

# Bellevue Education International Group

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39 Lakewood Road  
Chandlers Ford  
Eastleigh  
SO53 1EU

Revision: 0  
Date: January 2026

**PLANNING SUBMISSION**

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Figure 1 - Site Location Plan (marked in red) within the wider school grounds (marked in blue)

## 1. Introduction

### 1.1 The Application

This planning application is for the erection of a new outbuilding for incidental use to Sherborne House School, a primary school (see Figure 1).

### 1.2 The Applicant

Bellevue Education International Group is the owner of several pre-primary and primary schools, inclusive of Sherborne House School. Mr James Miller is the Business Manager of the Sherborne House School.

### 1.3 Background

Sherborne House School is a significant campus that sits off Lakewood Road. The site includes its original 1933 building when it first opened, along with newer wood-clad educational classrooms, and sports hall and a nursery. Within the rear garden are playing fields and various playground surfaces and climbing equipment. The front garden has vehicle access for staff parking.

#### Relevant Planning History:

There have been various tree works consents granted through the most recent years (2007-present) as the area is protected under TPO reference 137-E. Other building works permissions are listed below:

**Z/04848/032/00** - Conversion of existing classrooms to new kitchen/staff room and erection of two storey replacement classroom building - permitted 11/01/2001

**Z/04848/033/00** - Siting of 2No. temporary buildings for use as temporary classrooms and storage area - permitted 13/08/2002

**Z/04848/034/00** - Renewal of temporary Permission for siting of 2No. Temporary buildings for use as computer studies units - permitted 09/12/2003

**S/06/55938** - Renewal of temporary Permission for the siting of 2No. Temporary buildings for use as computer studies units - permitted 24/02/2006

**F/11/69981** - Erection of single storey buildings to provide 4no. classrooms, changing facilities, studio hall and covered way following demolition of 2no. classroom blocks and temporary buildings - permitted 02/03/2012

**F/14/74312** - Single storey rear extension to form medical room and toilets & external fire escape staircase - permitted 02/10/2014

**X/12/71333** - Application for removal of conditions 4 and 5 of planning permission

**F/11/69981** relation to requirements for meeting BREEAM standards - permitted 24/09/2017



Figure 2 – School entrance gate and access off Lakewood Road (image courtesy of Google maps)

