

Planning statement

Security improvements at Southern
Support and Police Training
Headquarters, Hamble Lane, Netley

November 2024

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1. Introduction

1.1 Purpose

- 1.1.1 The purpose of this planning statement is to support the proposal for improved security at the Police and Crime Commissioner for Hampshire and Isle of Wight (OPCC) southern support and police training headquarters. The proposal is for a secure boundary fence, with vehicular entrance gates and minor road widening. This planning statement assesses the proposal against the provisions of Eastleigh Borough Council's Local Plan and other material considerations relevant to the determination of the planning application.

1.2 Background

- 1.2.1 This planning statement has been prepared by Hampshire County Council (HCC), on behalf of the OPCC as landowner, to support a full planning application and listed building consent to construct a secure boundary fence, with vehicular entrance gates and minor road widening at the southern support and police training headquarters (SSPTH), Hamble Lane, Netley, SO31 4TS.
- 1.2.2 The SSPTH houses critical police departments and infrastructure. It is a police training mobilisation and deployment base, and a secondary Strategic Coordination Centre for the Local Resilience Forum for Hampshire and Isle of Wight Constabulary (IOWC). It provides essential business functions required to maintain operational policing and business continuity and access is required around the clock.
- 1.2.3 A counter terrorism security review was conducted in April 2022 which concluded that many of the security risks identified for the site would be greatly reduced by securing the perimeter to prevent unauthorised access. This application seeks to improve security by providing perimeter fencing, incorporating vehicular and pedestrian gates, and upgrades to the main access road in line with the report recommendations. This is an acceptable approach in line with many other police sites nationally, to protect staff and assets from potential attack. These improvements will also prevent unauthorised members of the public crossing the site and finding themselves in a critical training scenario, where firearms and other tactical police training methods are being deployed. A secure compound will enable the police to more effectively control training areas and keep people safe during training exercises. These improvements will provide a safer, more secure environment which protects critical police operational assets, staff and the public and will not give rise to any significant adverse environmental or amenity impacts.
- 1.2.4 The OPCC has undertaken local community engagement with Hampshire County Council Countryside Service and a pre-application with Eastleigh Borough Council (reference Q/24/97031) in April 2024. The pre-application report concluded that the proposal 'would be considered acceptable in principle...provided careful and sympathetic consideration of the new security

fence's visual and physical impact upon the wider country park and the heritage assets within it are appropriately taken into account.'

1.3 Structure of the document

1.3.1 The remainder of this planning statement is structured as follows:

- Section 2 assesses both the wider and site context;
- Section 3 provides an overview of the relevant planning history and sets out the planning policy context that the development will be considered against;
- Section 4 outlines the development proposal;
- Section 5 demonstrates how the development complies with relevant planning policies; and
- Section 6 concludes the report with a summary of the benefits of the development proposal and its compliance with local and national planning policies.

1.4 Supporting studies

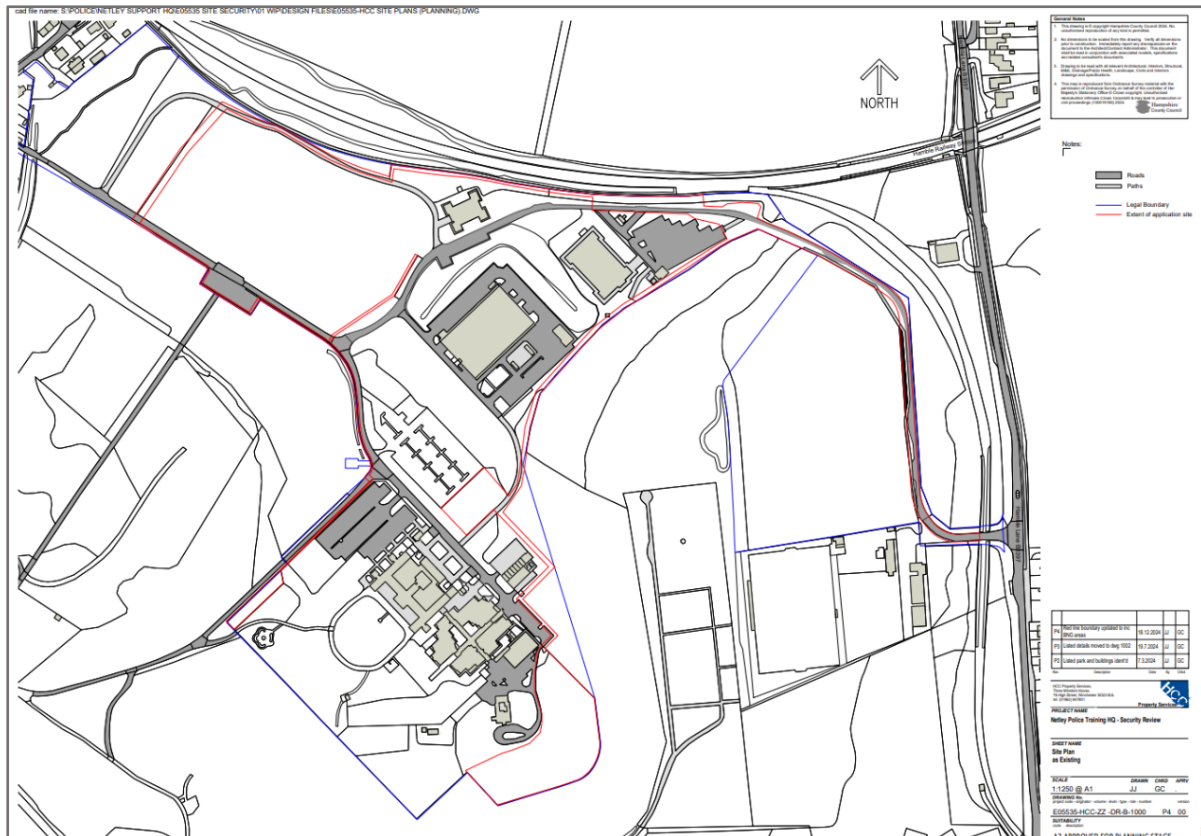
1.4.1 This Planning Statement should be read alongside the Design and Access Statement (DAS) and other supporting documentation:

- Arboricultural Advice Note, HCC, Arboriculture, November 2024;
- Ecological Appraisal and BNG Assessment, HCC, Universal Services, December 2024; and
- Heritage Impact Assessment, HCC, Universal Services, September 2024
- Flood Risk Assessment, HCC, Universal Services, November 2024.

