

DELEGATED OFFICER REPORT:**Application Ref:** F/24/98025**Site Address:** BARTON PEVERIL COLLEGE, CHESTNUT AVENUE, EASTLEIGH,
SO50 5ZA**Case Officer:** Clare Martin**Description:** Installation of substation at northern side to support the art and design school

Particular Site Constraints?	Yes ☒	No ☐
Details:		

Planning History?	Yes ☒	No ☐
While the site has had many planning applications, the most significant applications are: - F/24/97728 - Creation of 5no. external car parking spaces at western side with replacement hedge – Permitted (September 2024) - F/22/94434 - Construction of a two-storey building to accommodate the College's Art and Design School – Permitted (March 2023) - F/21/90116 - Construction of a three storey building for business school with external 2nd floor terrace, parking, external lighting and landscaping – Permitted (September 2011) - O/09/64595 – Outlined application for the construction of 2 & 3 storey buildings following demolition of existing buildings (2,782sq.m net additional gross internal floor space) together with 4no. court multi games area (MUGA), car parking and landscaping – Permitted (April 2009). Reserved matters applications approved under R/12/70729, R/13/72314 & R/14/74906 - Z/6523/47 – Outline for the erection of 2no. two storey buildings to accommodate music, drama and sports facilities, additional classrooms, 12no. addition parking spaces following demolition of existing sports hall – Permitted (October 2003). Reserved matters application approved under R/04/51018. - Z/6523/39 & Z/6523/38 – New teaching facilities, admin building, reception, refectory, parking and access – Permitted (October 2001) - Z/6523/33 – Two storey information centre – Permitted (July 1994) - Z/6523/32 – Single storey extension to form fitness suite and associated classroom – Permitted (February 1994). - Z/6523/22 – Proposed extension to the design technology suite, proposed teaching block and retention of 5no. temporary classrooms for duration of the contract – Permitted (July 1980)		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Environmental Health:	<u>No objection</u>		

	<u>Noise</u> The Technical note <i>ion</i> acoustics 8 August 2024 demonstrates that the new plant is well within the Council's requirements of sound levels at the nearest residential receptor and regarding existing background levels there will be no adverse impact on the residential premises or amenity space. I recommend the <i>ion</i> technical note be included in documentation forming any approval. <u>Contaminated Land</u> The site is located within an area identified as potentially contaminative land use, suggesting the possibility of ground contamination. However, previous ground investigation conducted in support of application reference F/22/94434 indicated that no contamination was detected in the soils at the site. The proposed installation of a new substation within the car park will likely involve some ground disturbance. However, given the relatively small scale of the project and the absence of identified contamination in prior investigations, we have no objections to the proposed development on the grounds of contaminated land. Should any unforeseen contamination be encountered during the construction process, appropriate measures should be taken in line with relevant regulations and guidance. <u>Air Quality</u> The installation of a new substation does not represent a significant risk on air quality.
Ecology Officer:	<u>Impact on Habitat</u> The planting proposed to be removed appears to be ornamental shrubs growing together densely, not a hedgerow. Previous survey work for this application (PEA by Ecosupport December 2022) mentioned potential for nesting birds and foraging and commuting hedgehogs. A precautionary working method is required, which must include: • Clearance must only be done immediately after a precautionary check for nesting birds and hedgehogs by a suitably qualified ecologist. • A two-stage cut will be required, with the first cut to 30 cm in height, cutting from the car park towards the main hedge. This must be left for a day before removing the stumps to enable any animals which might be using this area for shelter to move away safely. • Enhancements to existing planting have been proposed along the southern boundary of the wider site as compensation for loss of these shrubs. This should include species which provide flowers for pollinators and fruits for wildlife. The planting specification can be conditioned. <u>Biodiversity Net Gain</u> The area is approximately 3.5 m x 2m so would be exempt as being below the threshold for requiring 10% biodiversity net gain. No other surveys or BNG calculations are required.
Tree Officer:	No objection

Parish Council:	No objection
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Site Visit:	Yes ☒	No ☐
Details: Carried out 3 rd September 2024		

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 <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM8 & DM11. Supplementary Planning Documents: Quality Places

Proposal:
The proposal is for the installation of a substation, which is required to provide power for the approved art & design school building. The substation enclosure measures 3.1m (width) by 3.1m(depth) by 2.3m(height) and is finished in a dark green colour with double access doors and four louvered screens to provide ventilation to the transformer unit. The substation will be located in the car parking area to the northern side of the site and involves the removal of two car parking spaces and an area of ornamental shrubs.

Assessment:
Principle The site is located within the urban edge where the principle of development is acceptable, subject to the proposal according with the relevant planning policies. Character and Appearance The substation is a small structure, which will be positioned at the side of the car park where it will not be overly noticeable between parked vehicles. A thick row of vegetation is positioned along the sites northern boundary (between the car park and adjoining residential gardens) and so the substation will not be visible from outside of the college grounds.

Access and Car Parking

The location of the substation will not impact upon access routes within the college grounds. While the proposed works will result in the loss of two car parking spaces, the location of the equipment needs to be close to the arts building, easily accessible by vehicles and free from obstacles (such as existing utilities and cables). Other nearby locations were considered but ruled out for technical reasons.

The college has an active travel plan, which monitors and encourages initiatives to reduce staff traveling to the site by car. Overall, the loss of two spaces is minimal compared to the total parking provision of 228 spaces at the site. Indeed, the onsite car parking provision is due to increase slightly as a scheme has recently been permitted to turn an area at the western side of the college into an additional five car parking spaces (F/24/97728). It is therefore considered that the proposal would not result in additional overspill of parking on the surrounding highway network, which is part of a controlled parking zone.

Noise and Residential Amenity

The equipment will run continuously and is housed within an enclosure behind the gardens of 28 & 30 Locksley Road. The substation is located 4.5m from the end of the neighbouring gardens and 39m from the back of the dwellings themselves. A noise emission technical note has been submitted, which demonstrates that the predicted noise levels are 5dBA at the house and 22dBA in the garden. These noise levels are very low and are unlikely to cause an issue to residential amenity. No objection has been raised by the Environmental Health Officer.

Ecology

Previous survey work considered the site to be of low ecological value with limited opportunities for protected species. No further surveys are required as part of the application and no objection has been raised by the Ecology Officer.

The Ecology Officer has requested a precautionary working method pre-commencement condition for nesting birds and hedgehogs. However, as the ornamental shrubs have since been removed from the site the condition is no longer necessary.

The proposal is exempt from providing a 10% biodiversity net gain as it is de-minimus. However, the proposal does include ecological enhancements as the existing landscaping along the front southern boundary will be planted with flowers for pollinators and fruit for wildlife, the details of which will be secured via condition.

The College site is located within 2km of the River Itchen Special Area of Conservation (SAC). However, the scale and nature of the development is not considered to have a likely significant impact on the SAC.

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 Environment 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.

The NPPF aims for the need for housing to be met, and Policy S2 of the Adopted Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Adopted Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. 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.

Conclusion:

Recommendation:

PERMIT ☒**REFUSE** ☐

Comments ...