

Planning Statement

Erection of new three storey teaching building and provision of 8no. additional parking spaces, 14no. cycle spaces, new fencing and landscaping

Havant and South Downs College (Havant)
New Road, Havant, PO9 1QL

On behalf of:

Havant and South Downs College (HSDC)

October 2023

Ref: 1407

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1 Introduction

1.1 This Planning Statement has been prepared by Smith Jenkins Planning & Heritage on behalf of Havant and South Downs College, Havant (HSDC) ('the Applicant') in relation to the proposed development at HSDC Havant, New Road, Havant, PO9 1QL ('the site').

1.2 An application for full planning permission has been submitted to Havant Borough Council, the Local Planning Authority for the application site, for the following proposed development:

Erection of new three storey teaching building and provision of 8no. additional parking spaces, 14no. cycle spaces, new fencing and landscaping

1.3 This Statement provides an assessment of the proposals against the Development Plan and in light of all other material considerations, including the National Planning Policy Framework ('NPPF'), in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.

1.4 This Statement is set out as follows:

Section 2 – Background: provides information relating to the background to the proposals, the need for the building and the demand in the local area;

Section 3 – Site Context and Planning History: provides a detailed description of the site and its surroundings and sets out other useful background information to the application including relevant planning history.

Section 4 – Proposals: provides a detailed description and explanation of the proposed development.

Section 5 – Planning Policy: sets out the planning policy framework against which the planning application should be assessed.

Section 6 – Planning Assessment: provides a detailed justification for the development against relevant planning policies, and taking account of all other material considerations.

Section 7 – Summary and Conclusions: summarises the key benefits of the proposed development and the reasons why planning permission should be granted.

1.5 This Statement should be read in conjunction with the drawings and documents submitted with the planning application as set out below and which are referred to where relevant throughout this Statement.

- Covering letter prepared by Smith Jenkins Planning & Heritage;
- Application form, duly completed;
- Site Location Plan - HVT-ACG-XX-ZZ-DR-A-1000
- Existing Site plan - HVT-ACG-XX-ZZ-DR-A-1002
- Proposed Site Plan - HVT-ACG-XX-ZZ-DR-A-1003
- Proposed Floor Plans and Roof Plan – HVT-ACG-XX-ZZ-DR-A-2001

- Proposed North and West elevations – HVT-ACG-XX-ZZ-DR-A-4000
- Proposed South and East elevations - HVT-ACG-XX-ZZ-DR-A-4001
- Design and Access Statement prepared by ACG Architects;
- Tree Survey prepared by Arbtech, August 2023;
- Arboricultural Method Statement Assessment prepared by Arbtech, October 2023;
- Arboricultural Impact Assessment (drawing ref. AIA 01);
- Tree Protection Plan (drawing ref. TPP 01);
- Noise Impact Assessment by 24 Acoustics, August 2023;
- Ecological Impact Assessment prepared by Ethos Environmental Planning;
- Biodiversity Checklist prepared by Ethos Environmental Planning;
- Transport Statement prepared by Scott White and Hookins, October 2023;
- Travel Plan prepared by Scott White and Hookins, October 2023;
- Drainage Statement Note prepared by Marbas Consulting, October 2023;
- BREEAM/Sustainability Statement prepared by C80 Solutions, August 2023; and
- Construction Management Plan prepared by Blue Sky Building.

2 Background

The Existing College

- 2.1 Havant and South Downs College (HSDC) is a leading Further and Higher Education College which was formed on 1st August 2017 after the merger of South Downs College and Havant Sixth Form College. In 2019, the College also merged with Alton College to create three campuses based in Hampshire: HSDC Alton, HSDC Havant and HSDC South Downs.
- 2.2 HSDC Havant is the site of the former Havant Sixth Form College and is located to the northwest of Havant Town Centre by the B2149 Roundabout. HSDC Havant is recognised as an A Level Centre of Excellence that provides a very high standard of teaching and excellent results. The college offers almost 40 A Levels and boasts a 99% pass rate for A Level students, over 75% of whom achieve high grades. Subsequently, HSDC Havant is a well-regarded college in Hampshire that experiences regular student growth annually.

‘Post-16 Capacity Fund’ and The Need for an Additional Building

- 2.3 At the 2021 Spending Review, the Government pledged additional funding for providers of 16 to 19 education to ensure that post-16 providers can accommodate the expected demographic increase in 16-19 year olds. HSDC bid to the Department of Education and were successfully awarded a £3.5 million share of the 2023/24 capital investment.
- 2.4 The awarded funding will be used towards the construction of a new teaching building and additional works at HSDC Havant. The development of an additional teaching building and further provision of parking/cycle storage is necessary to extend the campus and allow for the College to expand their pupil intake which is forecasted to grow. Furthermore, the additional building is needed to provide a more modern and suitable facility that will meet educational needs and improve the college’s teaching facilities. The investment will ensure the continued support of the excellent teaching and academic performance achieved by students at HSDC Havant.

