



Bursledon, Hamble-le-Rice and Hound Local Area Committee

27th March 2025





Planning Guidelines



How Proposals are Determined

- Proposal must be considered on planning grounds.
- The Committee must determine proposals **in line with Development Plan, unless material considerations indicate otherwise.**

Development Plan –

- Eastleigh Borough Local Plan 2016-2036, Adopted April 2022
- Hampshire Minerals and Waste Plan (if relevant).



Relevant Considerations

- Adopted Supplementary Planning Documents relating to matters such as Quality Places, Residential Parking Standards and Planning Obligations.
- Relevant Government Policy including the National Planning Policy Framework and its presumption in favour of sustainable development.
- Planning (Listed Buildings and Conservation Areas) Act 1990 for developments affecting heritage assets.
- National Planning Policy Framework (Dec 2024) is a material consideration of significant weight that takes precedence over Development Plan policies which do not accord with NPPF.



NPPF (Amended 2023)

- NPPF Key Planning Requirements:
 - Deliver sustainable development without delay;
 - Meet housing needs & significantly boost delivery of housing;
 - Promote growth of economy;
 - Require high standard of design;
 - Prevent or mitigate impacts.
- Includes a “presumption in favour of sustainable development” unless adverse impacts outweigh benefits.
- 3 threads of sustainability – economic, social and environmental - are interdependent and need to be pursued in mutually supportive ways.



Other Material Considerations

- Planning history / previous applications or decisions;
- Appeal decisions;
- Site specific matters – highway matters, residential amenity, visual amenity, ecology, drainage, trees;
- Consultee and 3rd party comments;
- Precedent (current case law);



Non-Planning Issues

- Moral, racial or religious views;
- Devalued property;
- Loss of private view;
- Breach of covenant;
- Matters covered by other laws or legislation e.g. building regulations, alcohol licence, environmental permits, care uses etc;
- Personal views about the character of applicants;
- Civil matters, e.g. boundary disputes.



Decision Making

- Decisions made contrary to the recommendation must be explained and minuted, with clear reasons given – approval or refusal
- Option to defer, to seek amendments or further information – committee must indicate what these are
- Option to add further controls on use and details required if reasonable in planning terms





