

# HAMPSHIRE COUNTY COUNCIL

## Decision Report

<b>Decision Maker:</b>	Regulatory Committee
<b>Date:</b>	16 May 2018
<b>Title:</b>	Development of the site for a new 2 form-entry primary school, consisting of a two-storey building with single storey kitchen/plant room attached, inclusion of a grass sports pitch and hard courts as well as staff car-parking at Land north of Maddoxford Lane, Boorley Green, Nr. Botley Southampton SO32 2EQ (No. CS/18/82664) (Site Ref: EAE046 )
<b>Report From:</b>	Head of Strategic Planning

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### 1. Recommendation

- 1.1. That planning permission shall be GRANTED subject to the conditions listed in integral appendix B.

### 2. Executive Summary

- 2.1 The planning application is for a 420 pupil place 2 form entry (FE) primary school consisting of single and two storey buildings with a large sports pitch, and associated car parking serving a new residential development of 1,400 houses at Boorley Park, Eastleigh.
- 2.2 The proposed development site is part of a comprehensive development to include 1,400 homes, new retail and employment floor space, assisted living accommodation, extension to the existing hotel, primary school, community building and various sports and recreation facilities. The site is a former Golf & Country Club (Macdonald Botley Park Hotel, Golf & Spa). The Masterplan approved as part of the outline permission shows a primary school located in the southern part of the site, opposite the playing pitches and adjacent to the multi-use games area. The Section 106 (S106) planning obligation secured a 2 hectare (ha) site for a 2 form entry (2FE) primary school.
- 2.3 The school has been designed with the infrastructure to allow for a future planned expansion to raise the capacity of the school by a further 1FE providing for 630 pupil places.
- 2.4 This application is being considered by the Regulatory Committee as it is a major Regulation 3 development.

- 2.5 When considering the application the key issues to be taken into account are design, scale and massing of the proposed school buildings, highway safety, visual impact & landscape and sustainability.
- 2.6 The development of a new 2FE primary school has already been granted outline planning permission through planning permission [O/12/71514](#) by Eastleigh Borough Council. It is considered that the proposal is in accordance with the development plan as it makes provision for primary education and will provide new educational facilities to meet the needs of the local community in addition to the wider development site (Saved Policy BO1 of the [Eastleigh Borough Local Plan \(2001-2011\)](#)).
- 2.7 It is considered that the proposal would be in accordance with the relevant policies of the adopted Eastleigh Borough Local Plan 2001-2001 (2006) as well as paragraph 72 of the National Planning Policy Framework (NPPF) (2012) as it makes provision for primary education and will provide new educational facilities to meet the needs of the local community in addition to the wider development site. The design, appearance and proposed materials are considered appropriate (Saved Policies 59BE– Design criteria and 45ES Sustainable drainage) and the incorporated landscaping will enhance both the natural and build environment and maximise the potential to improve local biodiversity (Saved Policies 25NC Promotion of biodiversity, 26NC Promotion of wildlife network and 18CO Protection of the landscape).
- 2.8 The proposal encourages walking and cycling, through a Framework School Travel Plan (Saved Policy 186.IN Criteria for new facilities). The proposals will not have a significant impact on the safety or operation of the local road network (Policy 100T Transport and new development) and on site car parking provision is in accordance with the relevant standards (Saved Policy 63.BE Car park design).
- 2.9 Appropriate sustainability features to accord with requirements will ensure that energy loss is minimised (Saved Policy 37.ES Energy efficiency) and appropriate measures will be taken to ensure surface water run-off from the development will be managed in a sustainable way and will not increase the risk of flooding off site (Saved Policy 45.ES Sustainable drainage). Measures to reduce noise emissions are also included within the proposal in accordance with Saved Policy 32 ES Pollution Control.
- 2.10 The proposed development is not an Environmental Impact Assessment development under the [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017](#).
- 2.11 That planning permission be granted subject to the conditions listed in integral Appendix B.