3 Site Context and Planning History

Site Description

- 3.1 The site is located centrally within the town of Havant and is situated immediately northwest off the B2149 roundabout, as shown in **Figure 1**. Havant town is well served by strong transportation links from all directions including the A3(M), A27 and M27 major roads. Locally, there are several main roads which act as transportation routes to the site including New Road to the immediate south and Petersfield Road to the immediate east. Direct access to the site is provided off of New Road via Barncroft Way which is located immediately west of the college.
- 3.2 The site is positioned to the north west of Havant Town Centre and is predominately surrounded by residential properties in all directions. In addition to the residential surroundings, a school is situated immediately to the north and the Havant Borough Council offices and Havant Justice Centre are located to the southeast across Petersfield Road.
- 3.3 Due to the central location of the college, the site is highly accessible and benefits from the abundant public transport services and facilities on offer within Havant. Havant Train Station provides access to both the Southern Railway and South Western Railway and is located approximately 500m away from the site, just a 12 minute walk according to Google Maps. As shown by **Figure 2**, there are a plethora of bus stops within the vicinity of the site, including 'Havant College' bus stop which provides direct transport to the site. The urban context of the site also means that the site is provided with a significant level of facilities available within short distance via walking or public transport. Some of the many facilities and their distances from the main entrance of the site include:
- Havant Health Centre – approximately 500m to the east;
 - Oak Park Community Clinic – approximately 650m to the east;
 - Havant Leisure Centre – approximately 450m to the east;
 - Havant Methodist Church - approximately 450m to the east;
 - Havant Park – approximately 400m to the southeast; and
 - Central Retail Park and the beginning of Havant Town Centre – approximately 400m to the south.
- 3.4 The campus comprises numerous buildings, two car parks, a playing field, and an all-weather hockey pitch which are all used in conjunction with the college. Most of the buildings were constructed in the 1960's and have since been subject to refurbishment and extension over the years.
- 3.5 The two existing car parks are located separately at the north and south end of the site. Vehicular access to these car parks and the college is provided via two entrances off Barncroft Way. The southern entrance to the site is the primary vehicular and pedestrian entrance used to access the college's main building, reception and southern car park. The northern entrance also provides vehicular access to the college, particularly to the northern car park. There is also a secondary pedestrian access from Petersfield Road. This pedestrian route is the closest to the proposed site and runs adjacent to the Sports Hall as reflected in **Figure 3**.



Figure 1: Ariel view of HSDC with the proposed development site outlined in red (Google Maps)

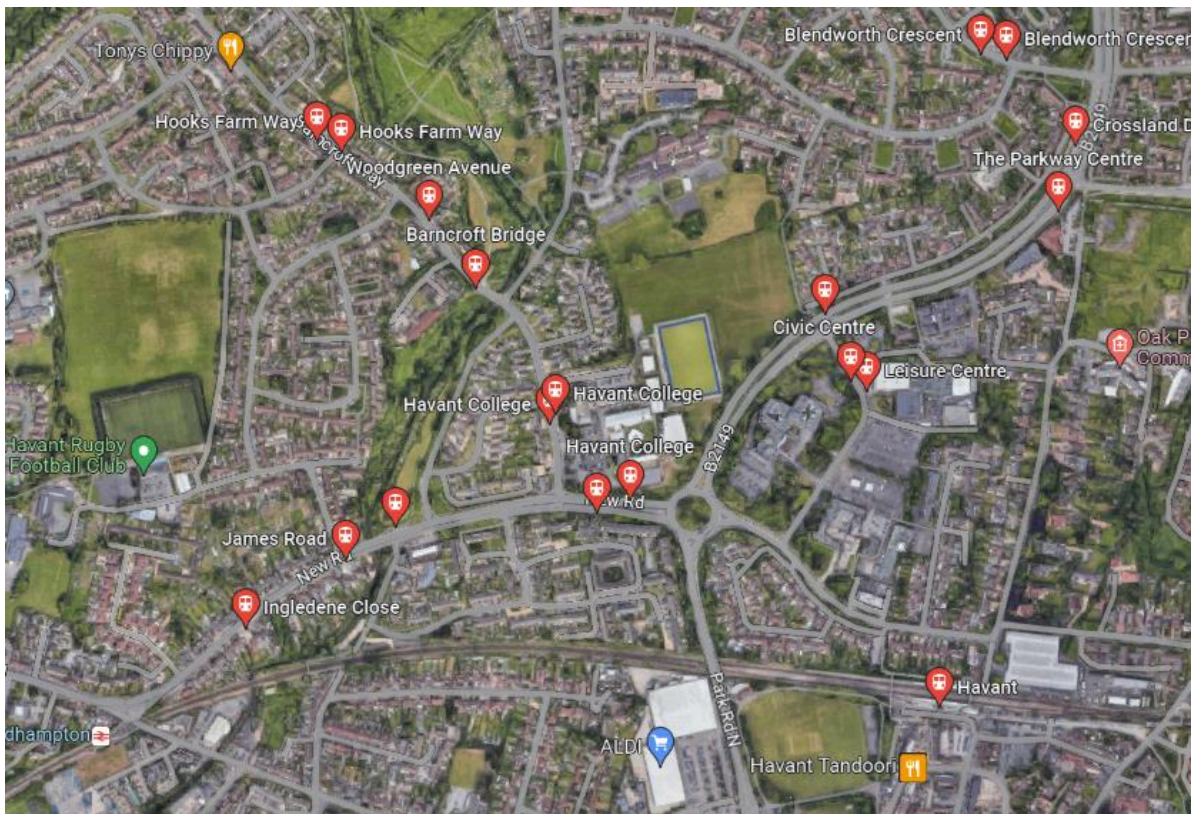


Figure 2: Map showing Bus Stops in the vicinity of the application site (Google Maps)

