STRIDE TREGLOWN

PLANNING STATEMENT

EXTERNAL CAR PARKING

BARTON PEVERIL COLLEGE

STRIDE TREGLOWN JOB NO.
156376

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REVISION
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Revisions

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1. Introduction

1.1. The Application

1.1.1 Stride Treglown, on behalf of Barton Peveril College, submit this Planning Statement in support of a retrospective planning application for full planning permission for the creation of 7no. car parking spaces to the west of the Hampshire Building at Barton Peveril College, Chestnut Avenue, Eastleigh SO50 5ZA.

1.1.2 Planning permission was granted on 4 September 2024 under planning application reference F/24/97728 for the creation of 5no. parking spaces. The development also included the provision of replacement planting to compensate for hedgerow to be removed and to provide a 10% Biodiversity Net Gain (BNG). During the completion of the works, 2 additional car parking spaces were created in the location of a section of the replacement planting. This application is therefore seeking to regularise the creation of the 2 additional car parking spaces, while ensuring a 10% BNG is provided.

1.2. Site Location and Description

1.2.1 Barton Peveril College is located in Eastleigh, to the north of Southampton. The site sits north of Chestnut Avenue, approximately 900m north of Southampton Airport.

1.2.2 The site is wholly within the area administered by Eastleigh Borough Council, in the ward of Eastleigh South.

1.2.3 The site is within a mostly residential area, except for Eastleigh College and Crestwood Community School to the east of the site.

1.2.4 All the buildings on the Barton Peveril College site are separated from the other non-residential uses by the playing fields for Barton Peveril College and, directly adjacent to those, the school playing fields for Crestwood Community School.

1.2.5 The primary access route into the College is from Chestnut Avenue to the south, with a secondary access route to the north of the College via Tennyson Road. The campus is approx. 7.4ha in size, consisting of buildings of varying heights.

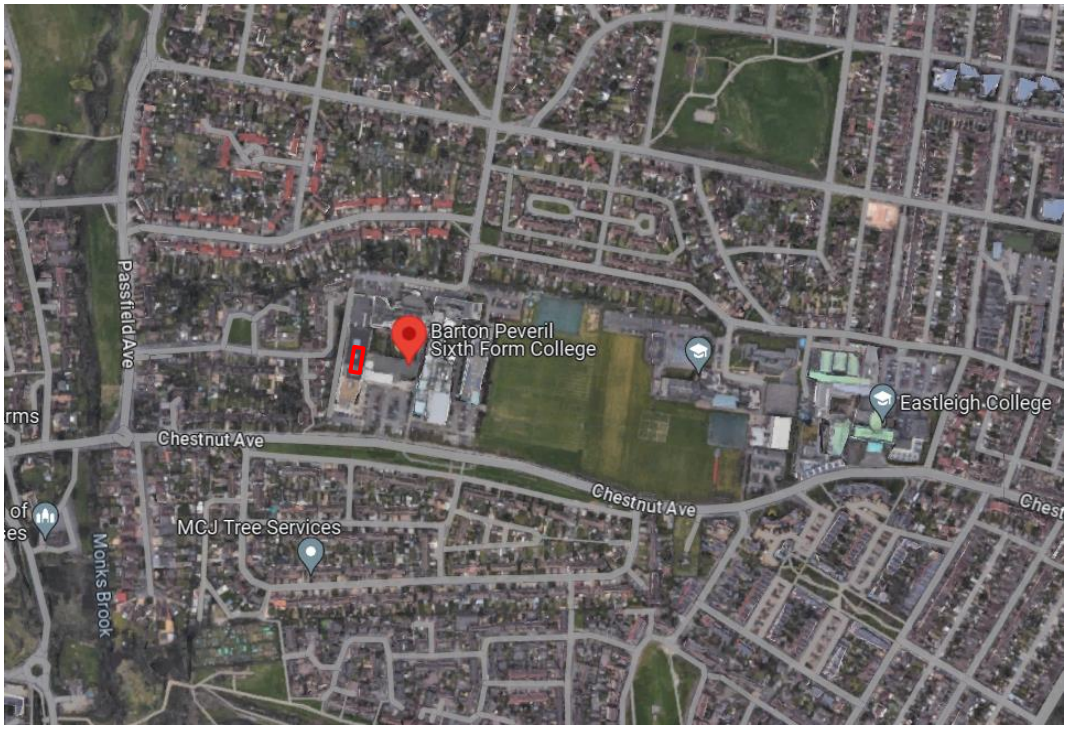

Figure 1 – Google aerial image of site (red line indicative of area of works)

1.2.6 The proposed development area is situated to the west of the College campus and the Hampshire Building, as indicated on the aerial image above.