### **3. Background**

- 3.1 The proposed school site forms part of a wider site (83.3 hectares (ha) at Boorley Green, which has outline planning permission (O/12/71514) for 1400 dwellings, creation of new retail and employment floor space, assisted living accommodation, extension to the existing hotel, primary school, community building and various sports and recreation facilities. The Masterplan approved as part of the outline permission shows a primary school located in the southern part of the site, opposite the playing pitches and adjacent to the multi-use games area. The Section 106 planning obligation secured a 2ha site for a 2 form entry (2FE) primary school.
- 3.2 The Boorley Park development is located, 1.7km to the north of Botley, 2.5 km from Hedge End and 2 km from Durley which is located to the north east of the site. The site is bounded to the west by the B3354 Winchester Road and to the south by Maddoxford Lane, which will divide the new development from the existing village of Boorley Green. Phase 1 of the housing development is completed and work has commenced on Phase 2. The new school will initially only have 30 reception pupils which will increase once further housing development is completed.
- 3.3 The original planning application for the school was submitted in 2015. However, following changes in funding and procurement the application was withdrawn. This application incorporates revised and updated design proposals that are based on the Education and Skills Funding Agency (ESFA) delivery requirements, procurement and funding.

### **4. Site**

- 4.1 The proposed school site is located on part of the former Golf and Country Club (Macdonald Botley Park Hotel, Golf & Spa). It consists of open land bounded by a public right of way to the west, with a well-established belt of mature trees and hedgerow to the north, east and south.
- 4.2 The Public Right of Way (Botley Footpath 2) currently falls within the boundary of the school site which will be diverted by the Boorley Green Consortium as part of the outline planning permission for the wider site.
- 4.3 The site slopes up from the south-east to the north-west corner by approximately 5.5 metres.

### **5. The Proposal**

- 5.1 The proposed Boorley Green Primary School will be located within the south western part of the site adjacent to the proposed community centre. The Section 106 agreement for the site made provision for the delivery of a new 2 FE (420 places) Primary school with the potential for the school to be expanded by 1FE (630 places).

- 5.2 The net floor space proposed for this development is 2,074m<sup>2</sup> comprising 14 classrooms, 3 Group rooms, associated accommodation in addition to a main hall, music and drama studio (connected to the main hall) library and ICT Learning Resource Centre which will be available for community use. At full capacity, there will be 45 staff comprising 19 teaching and 26 non-teaching staff.

### Highways and Access

- 5.3 The location of the Primary School and access points for pedestrians and vehicles has been co-ordinated with the wider Masterplan. Vehicular and pedestrian access will be provided by the Boorley Green Consortium. The proposed access road from the south-west will connect via the development spine road, to Winchester Road and Maddoxford Road. It has been designed to deter and prevent on-street parking and will serve, in addition to the Primary School, the future Pre-School. A further vehicular access point is to be provided to the north eastern boundary for service vehicles to enter the site and any future construction traffic.
- 5.4 Reference has been made to both the existing and proposed public access and cycle network to ensure exclusive access is provided to and within the school site. The main pedestrian and cycle accesses will be from the south and west of the school site and designed to ensure that it provides a safe and attractive approach to the school entrance and reception areas. The access from the west of the site will be from a public footpath (Footpath No 2 Botley) and it is anticipated that this will be used by those using the sports facility's car park for Park and Stride. This public footpath currently runs within the Primary School site but will be diverted by the Consortium. Discussions with the County Council's Right of Way Officer are advanced on the agreement of the revised route and a planning application will be submitted imminently for determination by Eastleigh Borough Council. Hampshire County Council has been assured the footpath will be re-directed prior to the occupation of the school.
- 5.5 An on-site staff car park is proposed that will provide 37 spaces including 2 disabled bays and spaces for two minibuses and two powered two-wheelers. Provision will also be made for 30 cycle spaces and 48 scooter spaces for pupils and 6 cycle spaces for staff. Cycle storage will be covered. Both car parking and cycle provision is in accordance with Hampshire's On-site School Parking Guidelines (April 2013).
- 5.6 The submitted Transport Statement has assumed that all of the pupils attending the school will live within the new Boorley Park development and the existing village of Boorley Green. However, it is likely that a proportion of pupils will be living outside the catchment area in the early years until the surrounding housing is fully built and occupied.