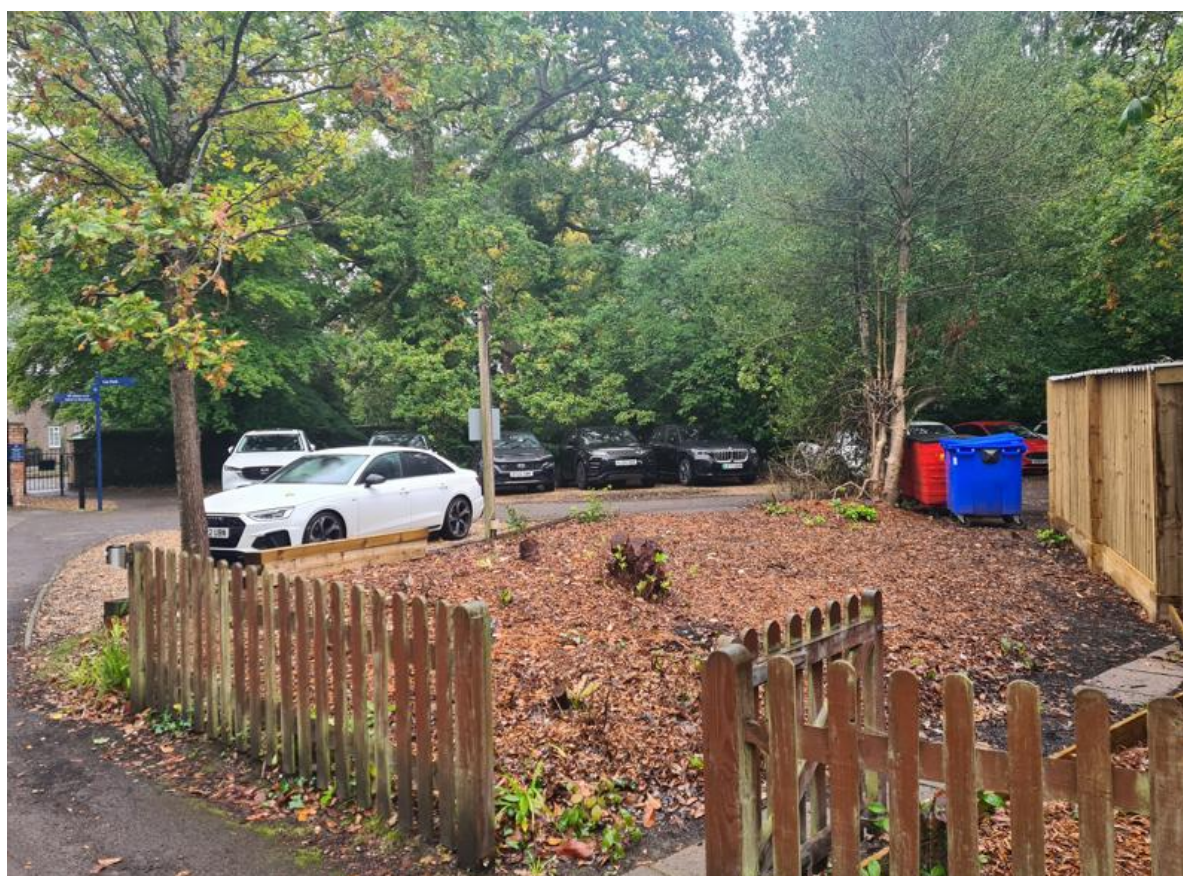


Figure 3 – Existing land for proposed library building

## 1.4 Applicants Agent

This planning application has been produced by RS Studio on behalf of the applicant.

## 2. Context

### 2.1 The Requirement

The proposal intends to deliver a new incidental building within the school grounds of Sherborne House School to be used as a library for its students.

### 2.2 Site Location

The application site is located at 39 Lakewood Road, Chandlers Ford. The site falls within the boundaries of Eastleigh Borough Council. The site postcode is SO53 1EU (Figure 1).

### 2.3 Site Description

The application site comprises of the original 1933 two-storey building along with two other two-storey buildings and several single-storey structures: all available for the school's use. The site has a level grassed rear playing field and separate hardstanding courts. Various playground and climbing frames are within the rear of the site as well. The front access is gated with brick piers and metal post railed fence. The site is well screened from the road with hedges and mature tree planting (see Figure 2). Upon entry to the site is a small garden strip between one of the school buildings and parking with a few smaller TPO trees planted within the edges. The application site area measures approximately 600m<sup>2</sup> (see Figure 3).

### 2.4 Area Character

The site is suburban in character within a residential area along a tree-lined road, just outside the Hiltingbury Road West character area. There are five dwellings and gardens that share a boundary with the school between Oakwood Road and Lakewood Road. Approximately 120m northeast of the site is The Lakes, a Site of Importance for Nature Conservation (SINC). Other than the TPO, there are no other planning constraints relevant to the proposal.

### 2.5 Planning Policy

The Eastleigh Borough Council local planning policies and guidance comprises:

*Eastleigh Borough Local Plan (2016-2036), adopted 2022*

*S1: Delivering sustainable development*

*S2: Approach to new development*

*DM1: General criteria for new development*

*DM6: Sustainable surface water management and watercourse management*

*DM11: Nature conservation*

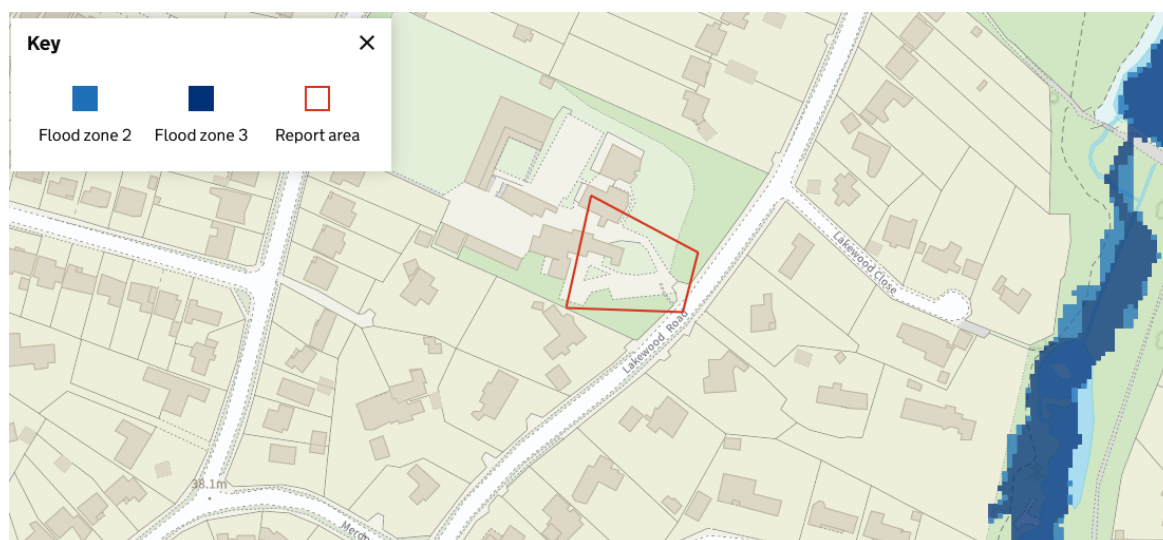


Figure 4 - EA Flood Zone Map (present day and similar to 2070-2125 extract)

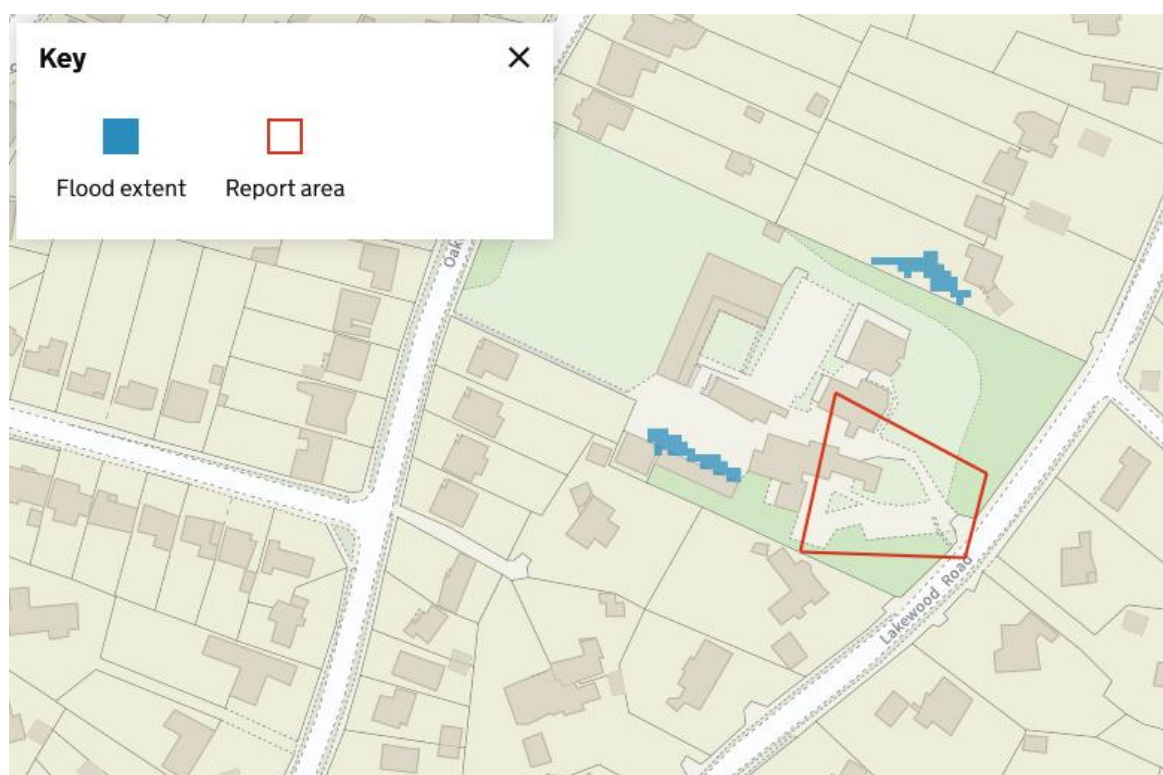


Figure 5 - EA surface water flooding (0.03% chance)

## Supplementary Planning Guidance And Documents SPD - Trees and Development (adopted 2022)

### 3. Survey / Investigation

#### 3.1 Flood Risk

The Environment Agency flood risk maps were reviewed, and it identified that the site lies wholly within Flood Zone 1. The proposal site is outside any significant surface water flood potential as well. As no significant works that would be subject to flood impact are proposed, no further flood risk assessment work has been undertaken (see Figures 4-5).

