

BHH - Bursledon, Hamble-le-Rice and Hound Local Area Committee –
27th March 2025

Application Number: L/25/98812
Case Officer: Gary Osmond
Received Date: Tuesday 28th January 2025
Site Address: POLICE TRAINING CENTRE, ROYAL VICTORIA
COUNTRY PARK, NETLEY ABBEY, SOUTHAMPTON,
SO31 4TS
Applicant: The Police and Crime Commissioner for Hampshire and
Isle of Wight
Proposal: Listed Consent: Erection of 3.0 metre high steel mesh
security fence to site boundaries, with vehicular entrance
gates, widening of access drive from Hamble Lane, and
repairs to garden walls of Victoria House
Recommendation: GRANT LISTED BUILDING CONSENT

CONDITIONS AND REASONS:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: E05535-HCC-ZZ-DR-B-1000-P4.00; E05535-HCC-ZZ-DR-B-1002-P2.00; E05535-HCC-ZZ-DR-B-1500-P4; E05535-HCC-ZZ-DR-B-1550-P02; E05535-HCC-ZZ-DR-B-1552-P02; E05535-HCC-XX-XX-DR-B-7100-P02; & E05535-HCC-XX-XX-DR-B-7101-P01.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 18 of the Planning [Listed Buildings and Conservation Areas] Act 1990.

Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework (December 2024), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning, Guidance on the process, scroll down to Guidance on Aspects of the Planning & Construction Process and select considerate builders' advice note.

Report:

1. This application has been referred to Committee by Councillors Craig and Holes, and relates to a concurrent planning application F/25/98808.

Description of Application

2. The application seeks listed building consent for the erection of a 3.0 metre high steel mesh security fence around the site of Hampshire Constabulary's Southern Support & Police Training Headquarters at the Royal Victoria Country Park, including replacement of an existing set of timber gates and repairs to the original boundary walls. The application is being considered with a concurrent planning application for these works, as well as revisions to the main Hamble Lane and secondary Albert Avenue/Hound Road site access gates and widening of the access road from Hamble Lane to allow two way traffic along its whole length up to the main gate. These additional elements do not in themselves require listed building consent but are included for consistency.
3. The application is accompanied by the following reports and technical assessments, which can be viewed on the Council's website via this link - [Planning Application: L/25/98812](#):
 - Planning Statement
 - Design and Access Statement
 - Heritage Statement

Site Characteristics and Character of the Locality

4. Hampshire Constabulary's Southern Support & Police Training Headquarters covers an area of 20 hectares and lies within the grounds of the Royal Victoria Country Park, which itself is on the site of the former military hospital. The headquarters site consists of a number of buildings used for various operational and training purposes. The main building being Victoria House, which originally formed part of the military hospital, acting as a secure 'asylum' facility away from the main hospital which fronted Southampton Water but was demolished in the 1960s. Victoria House is a Grade II Listed Building, hence the requirement for this listed building application to consider the impact of that proposed upon the building and its wider setting.
5. Whilst surrounded by the country park, the headquarters site is generally shielded from public view by mature woodland, with glimpsed views of some buildings only being visible when close to the site boundaries, such as along the Hamble Rail Trail which runs along the northern edge of the site parallel to the railway line.
6. To the east of the site is the Netley Military Cemetery, with playing fields beyond this to Hamble Lane, which is the main access point into the training HQ. To the south is woodland which forms part of the country park,

with further public playing fields to the south of this. To the south-west, is the main open space of the country park, with Southampton Water beyond. And to the north-west is further woodland, together with Nightingale House and Osbourne Quarters. These buildings again originally formed part of the military hospital accommodation for officers and NCOs and are now private residential properties. Also to the north-west is Hound Road, which is a secondary access point into the HQ site.

Relevant Planning History

7. Since the site was given approval in 1980 for use by Hampshire Constabulary, there have been various full and listed building applications relating to facilities and buildings to be used for both operational and training purposes. None are directly related to that now under consideration, other than the above mentioned concurrent planning application.

Representations Received

8. A total of 13 representations have been received, all but three 'objecting' on the grounds of highway impact and use of the secondary site access from Hound Road. Whilst these concerns are noted, they are better addressed through consideration of the concurrent planning application and are not matters for this listed building application, which is to assess the impact of that proposed upon Victoria House and its setting.
9. The representations received which did reference the heritage status of Victoria House and the country park expressed concern at the size of the area to be enclosed by the proposed security fencing, and the visual impact it would have on the character and appearance of the country park.