5.7 The anticipated modal split is set out in the tables below:

Pupil Trip Generation

<b>Mode</b>	<b>Pupil Numbers</b>
Car Alone	108
Car Share	0
Public Transport	5
Walk & Cycle	307
<b>TOTAL</b>	<b>420</b>

Staff Trip Generation

<b>Mode</b>	<b>Staff Numbers</b>
Car Alone	32
Car Share	5 (3 vehicles)
Public Transport	0
Walk & Cycle	5
Other (not specified)	5
<b>TOTAL</b>	<b>45</b>

- 5.8 As this is a new school, baseline travel trends will need to be ascertained once the school is operational to check that there are no major deviations from the expected modal split and to enable the travel plan to be finalised and implemented.
- 5.9 It is estimated that there are likely to be 108 pupil-related and 35 staff vehicles travelling to and from the school in both the morning and afternoon school peaks. Overall, it is considered that this anticipated level of traffic can be accommodated on the local roads without compromising network capacity.
- 5.10 The proposals for the Boorley Park development include sports facilities to the south of the school with provision of 70 car parking spaces and it has been agreed that these can be used by parents for school drop-off and pick-up as a Park and Stride facility. It is stated that any residual demand for parking would need to be found at the community centre, local retail store or on-street once this infrastructure is in place. The community centre, sports facilities and MUGA are being developed concurrently with the school and will be available at the time the school becomes operational.
- 5.11 A Framework School Travel Plan (STP) included with the application is of a good standard. It outlines how the Full School Travel Plan will be developed by the school and sets out examples of actions that could be undertaken to try and reduce the number of pupils brought to school by car and to promote walking and cycling. These include setting up a 'Walk Once a Week' initiative and providing scooter and pedestrian training for pupils.

## Design

- 5.12 The “heart” of the school consists of the Learning Resource Centre, studio and main hall. On entering the building a secure lobby opens into a generous light filled area featuring a double height void. This space extends outdoors via generous size glazed screens. The hall and studio are easily accessed from this space as well as the main spine of the teaching block and main staircase.
- 5.13 The teaching wing is a compact two storey building block accessed via a central spine which allows for easy navigation and passive supervision. Skylights and light wells provide the central spine with daylight. Vertical circulation consists of two conveniently located staircases on each end of the teaching wing, one of them featuring a lift.
- 5.14 All classrooms orientated south-west are sheltered by a deep roof structure. Each ground floor classroom opens on to a landscaped courtyard. Large glazed screens and doors are proposed to connect interior and exterior spaces and promote outdoor teaching. Canopies will be provided to Year R (Reception) classroom entrance. Each classroom benefits from designated cloakroom and teaching storage space.
- 5.15 The Consortium has issued a design code for the housing development. The proposed new school takes reference from the design code” and the Masterplan design principles set out in the approved Design and Access Statement in particular to key buildings.
- 5.16 The proposed Primary School is classified as a ‘feature building’ within the approved Masterplan. In the context of the proposed vernacular housing and mature landscape the new Primary School and other feature community buildings may adopt “modern building styles” and forms appropriate to their setting/context. As a feature building, the Primary School addresses the public/civic realm and other community buildings to the south and yellow/buff brickwork is proposed as the dominating cladding material. In contrast strips of powder coated aluminium cladding will be introduced to the teaching wing. The teaching block and main entrance will benefit from large glazed screens and doors. The south-west façade benefits from roof overhang cladded in buff yellow brick. Paving, upper floor decking and soffits will be in a light neutral colour to reflect daylight to the interior spaces and compliment the façade.
- 5.17 The scale and massing of the built form has been carefully considered in relation to the existing site topography and context. Simple and compact form design is proposed to respond to the adjoining natural environment. The rectangular plan layout of the teaching wing allows for a strong outdoor-indoor connection. The height of the teaching wing is determined by the floor to ceiling storey heights and room proportions to provide adequate daylight and ventilation. The projecting roof structure shelters the classrooms and

helps to modulate and break down the layered elevations and forms with light and shade.

5.18 External building envelope materials can be summarized as follows:-

- Brick cladding as a main external building envelope material;
- Powder coated aluminium cladding strips to teaching wing; and
- Powder coated aluminium framed glazing, doors and rooflights.