#### 3.2 Ecology

DEFRA's Magic Maps were reviewed for protected habitats and species, and no evidence has been found. As the site is in a developed area, it is not anticipated that there are any protected species near the proposed development site. As such no further ecological assessment work has been undertaken.

#### 3.3 Arboriculture

There are three trees along the edge of the grounds proposed for the new incidental library building. The building has the capability of being positioned outside the root protection areas of these trees. To further support the application, a tree survey has been provided within a separate document.

#### 3.4 Transport

The proposed location of the building is to be within the existing strip of land between a school building and existing parking spaces. The proposal will not impact any access or parking to the site.

#### 3.5 Noise Impact

With respect to the pattern of comings and goings, the use of the proposal for a library for the school's use is not expected to create any further additional noise disturbance to the existing campus or to nearby adjacent dwellings. The nearest dwelling is approximately 35m away from the proposal and the existing shared boundary is buffered with the existing trees and planting.

#### 3.6 Utilities

No utilities related issues are anticipated as the site area has ready access to water, drainage and electric.

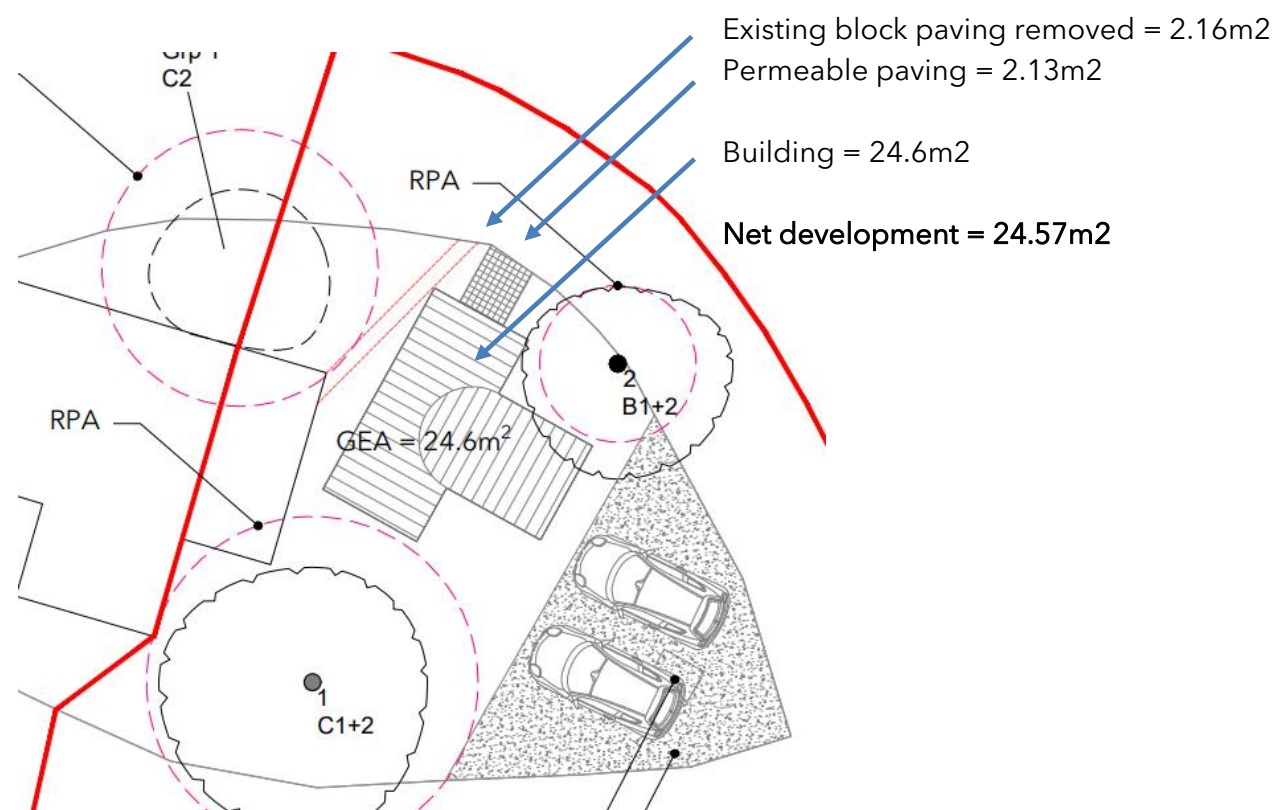


Figure 6 - Proposed development response to BNG exemption

### 3.7 Biodiversity Net Gain (BNG)

The building will replace part of an existing grounds within a footprint of 24.6m<sup>2</sup>. There is existing block paving measuring 2.16m<sup>2</sup> that will be removed and new permeable paving of 2.13m<sup>2</sup> will be positioned forward of the main entrance to the building. The proposal is considered a small, minor development site, and will not replace more than 25m<sup>2</sup> of non-priority habitat (or any other priority habitat). Therefore the proposal is exempt from statutory BNG requirements (see Figure 6).