Consultation Responses

10. **Built Heritage Consultant** – No objection, although it is suggested that the height of the new timber gates to the rear of Victoria House could be raised a little to match the height of the boundary wall, and that the height and position of the proposed fencing where it abuts the wall to Victoria House car park could be revised so as to lessen the visual impact upon the setting of the building.
11. **Hampshire Gardens Trust** – No comments received.
12. **Hound Parish Council** – Objection. Concern that the need for such security measures means there is an increased threat to the local community. If so, should the site continue to be used for its current purposes. Concerns also that use of the Hound Road access will increase beyond that already allowed, leading to increased traffic, vehicle speeds, and pedestrian safety issues. Use of the playing field as a helicopter landing area was also raised.

13. **Hamble Parish Council** – No objection.

Policy Context and Designations Applicable to Site

- Outside the Urban Edge
- Within Settlement Gap
- Affects setting of Grade II Listed Building
- Within Site of Importance for Nature Conservation (SINC)
- Adjacent to designated Recreational Space

Development Plan

Eastleigh Borough Local Plan 2016-2036

14. The most relevant policies are:

Strategic Policies:

- S1 (Delivering sustainable development);
- S8 (Historic Environment);

Development Management Policies:

- DM1 (General criteria for new development);
- DM12 (Heritage Assets);

Hampshire Minerals and Waste Plan

- Policy 15 – Safeguarding of Mineral Resources.

Supplementary Planning Documents

- Quality Places (November 2011);

National Planning Policy Framework

15. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The National Planning Policy Framework (the 'NPPF' or the 'Framework') states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development unless material considerations indicate otherwise. A deliverable 5 year supply of housing within each local authority area is required, and if this is not demonstrated a tilted balance in favour of the development applies. Agent of Change principles protect existing businesses.

16. Three dimensions of sustainability are to be sought jointly: economic (supporting economy and ensuring land availability); social (providing

housing, creating high quality environment with accessible local services); and environmental (contributing to, protecting and enhancing natural, built and historic environment) whilst local circumstances should also be taken into account, so that development responds to the different opportunities for achieving sustainable development in different areas.

National Planning Practice Guidance

17. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

Assessment of Proposal: Development Plan and / or Legislative Background:

18. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a Local Planning Authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the policies of the Eastleigh Borough Local Plan 2016-2036 and the Hampshire Minerals and Waste Plan 2013 (which is not applicable in this case). The NPPF and the Planning Practice Guidance constitute material considerations of significant weight.

Listed Buildings:

19. The proposal affects a Listed Building and section 66(1) of the Planning (Listed Building & Conservation Areas) Act 1990 states:

“In considering whether to grant planning permission for development which affects a Listed Building or its setting, the Local Planning Authority ... shall have regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

Policy & Principle:

20. The relevant policies in this instance are S8, DM1 and DM12 of the adopted local plan, which look specifically at impact upon heritage assets.
21. Policy S8 is a strategic policy which sets out the Council's approach to conserving and enhancing the Borough's heritage assets which include nationally and locally listed buildings, and conservation areas. Policy DM12 looks more specifically at the impact of proposals upon individual heritage assets and states: “Development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special interest of the asset, and sustains and enhances its special character and qualities. The more important the asset, the greater the weight that should be accorded to this criterion.” This policy is aimed at protecting heritage assets by ensuring proposals for them, or new

development which may affect them, is appropriate and will not result in any unacceptable harm. It also requires that proposals achieve a high standard of design which respects and complements the character and qualities of the asset, as well as helping to secure its long-term future maintenance and management where necessary.

22. In principle therefore, the proposed works are acceptable.

Impact on Listed Building

23. Whilst listed building consent is required for that proposed, in reality the vast majority of the proposed security fencing will be routed well away from Victoria House around the periphery of the remainder of the Police HQ site. The proposed fence will only touch the existing original boundary wall at two points on the outside of the enclosed grounds (adjacent to the northern corner of the Victoria House car park, and along the north-eastern wall adjacent to the Hershel building) as well as two points within the enclosed grounds (along the top of the sloped ground at the south-eastern end of the original grounds). As such, the fence will be well away from the main building. It has also been designed so as to abut the wall, rather than be physically fixed to it. This will ensure that there is no damage to the wall.

24. The existing timber gates to the rear boundary wall will be replaced with a new set of gates. These will also be timber but will be higher and of a slightly different design. The existing gates are not original and were installed in the 1980s when Victoria House was converted for police use. The new gates are of a simple design and appearance appropriate for the historic importance of the wall, whilst still being secure.

25. The works will also include repairs to the existing boundary wall where necessary. Repair of the walls does not in itself require listed building consent but is nonetheless included within the wider work to be undertaken.

26. With regards to the amendments suggested by the Council's Heritage Consultant, these are relatively minor and considered reasonable to improve the visual appearance of the new elements in relation to the original boundary wall. Amended drawings showing these changes have been received from the applicant.