### Landscape

5.19 The mature tree belt and hedgerows which bounds the school site to the north, east and south provides natural enclosure and a green buffer between the school and the surrounding housing. The proposals will aim to enhance and maintain this zone as a habitat area and integrate a 'woodland walk' to the edges of the school site. This will provide a valuable resource area to support outdoor learning. The key design consideration is to maximise the available open space to the east and west of the school, canopies, a variety of natural and artificial soft and hard surface, seating areas, playgrounds and sports pitches will also be provided.

### Sports Provision

5.20 Site constraints have limited the size of the large grass pitch but the size is still within the recommended guidelines by the Football Association. Two smaller pitches can be accommodated at right angles to the large pitch if the school needed to accommodate this need. The proposed all weather multi use games area (MUGA) located directly to the south of the school site can be used by the school which helps in the provision of soft outdoor physical education space.

### Environment

5.21 All external lighting will be high efficiency and designed to prevent light pollution and nuisance to neighbouring residential properties to the east and north in winter months. External lighting will be controlled with photocells and timers, to avoid disturbance to residents and wildlife, in particular bats and dormice, along the woodland/hedgerow margin adjacent the staff car park to the south.

5.22 Due to the underlying soil type and sloping site the overall surface water drainage strategy has been based on an attenuated discharge system. It is proposed to provide sustainable drainage system (SuDS) as follows:

- Water butts;
- Permeable surfaces in courtyard areas; and
- Cellular storage beneath the car park.

## Sustainability

5.23 The proposals for the school have been designed to embody a number of sustainability features that enable the buildings to be efficient in terms of energy reduction and thermal performance to ensure key principles of sustainable design and energy use are followed and will be implemented as an alternative to following the formal BREEAM process. It is proposed to achieve the equivalent reference to BREEAM New Construction principles with a target of BREEAM 'Very Good'. A BREEAM consultant has been appointed to advise the County Council. Thermal modelling and daylight analysis has been undertaken to inform the design and ensure good levels of internal comfort, indoor air quality and daylighting is provided to teaching spaces, halls and resource areas.

5.24 To summarise the following measures are being proposed:

### Energy:

- Compact form, highly insulated and airtight building envelope to reduce energy consumption;
- Provision of extended roof canopies to protect teaching spaces from summer solar gain and minimise glare and avoid summer time overheating;
- Energy efficient lighting and heating controls; and
- SMART meters to ensure efficient building use and energy monitoring.

### Ventilation:

- Natural ventilation to as many spaces as possible, with full coordination with the thermal model to ensure comfortable spaces; and
- Passive ventilation including night-time ventilation/cooling to improve summer comfort levels.

### Rainwater:

- Ecological roof to aid in the attenuation / rainwater run-off, to improve thermal performance and enhance biodiversity; and
- Sustainable rainwater attenuation, to minimise impact on the existing storm water drainage system.

### Lighting:

- Good daylighting to teaching areas to reduce lighting energy use.

### Building Context:

- The exclusive use of timber FSC certified and from a sustainable source;
- A site waste management plan to ensure that during construction the principles of minimising waste are maintained; and
- Potential use of quality control and reduction of material for transportation waste.



Water Management:

- Use of ultra-water saving WC's and taps to new toilet areas; and
- Integration of rainwater butts to serve garden areas and feed irrigation to a brown biodiversity roof.

Re-cycling:

- Horticulture/education garden for 'grow-your-own veg' including composting; and
- Promotion of recycling stations and collection areas.

5.25 The building's design has been developed to take into account of the neighbourhood context and road network. Due to the semi-rural/suburban location an external noise survey is not required. An acoustic consultant has however been appointed to advise on acoustic design of teaching areas and halls.

5.26 The proposals aim to reduce the possibility of crime taking place at the new Primary School. General 'Secured by Design' measures include:-

- The site access to the staff car park has electrically operated entrance gates and secure boundary wall/fencing to provide controlled access linked to main reception;
- The north, east and west boundaries are fenced and considered to be adequate;
- Lighting around the site;
- Height and security of perimeter fencing and gates;
- Burglar alarms to each building;
- Appropriate ironmongery and glazing standards to all new build areas;
- Lockable bin stores located more than 6m from buildings;
- Secure entrance lobbies;
- Covered circulation areas and canopies which are open and visible and well lit by soffit lighting.