## 4. Proposals

### 4.1 Amount

The proposal is for a new incidental library building to be sited within an existing gap between parking and one of the school buildings. The building's GEA is 24.6m<sup>2</sup> and the overall height is approximately 2.65m.

### 4.2 Layout

The building is designed with a curved cross-gabled roof. The building's GIA is approximately 16.55m<sup>2</sup> to accommodate shelving and other necessary furniture for the library's use. It will be positioned central to the gap with a window facing toward the small parking area, doors on either side for a main and secondary access, and conveniently located near another building and its access.

### 4.3 Scale

The scale of the proposal and its limited height below 3m is considered a minor alteration to the grounds of the premises. The limited footprint will sit outside the root protection areas of the trees so the building will appear subservient to the trees and other nearby buildings.

### 4.4 Appearance

The proposal required a more interesting design that will engage the children during their visits, so a design similar to a 'hobbit house' has been presented. The proposed materials are of a red cedar timber cladding to the walls that are left to silver with age. The roof will be a contrasting black bitumen (flat or shingled) (see Figure 7).

### 4.5 Landscaping

The new development proposes permeable paving toward the main north door after the removal of the existing block paving slabs.

### 4.6 Access & Inclusion

The proposals will be compliant with Building Regulations Part M.

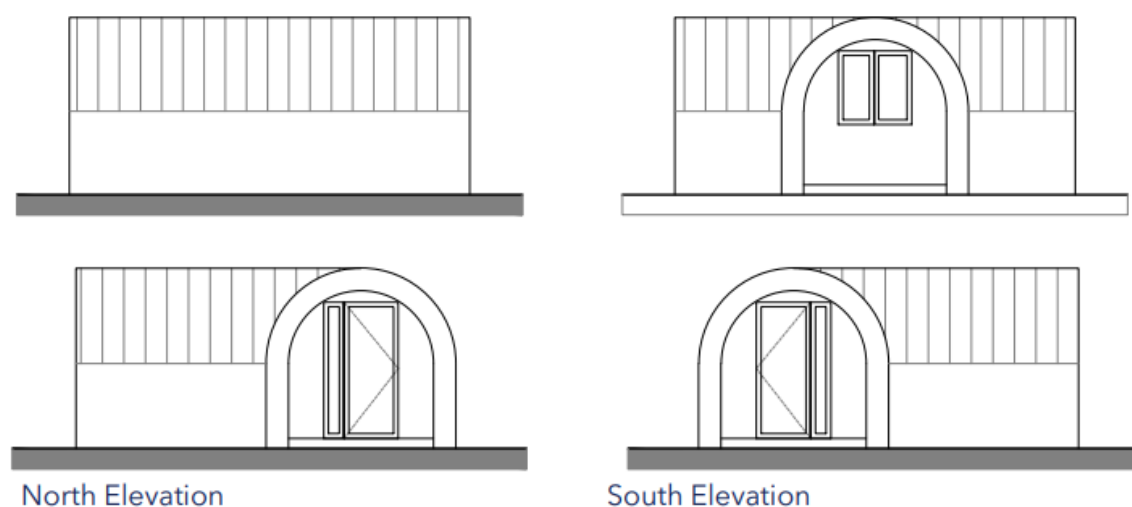


Figure 7 - Proposed elevations

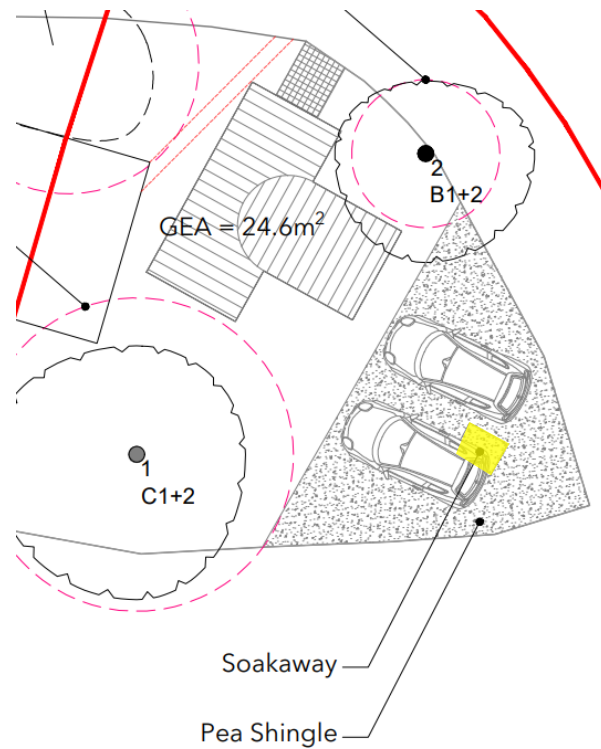


Figure 8 - Soakaway location

#### 4.7 Sustainability

The incidental building will use LED lighting and be well-insulated to avoid its demand on energy for heating and cooling. The use of windows and doors will bring in natural light to three sides of the building and will also provide natural ventilation when required.

#### 4.8 Foul and Surface Water Drainage

The building will not require any additional water connections. Any surface water displacement will be drained into a soakaway to be positioned beneath the existing shingled parking area to avoid any localised surface water flooding (see Figure 8).

### 5.0 Planning Statement

#### 5.1 Planning Policy Context (NPPF)

- Paragraph 39 of the NPPF states that LPAs should approach decisions in a positive and creative way. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- Paragraph 48 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- Paragraph 85 states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt.
- Paragraph 136 emphasises the important impact trees play into the character of the urban environment, and help mitigate impacts of climate change.

The proposal is considered to accord with the NPPF in the relevant sections listed above. The building's position will not impact protected trees. The building will remain incidental for the school's use without impacting the local landscape or characteristics of its setting.