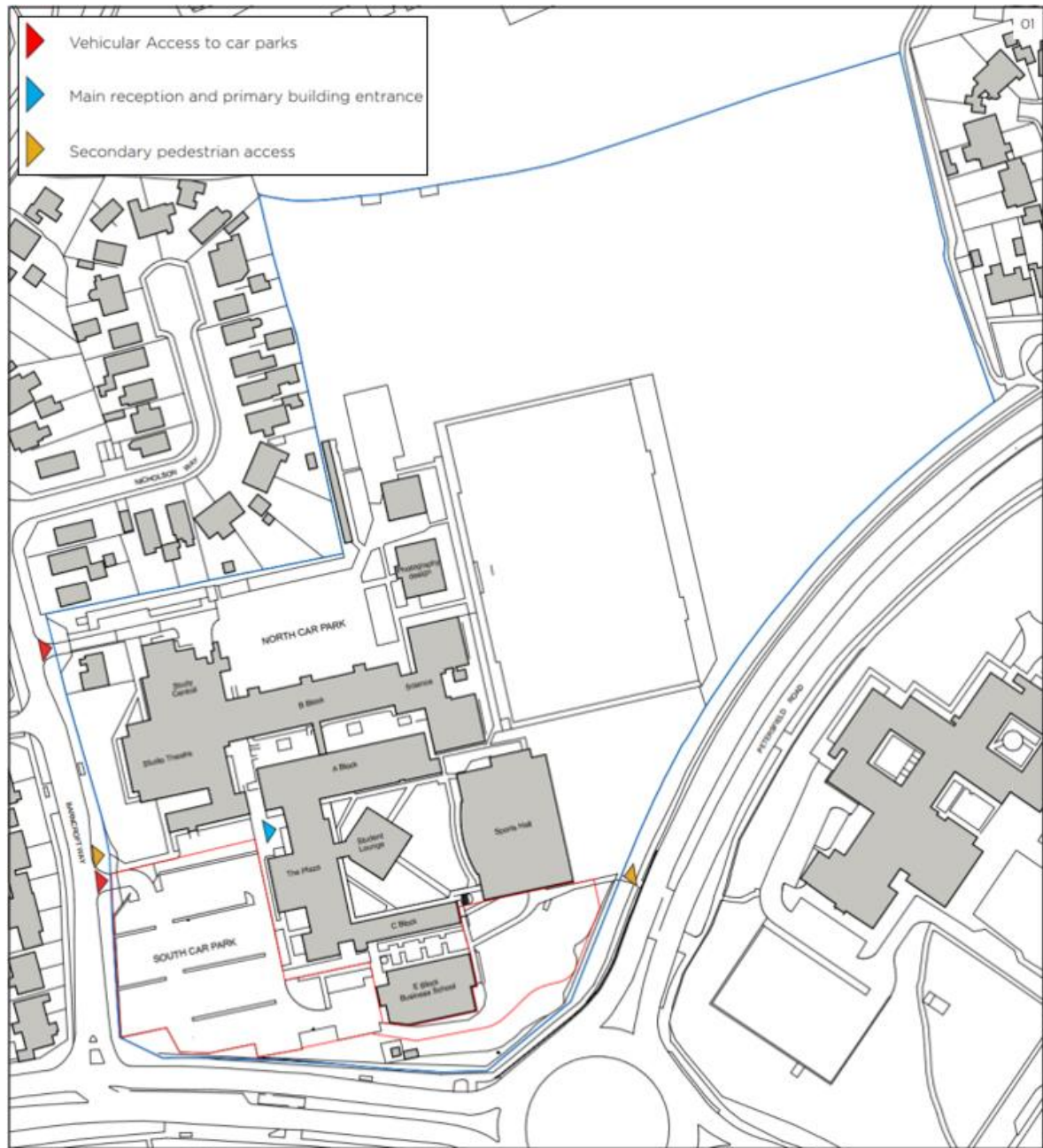


Figure 3: Havant College Site Plan with main entrance points (ACGArchitects)

- 3.6 The proposed site (outlined in red in **Figure 1** and **Figure 3**) for a new teaching building, additional parking/cycle spaces, fencing, and landscaping is situated at the southern end of the main campus. The proposed new teaching building is located immediately adjacent to the college's Sports Hall (to the north) and consists of an open area of land laid to grass with a footpath leading to the sports hall and Petersfield Road. The site also includes part of the existing southern car park, specifically the separated area located immediately west to the Business Block (**Figure 1**), primarily consisting of hardstanding save for small areas of green landscaping. The southern/eastern perimeter of the site is lined by hedgerow and several mature trees.