2. The site & its surrounding context

2.1 The application and wider site

- 2.1.1 The application site is situated within the wider Southern Support and Police Training Headquarters (SSPTH) site as shown by the blue line within Figure 1. The SSPTH, which will herein be simply referred to as the 'wider site', is over 20 hectares (ha) and contains infrastructure critical to the running of essential police functions, training and departments housed in structures such as office buildings, lecture rooms, live-fire ranges and indoor and outdoor fitness facilities. The wider site also hosts several car parking areas (approximately 450 spaces) and a grass field for user's amenity use, interspersed and surrounded by small areas of grass, vegetation and trees. The site employs approximately 821 staff.
- 2.1.2 The application site, which will be known as 'the site' within this document, covers an area of 1.98 (ha) located around the perimeter of the site, as illustrated by the red line in Figure 1 (plan no. E05535-HCC-ZZ-DR-B-1000-P4.00, 'Site Plan as Existing'). The site borders the edges of the Royal Victoria Country Park, to the south and west, a Public Right of Way (PRoW) to the north and the B3397 to the east. Only a small section of the site, between the Hound Lane entrance and Victoria House, will fall within the RVCP itself.
- 2.1.3 There are no buildings within the site boundary. However, a Grade II listed building, Victoria House, is adjacent, situated within the wider site.



2.2 The surrounding context

2.2.1 The site is in the Eastleigh parish of Netley Abbey. Netley Abbey is a sizeable settlement in a mixed urban, natural and coastal setting. The majority of the wider site falls within the Royal Victoria Country Park (RVCP), which has a railway line to the north, residential development to the north west, Hamble Primary School to the east and the Southampton Water estuary lies beyond the coast to the south. As a County Park, this area around the site is popular with local and regional visitors for recreation, from dog walkers and runners to camping and live events in RVCP.

Land use

2.2.2 The wider site is a mix of developed and undeveloped land:

- Developed land – includes several buildings on-site, car parks and a mix of hard and soft landscaping as well as natural and semi-natural vegetated areas.
- Undeveloped land - includes a training field used by the OPCC, and a recreational field used by a local sporting club.

2.2.3 As the application site runs through some of these features, it is also considered to be a mix of developed and undeveloped land.

2.2.4 The wider site buildings include, the Vickery building (call centre), Inkerman Building (firearms and tactical training), a gym, dog section, Palmerston and Herschel buildings (office space) and Victoria House. These buildings fall

under planning use classes E (offices), F1 (education) and sui generis (training and car parking).

Heritage

- 2.2.5 The Royal Victoria Country Park is a designated Grade II listed park and garden but also hosts five Grade II listed buildings within its boundaries, see Figure 2 plan (plan no. E05535-HCC-ZZ-DR-B-1002-P2.00, 'Heritage Asset Plan as Existing'). The listed buildings include the Officers' Mess (1204595), The Empire Building (1031516), Chapel (1322694), Lodge (1111933) and Victoria House (1072597). Due to its former use as a secure psychiatric hospital, Victoria House is enclosed by a brick wall which is also regarded as a notable heritage asset that will need to be sensitively considered as part of the proposal.
- 2.2.6 The historical significance of the former hospital and its associated land lies in its role in treating large numbers of casualties during World War I and World War II but also due to Queen Victoria's interest in the hospital, since she laid its foundation stone and visited often during her lifetime.
- 2.2.7 As part of the accompanying information supporting this submission, a Heritage Statement (November 2024) has been prepared which describes the historical setting of this proposal in detail and concludes that there are no significant adverse impacts on the historic assets.



Landscape, Trees and Green Infrastructure

2.2.8 The site lies within Area 16 of the Local Landscape Characters Areas for Eastleigh Borough (2011) and is defined as 'Victorian Parkland', although it is noted that the significance of this character is lessened in and around the site. The key characteristics of this area include:

- Royal Victoria County Park;
- Prominent trees, such as conifers and pines; and
- Views across Southampton Water.

2.2.9 The site is largely bounded on its outer edge by thick vegetation and tree cover. There are Tree Preservation Areas (TPOs) running alongside the nearby railway line. At the closest point to the site the TPOs are approximately 40 metres(m) to the east. This abundant vegetation would block views of the proposed security fence and significantly reduce potential visual impacts on the setting of the listed Royal Victoria Country Park.

2.2.10 The site runs through two grass playing fields at the eastern and western ends, as well as many smaller lawns, gardens and patches of woodland. In such areas across the wider site, many mature trees are present, particularly towards the south.

2.2.11 The topography of the site is relatively flat, although it inclines gently to the northeast across the wider site as the distance from Southampton Water increases. A watercourse in the form of a spring runs parallel to the eastern boundary of the wider site.

Ecology and Biodiversity

2.2.12 There are no designated sites within the site itself. The closest internationally designated sites located within 1km of the site are the Solent & Southampton Water Special Protection Areas (SPA) & RAMSAR and the Solent and Dorset Coast SPA.

2.2.13 Nationally designated Lee on the Solent to Itchen Estuary Site of Special Scientific Interest (SSSI) lies approximately 500 m south-west of the site and is one of the SSSIs that underlies the Solent and Southampton Water SAC designation.

2.2.14 A total of nine Sites of Importance to Nature Conservation (SINC) are located within the search area (1km radius of the site), designated for a range of criteria, from pasture woodland, ancient semi-natural woodland, semi-natural coastal & estuarine habitats and wet woodland. An extent of the West Wood (Royal Victoria Country Park) Sites of Importance for Nature Conservation (SINC) adjoins the application site area and is designated for its ancient semi-natural woodland, wet woodland and fen habitats.

2.2.15 The site is partially located within a Priority Biodiversity Area (Area 11: Solent Coast), as identified by the Eastleigh Borough Council Biodiversity Strategy (2012-2022) as the Solent Coast, Hamble Estuary and Ford Lake Area. In the emerging 2024-2034 strategy it is known as Area 14: Solent Coast and described as an area of internationally important habitat to overwintering birds that also hosts key reptile and coastal plant species. The area is said to

contain various natural environments which are not found with the site, with the exception of deciduous woodland.

2.2.16 An Ecological Appraisal (2024) has been undertaken on the site to identify the potential impact of the proposal on the local ecology and biodiversity. This appraisal identified habitats within the wider site areas such as amenity grassland with scattered trees, broadleaved woodland, coniferous woodland, scrub, and hardstanding. The habitats along the application site consist of low to moderate ecological value; broadleaved woodland, bracken, other neutral grassland, modified grassland, running water, hardstanding and species poor hedgerow; offering nesting and roosting opportunities for a wide range of common and widespread bird species. Additionally, mature trees may provide potential roosting opportunities for bats (the desk-based assessment returned a record for a Brown Long-eared bat). Extensive areas of invasive Rhododendron scrub within the woodland areas were also noted. The areas of regularly managed amenity grassland are of little ecological value, however in some areas it provides good habitat for common species of reptiles. Areas of taller grassland provide suitable habitats for reptiles and amphibians. The mixture of habitats on site supports a range of flora species that would provide food sources for invertebrates, including butterflies and moths. The application site also provides optimal habitat for priority species such as the Stag Beetle and hedgehogs. Badgers are present in wider woodland, but no setts were found near the application site. Surveys for Dormice, Great Crested Newts were conducted, and it concluded that these species are likely absent from the site.