#### 5.2 Planning Policy Context (Local Plan)

##### S1: Delivering sustainable development

This policy was written to oblige with the NPPF by allowing development that meets the needs of the present without compromising impacts for the future. This proposal will meet the critical library need to the school without having further harmful environmental or visual character impacts to the locality.

**S2: Approach to new development**

This policy defines the development hierarchy in the Borough and the significance of the urban edge. The site lies within the urban edge where there is a presumption in favour of new development, subject to the policies of the local plan. The principle of development is therefore acceptable.

**DM1: General criteria for new development**

All new development should not have an unacceptable impact on, and where possible should enhance residential amenities, character and appearance of an area, biodiversity and the significance of heritage assets, make efficient use of land, not involve loss of trees, and other provisions that not relevant to this proposal. Given the site's limitations to development without disruption to other school activities, the proposal would accord with this policy on its design, scale and placement within the school's grounds.

**DM6: Sustainable surface water management and watercourse management**

This policy aims to reduce any impacts from building works on surface water displacement of any new development. The proposal will include a new soakaway to be sited beneath an existing parking area so any water displacement will not create any further impacts to surface water flooding potential.

**DM11: Nature conservation**

This policy aims to protect, conserve and enhance designated conservation areas and natural habitats. The proposal is not creating any new overnight stays, so would not be required to mitigate any nutrient or other adverse impacts to the local Special Area of Conservation (SAC) or Special Protection Area (SPA). The proposal will retain the adjacent protected trees, and there has been no evidence of great crested newts or other protected species found within the proposal's location that would be impacted.

**SPD – Trees and Development (adopted 2022)**

This SPD has been provided to ensure trees are fully considered as part of any planning application. Section 17 of the Tree SPD suggests that buildings and all hard surfacing are located outside the root protection areas (RPAs) of trees in order to maintain a tree's viability. A tree survey has been provided within the application and the building's design has the building positioned outside the RPAs. Given the limited significance of the trees, any minimal foundation work is estimated to be hand-dug to avoid any further impact to tree roots. The tree survey maintains the trees' fitness and the is not expected to damage or alter any tree's ability to thrive in the area.