- 3.7 The site does not contain, nor is it adjacent to, any statutorily or locally listed buildings. The site is not within a Conservation Area and does not contain any Tree Preservation Orders (TPOs).
- 3.8 The site is entirely within Flood Zone 1, land assessed as having a less than 1 in 1000 annual probability of river or sea flooding (<0.1%) and is mostly at very low risk of flooding from surface water.

Planning History

- 3.9 Relevant planning history associated with the site is listed below.

Planning History			
APP/12/00345	Havant College, Barncroft Way, Havant, PO9 1QL	New single storey curriculum building to include 6No. classrooms, staff workroom, tutorial room and ancillary facilities. Replacement for temporary portacabins currently on site	Granted 24/05/2012
APP/11/00937	Havant College, Barncroft Way, Havant, PO9 1QL	Change of use for sports hall from D1 to a mixed D1/D2 usage to allow evening use by sports organisations (non-compliance with condition 10 to 99/51057/018).	Granted 07/12/2011
99/51057/018	Havant College, Barncroft Way, Havant, PO9 1QL	Removal of 17 no. temporary classrooms and the construction of new sports hall and two storey block of 12 no. classrooms, covered way at first floor level, new fire escape and provision of 30 additional car	Granted Subject to Section 106 09/07/1999

		parking spaces and 30 cycle racks	
97/51057/016	Havant College, Barncroft Way, Havant, PO9 1QL	Outline application for the construction of a sports hall adjacent to existing hockey pitch	Granted September 1997

4 Proposals

4.1 The proposed development at the site for which full planning permission is sought comprises:

Erection of new three storey teaching building and provision of 8no additional parking spaces, 14no. cycle spaces, new fencing and landscaping

4.2 The application is supported by a Design and Access Statement prepared by ACG Architects which provides full details of the design evolution and proposed design concept as shown in the proposed site layout in **Figure 4** below.

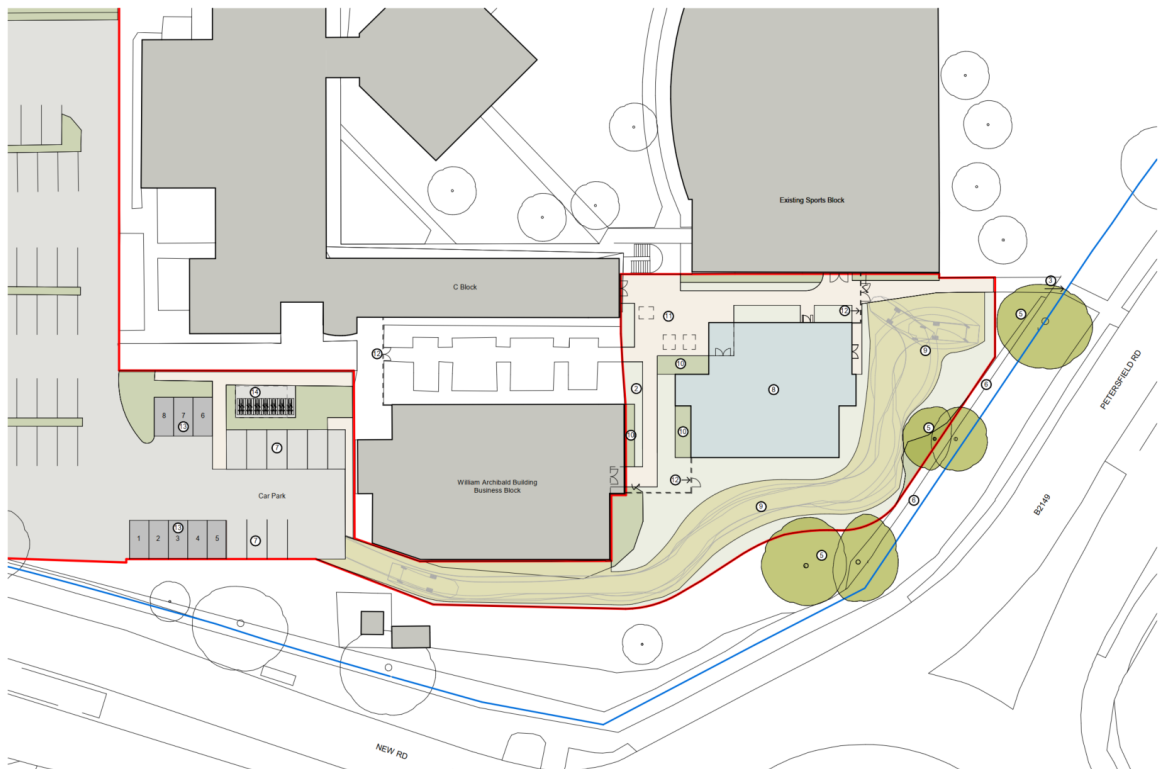


Figure 4: Proposed Site Plan

4.3 The scheme involves the erection of a new three storey teaching building, the provision of additional parking spaces and cycle spaces along with new fencing and landscaping works to accommodate future student growth and improve HSDC Havant's educational facilities and overall college campus.