2.2.17 In accordance with the Environment Act 2021 the application has to demonstrate a Biodiversity Net Gain (BNG) of at least 10%. The current baseline metric is 8.84.

Flooding and drainage

2.2.18 The area within the site sits entirely within Flood Zone 1, but as the size of the site is over 1ha, a Flood Risk Assessment (FRA) is required to accompany the application and so has been submitted. This shows that the only risk of flooding comes from a surface water source (mainly low risk), and this naturally drains into soft ground or watercourses. Whilst there is a discrete area of high risk pluvial (surface water) flooding present within the site near the main entrance, there is a less than 1 in 1,000 annual probability of flooding from fluvial sources across the site. There is no risk from groundwater flooding across the development site.

2.2.19 The vehicle and pedestrian main access onto Hamble Lane currently experiences some minor water pooling.

Access and movement

2.2.20 Vehicular and pedestrian access is provided via Hamble Lane at the eastern edge of the site, with a single lane tarmac road, limited passing places and loose gravel footpath. These routes travel around the northern site boundary, leading to the Victoria House and accompanying grounds and playing fields. A

Public Right of Way (PRoW) runs east to west along the northern boundary of the site, in close proximity to the proposed works.

- 2.2.21 Multiple private car parks are interspersed around the wider site which are necessary for the functional use of the support and training centre. Some of the largest of which are overlooked by the Vickery building, and others are adjacent to, and north of Victoria House.

3. Planning context

3.1 Summary of planning history

- 3.1.1 Planning applications submitted within the last 5 years relating to the site are listed below. These applications have limited relevance to the site concerning this proposal but are presented for context.
- 3.1.2 DC/18/84218 – Osborne Quarters, Police Training Centre, Royal Victoria Country Park, Netley Abbey: *application for discharge of conditions 3, 4, 5, 6, 9, 11, 12, 13, 14, and 15 of planning permission F/17/82001. Granted: 5 August 2019.*
- 3.1.3 F/19/85934 – Vickery building, Police Training Centre, Royal Victoria Country Park, Netley Abbey: *full planning application for the installation of 2no. chiller units on concrete slab enclosed by palisade security fence with access gates along north western elevation of Vickery Building. Granted: 3 September 2019.*
- 3.1.4 L/19/86156 – Vickery building, Police Training Centre, Royal Victoria Country Park, Netley Abbey: *listed building consent sought for the installation of 2no. chiller units on concrete slab enclosed by palisade security fence with access gates along north western elevation of Vickery Building. Granted: 3 September 2019.*
- 3.1.5 F/21/90574 – Police Training Centre, Royal Victoria Country Park, Netley Abbey: *temporary retrospective full planning application for the installation of a marquee southwest of Victoria House. Granted: 7 July 2021.*
- 3.1.6 F/21/90042 – Police Training Centre, Royal Victoria Country Park, Netley Abbey: *full planning application for the installation of external A/C condenser unit at ground level to rear elevation of staff gymnasium complex to serve existing internal accommodation (works form part of an internal refurbishment programme). Granted: 8 July 2021.*

3.2 The National Planning Policy Framework (NPPF)

- 3.2.1 The National Planning Policy Framework (NPPF) was most recently amended on 12 December 2024. The document maintains in Paragraph 8 that the pursuit of sustainable development is the role of the planning system, guided by the three overarching objectives that aim to achieve environmental protection, social progress and economic well-being. The NPPF also continues to state that the presumption in favour of sustainable development is a key principle (Paragraph 11). The development proposal has been considered against the following sections within the NPPF;
- Chapter 2 – Achieving sustainable development;
 - Chapter 4 – Decision making;
 - Chapter 8 – Promoting healthy and safe communities;
 - Chapter 9 – Promoting sustainable transport;

- Chapter 12 – Achieving well-designed places;
- Chapter 15 – Conserving and enhancing the natural environment; and
- Chapter 16 – Conserving and enhancing the historic environment

3.3 Eastleigh Borough Council Development Plan

3.3.1 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 outline that planning applications are to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

3.3.2 The site lies within the jurisdiction of Eastleigh Borough Council, where the Development Plan includes the Eastleigh Borough Local Plan (2016-2036) (known as the Local Plan) and several Supplementary Planning Documents (SPDs) adding further detail to a variety of issues. Those of relevance to this proposal are considered to be:

- Biodiversity (2009);
- Quality Places (2011); and
- Trees and Development (2022).

3.3.3 As can be seen in Figure 3 below, the site is identified in the Local Plan within the countryside (Local Plan Policy S5) and partially outside the settlement boundary (Local Plan Policy S6). The site is adjacent to areas of Local Nature Conservation (Local Plan Policy DM11) and existing recreation and open spaces (Local Plan Policies DM3 and DM33).