2. Planning Policy Context

2.1. National Planning Policy Framework (2024)

2.1.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990).

2.1.2 The National Planning Policy Framework (NPPF) was originally published in March 2012 and most recently updated in December 2024.

2.1.3 The NPPF (Para 2) requires that applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements

2.1.4 The NPPF considers (Para 7) that the purpose of the planning system is to contribute to the pursuit of sustainable development, a concept that is considered to be summarised as "meeting the needs of the present without compromising the ability of future generations to meet their own needs". The overarching achievement of sustainable development concerns; economic, social and environmental objectives. Development should support each of these in mutually supportive ways (Para 8).

Design

2.1.5 The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process (Para 131).

2.1.6 Paragraph 135 states that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

2.2. Local Development Plan

2.2.1 Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990). Planning applications will be granted where proposals accord with local plan policies (and where relevant, policies within neighbourhood plans) when taken as a whole, unless material considerations indicate otherwise.

2.3. Eastleigh Borough Local Plan 2016 – 2036

2.3.1 The Eastleigh Borough Local Plan sets out how and where Eastleigh will develop in the future. It outlines challenges facing Eastleigh and how they will be addressed, the vision for the future of Eastleigh, the strategy for achieving the vision, and policies and proposals to enable the Borough to grow and develop. The Local Plan was adopted by the Council on 25th April 2022 replacing the previous Draft Local Plan 2011-2029.

2.3.2 The plan specifically mentioned Barton Peveril College in a section focusing on Eastleigh, in paragraph 6.4.13, noting that:

"There are first class further education facilities at Eastleigh College and Barton Peveril College providing vocational and non-vocational courses for a wide catchment that extends beyond the Borough".

2.3.3 The following Local Plan policy is considered to be of key relevance to the proposed works.

2.3.4 **Policy DM1 - General criteria for new development** requires that all development should (as relevant):

a) not have an unacceptable impact on, and where possible should enhance:

i. residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast;

ii. biodiversity (avoiding significant adverse impacts); and

iii. the significance of heritage assets;

b) make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land;

c) take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area;

d) not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value, (recognising that some species and habitats may be irreplaceable);

e) include a landscape scheme covering the design and layout of external space;

f) protect and enhance public rights of way and National Trails and provide fully connected green infrastructure that interlaces the development and connects into the wider network;

g) provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement;

h) incorporate provision for people with disabilities and create accessible communities that cater for all;

i) incorporate design measures to inhibit criminal and anti-social behaviour;

j) incorporate provision for on-site waste management; and include provision for public art associated with new large scale development in accordance with the Council's adopted Public Art Strategy

2.3.5 **Policy DM11 - Nature Conservation** states:

1. The Council will work with statutory and voluntary agencies and developers, and will determine planning applications, to protect, conserve and enhance all:

   i. international, national and local nature conservation designations; and

   ii. networks of natural habitats and features, including the Local Ecological Network, Priority Biodiversity Areas and Priority Biodiversity Links, watercourses, wetland complexes, woodland trees, and trees and hedgerows important to biodiversity and local character;

   iii. and facilitate their adaptation to climate change wherever possible.

3. Planning History

3.1.1 As an established College, Barton Peveril College has been subject of many major and minor applications for planning permission over its lifespan to date. Planning applications of particular note from the last decade are set out below:

- F/24/97728: Creation of 5no. external car parking spaces at western side with replacement hedge. Permitted 04/09/2024.
- F/24/97432: Removal of the steel frame and corrugated metal canopies on the north, east and west elevations of the Hampshire Building and installation of white aluminium box guttering and downpipes. Permitted 10/07/2024.
- F/22/94434: Construction of a two-storey building to accommodate the College's Art and Design school. Permitted 28/03/23.
- F/21/90116: Construction of a three-storey building for business school with external 2nd floor terrace, parking, external lighting and landscaping. Permitted 17/09/21.
- F/20/88568: Single storey side extension to theatre to create a Chair Store. Permitted 16/10/20.
- F/17/80694: Extension to existing external plant compound to the north of the existing college kitchen to accommodate new air handling unit and condensers. Permitted 21/08/17.
- X/14/75587: Application for Variation of Condition 8 (which limits internal floor area) of planning permission O/09/64595 for the construction of 2 and 3 storey buildings and a MUGA. Permitted 09/02/15.
- R/13/72314: Reserved Matters Phase 2 - development of two-storey buildings following demolition of existing buildings together with landscaping pursuant to outline planning permission O/09/64595 (reserved matters for approval: appearance, landscaping, layout and scale). Permitted 15/05/13.
- R/12/70729: Reserved Matters: Phase 1 development of two and three-storey buildings following demolition of existing buildings with associated car parking and landscaping pursuant to outline planning permission O/09/64595 (matters of siting, design, external appearance and landscaping for consideration). Permitted 20/06/12.
- R/14/74906: Reserved Matters application to outline planning permission O/09/64595 for the third phase of development. comprising construction of 3-storey science building following demolition of the Tennyson Building & provision of car parking and landscaping. Permitted 05/09/14.
- F/12/70727: Construction of 2no. three-court Multi Use Games Areas (MUGA) in place of 1no. four-court MUGA approved as part of outline planning approval O/09/64595. Permitted 27/06/12.
- F/11/68414: Addition of cladding and alterations to windows on Mountbatten building and part of the Hampshire building. Permitted 17/03/11.
- O/09/64595 Outline: Construction of 2 and 3 storey buildings following demolition of existing buildings (2,782 sq.m net additional gross internal floor space), together with 4 court multi use games area (MUGA), car parking and landscaping. (only the means of access to be considered). Grant outline 04/06/10.

4. Planning Considerations

4.1. Proposed Works

4.1.1 The works proposed are minor in nature and relate to the creation of 7no. external car parking spaces to the west of the Hampshire Building. The creation of the additional car parking spaces will support the College's on-site parking provision for staff and visitors. The works require the removal of a small section of non-native ornamental hedgerow.

4.2. Visual Impact

4.2.1 The Hampshire Building is located in the western part of the College campus. A number of residential properties lie to the west of the College boundary on Gilbury Close and Cedar Road, and c15m from the Hampshire Building at the closest point.

4.2.2 An existing boundary fence, intermittent tree line and other hedgerow and shrub features provide a buffer between the College site boundary and residential properties to the west. As such, the development area would not be visible from adjacent residential properties.

4.2.3 The minor nature of the works and limited impact on the external appearance of the College site is such that the works are not considered to give rise to adverse visual impacts and therefore comply with the principles of Policy DM1.

4.3. Access

4.3.1 The proposed works are seeking to create 7no. external car parking spaces which will be accessible from the existing vehicular service road which extends through the site. There will be no impact on accessibility or access routes.

4.4. Ecology

4.4.1 The creation of the car parking spaces will require the removal of a section (0.01km) of non-native and ornamental hedgerow. A Biodiversity Net Gain assessment was undertaken to quantify the biodiversity value of the site prior to its development, and the predicted value post development. This is measured in biodiversity units, calculated according to the habitats present based on their size, distinctiveness and condition. This enables the quantitative calculation of the predicted change in biodiversity value as a result of the proposed development, with the objective of achieving a net gain in biodiversity.

4.4.2 In order to achieve a 10% biodiversity net gain, 0.0011km of native hedgerow is required to be planted to on the eastern boundary to compensate for the loss of 0.01km of non-native and ornamental hedgerow, as shown on the accompanying Proposed Site Layout plan. The assessment includes recommendations for the protection of retained habitats, as well as for the monitoring and replacement of new habitats.

4.4.3 The College site is located within 2km of the River Itchen Special Area of Conservation (SAC), as noted on the accompanying Biodiversity Checklist. The nature of the development proposals however, focused on the creation of new car parking spaces is such that there would be no impact on this designated site.

5. Summary

5.1.1 Barton Peveril College is seeking to create an additional 7no. external car parking spaces to the west of the Hampshire Building to support the College's overall on-site car parking provision.

5.1.2 The limited scale and nature of the works are such that they are not considered to give rise to adverse visual impacts at the College site.

5.1.3 Due to the nature of the development proposals, there will no impact on transport matters or access arrangements.

5.1.4 To facilitate the creation of the car parking spaces, the removal of a section (0.01km) of non-native and ornamental hedgerow. A Biodiversity Net Gain assessment was undertaken to quantify the biodiversity value of the site prior to its development, and the predicted value post development. The report has identified the requirement to plant 0.011km of native hedgerow (shown on the accompanying Proposed Site Layout Plan) to achieve 10% biodiversity net gain.

5.1.5 The proposed works are minor in nature and in compliance with the principles of Local Plan Policy, as well as national policy and should be considered favourably.

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