

STRIDE TREGLOWN

PLANNING STATEMENT

SCHOOL OF ART & DESIGN –
ROOFTOP PLANT

BARTON PEVERIL COLLEGE



STRIDE TREGLOWN JOB NO.	
155652	
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DATE	
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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 seeking full retrospective planning approval for air handling plant and associated ductwork that has been installed on the roof of the School of Art & Design at Barton Peveril College, Chestnut Avenue, Eastleigh SO50 5ZA.
- 1.1.2 The School of Art & Design was granted full planning permission on 28th March 2023 under planning application reference F/22/94434. The approved application showed plant to be installed on the roof and condition 13 of the approval requires the following:
 - 1.1.3 *No fixed plant shall be installed on the exterior of the building (or associated equipment) until the details have first been submitted to and approved in writing by the Local Planning Authority. The details shall include specifications of the fixed plant to be installed, their cumulative noise emissions and any mitigation necessary to ensure that the cumulative emission of such plant would not have any unacceptable impact on the nearby residential properties."*
- 1.1.4 While a discharge of condition has yet to be made in relation to condition 13 above and the plant has since been installed on the roof, it has been identified that the plant and ductwork that has been installed does not accord with the approved planning drawings. Through correspondence with planning officer for the School of Art & Design application, it has been advised that a new full planning application submission is required to regularise the plant installation.

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.
- 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 (indicative location of the School of Art & Design outlined in red)

- 1.2.6 As noted further above, the plant has been installed on the roof of the newly constructed School of Art & Design building, located in the north east of the College site.

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. This also includes a requirement to consider local and neighbourhood plans that have been brought into force and any spatial development strategies produced by combined authorities or elected Mayors.
- 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.

Amenity

- 2.1.7 With respect to amenity considerations and, specific to the development proposals, noise impacts from the installed plant, the NPPF (Para 187) requires planning policies and decisions to contribute to and enhance the natural and local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or **noise** pollution or land instability.

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 DM8 – Pollution** states:

2.3.6 Development will not be permitted if it is likely to cause loss of amenity or impact on public health or other unacceptable environmental impacts through noise or vibration.

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 the last decade. Planning applications of particular note and relevance to the development works are set out below:

- F/24/98499: Installation of 3no. wind catchers and 2no. Mechanical Ventilation with Heat Recovery (MVHR) Units, along with associated ductwork, guardrail and new roof light on the roof of the Hampshire Building. Permitted: 10/01/2025.
- F/24/98025: Installation of substation at northern side to support the art and design school. Permitted: 10/10/2024.
- 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.

4. Planning Considerations

4.1. Overview

- 4.1.1 This application is seeking retrospective approval for plant and associated ductwork that has been installed on the roof of the newly completed School of Art & Design. The plant is required to provide the heating and cooling requirements for the building.
- 4.1.2 As noted in section 1.4 of this report, it has been identified that the plant and ductwork that has been installed does not accord with the approved planning drawings. Through correspondence with planning officer for the School of Art & Design application, it has been advised that a new full planning application submission is be required to regularise the plant installation.

4.2. Visual Impact

- 4.2.1 The previously approved application for the School of Art & Design (application reference F/22/94434) included the installation of rooftop plant. The plant has, however, since been installed and is now slightly taller and larger than originally shown, while also now including supporting ductwork not originally shown on the approved drawings. The tallest section of the as installed plant is the associated ductwork which was not shown on the drawings approved under the School of Art & Design application. The ductwork stands c850mm taller than the plant that was previously shown.
- 4.2.2 Due to separation distances between the rooftop plant and ductwork and nearest neighbouring properties, coupled with the School of Art & Design building height, the rooftop plant is only visible from glimpsed views from the rear of residential properties to the north of the building. Notwithstanding, the plant is largely hidden behind an existing louvre screen and is be viewed in the context of the much larger School of Art & Design building.
- 4.2.3 The plant and ductwork installation is not considered to give rise to any adverse visual impacts and are considered to comply with the requirements of Policy DM1 in that the development would not have an unacceptable impact on residential amenity or the character and appearance of the area.

4.3. Noise

- 4.3.1 To assess the noise impact of the plant installed on residential amenity, a noise assessment has been undertaken, the findings of which are captured within the accompanying Technical Note submitted in support of this application.
- 4.3.2 In summary, the assessment concludes that the predicted noise levels are very low and comfortably fall within the noise limits that have previously been agreed with Eastleigh Borough Council. This demonstrates that the noise is not significant and will not be an issue in respect of residential amenity. The plant installation is, therefore, compliant with national planning policy and Local Plan Policy DM8.

5. Summary

- 5.1.1 This application is seeking full retrospective planning approval for plant that has been installed on the roof of the new School of Art & Design which was granted planning approval on 28th March 2023 under planning application reference F/22/94434.
- 5.1.2 Due to separation distances between the rooftop plant and ductwork and nearest neighbouring properties, coupled with the School of Art & Design building height, the rooftop plant is only visible from glimpsed views from the rear of residential properties to the north of the building. Notwithstanding, the plant is largely hidden behind an existing louvre screen and is be viewed in the context of the much larger School of Art & Design. The rooftop plant installation is not, therefore, considered to give rise to adverse amenity impacts.
- 5.1.3 With respect to noise impacts from the plant on residential amenity, a Technical Note is submitted in support of the application. In summary, the noise levels from the plant are low and not considered to give rise to any adverse noise impact on residential amenity.
- 5.1.4 The proposed development is considered to be compliant with Local Plan Policy, as well as national policy and should be considered favourably.

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