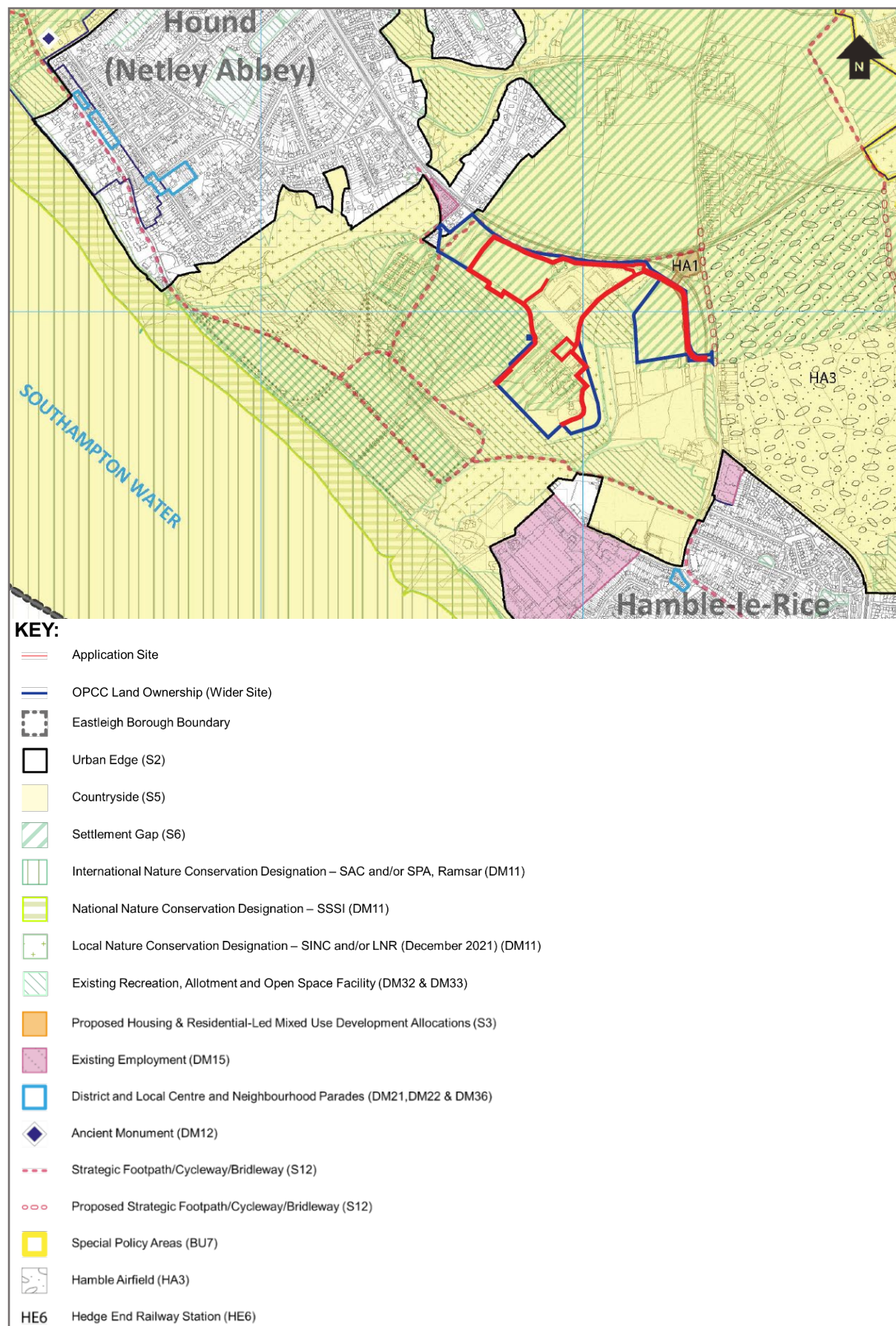


Figure 3: Extract from the Eastleigh Borough Local Plan (2016-2036), altered to show the proposal context.

3.4 Key policies

3.4.1 The following table list the key Local Development Plan policies that have been considered relevance to this planning application. For brevity, the site is referred to as 'the site'.

Policy reference	Key policy considerations
Principle of development	
Strategic policy S1, delivering sustainable development Proposals should be considered sustainable development when development produces social, economic and environmental benefits and maintains the borough's attributes within these dimensions. New development should have regard to: a) meeting community needs while respecting the identity of settlements; b) promoting equality and accessibility; c) supporting the local economy without compromising the borough's town centres or green and transport infrastructure; d) resilient to the impacts of climate change, in terms of flooding and by reduced carbon emissions; e) encourage active travel and other alternative transport modes; f) averting the degradation of water habitats, and overconsumption of public water resources; g) explore development density opportunities; h) efficient resource use and efficient waste management; i) protect local environments, including heritage assets; and j) have respect to the South Downs National Park; join, increase, improve and protect natural habitats to provide an overall net gain. The description of the criteria of sustainable development in the local plan is in line with the definition provided by national policy.	The site lies within Eastleigh Borough, within the Netley and Hamble area and should deliver sustainable benefits for the borough. The proposal should seek to meet the policy in the relevant areas by: - respecting the identity of the Netley settlement (a), - improving the accessibility to the site and not only focus on private vehicles as a transport mode (b, e), - maintain the site's economic value as an essential public service (c), - resulting in no increase in flooding and consider any potential climate impacts they may have (d), - protecting the water habitats within the Country Park (f), - being designed to avoid adverse impacts on the sensitive heritage setting of the site which is located within a Grade II Listed Historic Park and Garden (Queen Victoria Country Park), as well as being within the setting of a Grade II listed building (Victoria House), and (i); - protecting and avoiding harm to the important natural features of the West Wood Sites of Importance for Nature Conservation (SINC) and areas of Ancient Wood, which in part cover the proposal site whilst

	providing an overall biodiversity net gain of 10% in line with legal requirements (j).
Strategic policy S5, New development in the countryside Development outside the urban edge boundary is considered acceptable when it relates to: a) agricultural employment provision or the extension/replacement of existing employment functions or utilises existing buildings; b) some extensions, conversions and replacements of residential dwellings or accommodation for countryside workers or Gypsy, Traveller and Travelling Showpeople; c) the re-use of existing buildings (including heritage assets) for community or visitor uses; d) outdoor recreational uses; e) community farms and allotments; f) cemeteries; and g) essential public uses.	This proposal lies outside the urban edge boundary, shown on the Policies Map (South), but it is related to the ongoing use of the site an essential public use as a police support and training centre and location of other critical police assets (g).
Strategic policy S6, Protection of settlement gaps Development in the Settlement Gaps is permissible when it: a) does not reduce the divisions between settlements; and b) is not harmful to the character of the rural setting or that of its neighbouring settlements.	Parts of the site are situated within the Hamble, Hound and Bursledon Settlement Gap, as identified by the Policies Map (South). Therefore, the proposal should not reduce the separation of settlements within this gap and should not harm the area's marine and semi-rural setting within the Country Park.
Policy DM1 General criteria for new development All new development is encouraged, where applicable it: a) enhances or avoids harm to the amenities of established and future residents, the visual and overall identity of urban, rural or marine settings and heritage assets' importance; b) demonstrates the efficient use of land; and c) has regard for the site's setting and that surrounding it and enhance the character of the area where it is currently of poor urban design quality. d) does not destroy natural or landscape features (trees, hedgerows and other habitats)	Relevant to this application is the need to: - avoid harm to the significance of the heritage assets of Victoria House and the Royal Victoria Country Park, as identified within Local Landscape Characters Areas for Eastleigh Borough (2011), and have regard to the site's countryside and marine setting (a, c); - minimise loss of natural features and biodiversity while replacing and enhancing features where the loss cannot be avoided and provide