Figure 9 – Sample building with a similar footprint and design, but with varied materials, as proposed

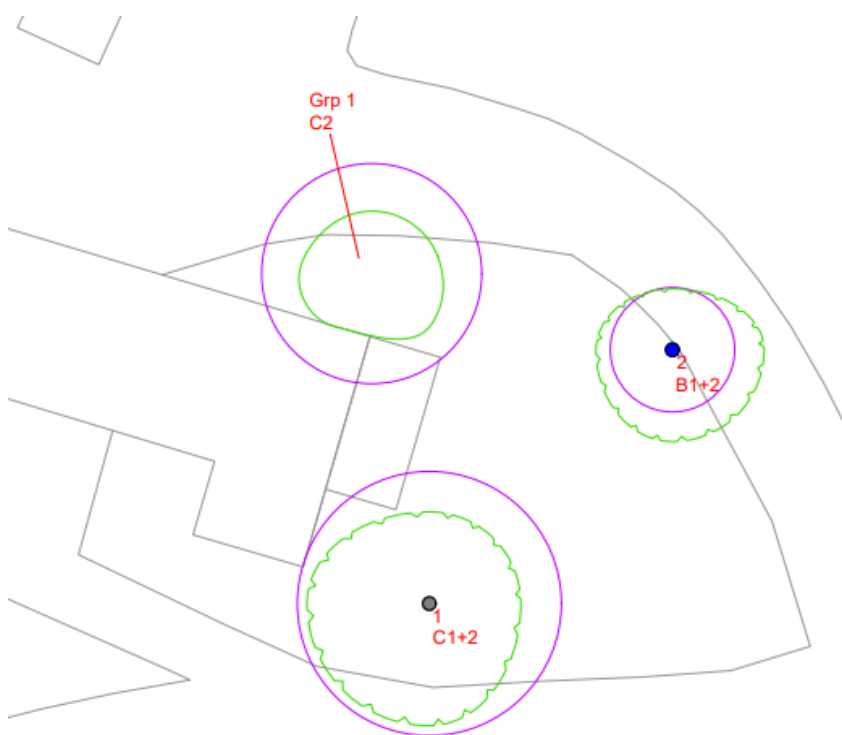


Figure 10 – Surveyed trees and their categories (reference CBA11967.01 of Tree Survey Report)

### 5.3 Development Rationale

#### Principle

The application site is located within the built-up area, inside the urban edge. The principle is therefore acceptable, in accordance to Policy S2.

#### Design and Character

The proposal has been designed as a small incidental library building for the children to access in small numbers as there was no other area to accommodate the need without the loss of another service or further extension to existing buildings. The library's design is unique and will add visual interest to the site given its proximity (see example in Figure 9). The size had been restricted to ensure its placement near the RPAs of trees will not create any harmful impacts to the trees' longevity.

From the public realm, only glimpses of the building would be visible from the gated access. The building's construction will not impede upon the more public views as it would appear distinct and incidental compared to the existing brick and rendered structures that retain their prominence to the front of the site. All trees and planting along the boundaries will maintain their screening purposes to adjacent sites and from Lakewood Road. The proposal is therefore in compliance with Policy DM1.

#### Amenity

The building is positioned near an existing single-storey school building, but well-away from any of the neighbouring residential buildings adjacent the site. The use of the building will remain for its library purpose for the students and is therefore not expected to create any unacceptable noise or other disturbances. This consideration to amenity further supports the proposal's compliance with Policy DM1.

#### Tree Impact Assessment and Method Statement

The proposal is positioned outside the RPAs of the trees indicated as nos.1, 2, and Group 1 (see Figure 10). The trees are surveyed as semi-mature or early mature trees with a minimum of 20+ years of life expectancy. The building is proposed with lightweight timber and will require minimal foundation support. The building will not have an unacceptable impact upon biodiversity and trees given its position outside of the RPAs of the trees. The proposal is considered to comply with Policy DM1 and the Tree SPD.

To further protect the tree during construction, the following works methods for tree protection will be:

- Protection barriers are to be installed to protect the RPAs from any construction activity. No soil preparation or disturbance will proceed without the installation of the protection barriers.
- No underground services (including the soakaway) are to be installed within the RPAs.
- No materials or heavy machinery are to be stored within the RPAs. The existing hardstanding outside the RPAs are capable of any material storage or vehicle movements required for the proposal.
- No works to any trees are required as part of this proposal.

## 6. Conclusion

In conclusion, the proposal has been assessed in consideration of the following planning policies: S1, S2, DM1, DM6 and DM11 of the adopted Local Plan and the Tree SPD. The proposal accords with the NPPF and Development Plan policies and does not raise any material matters of sufficient significance that would weigh against the granting of planning permission.