipment Plan and Elevations (drawing ref. 230148-3DR-XX-XX-DR-A-08013 Rev P3).

On review of the Planning Practice Guidance, a Design and Access Statement is not required for a development of this type.

The application fee of £298.00 (including service charge) has been paid directly to Planning Portal and we would be grateful if you could confirm receipt of the application.

Background and Site Context

Village provides high quality hotel and leisure facilities at a range of locations across the UK. It operates 33 hotels, focusing on providing state of the art facilities and services. Village typically targets the business user during the week and is particularly successful in attracting this sector of the market. Village's leisure offer complements its hotel accommodation and it is available to both guests and the local community.

The proposed outdoor gymnasium site is located to the south of the existing Village Hotel, Eastleigh. Consent for the hotel itself was granted in November 2018 under EBC application ref. F/18/82275, for *'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'*.

This application seeks formal planning consent for further development within the boundary of the original Village Hotel site. Please see the Location Plan provided for more information (drawing ref. 230148-3DR-XX-00-DR-A-08010 Rev P1).

The Proposals

This application seeks planning permission for an outdoor gymnasium and associated fencing and lighting columns located to the south of the existing Village Hotel. The gymnasium will be installed on an area of new Astro turf measuring 14m in length and 14m in width, within fencing and gates of maximum height 2.4m installed around the perimeter. The 4no. lighting columns are fitted on each corner of the enclosed area, have a maximum height of 5.8m, and are of the specification identified on the accompanying Gym Equipment Plan and Elevations drawing (drawing no. 230148-3DR-XX-XX-DR-A-08013).

The gym itself will comprise a container unit, which will open to allow use of the equipment inside the unit and on the Astro turf area. The unit measures approximately 6.1m in length, 2.44m in width and has a maximum height of 2.59m. It is made of black corrugated metal with a sliding shutter door, and will house a range of exercise equipment for use for outdoor bootcamp/exercise classes. A plan containing relevant elevations has been submitted with this application to, which also includes a photograph of a similar development that has recently been installed at another Village Hotel site to provide an example of the type of equipment that the unit will provide.

The location of the outdoor gym will not result in the loss of car parking spaces, and as an extension of the existing gym facilities will not require any further provision. The siting of the gymnasium in this location is considered to be appropriate due to its convenient proximity to the existing hotel and its associated leisure and gym facilities.

The outdoor gymnasium can be accessed from the existing Hotel via the existing paved walkway from the entrance of the Hotel, around the existing car park to the proposed location for the outdoor gymnasium.

The Village Hotel has been open since 2021 and since this time Village has experienced an increased demand for its fitness and gym facilities. It is considered that the proposed development will meet this demand by enabling fitness and bootcamp classes to be held at the outdoor gymnasium.

Lighting Assessment

The proposed lighting will be controlled so that it is only in use when required. The specification of the lighting columns has been selected to ensure that there is no glare or impact on adjoining uses, in accordance with the type of fittings and luminaires in use across the wider site and car park, which have been assessed through the lighting assessment submitted with application F/18/82275. It is therefore considered appropriate to take a similar approach for the proposed outdoor gym.

The lighting height and specification will comply with planning conditions 20 and 24 of the original hotel consent (ref. F/18/82275), which relate to the site's location close to the Southampton Airport aerodrome.

Policy Consideration

The relevant development plan consists of the Eastleigh Borough Local Plan (2016-2036), adopted in April 2022. The National Planning Policy Framework (July 2021) is a material consideration.

The proposals are supportive of the aims of Section 8 of the NPPF (July 2021), 'Promoting healthy and safe communities.' Paragraph 92(c) is of specific relevance to the proposed development as it states that planning decisions should aim to enable and support healthy lifestyles, with the provision of sports facilities included as an example.

The overall vision for new development in the borough is set out in the objectives of the Eastleigh Borough Local Plan, of which objective 8 seeks to promote healthier lifestyles and wellbeing, including engagement in physical activity. Policy DM34 (New and enhanced recreation and open space facilities) supports proposals which provide additional recreational facilities, including outdoor sports facilities and commercial gymnasiums where they accord with the general development criteria and the biodiversity, and heritage policies of this Local Plan. Heritage and biodiversity considerations are not relevant to this proposal. Further to this, the proposals have been assessed against relevant criteria within Policy DM1 (General criteria for new development). The proposals have been developed to ensure a high quality, sustainable design which makes efficient use of this parcel of land in an accessible location within the existing Hotel site, while taking account of the context of the site. They take account of the context of the site, for instance the lighting has been designed to ensure that it does not adversely impact on the open countryside to the east and west of the Hotel site. No trees will be removed in the installation, therefore retaining the existing tree-line screening, further ensuring no adverse impacts.

It is considered that the proposed development complies with the relevant planning policies.

Conclusion

We trust the information provided is sufficient to enable you to validate and determine this planning application in a timely manner. If you have any questions in the meantime, please do not hesitate to contact me.



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Yours faithfully



Nancy Stuart
Senior Planner
BSc (Hons) MRTPI