except where they can be substituted with that of the same or greater standard; e) includes a landscape design and layout strategy; f) protects and improves PRow and National Trails, implementing green features that connect the development to its wider environment; g) offers management plans for any landscaping, greening or biodiversity improvements; h) is accessible to those with disabilities and contributes to the realisation of inclusive communities; i) discourages crime through its design; j) manages waste on-site; and k) provides public art in line with the Public Art Strategy (for new large scale developments).	management over the long term (d, e, g); respect the interface between the site and to the nearby PRow along the northern edge (f); improve access of the site for those with disabilities (h); and inhibit criminal behaviour (i).
Design quality	
Quality Places SPD (adopted 2011) New development should follow key design principles to realise an overall well-designed space. Access within the site should be safe, convenient and overlooked, not ruled by roadway considerations and should be integrated within the wider active travel networks in relation to local services. The site's context should be considered in proposals to inform opportunities and constraints to shape the character of the development, which should be distinct and varied to aid its legibility.	The proposal should consider its local context within a semi-natural, marine environment and respond accordingly in its design. The access should improve access to the site for pedestrians and cyclists rather than exclusively for car users.
Heritage	
Strategic policy S8, Historic Environment The Borough Council will take a proportionate approach to the protection and enhancement of its heritage assets, by limiting development that risks harm to heritage assets or their setting, while encouraging proposals that enhances them or safeguards and reimagines their public use.	The site is located within the Grade II listed Park and Garden, the Royal Victoria Country Park and the proposed works will be adjacent to Victoria House (Grade II listed building). Therefore, the design of the proposal should pay particular attention to this setting, and the significance of potential impacts on the setting of the listed building and Historic Park and Garden.
Policy DM12, Heritage Assets Proposals affecting a heritage asset or its setting that do not cause harm to the asset or its	The site is located within the Grade II listed Park and Garden, the Royal Victoria

setting are considered acceptable and should be in keeping with and improve its existing character, however the weight attached to the consideration of the heritage asset is in proportion with its significance. The Council may seek a legal agreement relating to the future management and improvement of a heritage asset, when granting a permission.	Country Park and the proposed works will be adjacent to Victoria House (Grade II listed building). Therefore, the design of the proposal should pay particular attention to this setting, and the significance of potential impacts on the setting of the listed building and Historic Park and Garden.
Landscape, Trees and Green Infrastructure	
Policy DM32, Protection of recreation and open space facilities Development proposals are likely to be rejected where they cause the loss of sites currently used for recreation or open space unless: a) the land has been identified by The Borough Council as surplus; b) the land forfeited would be replaced with facilities of better or equal value; and c) the need for alternative recreation/open space provision, provided by the development, outweighs the proposed loss.	The proposed works abut an existing area of recreation land/open space facilities (County Park) on the western boundary, and overlap for a minor extent (approximately 40m). However, the encroachment is within a clearing, contained by a tree belt site, and so it can be argued that the site does not include any protected recreation land/open space facilities as identified under this policy.
Trees and Development SPD (adopted 2022) Planning applications shall demonstrate a strong preference to retain existing trees, due to their amenity and environmental value, only in exceptional situations with no other alternatives will the removal of existing trees be acceptable, in which case plans for the planting and management (for 10 years) of new trees should be proposed. Removal of veteran and ancient trees is not permissible and a buffer between these and new development of 5m or 15 times the diameter of the tree (whichever is greater) is expected.	The development should seek to avoid the loss of existing trees and adverse impacts on ancient trees is not permissible. Only where there is no alternative, tree replacement could be a viable solution. Trees shall be protected in compliance with recognised British Standards (BS 5837).
Ecology and Biodiversity	
Policy DM11, Nature conservation Planning applications should: a) improve, protect and conserve sites assigned a nature conservation status as well as other natural features and habitats, including those with and without designation; b) contribute to the targets of Biodiversity Action Plans (BAPs);	The proposal should take into consideration the site's countryside and marine setting, being close to a SINCP and Ancient Woodland. It is also located within a Priority Biodiversity Area according to the Eastleigh Borough Council

c) pursue BNG in all cases of development in a manner which pays due attention to the natural qualities of the area; and d) assists with the delivery of key aspects of the PfSH Green Infrastructure Strategy and other frameworks for creating green networks, routes and biodiversity improvements.	Biodiversity Strategy 2012-2022 and 2024-2034 (Area 14: Solent Coast). These features and habitats need to be respected and improved where possible (a, b); the proposal must demonstrate a biodiversity uplift of a minimum of 10% (c); and and seek to minimise the loss of any ecological features, such as trees, shrubs and other habitats, while replacing those for which removal cannot be avoided (d).
Biodiversity SPD (adopted 2009) The risk a development poses to nature conservation should be understood at the planning application stage. Where there is a risk to an SSSI, SINIC, protected species or priority habitat posed by a development proposal, the Council requires sufficient information, regarding the potential impact and intended mitigation to determine the application. Legal obligations or planning conditions may also be issued where necessary to protect natural environments. Habitat Regulations do not allow the local authority to permit development that harms the conservation status of a European protected species, unless overall the public benefits of the proposal override this harm, there is no adequate alternative and the conservation of the species is maintained Priority Biodiversity Areas (target locations for higher biodiversity gains) have also been identified within the Borough and are to be updated by the Eastleigh Borough Council Biodiversity Strategy 2024-2034, under consultation. Furthermore, BNG is a requirement of the Environment Act and there is a preference towards on-site delivery.	The policy requires that an ecological appraisal is supplied to provide the appropriate information to support the application. The site borders the West Wood Site of Nature Conservation (SINIC) and an area of Ancient Woodland and so this needs to be given consideration. Due to the distance and type of proposal, the Habitat Regulations do not apply to application. The site is also located within a Priority Biodiversity Area (Solent Coast) identified in Eastleigh Borough Council Biodiversity Strategy 2012-2022 and 2024-2034 (Area 14: Solent Coast) and so this needs to be given consideration. The proposal must demonstrate a biodiversity net gain uplift of a minimum of 10%.
Flooding and drainage	
Policy DM5, Managing flood risk Development will only be permitted where:	The site is within Flood Zone 1, outside a risk area, so the provisions a-e of criteria 1 of this policy are not relevant.

