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17th October 2023

Planning Development
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Our reference: 1407
Planning Portal reference: PP-12500054

Dear Sir or Madam

Full planning application for 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

We act on behalf of Havant and South Downs College (HSDC) (the Applicant), and have today submitted an application via the Planning Portal (reference PP-12500054) for 'Erection of new three storey teaching building and provision of 8no. additional parking spaces, 14no. cycle spaces, new fencing and landscaping' at Havant and South Downs College (Havant) New Road, Havant, PO9 1QL.

The application comprises the following documents:

Application forms, duly completed;
This covering letter;
Planning Statement, prepared by Smith Jenkins Ltd;
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 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, September 2023;
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;
BREAAM Assessment Report prepared by C80 Solutions;
BREAAM Pre-Assessment Report prepared by C80 Solutions;
Construction Management Plan prepared by Blue Sky Building, September 2023; and
Geotechnical Investigation Report prepared by Soils Limited.

The required fee of £6,070 based on the proposed Gross External Area (GEA) of 941sqm has been paid via the Planning Portal.

Please confirm receipt of the application and fee.

The Site

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.

HSDC Havant is the site of the former Havant Sixth Form College and is located to the north of the town of Havant, situated immediately northwest off the B2149 roundabout and is accessed off Barncroft Way.

The existing college campus comprises numerous buildings, two car parks, a playing field, and an all weather hockey pitch. Most of the buildings were constructed in the 1960's and have since been subject to refurbishment and extension over the years. The proposed site, situated at the southern end of the campus, consists of an open area laid to grass and the southern car park which is predominately hardstanding.

The Need for an Additional Building

To accommodate an expected demographic increase in the number of 16-19 year olds, the Government pledged additional funding for providers of 16 to 19 education at the 2021 Spending Review. After a successful bid, HSDC were awarded a £3.5 million share of the 2023/24 capital

investment which will be used to construct a new teaching building and provide further provision of parking/cycle storage. The development is necessary to extend the campus to allow for the College to support future pupil growth and 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.

Summary of the Proposals

The accompanying Planning Statement and the technical reports provide full details of the proposed scheme which has evolved in the context of extensive design discussion and evolution. The proposed development for which full planning permission is sought comprises the erection of a new three storey teaching building, the provision of additional parking spaces and cycle spaces along with new fencing and landscaping work.

The proposed new teaching building will be situated in the southeast corner of the campus, adjacent to the Sports Hall (north) and Business Block (west) on an open area of land which is currently not in use and underutilised. In order to retain the existing trees, maintain the emergency vehicle access route, and maximise building form, the building will be set back and 3 storeys tall with a total gross external area of 941 sqm. The proposed building will be of high quality, sustainable and appropriate design, providing a landmark and highly sustainable building that meets the standards of modern day education.

Access to the site will be achieved via the existing access on Barncroft Way which will remain unchanged. 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 and will accommodate future growth in staff and pupil numbers and promote sustainable transport. Landscaping works are also proposed to maintain and improve access routes, improve visual amenity through planting beds and surfacing, and increase security through the provision of new fencing.

Planning Considerations

The site is located in the sustainable built up area of Havant with good transport links and access to local facilities. The development seeks to make use of awarded government funding 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. As such, the principle of development for a new teaching building and associated works is acceptable and comprises sustainable development to which the Council should apply a presumption in favour.

The Planning Statement, alongside the specialist reports which accompany the application, have also given consideration to the impact of the development on all technical matters including impact on residential amenity, design, highways, drainage, landscape, trees, biodiversity and sustainability. It has been demonstrated that the proposal would not result in any significant impacts which would significantly and demonstrably outweigh the material benefits that would be delivered.

Conclusion

Full planning permission is sought for the proposed erection of new three storey teaching building and provision of 8no. additional parking spaces, 14no. cycle spaces, new fencing and landscaping at Havant and South Downs College (Havant) New Road, Havant, PO9 1QL.

The supporting Planning Statement has demonstrated compliance 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. As such, we trust that the Local Planning Authority will find the proposals acceptable and that full planning permission will be granted accordingly without delay.

Should you have any queries relating to the above, please do not hesitate to contact me.

Yours faithfully

[redacted]

Emily Warner MRTPI
Associate Director