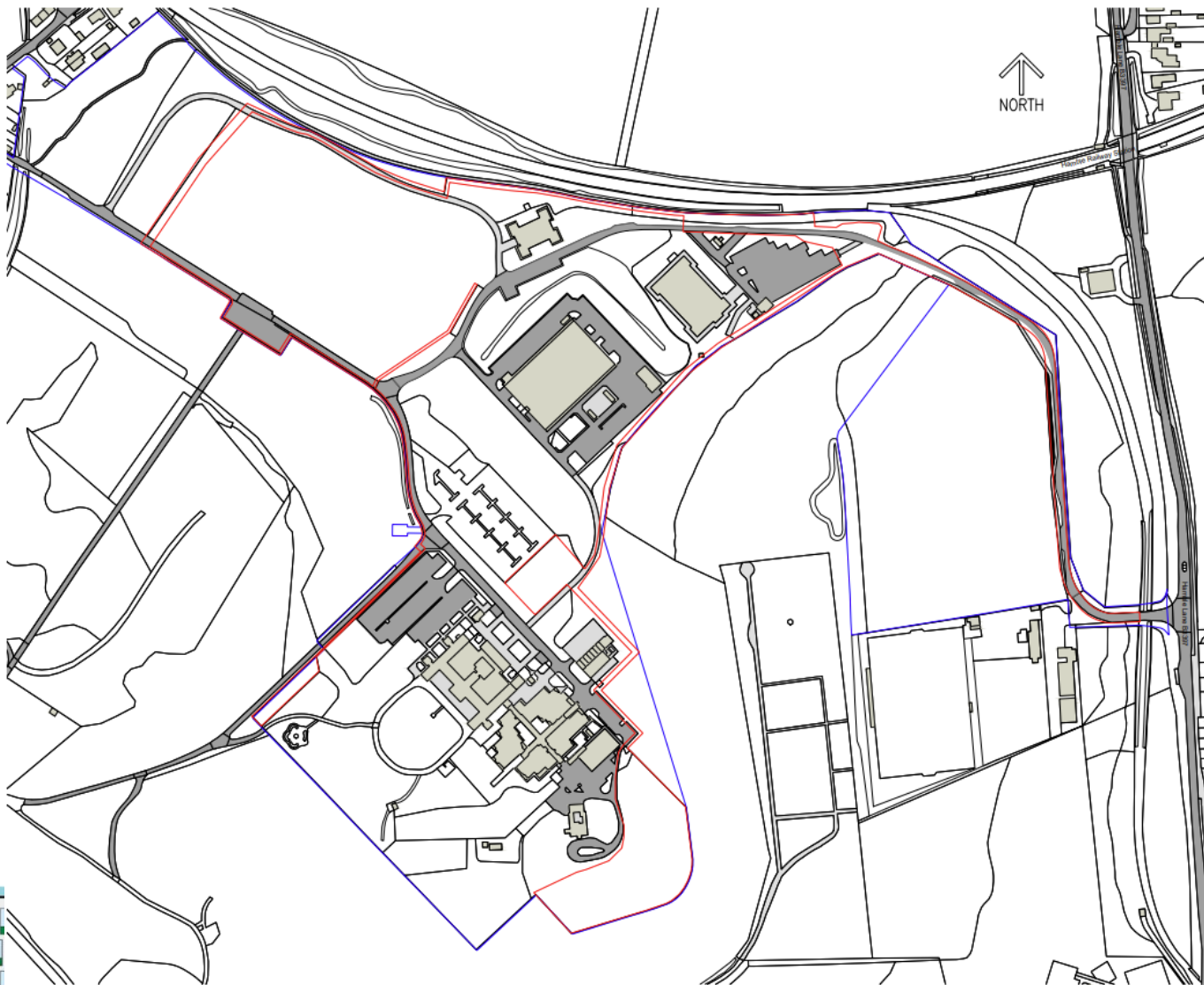
Agenda Item 8 – F/25/98808

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

Erection of 3.0 metre high steel mesh security fence to site boundaries at Police Training Centre, Royal Victoria Country Park, Netley Abbey, SO31 4TS, with vehicular entrance gates, and widening of access drive from Hamble Lane.



Location Plan:



Location Plan:





A2 APPROVED FOR PLANNING STAGE



Notes:

- Vehicle Gate
- Pedestrian Gate
- Legal Ownership Boundary
- Proposed Fence Line

File	Description	Date	By	Status
P4	RvCP gate position updated	14.03.2025	JJ	QC
P3	Gates updated	07.10.2024	JJ	QC
P5	Gates updated	25.4.2024	JJ	

HCC Property Services
Tulsa Market Group
70 High Street, Westchester 02836 MA
tel: (781) 867-7071

PROJECT NAME
Nafey Police Training HQ - Security Review

SHEET NAME

Fence Line, Gates and Alterations
as Proposed

SCALE	DRAWN	CHG	APPR
1:1250 @ A1	JJ	GC	
DRAWING NO.			
PROJECT NAME: SINGLE-STOREY BLOCK WITH LIFT AND STAIRS			
E05535-HCC-ZZ-DR-B-1500		P4	00
SUSTAINABILITY			
NOTE: DESCRIPTION			
A2 APPROVED FOR PLANNING STAGE			



A2 APPROVED FOR PLANNING STAGE



Notes:

- Vehicle Gate
- Pedestrian Gate
- Legal Ownership Boundary
- Proposed Fence Line

Rev	Description	Date	By	Check
P4	RVCIP gate position updated	14.03.2025	JJ	QC
P3	Curves updated	07.10.2024	JJ	QC
P2	Curves updated	29.4.2024	JJ	

HCC Property Services
 700 N. Main Street
 700 N. Main Street, Waco, Texas 76701
 Tel: (817) 862-8000

PROJECT NAME
 Nefley Police Training HQ - Security Review

SHEET NAME

Fence Line, Gates and Alterations
as Proposed

SCALE	DRAWN	CHGD	APPR
1:1250 @ A1	JJ	GC	

DRAWING NO.

project code	alteration	volume	block	type	code	number	version
E05535	HCC-ZZ			DR-B	1500		

P4 00

SUSTAINABILITY

code description

A2 APPROVED FOR PLANNING STAGE



EASTLEIGH
BOROUGH COUNCIL



Notes:

- Vehicle Gate
- Pedestrian Gate
- Legal Ownership Boundary
- Proposed Fence Line