1.They are not identified as in flood risk areas, or meet the criteria to ensure that the development will: a) meet the sequential and exception test; b) be safe; c) incorporate flood protection, flood resilience and resistance measures; d) have appropriate flood warning and evacuation plans, and e) have exceptional site drainage systems. 2.Not increase flood risk elsewhere. 3.Utilise SuDs unless proved inappropriate.	The proposal will need to consider requirements 2 and 3 of the policy, in terms of potential impact and any mitigation.
Policy DM6, Sustainable surface water management and watercourse management The policy is designed to limit the impact of surface water flooding from new development. On previously developed (brownfield) sites the aim should be to reduce runoff rates and volumes. On greenfield sites the aim should be to ensure that there is no increase in the rate and volume of surface water runoff. Well-designed naturalised SuDs will have wider benefits for flood risk management, water quality protection, biodiversity, health, recreation and water resource management. 1. New development will only be permitted if it incorporates Sustainable Drainage Systems (SuDs). Wherever feasible, naturalised filtration should be included within the treatment train dependant on size/location. 2.SuDs should reduce flooding and maintain water quality and adhere to the criteria provided in the policy a-f. 3. Where a watercourse is present on a development site, it should be retained or restored into a natural state and enhanced where possible. 4. Where development drains into a waterway connected to the Natura 2000 or Ramsar network a site specific Construction Environment Management Plan must be prepared before permission.	The proposal should take into consideration an area of surface water with High - Low risk, stretching approximately 100ms along access road, which has been identified within the site. As the site includes a mix of developed and undeveloped land, the proposal should aim to ensure that there is no increase in the rate and volume of surface water runoff Whilst this policy requires that SuDs schemes should include at least two forms of naturalised filtration on sites of between 0.5 hectares and 1 hectare, due to the nature of this proposal the requirement for SuDs under criteria 1 and 2 is not considered applicable in this case. The site does not contain a watercourse or drains into a waterway connected to the Natura 2000 or Ramsar network, so criteria 3 and 4 are not considered relevant in this case either.
Access and movement	
Policy DM13, General development criteria – transport Highway access must be provided by all new development, which is safe and convenient to use, and include access for alternative transport	Any alterations to access as a result of this proposal should be safe, and accessible for cyclists and pedestrians. It should not

users, such as cyclists and pedestrians. Access must also not have an intolerable impact on the environment and developer contributions may be sought by the Borough Council. Proposals that increase the movement of vehicles must provide mitigation measures as appropriate.	result in unacceptable impacts on the environment.
Strategic policy S12, Strategic footpath, cycleway and bridleway New footpath, cycle and bridleway links will be sought, as well as the enhancement of current links, as identified by the strategic routes shown on the policies map.	A strategic footpath (Hound 6) and PRow is situated along the northern boundary of the site and the proposal should protect this route and if possible provide enhancements.
Policy HA1, Railway station parking, Hamble A new car park is desired for Hamble railway station, requiring the co-operation of the Highway Authority and various stakeholders. 	The policy designates an area next to Hamble Station for the delivery of a car park. The proposal's eastern site boundary partially rests within this land and the railway station parking land would be accessed from the site. The proposed security fencing would not prejudice the future implementation of Policy HA1 subject to discussions with the OPCC and EBC.

Table 1: Eastleigh Borough Local Plan (2016-2036) relevant policies

4. The Proposal

Proposal details- Proposed use and layout

4.1.1 This joint planning and listed building consent application seeks to create a secure perimeter for the wider site via the following works and measures:

- installation of a 3m high fence along the perimeter of the wider site;
- the addition and replacement of vehicle and pedestrian gates at the existing site access at main Hamble Lane and secondary Hound Road, with new controlled and monitored gates for site security proposes;
- space for turning vehicles at the site access off Hamble Lane (outside the Vickery building) and access off Hound Road;
- the widening and improvement of the main access road from Hamble Lane (1142m²) to allow two-way traffic and emergency service access at all times;
- improvements to the footpath and pedestrian crossing from the Hamble Rail Trail to the Country Park (north to south), located on the main access off Hamble Lane;
- a maximum of 4m wide route of ground disturbance in some areas;
- some small-diameter Category C trees of poor form and small-diameter shrubby understorey vegetation will be removed, with some crown lifting and coppicing to manage growth;
- minor engineering additions such as a French drain, to improve the drainage of the road and accompanying pathway (see plan E05535-HCC-ZZ-DR-B-1551);
- discreet lighting will be added to the fence line at the public footpath and in required at the entrances (main entrance and Hound Road secondary entrance);
- a flexible ecological mitigation strategy will be employed to allow fence route to be diverted, or post positions to be altered to avoid tree routes within Root Protection Areas (RPAs), precautionary clearance carried out during winter months or with strict ecological supervision to avoid nesting birds, strategic gaps for animal dispersal created; and
- Ecological enhancements of compensatory wildflower, shrub and tree planting, biodiversity enhancement management and removal of invasive plant species.

4.1.2 The application boundary covers an area of approximately 1.98 hectares, and the area enclosed within the wider site boundary measures over 20 hectares. Of the development area approximately 1,700m² is proposed to become additional access road, turning area and foot paths.

4.1.3 The combination of a new secure fence, together with existing walls to the south around the curtilage of Victoria House, will form a new secure perimeter within the wider site area.

- 4.1.4 The majority of the proposed works are set back within land owned by OPCC and due to tree and vegetation cover, would largely not be visible from the public realm.
- 4.1.5 For the most part, the proposals would affect already cleared land, along the edge of existing roads, adjacent to buildings and paths of low ecological value.
- 4.1.6 The proposals do not include any changes (including change of use) to the existing buildings, parking areas or loss of amenity to the site.

4.2 Materials/Design specifications

- 4.2.1 The walls to Victoria House will be used as part of the perimeter with sympathetic like for like repairs undertaken where necessary. Where the proposed fence adjoins the existing historic walls of Victoria House, supporting posts will be offset from the wall, negating the need to fix it to the listed structure. The replacement gates south of Victoria House will be timber hardwood in keeping with the existing style (as presented in Heritage Statement).
- 4.2.2 The fence elsewhere is anticipated to be in the region of 3m in height and constructed of welded mesh. The colour (likely grey) will be selected to blend with the environment and can be determined under planning condition.
- 4.2.3 The fence will not generally be illuminated except for entrances (main entrance and Hound Road secondary entrance) and next to the Public Right of Way. There is already lighting in the majority of these areas this presents no material change. The detailed design of the lighting is not yet confirmed, but it would be of a type that is discreet, low level and of low illuminance as to not disturb foraging/roosting bats or have any amenity/heritage impacts. Details can be provided in a lighting plan under a condition if planning permission is granted.

4.3 Precedents

- 4.3.1 Precedent photographs of the similar type of fencing and access gates can be found in the Design and Access statement submitted to accompany this application.

