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Dear Sir/Madam

Non-Material Amendment Application to Approved Planning Application F/25/98808.
Site: Police Training Centre, Royal Victoria Country Park, Hampshire, Netley Abbey, SO31 4TS.

Vail Williams has been instructed by The Police and Crime Commissioner for Hampshire and Isle of Wight to submit this Non-Material Amendment (NMA) application in relation to planning permission F/25/98808.

This NMA application relates to minor amendments to the approved site layout and associated landscaping. The proposals include revisions to the Hamble Lane access arrangement, parking configuration, road widening, pedestrian access, boundary treatment, landscaping and Biodiversity Net Gain (BNG) measures. The amendments have arisen through detailed design development, pre-application discussions with Gary Osmond of Eastleigh Borough Council Planning Department and are required to respond to existing site constraints, including underground utilities and arboricultural considerations.

The full planning application **F/25/98808** sought:

‘Erection of 3.0 metre high steel mesh security fence to site boundaries, with vehicular entrance gates, and widening of access drive from Hamble Lane’

This planning application was approved on 20 April 2025 and has subsequently been implemented.

The following documents have been submitted in support of this application and supersede the previously approved information where applicable. Any documents not referenced below remain unchanged from the approved scheme.

Approved Plans	Proposed Amended documents
E05535-HCC-ZZ-DR-B-1550-P02 Main Gate Area as Proposed	304806-SWH-ZZ-XX-D-C-5930 - Revised Planning Main Gateway General Arrangement
E05535-HCC-ZZ-DR-B-1500-P04 Proposed Plan	794-PLN-LAN-5579 – BNG Assessment
	6055-UBU-ZZ-D-L-3000 – Planting Plan
	5579-TTE-XX-XX-RP-AR-9101 - Arboricultural Impact Assessment

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	5579_9103_AMSA_Hampshire Constabulary Netley
	BNG Metric

The proposed amendments comprise:

- Realignment of the Hamble Lane entrance arrangement to accommodate existing underground utilities.
- Revision of the parking configuration at the Hamble Lane entrance, reducing the number of spaces from three to two.
- Extension of road widening works to facilitate two-way traffic movements.
- Introduction of a pedestrian footpath adjacent to the access road opposite the gym building.
- Amendment to the fence line north of the gym building.
- Mechanical excavation works outside identified Root Protection Areas, supported by an Arboricultural Addendum Report.
- Tree removal amendments, supported by an Arboricultural Addendum Report.
- Amendments to landscaping proposals to reflect Biodiversity Net Gain requirements and the changes listed above.
- Biodiversity Net Gain amendments, supported by a BNG Addendum Report.

In addition, this application seeks to amend the wording of Condition 8 of planning permission F/25/98808.

The approved wording of Condition 8 states:

'The development must accord with the arboricultural reports reference P-EBC-NetleyPoliceTrainingFENCE-SS23671-AIA-1.1 and P-EBC-NetleyPoliceTrainingFENCE-SS23671-AMS-1.1. No excavation, demolition or development-related works shall commence until the tree protection measures have been installed as per the details contained within the report. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the Local Planning Authority.'

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.'

The approved Arboricultural Method Statement specifies hand-digging within certain areas. Following detailed design development and further arboricultural assessment, it has been identified that a combination of hand excavation and carefully controlled mechanical excavation can be undertaken. The mechanical excavation would be outside Root Protection Areas without adverse impact on retained trees. Accordingly, this application seeks to amend Condition 8 to reference the updated arboricultural information submitted as part of this NMA.

The proposed revised wording is as follows:

The development must accord with the arboricultural reports reference P-EBC-NetleyPoliceTrainingFENCE-SS23671-AIA-1.1, P-EBC-NetleyPoliceTrainingFENCE-SS23671-AMS-1.1, and the submitted Arboricultural Addendum Report 5579_9103_AMSA_Hampshire Constabulary Netley. No excavation, demolition or development-related works shall commence until the tree protection measures have been installed in accordance with the approved details. Tree protection measures shall be retained in their approved form for the duration of the works and may only be modified subject to

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written agreement from the Local Planning Authority. All excavation works shall be undertaken in accordance with the approved arboricultural documentation. A combination of hand excavation and carefully controlled mechanical excavation may be undertaken where identified within the approved Arboricultural Addendum Report and where works are located outside Root Protection Areas.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.'

The proposed amendments are minor in nature and do not alter the approved use of the site, the overall scale or character of the development, or the principal objectives of the approved scheme. The amendments have primarily been introduced to respond to site-specific constraints identified during the detailed design process, including existing underground services, access requirements, arboricultural considerations and Biodiversity Net Gain requirements.

The revised proposals maintain the overall character and function of the approved development and do not give rise to any new or materially different planning impacts from those previously assessed and approved under planning permission F/25/98808.

It is therefore considered that the proposed changes constitute a Non-Material Amendment under Section 96A of the Town and Country Planning Act 1990 (as amended) and can be approved accordingly.

We trust that this submission provides sufficient information to determine the application. Should you require any further information, please do not hesitate to contact us.

Yours sincerely

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