4.4 The new teaching building will be sited on an existing parcel of unused land within the southeast corner of the campus. The land is open, laid to grass with a paved pathway running through it. The site also contains an area of reinforced grass allowing for emergency vehicle access. The proposals seek to construct a landmark building which will meet the educational needs of the college whilst maximising the layout and spatial efficiency of the site.

4.5 The building will be constructed to a high quality and attractive design using high quality, durable, and low maintenance finishes for the new building. The building will incorporate features such as

aluminium cladding, aluminium framed windows and brickwork with relief texture to the first storey to add visual interest as seen in **Figure 5**.

- 4.6 The layout of the site and the building has been carefully arrived at to ensure the proposals create an attractive and landmark building on the prominent corner of the existing college campus which infills an unused parcel of land to complete and complement the surrounding built form and enables the retention of the existing mature trees along the site boundary, as shown in **Figure 6**. The proposed layout also allows for the emergency vehicle access and pedestrian route to be retained.



Figure 5: External 3D visualisation of the building



Figure 6: External 3D visualisation of the building – southwest view

- 4.7 As previously stated, the proposals also include the provision of 8no. additional car parking spaces, 14no. cycle spaces and new fencing and landscaping. The additional parking and cycle spaces will be located within the existing southern car park by the smaller parking area adjacent (west) to the Business Block.

- 4.8 In terms of landscaping, the fire tender access route will be maintained around the development site and reinforced with a robust reinforced grass system; the existing pedestrian path will be adapted to connect with the new building; new fencing by the proposed building will be incorporated and planting beds will be implemented alongside new surface/paving works. Further details including the location of these proposed works are provided within the Proposed Site Plan drawing accompanying this application.
- 4.9 Access to the site will be achieved via the existing access on Barncroft Way which will remain unchanged.

5 Planning Policy

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 For the purposes of this application, the Development Plan comprises The Havant Borough Core Strategy (2011), the Allocations Local Plan (2014) and the Hampshire Minerals and Waste Plan.
- 5.3 A new Local Plan 'Havant Borough Local Plan - Building for a better Future' is currently being prepared to replace the existing Development Plan documents. The Emerging Local Plan is currently at the Regulation 18 consultation stage with a target adoption year of 2025 and as such can be afforded limited weight.
- 5.4 The National Planning Policy Framework (NPPF); Planning Practice Guidance (PPG); supplementary guidance; and other Council policy documents can all be material considerations.

The Development Plan

- 5.5 The relevant policies of the Development Plan are listed below.

Havant Borough Local Plan (Core Strategy) March 2011

- Policy CS1 Health and Wellbeing
- Policy CS3 Skills and Employability
- Policy CS7 Community Support and Inclusion
- Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough
- Policy CS14 Efficient Use of Resources
- Policy CS15 Flood and Coastal Erosion Risk
- Policy CS16 High Quality Design
- Policy CS17 Concentration and Distribution of Development within the Urban Areas
- Policy CS20 Transport and Access Strategy
- Policy DM8 Conservation, Protection and Enhancement of Existing Natural Features
- Policy DM10 Pollution
- Policy DM11 Planning for More Sustainable Travel
- Policy DM14 Car and Cycle Parking on Development (excluding residential)

Havant Borough Local Plan (Allocations) July 2014

- Policy AL1 Presumption in favour of Sustainable Development

Material Considerations

The National Planning Policy Framework (NPPF)

- 5.6 National planning policy is provided for by the National Planning Policy Framework (NPPF), published on 5th September 2023, which will be material consideration in the determination of the applications, as is well as the Planning Practice Guidance (PPG) which was launched on the 6th March 2014 and is regularly updated.
- 5.7 The NPPF sets out the Government's planning policies for England and how they are expected to be applied. Section 2 of the Framework recognises that there are three overarching objectives to achieving sustainable development, namely, economic, social and environmental. In regard to the three roles, the NPPF states:
- *"a. an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
 - *b. a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
 - *c. an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."*
- 5.8 At the heart of the NPPF is a presumption in favour of sustainable development. For decision taking this means that unless material considerations indicate otherwise:
- *"approving development proposals that accord with an up-to-date development plan without delay; or*
 - *where there are no relevant development plan policies, or the policies which are most important for determining the application area out-of-date, granting permission unless:*
 - i) The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."*

5.9 The relevant sections of the NPPF are listed below:

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 8 – Promoting healthy and safe communities
- Section 9 – Promoting sustainable transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment

Other documents

5.10 The following supplementary planning documents are also considered relevant to the determination of this application:

- Parking Supplementary Planning Document (July 2016)
- Borough Design Guide (December 2011)

6 Planning Assessment

6.1 This section of the report provides a detailed assessment of the proposals against all relevant national and local planning policies, as well as addressing all other material considerations. It addresses the following planning issues in turn:

- Principle of Development;
- Design and Impact on the Character of the Area;
- Highways Safety and Parking;
- Landscaping and Trees;
- Residential Amenity;
- Ecology and Biodiversity;
- Flooding and Drainage; and
- Sustainability

Principle of Development

6.2 Section 2 of the NPPF states that plans and decisions should apply a presumption in favour of sustainable development. Section 11 of the NPPF states that planning policies and decisions should promote an effective use of land in meeting the needs of uses and should promote and support the development of under-utilised land. Paragraph 96 specifically refers to public service infrastructure such as further education colleges and requires local planning authorities to work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and ensure their fast delivery.