5. Planning appraisal

5.1 Principle of Development

- 5.1.1 As identified by paragraph 8 of the NPPF, the role of the planning system is to support the goal of sustainable development through economic, social and environmental objectives. Paragraph 11 of the NPPF stipulates that planning decision should assume a presumption in favour of sustainable development. The proposal is considered to reflect this aim and that of Local Plan Policy S1 by realising strong social and economic benefits in the form of safeguarding the site's use as an essential public service and a large provider of on-site employment (criteria a, c).
- 5.1.2 The proposal will provide an overall environmental improvement and deliver a net gain of biodiversity in line with Policy S1 (criteria j) through enhancements to encourage wildlife and habitat creation whilst minimising disruption to natural habitats. The surface water management to the access roads will be improved to enhance the water environment and will not result in an increase of flooding (criteria d, f). The proposed development is also designed to avoid any significant negative impacts on the local landscape character or heritage assets. This is achieved through a fence design that is sympathetic to the Historic Park and Garden setting and Grade II listed building, as well as the site's extensive green setting which will obscure views from the public realm and soften the appearance of the fence once installed (Policy S1 criteria a, i). The proposal will also improve accessibility to the site to support active travel and does not feature any projected increase in the number of car parking spaces, which would not have any adverse impact on the local transport network (Policy S1 criteria b, e). Therefore, the proposal demonstrates benefits to the existing social, economic and environmental assets of the borough in line with Local Plan Policy S1 and the presumption in favour of sustainable development within the NPPF.
- 5.1.3 Notwithstanding the site's location within the countryside, the proposal is in accordance with Local Plan Policy S5 (criteria g), as it aids the delivery of an essential public service and so is acceptable in this location. Similarly, the proposal will not alter the existing countryside character of the local gap as there will be limited visual impact due to the use of appropriate materials and the changes being contained within the curtilage of existing built development in line with Local Plan Policy S6.

5.2 Design quality

- 5.2.1 Paragraph 135 of the NPPF states that development should be aesthetically pleasing, achieve a suitable landscaping scheme and compliment the local setting.
- 5.2.2 Local Plan Policy DM1 emphasises the above national policy design principles and seeks to avoid harm to the significance of heritage assets (criteria a, c). The proposal achieves this through a sympathetic design and

choice of materials, and incorporating the historic walls of the Grade II listed building of Victoria House as part of the secure perimeter reduces the extent of the new fencing required. The fence also largely blends with and is shielded from the public realm by the site's green setting. The fence colour and specification will be designed to blend well with its natural surroundings. It is requested that the exact specifications for the fence design be subject to a planning condition to allow flexibility for the future contractor and ensure the scheme's deliverability. This application presents the other details of the design in the supporting Design and Access Statement, as required under criteria e. Therefore, any impacts on the surrounding countryside and heritage landscape, are deemed to not materially affect the use or enjoyment of the adjacent Country Park or PRoW (criteria f).

- 5.2.3 Both the NPPF, paragraph 96, and Local Plan Policy DM1 (criteria b and j) encourage developments to be designed to reduce crime and be safe places. To satisfy the overall need to reduce crime; the proposal inhibits criminal behaviour, including vandalism and deliberate trespassing by organised crime or terrorism, whilst avoiding harm to natural features. The design achieves this balance by reducing the loss of trees and keeping habitat disturbance to a minimum. The presence of the security fence is also expected to improve the legibility of the surrounding area to the benefit of the adjacent Country Park users by discouraging accidental trespassing upon OPCC land by visitors. Therefore, the design of the proposal improves site security without having any negative material impacts on the environmental or heritage setting in line with Policy DM1
- 5.2.4 In line with paragraph 135 of the NPPF and Local Plan Policy DM1 (criteria a, h), the proposal improves site accessibility and inclusivity for pedestrians, cyclists and those with disabilities or movement impairments by widening and improving the access road and foot path surfaces. These improvements to the site's access further demonstrate high quality design in line with the Quality Places SPD (adopted 2011).

5.3 Heritage

- 5.3.1 The Heritage Statement accompanying this planning and listed building consent application supports the view that the proposal would have a negligible impact on the significance of the heritage assets potentially affected by this application, which include Queen Victoria Country Park (Listed Park and Garden) and Victoria House (Grade II Listed Building).
- 5.3.2 The potential impact of the proposal upon the setting of the heritage assets is deemed to be extremely limited, due to the sensitive scheme design. The construction of the secure perimeter fence will incorporate and restore the historic walls of Victoria House where they adjoin. The new security fence would not be attached to the existing walls, thereby avoiding any irreversible damage to the asset (details provided in the Design and Access and Heritage Statements). Furthermore, the proposed replacement entrance gates will be in keeping with the historic character of the wider site and be constructed of appropriate timber and the details relating to the specification are requested to be provided under a planning condition on approval of the application (as similarly suggested for the proposed fencing).

- 5.3.3 The above demonstrates that design of the proposal has paid particular attention to the historic setting and the significance of any potential impacts on the setting of Victoria House (Grade II listed building) and the Historic Park and Garden in line with Local Plan Policies S8 and DM12 and paragraph 206 of the NPPF.

5.4 Landscape, Green Infrastructure and Trees

- 5.4.1 Local Plan Policy DM1 requires proposals to avoid harm to the visual identity of rural settings (criteria a), to have regard to the site setting (c) and not destroy valued built features of the landscape. The proposal results in very minor changes to the landscape with the majority of the works limited to the entrance road and main entrance that are urban in their natural appearance. As discussed in the Heritage section above, these proposed changes will also not impact upon the Historic assets of the landscape. The proposed fence line would sit generally on or close to the existing site boundary and will be largely screened from public view by the existing varied tree lines and vegetation which will remain largely unchanged. As such, the proposal avoids harm to the landscape and heritage as required under Local Plan Policy DM1.
- 5.4.2 The proposed security fence would create a border around the OPCC playing fields to the north and the leased football field to the east but would not impact on the functional recreational area of the existing open space. As there is no material loss or negative impacts on recreation land or open space, the proposal is considered to be compliant with Local Plan Policy DM32.
- 5.4.3 Local Plan Policy DM1 (criteria d) also requires proposals to avoid the loss of valued natural features of the landscape, such as trees and hedgerows, unless they can be replaced with features of equivalent or enhanced value. In support, the Trees and Development SPD (adopted 2022) contains a strong preference to retain existing trees, due to their amenity and environmental value, and states that only in exceptional situations with no other alternatives, will the removal of existing trees be acceptable, in which case plans for the planting and management (for 10 years) of new trees should be proposed. Removal of veteran and ancient trees is not permissible and a buffer between these and new development of 5m or 15 times the diameter of the tree (whichever is greater) is expected. In this case the loss of a small number of low value trees are unavoidable to make the security improvements at the wider site but as shown in the accompanying assessments, the proposal has prioritised the retention of notable existing trees where possible and has a tree management plan. Importantly, there will not be any removal of, or impact upon, veteran or ancient trees in connection with the proposal either on site or within the West Wood Site of Nature Conservation (SINC) and Ancient Woodland which border the site. It is considered that the biodiversity gains (as outlined in the following section) outweigh the minimal loss of the trees and so the proposal is in accordance with Local Plan Policy DM1 and the Trees and Development SPD.