27. In terms of the overall impact upon Victoria House and its boundary wall, it is considered that the proposed replacement gate is appropriate, and that with the minor revisions to the position and height of the security fence where it adjoins the original boundary wall around the Victoria House car park, that there will be no adverse or unacceptable impact upon the visual amenity of this important heritage asset or its setting. As such, that proposed is considered to accord with the requirements of Policies S8 and DM12 of the adopted Local Plan.

Sustainability Measures and Climate Change

28. In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.
29. The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

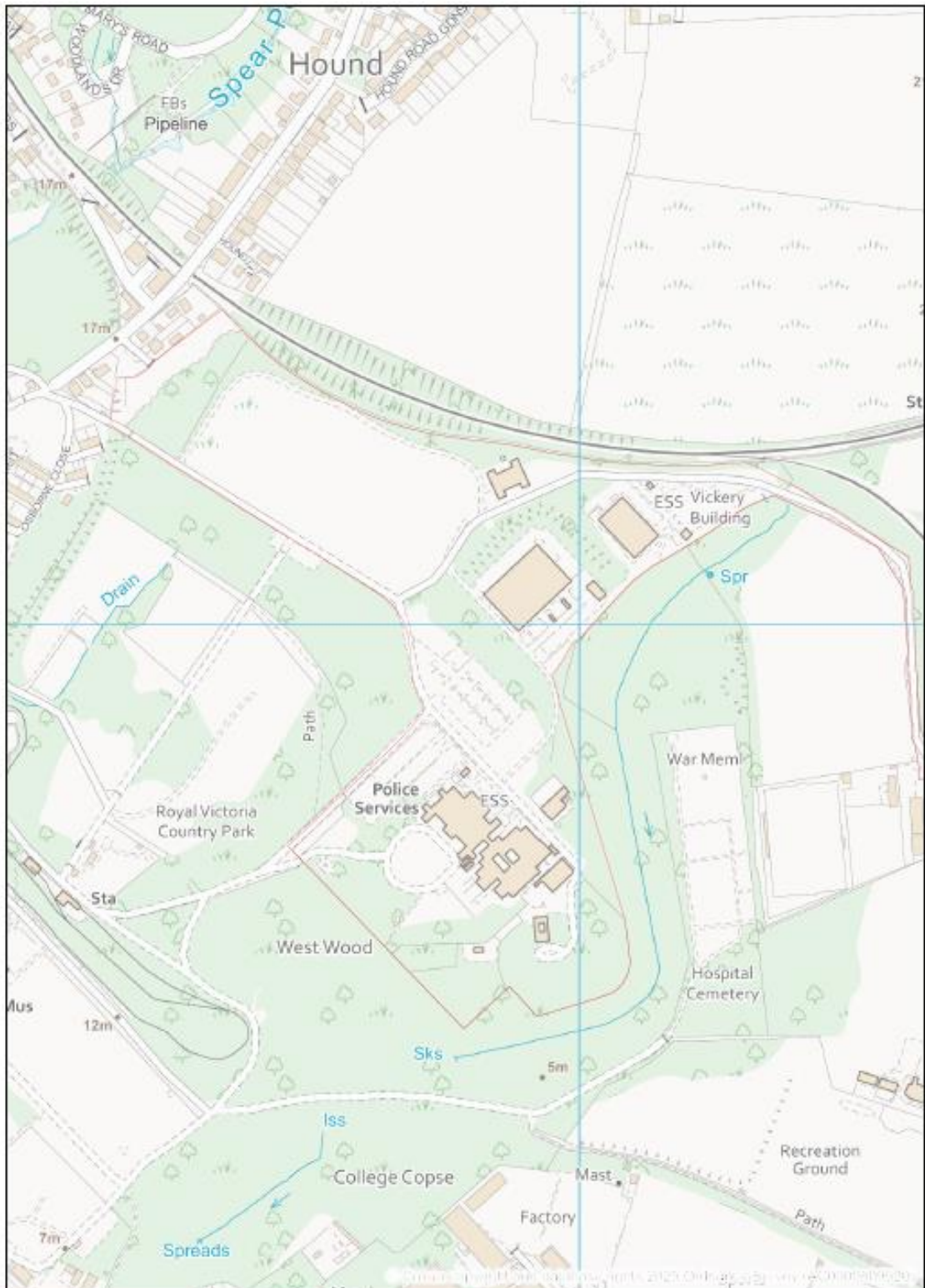
Equalities Implications:

30. Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:-
- “A public authority must, in the exercise of its functions, have due regard to the need to:
- i. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - ii. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - iii. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.”
31. When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications.

Conclusion:

32. It is considered that an acceptable balance has been struck between the need to provide a secure site whilst respecting the importance and visual amenity of an important heritage asset. As such the requirements of Policies S8 and DM12 have been met, and the application is recommended for approval subject to the conditions set out above.

L/25/98812



Address: Police Training Centre, Royal Victoria Country Park
Netley Abbey, SO31 4TS

Date: 13/03/2025 | Scale: 1:5000