6.3 Policy CS1 'Health and Wellbeing' of the Local Plan states that planning permission will be granted for development which supports improving educational and life changes for young adults, especially by facilitating access into employment.

6.4 Policy CS3 'Skills and Employability' states that planning permission will be granted for new development that will improve skills levels and help to tackle skills shortages in various industries. Policy CS7 'Community Support and Inclusion' also support development that provides educational and training improvements.

6.5 Policy CS17 'Concentration and Distribution of Development within the Urban Areas' states development that makes the most effective use of land will be supported, including underutilised land.

6.6 Policy AL1 'Presumption in Favour of Sustainable Development' outlines that planning applications in accordance with the Local Plan will be approved without delay.

6.7 The application site comprises part of the existing Havant Campus of Havant and South Downs College located to the north of Havant town. The proposals seek to deliver a new building to provide additional teaching facilities to support the existing college and accommodate student growth. The proposed teaching building will maintain and enhance the existing facilities and courses offered by

HSDC Havant whilst improving the educational offer and boosting the employment skills available to young people within the area. The associated works including additional parking and cycle spaces will ensure the proposals meets necessary parking levels, promote sustainable travel and enhance the overall campus as a whole. Therefore the proposals are compliant with Local Plan policies CS1, CS3, and CS7.

- 6.8 In line with the Section 11 of the NPPF and Policy CS17 of the Local Plan, the proposed development has been designed to maximise the use of the existing site and make the most effective use of land. The proposed teaching building will be situated in the southeast corner of the campus, within a parcel of land that is currently not in use and is underutilised. The building has also been set back from the road to ensure the protection of the existing trees and vegetation. The additional parking and cycle spaces will be implemented as an extension to the existing south car park and subsequently minimises the loss of existing green space.
- 6.9 The proposed development will enhance the existing campus facilities and maintain the excellent academic teaching offered at HSDC Havant whilst making the most effective use of the existing land. In light of this, the principle of development is considered to be acceptable and in accordance with the Development Plan.

Design and Impact on the Character of the Area

- 6.10 Section 8 of the NPPF states that planning decisions should aim to achieve healthy, inclusive and safe places. Section 12 of the NPPF focuses specifically on the design of new developments and how this is fundamental to the creation of high quality places and spaces. Paragraph 130 requires, amongst others, that developments are sympathetic to local character in terms of both their built form and landscape setting; that they maintain a sense of place through the use of spaces, streets and building types; and that they create places that are safe, inclusive and accessible.
- 6.11 Policy CS16 of the Local Plan 'High Quality Design' requires development to be a high standard of design and sets out the design principles to achieve this.
- 6.12 The overall design approach for the scheme is discussed in full within the submitted Design and Access Statement prepared by ACG Architects. The layout and design of the proposal has been arrived at following careful consideration of the site's constraints and opportunities and the need to maintain the existing fire tender access - a significant spatial constraint for development on the existing site. The proposals have undergone an iterative design development process to explore the potential impacts of the development and ensure design is prioritised from the outset.
- 6.13 In terms of the new teaching building, numerous approaches were assessed to determine the most appropriate building size, location and design. It was concluded that a three storey standalone building would be the most suitable massing for the spatially constrained site. A third storey would enable a considerable increase in the compactness of the building footprint to promote the most beneficial site layout and also provide a better building form, resulting in reduced heat loss and carbon emissions. The external space retained as a result of the condensed building allows for an external area great enough to maintain the existing fire tender access. In addition, the additional

height will help create a landmark building for the college on a very prominent corner of the college campus.

- 6.14 Landscaping has also been an important factor of the design process throughout. The proposals will include new fencing and landscaping works to provide additional security, ecological features and improve the site's visual amenity. In particular, the proposed planting beds will provide visual interest and add to the biodiversity value of the site and the fencing will incorporate lockable gates managed by the staff to improve the security of the college's students and all other users.
- 6.15 The development will also provide 8no. new car parking spaces and 14no. cycle spaces. The parking spaces are a continuation of the existing parking spaces and both the new parking and cycle storage are set out to minimise the impact on openness and the loss of natural landscape. The design of the cycle storage includes black steel shelters which will help to create a visual relationship with the proposed teaching building. For the car parking and cycle spaces, the same surfacing as the existing and adjoining paving will be used to complement the landscaping scheme.
- 6.16 In light of the above, as required by local and national policy on design, it is considered that the design of the development proposed would provide a high quality design that will create an attractive development and distinctive building at a prominent campus location.