PN	Description	Date	By	Check
P4	RyCP gate position updated	14.03.2025	JJ	QC
P5	Garage updated	07.10.2024	JJ	QC
P6	Garage updated	25.4.2024	JJ	

PROJEC T NAME
Netley Police Training HQ - Security Review

SHEET NAME

Fence Line, Gates and Alterations
as Proposed

SCALE	DRAWN	CHKD	APPR
1:1250 @ A1	JJ	GC	

DRAWING NO.
project name - original - volume - sheet - type - side - number

E05635-HCC-ZZ-DR-B-1500 P4 00

SUSTAINABILITY
note - description

A2 APPROVED FOR PLANNING STAGE



Notes:

- Vehicle Gate
- Pedestrian Gate
- Legal Ownership Boundary
- Proposed Fence Line

P4	RVCIP gate position updated	14.03.2025	JJ	QC
P3	Gates updated	07.10.2024	JJ	QC
P2	Gates updated	23.4.2024	JJ	

HCC Property Services
Three Midland Avenue
70 High Street, Winchester SO22 6AA
Tel: (01962) 867801

PROJECT NAME
Nesley Police Training HQ - Security Review

SHEET NAME

Fence Line, Gates and Alterations
as Proposed

SCALE	DRAWN	CMD	APPR
1:1250 @ A1	JJ	GC	

DRAWING No.			version
project code	original	volume	sheet type
E05535-HCC-ZZ	-DR-8-1500	P4	00

SUSTAINABILITY

with description

A2 APPROVED FOR PLANNING STAGE

Fencing Example:



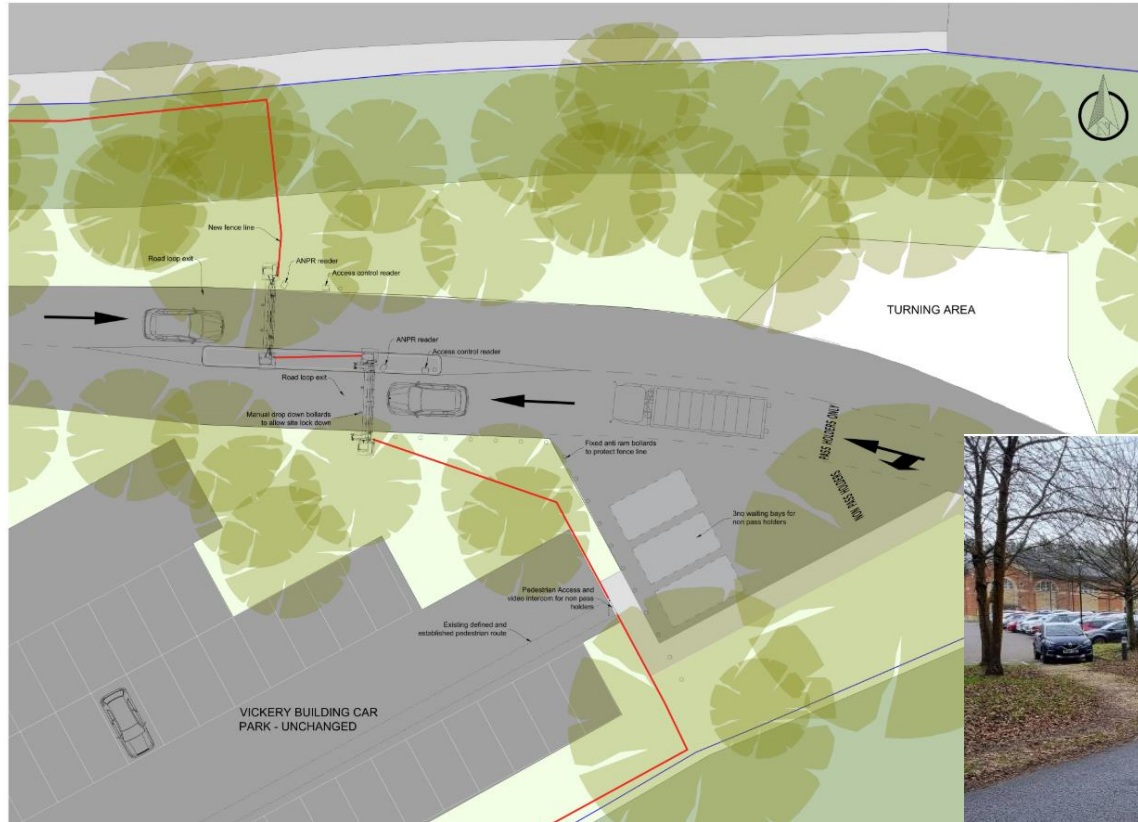
Image 1. Example of 358 mesh fence.



