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Planning Department
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Dear Sir/Madam,

Application for Prior Notification of Proposed Demolition – Isle of Wight College Medina Way Newport PO30 5TA

Vail Williams LLP has been instructed to submit a prior notification of proposed demolition under *Schedule 2, Part 11, Class B of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)* for the above site on behalf of Wates Construction.

This prior notification is supported by the following information:

- This cover letter.
- Application form.
- Site Notice (a copy of this Notice will be displayed at the site).
- Location Plan.
- Tree Removal Plan.
- Demolition Method Statement.
- Ecological Impact Assessment.

The site

The college is located within Newport as the largest town on the island. It was established in the 1950s.

Buildings on the College campus range up to three storeys and are of varied of ages and designs which generally reflect their educational use. Consequently there is no one dominant character to the site. The buildings proposed for demolition are flat roof brick construction with FEAE being single storey and FEAA being two storey.

The main access to the site is from Medina Way via Dodnor Lane.

To the north of the site is a large B&Q warehouse and its accompanying car park. To the west of the site is an established residential area with elements of industrial premises within it, fronting Medina Way. Medina Way (a duel carriage way) and Dodnor Lane separate the site and this residential area. To the east and south of the site is the rest of the Isle of Wight College campus and beyond this industrial development.

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According to the MAGIC website there are no ecological designations on the site however the Solent and Southampton Water Special Protection Area (SPA) is located on and adjacent to the River Medina which is to the east of the site.

There are no listed buildings either within or adjacent to the application site, according to Historic England's website.

According to the Government's Flood Maps, the site is at low risk from surface water or flooding from rivers and the sea.

There are a number of trees and bushes on the site, however it would appear from the Isle of Wight Council website there are no Tree Preservation Orders (TPO) on the site.

Planning History

There have been a variety of ad-hoc applications for various developments on the College Campus. The key ones are listed below:

- Planning application reference 19/00222/FUL – Proposed single storey building to provide classroom accommodation for nursery – granted 8 July 2019.
- Planning application reference P/00436/14 – Proposed two storey building to form a new specialist teaching block and associated works – granted 23 July 2014.
- Planning application reference P/01462/13 – Demolition of three buildings; relocation of portakabins; proposed single/three storey building to form a new teaching block; new car park; new five-a-side pitch facility – granted 24 February 2014.
- Planning application reference P/01401/09 – Proposed two/three storey block to create new 6th form centre with associated landscaping and amenity space – granted 22 December 2009.
- Planning application reference P/00199/09 – Partial demolition of college building; construction of new college complex (Class D1) with associated parking, hardstanding and ancillary development – granted 6 February 2009.
- Planning application reference P/00286/08 – Demolition of existing college buildings; outline for two/three storey college building with associated parking, access and landscaping – granted 29 April 2008.

There are a number of other more historic planning applications although given that these were granted under a previous policy regime it is considered that they are a limited, if any, material consideration to the proposed development.

Proposed Restoration

The demolition of FEAE and FEAA will create the space so that the new college building can be constructed.

Pre-Application discussions have taken place and a public information website is currently live for public comment on the proposals.

The purpose of the proposed development is to replace buildings of poor condition to improve the teaching facilities.

The proposed building will accommodate a range of subject areas and also support the Special Educational Need and Disabilities (SEND) provision which is provided across the site.

The number of students studying on site will be unchanged by the development.

Demolition Proposals

The applicant expects to commence demolition in January 2024. The Demolition Method Statement details the works proposed method of demolition, proposed restoration, manner of disposal of materials and additional time scales.

Ecology & Trees

An Ecological Impact Assessment is submitted with this application and identifies that no further Ecological Surveys are required.

Trees will be lost through the demolition due to their close proximity to the buildings. These are shown in the accompanying Tree Removal Plan.

Conclusion

From the analysis above and based on the information submitted it is considered that there will be no harmful impacts arising from the demolition of buildings FEAE and FEAA.

The attached Demolition Method Statement demonstrates that the demolition can be undertaken in a safe and environmentally friendly manner which will minimise any impacts on the surrounding area.

I trust this letter and the attached documents provide sufficient information for consideration of this prior notification application. If you have any questions or require further information, please do not hesitate to contact me.

Yours faithfully,

Ben Christian BSc (Hons), MSc, MRTPI

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