Highway Safety and Parking

- 6.17 Section 9 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety. Paragraph 110 states that planning decisions should ensure that opportunities for sustainable transport modes have been taken up; safe and suitable access to the site can be achieved for all users; and any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be effectively mitigated to an acceptable degree.
- 6.18 Policy CS20 of the Local Plan 'Transport and Access Strategy' aims to ensure transport and accessibility are improved where possible and not negatively impacted as a result of development.
- 6.19 Policy DM11 'Planning for More Sustainable Travel' requires development to integrate sustainable travel methods and availability of non-motorised modes at every opportunity.
- 6.20 Policy DM14 'Car and Cycle Parking on Development (excluding residential)' requires parking for cars, motor cycles and cycles to be provided appropriately in accordance with the relevant standards.
- 6.21 In line with the objectives of Local Plan Policy CS20, the application is supported by a Travel Plan and Transport Statement, prepared by Scott White and Hookins. The Transport Statement concludes that the development would, at most, result in 8 additional staff car trips and 35 additional student trips.
- 6.22 In response, the development proposes 8 additional car parking spaces to support the continued growth of the college and ensure there is sufficient parking levels for the college's staff. Similarly, the provision of a further 14 cycle spaces will meet current and future storage needs whilst also promoting a more sustainable mode of transport. Due to the minor increase in traffic generation and

the proposed mitigation measures, the Transport Statement concludes that the development will not result in a severe cumulative impact on the highway network and will not lead to highway safety concerns. The proposals therefore accord with Policy DM11 and DM14 of the Local Plan.

- 6.23 The Travel Plan and car parking management strategy provide measures to mitigate any potential impacts of the increased car movements including the provision of additional parking and cycle spaces, encouraging alternative and more sustainable modes of transport, introducing staff parking areas and permits, and providing suitable drop off areas.
- 6.24 In light of the above, the proposed development is deemed to accord with the relevant national and local policy and will not have an unacceptable impact on highways safety and parking.

Landscaping and Trees

- 6.25 Section 15 of the NPPF seeks the enhancement of the natural and local environment and that development should aim to conserve or enhance biodiversity wherever possible.
- 6.26 Policy DM8 'Conservation, Protection and Enhancement of Existing Natural Features' requires development to protect natural features such as trees and provide landscaping works that integrate successfully with the local environment and existing natural features.
- 6.27 In terms of landscaping, the proposed additional landscaping has been designed to integrate with the existing site as much as possible. The proposed surfacing will be consistent with the existing adjacent paving and the covered cycle storage features a design which complements the proposed new building. The landscaping works will also feature the addition of planting beds to soften the appearance of the landscape, provide visual interest and add to the biodiversity of the site.
- 6.28 There are a number of mature trees along the perimeter of the site and particularly around the southern side of the site adjacent to the proposed building. None of these trees are protected by Tree Preservation Orders or by virtue of being in a conservation area. Notwithstanding this, a tree survey has been carried out and submitted to support the planning application. Seven trees were surveyed with two being identified as Category C trees and the remainder considered to be Category B trees.
- 6.29 The Arboricultural Method Statement and supporting plans, prepared by Arbtech, outlines that no trees are proposed to be removed and numerous tree protective measures will be implemented to ensure the protection of the retained trees. It confirms that the proposed development would not adversely impact the overall quality and longevity of the amenity contribution provided for by the trees and groups of trees within and adjacent to the site.
- 6.30 The proposed development will therefore conserve, protect and enhance the biodiversity where possible in accordance with Policy DM8 of the Local Plan and Section 15 of the NPPF.

Residential Amenity

- 6.31 Section 12 of the NPPF states that planning decisions should ensure developments create a high standard of amenity for existing and future users.
- 6.32 Policy CS16 states that development must not cause unacceptable harm to the amenity of neighbours through smell, loss of privacy, outlook, noise and overlooking.
- 6.33 Policy DM10 'Pollution' outlines the only acceptable circumstances in which development may cause pollution from sources including, but not limited to, noise, light, and soil pollutants.
- 6.34 The nearest residential properties are located to the south of the site on the opposite side of the road, across the roundabout. Due to the separation distances and the juxtaposition of the roundabout and main roads in between, the proposal will not cause any harm to the amenities of nearby residential properties.
- 6.35 The planning application is supported by a Noise Assessment prepared by 24 Acoustics Ltd. An Environmental Noise Survey was carried out to determine the prevailing ambient and background noise levels at the proposed site and the nearest affected properties. The report concludes that mechanical ventilation will be necessary to rooms facing New Road and Petersfield Road. The ventilation systems and external façade shall be appropriately specified at the design stage to ensure that the development is in accordance with Building Bulletin 93'.
- 6.36 A Construction Management Plan has been submitted which sets out mitigation measures to ensure that construction of the development does not adversely affect the amenity of neighbouring properties.
- 6.37 Due to the distance between the site and nearby residential properties and the proposed mitigation measures set out in the Noise Assessment and Construction Management, it is considered that the development will not have an unacceptable impact on residential amenity.