A photograph of a wooded area. In the foreground, a fallen, dark brown branch lies on the ground. The ground is covered with a layer of dry, brown leaves and green, low-lying vegetation. Several trees with green foliage and bare branches are visible in the background. The sky is overcast and grey.



Hamble Lane Gate:



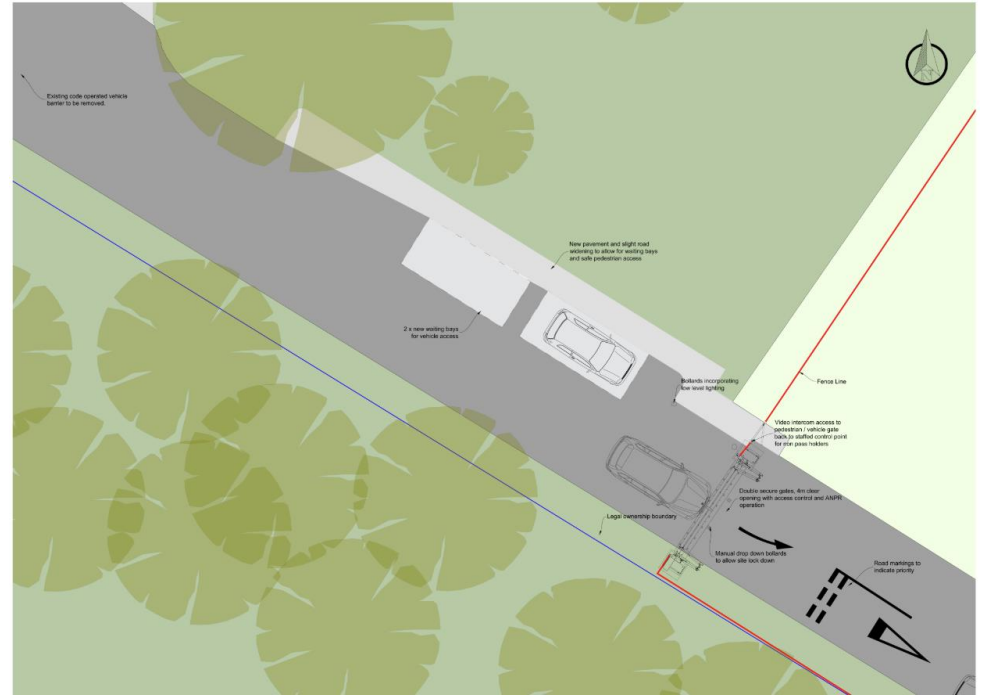
Albert Ave Gate:



Fig 8: Access road from Hound Road, looking West. New secure gate to be positioned at this point.



Fig 10: Access road from Hound Road. Secure fence to be positioned to right hand side of road in lieu of timber fence.



Victoria House Fence:

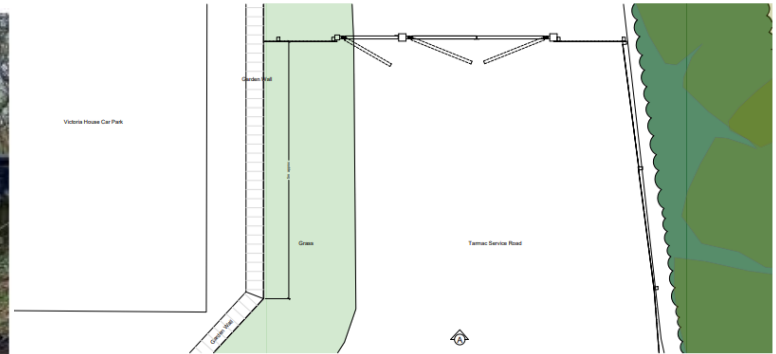
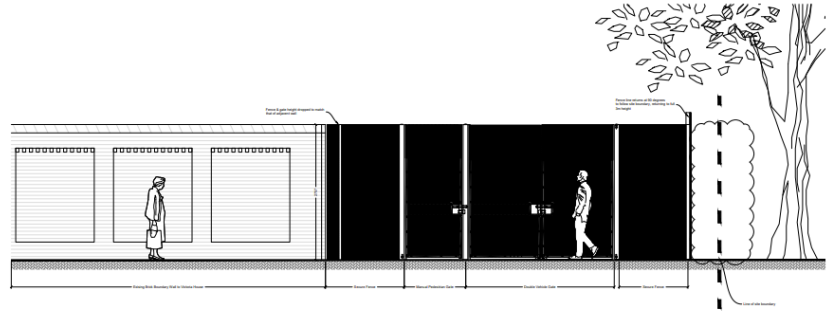