5.5 Ecology and Biodiversity

- 5.5.1 The Biodiversity SPD (2009) requires that the risk the development poses to nature conservation should be understood at the planning application stage

and proposals should take into consideration the site's proximity to ecological designations. Accordingly, the Ecological Appraisal has demonstrated that the proposal would not have an adverse impact to any designated sites, due to the relatively small-scale and temporary nature of the works.

- 5.5.2 Local Plan Policies DM1 (criteria d) and S1 (j) require that development proposals minimise the loss of any ecological features, such as trees, shrubs and other habitats, while replacing those for which removal cannot be avoided. It is recognised that the proposed works will likely result in the immediate loss of some natural features and habitat of low to moderate ecological value. The proposed mitigation strategy, includes the removal of non-native and invasive species, compensatory planting and the addition of fauna specific features alongside broader measures (Table 6, Ecological Appraisal 2024). Therefore, it is considered that the scheme will mitigate any harmful impacts to habitats or protected species.
- 5.5.3 In addition, the ecological enhancements proposed within the Ecological Appraisal (2024) will satisfy the biodiversity net gain requirement as desired under Policy DM11 (criteria c), resulting in a result in a long-term increase in biodiversity net gain of 14.89% in area-based habitats and 52.49 in linear habitats at site level achievable within a few years. This will also contribute to the Biodiversity Action Plan targets as desired under Local Plan Policy DM11 (criteria b) and assist with the delivery of the PfSH Green Infrastructure Network and other frameworks for creating green networks, routes and biodiversity improvements, as required under Local Plan Policy DM11 (criteria d).
- 5.5.4 Therefore, in line with Local Plan Policies S1, DM11, DM1 and the Biodiversity SPD requirements, the minor impacts and loss of habitat as a result of this proposal will be mitigated by the long-term benefits of the proposal in terms of biodiversity enhancements.

5.6 Flooding and drainage

- 5.6.1 The entirety of the application and wider site rests within Flood Zone 1, representing the lowest level of flood risk assigned to a location. However, as the site area is over 1ha, a Flood Risk Assessment has been prepared and accompanies this application. In accordance with Planning Policy Guidance 'Flood Risk and Coastal Change' (Paragraph 020), this assessment addresses and focusses on the current low flood risk as set out by the EA mapping, and how this 'flood risk will be managed now and over the development's lifetime, taking climate change into account, and with regard to the vulnerability of its users'.
- 5.6.2 As mentioned above, the site has a low risk of surface water flooding and due to the open nature of the fencing proposed, the development would realise only minimal changes in landscaping, hard surfacing and permeability (limited to an area of 0.11ha involved in the road widening measures at the site access). In any regard, the areas of roadway will be resistant to floodwater and naturally draining to soft ground or existing watercourses. Therefore, the development is not expected to adversely affect the existing surface water

management, drainage and greenfield runoff rates will not be increased. As a result, the proposal complies with Local Plan Policies S1 (criteria d) and DM5 1(c) and 2, as it will not increase the flood risk elsewhere.

- 5.6.3 The long-term flood risk mapping also indicates there is very low risk of surface water flooding risk and the availability of alternative existing access points with no flood risk would address any safety concerns if a flood event were to occur. The access road widening off Hamble Lane includes improvements to the drainage arrangements and is designed to avoid pooling of water currently experienced adjacent to the pedestrian road crossing. Additionally, the proposal will extend and enhance the site's existing habitats to achieve at least a 10% net gain in biodiversity as required under Local Plan Policy S1(j). These improvements ensure that the development will be safe for users and would be resilient to the impacts of climate change as required under DM5 criteria 1(b, c). Due to the nature of the development the appropriate type of SuDS has been provided, as deemed acceptable under DM5, criteria 3.

5.7 Access and movement (RoW, transport and parking provision)

- 5.7.1 As stated in the application form, the proposal would not cause any increase in the number of employees or visitors to the site, or the number of car parking spaces provided. The associated impacts are improvements in the flow of traffic and emergency service accessibility to the site, as a result of widening the access road from one lane to two lanes and improvements to the quality of the existing foot/cycle path. This will in turn improve the site's accessibility for pedestrians and cyclists. As presented in the statement above, environmental impacts of the proposal will be managed via on-site mitigation measures, where the loss of grass verge, shrubs and trees to facilitate these access improvements will be kept to a minimum. As a result, the proposal is in line with Policies S1 (criteria b, e) and DM13 as there are no negative traffic impacts at the site access off Hamble Lane associated with the proposal and it will encourage active travel.
- 5.7.2 Although there are no PRow's on the site, a strategic footpath runs along the northern site boundary known as Hound 6. To protect the route for the duration of the installation of the security fence and to ensure works will not interfere with the thoroughfare of this route, appropriate safety measures will be put in place and can be secured under a condition if planning permission is granted. On completion of the fence, it will enhance movement through the area by encouraging the use of official routes of better quality, aid wayfinding and prevent accidental trespass. The proposals are therefore in line with Policies S12 and DM1 (f).
- 5.7.3 A small portion of the site falls within Local Plan Policy HA1, which seeks to deliver a car park for Hamble train station, utilising the OPCC access road and an adjacent parcel of OPCC owned land. However, the proposal would not constrain the future development of a car park in the location specified by

this policy. In effect, the development could aid the future delivery of this policy aim by providing an improved access for both the wider site and the train station car park, and so improving traffic flow and active travel to a public transport facility. Therefore, the proposal does not conflict with Policy HA1.

6. Conclusion

6.1 Overview

- 6.1.1 This planning application seeks the LPAs consideration of the installation of a secure boundary fence, with vehicular entrance gates and minor road widening at the Police and Crime Commissioner for Hampshire and Isle of Wight (OPCC).
- 6.1.2 This planning statement demonstrates that the development is in accordance with the Eastleigh Borough Council's statutory development plan, as well as deriving further support from the National Planning Policy Framework, which carries significant weight as a material consideration.
- 6.1.3 The development will deliver a range of economic, social and environmental benefits which include:
- Providing a safe, secure environment for site occupants;
 - Maintaining a site of large employment to support the local economy;
 - Helping the OPCC and HIOWC recognise and respond appropriately to real and potential security concerns both to site users and the assets located on site;
 - Securing critical operational assets that could be seen as a key target to criminal and terrorist organisations;
 - Enabling the police to train in a secure environment without the risk of members of the public being inadvertently caught up in critical training exercises on the site
 - Improvements to the access road to improve sustainable travel; and
 - Biodiversity gains and enhancements to the local environment, including water management.
- 6.1.4 In summary, the planning statement has demonstrated that the principle of development and the details proposed are supported by the Local Development Plan and that the above economic, social, and environmental benefits outweigh the de minimis visual and landscape impacts associated with the development.