Ecology and Biodiversity

- 6.38 Section 15 of the NPPF states that planning decisions should contribute to and enhance the natural and local environment by providing net gains in biodiversity and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land (where appropriate).
- 6.39 Policy CS11 'Protecting and Enhancing the Special Environment and Heritage' of Havant Borough aims to protect Havant's natural environment and wildlife and sets out the requirements for planning permission to be granted. Similarly, Policy DM8 'Conservation, Protection and Enhancement of Existing Natural Features' seeks to protect and enhance natural/ecological features.
- 6.40 The application is supported by an Ecological Impact Assessment and Biodiversity Checklist, prepared by Ethos Environmental Planning, to ensure the proposals preserve and enhance the natural environment and ecological features as required by Policy CS11 and Policy DM8 of the Local Plan.

- 6.41 The site lies approximately 2km from Chichester and Langstone Harbour which is an internationally important site for breeding birds and designated as a Special Protection Area. However a development of this nature is not considered to cause any significant effects. The site is also located within 0.5km of a non-statutory site (Havant Police Station) but the proposals are also not considered to cause any impact to this site. The site comprises an area of modified grassland although this is considered to have low ecological value.
- 6.42 In terms of protected species, there are no buildings on the site that would support bats and the trees along the perimeter of the site are not considered to be of a maturity to support potential roost features. There is no other evidence of protected species on the site.
- 6.43 As a result of the baseline data and absence of protected species and lack of impacts on protected site and non-statutory sites, no specific mitigation measures are required in relation to biodiversity. It is however recommended that four swift boxes are installed on the new building to support breeding birds.
- 6.44 Whilst not mandatory until January 2024, the additional landscaping proposed will ensure there is a net gain in biodiversity delivered by the scheme.

Flooding and Drainage

- 6.45 Section 14 of the NPPF states that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.
- 6.46 Policy CS15 'Flood and Coastal Erosion Risk' requires all development to ensure there is no net increase in surface water run-off and prioritise the incorporation of SuDS for surface water drainage management unless proven not appropriate.
- 6.47 The application is supported by a 'Below Ground Preliminary Design Drainage Statement' prepared by Marbas Consulting, assessing surface water drainage and foul water drainage management at the application site. The report outlines that a soakaway will be an acceptable solution to accommodate surface water run-off and will therefore be constructed as part of the proposed development. The soakaway will be designed to allow for a 1:100 + 40% storm and consists of plastic cellular storage crates. The statement also confirms that foul water drainage will connect to an existing on-site manhole and expects the existing pipework system to have more than adequate capacity to accommodate the minor flow increase arising from the teaching building.
- 6.48 As discussed above, the development will incorporate sustainable drainage systems and is therefore deemed to accord with the relevant national and local policy regarding flooding and drainage.

Sustainability

- 6.49 Policy CS14 'Efficient Use of Resources' seeks to improve the sustainability of developments including achieving a BREEAM standard of 'very good' for non-residential development over 500sqm unless financially or technically unviable.

- 6.50 The application is supported by a BREEAM Pre-Assessment, prepared by C80 Solutions, which outlines that the proposed teaching building will target 6 credits for ENE 01. This will enable a significant reduction in CO2 emissions and provide a minimum performance level of a 45% reduction over Building Regulations Part L (2021). The BREEAM strategy also prioritises physical improvements to the building's sustainability by limiting the environmental impact of construction materials and maximising the embodied carbon and supply chain sustainability performance of building materials.
- 6.51 The proposed sustainability measures will minimise carbon emissions wherever possible and place the proposed new building within the top 25% of global buildings in terms of sustainability performance. In light of this, the Pre-Assessment determines that a BREEAM rating of Very Good is considered viable and very achievable for the site, in accordance with Policy CS14 of the Local Plan.

7 Summary and Conclusions

- 7.1 This Planning Statement has been prepared by Smith Jenkins Ltd on behalf of HSDC ('the applicant') in relation to the proposed development at HSDC Havant, New Road, PO9 1QL ('the site') for the following proposed development:

Erection of new three storey teaching building and provision of 8no. additional parking spaces, 14no. cycle spaces, new fencing and landscaping

- 7.2 The Statement has set out the character of the site and surrounding area and the relevant planning history. The statement has also provided a context of relevant national planning guidance and local planning policy, whilst also providing an assessment of the proposals against these policies.
- 7.3 This Statement has established the principle of development to be acceptable and clearly demonstrates how the proposal accords with the relevant policies set out within the Development Plan. The proposed development will utilise the government funding HSDC has been awarded to enhance the existing facilities at HSDC Havant. The development seeks to create a highly contemporary and sustainable teaching building that will support future student growth and continue the excellent educational and training offer available at HSDC Havant.
- 7.4 The proposed development has been demonstrated to comply with the relevant local planning policies both adopted and emerging, the NPPF and all other material considerations, and is considered to meet the requirements in full. The proposal will not cause any harm in terms of design; highways; landscaping; trees; residential amenity; ecology and biodiversity; flooding and drainage; and sustainability. Therefore, it is respectfully requested that the application be approved.