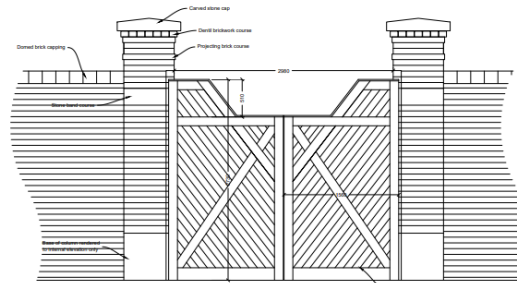
Fig 11: North West corner of Victoria House garden wall. New secure fence & gates to be installed across road.



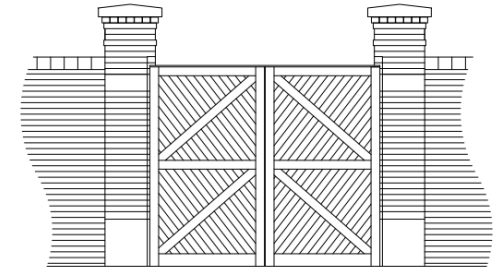
Timber Gates:



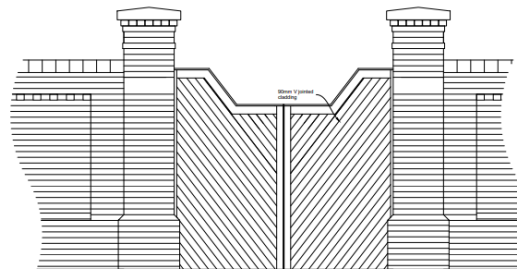
Fig 12: Timber gate in wall to be replaced with new hardwood timber (without lower middle section) to improve security. See drawing **E05577101**



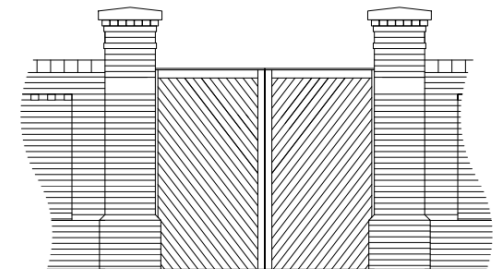
Existing Internal Elevation



Proposed Internal Elevation



Existing External Elevation



Proposed External Elevation



Hamble Lane drive:



Updates:

- No objection on landscape grounds.



Considerations:

- Policy & Principle
 - Outside urban edge
 - Within settlement gap
- Need
 - Security
 - Safety
- Visual impact
 - Wider landscape
 - Close views
- Heritage impact
 - Victoria House (Grade II Listed Building)
 - Royal Victoria County Park



Considerations (cont...):

- Highways, Access & Parking
 - No additional highway impact
 - Ample parking available
 - Site access
- Amenity impact
 - Neighbouring residents
 - Country Park visitors
- Trees & Nature Conservation



Conclusion:

- Principle is acceptable
- Modest harm visual amenity
- Neutral heritage impact
- No additional traffic impact
- Biodiversity net gain
- Need & benefits outweigh any harm

Recommendation: **PERMIT**





Agenda Item 9 – L/25/98812

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

Listed Consent: Erection of 3.0 metre high steel mesh security fence to site boundaries at Police Training Centre, Royal Victoria Country Park, Netley Abbey, SO31 4TS, with vehicular entrance gates, widening of access drive from Hamble Lane, and repairs to garden walls of Victoria House.



Considerations:

- Policies S8 & DM12
- Heritage Impact
 - Physical
 - Visual
 - Setting



Conclusion:

- Modest impact upon heritage asset
- No objection raised by Heritage Officer
- No long term or physical impact upon listed building
- Recommendation: **GRANT LISTED BUILDING CONSENT**