5.27 Wildern School is the academy sponsor secured for the project and key principles will be promoted and developed to ensure the project maintains the sustainable design objectives.

## **6. Development Plan and Guidance**

6.1 The following plans and associated policies are considered to be relevant to the proposal:-

### **[National Planning Policy Framework \(2012\) \(NPPF\)](#)**

6.2 The following paragraphs are relevant to this proposal:

- Paragraph 11: Determination in accordance with the development plan;
- Paragraph 14: Presumption in favour of sustainable development;

- Paragraph 17: Set of core land-use planning principles which should underpin decision-taking;
- Paragraph 19: Support of sustainable economic growth
- Paragraph 34: Sustainable transport;
- Paragraph 72: Ensuring sufficient choice of school places is available to meet the needs of existing and new communities; and
- Paragraph 118: Conserving and enhancing the natural environment.

### Eastleigh Borough Local Plan (2001-2011) (2006) (EBLP (2006))

6.3 The following saved policies are relevant to the proposal:

- 1.CO(Criteria for development in the countryside);
- 11.CO (Extension for non residential buildings within the countryside);
- 18.CO (Protection of the landscape);
- 19.CO (Protection of landscape features);
- 24.NC (Protection of Protective species)
- 25.NC (Promotion of biodiversity);
- 26.NC (Promotion of wildlife network);
- 32.ES (Pollution control);
- 33.ES (Air quality);
- 34.ES (Reduction of greenhouse gases);
- 36. ES (Lighting);
- 37.ES (Energy efficiency);
- 38.ES (Renewable energy);
- 45.ES (Sustainable drainage);
- 59 BE (Design Criteria);
- 63.BE (Car park design);
- 100.T (Transport and new development);
- 152.OS (New footpaths and cycleways); and
- 186.IN (Criteria for new facilities).

6.4 A previous draft Local Plan covering the period 2011-2029 was submitted for formal examination in 2014. This included a site allocation for Boorley Green. Following hearings held 10-13 November 2014, the Government's Planning Inspector issued his Preliminary Conclusion that the plan was not sound because it did not provide sufficient housing, with particular concerns about affordable housing provision. He recommended the Council produce a new Local Plan. As a result, the examination was concluded and work started on the new Local Plan. This work has commenced and an emerging [Eastleigh Borough Local Plan 2016-36](#) was recommended to the Council in December 2017. The Council will be going out to consultation on the emerging local plan shortly. Emerging Policy DM24 is relevant as well as paragraph 4.73 also mention the need for a new school.

## 7. Consultations and Equalities

- 7.1 **Lead Local Flood Authority** has no objection in principle but further consents are required which are separate to planning permission before commencement of development.
- 7.2 **Public Health - HCC** was notified of the proposal.
- 7.3 **Sport England** has no objection subject to conditions relating to detailed assessment of ground conditions and associated subsequent scheme, use of the playing field/artificial grass pitch, construction of the playing field/s and pitch/es, community use scheme and details of the design and layout of the MUGA.
- 7.4 **County Landscape Architect** has no objection.
- 7.5 **Arboriculture** has no objection subject to conditions requiring supplementary Arboricultural Method Statement and the provision of a detailed planting plan.
- 7.6 **County Archaeologist** has no objection.
- 7.7 **County Ecologist** has no objection subject to conditions for the protection of dormice, an updated badger survey and bio-diversity enhancements.
- 7.8 **Rights of Way Manager** has no objection subject to a condition that no works shall commence on any land which currently forms part of Botley Footpath 2 until the diversion of the public right of way has been confirmed by the relevant planning authority.
- 7.9 **Highway Authority** has no objection subject to conditions requiring a Construction Traffic Management Plan and a Full School Travel Plan.  
**Environmental Health** has no objection.
- 7.10 **Botley Parish Council** has no objection to the principle but comments that the design of the school building is bland and regimented, and the flat roof is not cost effective. It is requested the quality and quantity of ventilation and air flow is carefully considered to avoid over heating during hot weather and care is taken in the choice of trees to be planted close to the school buildings to avoid allergic reactions to the public.
- 7.11 **West End Parish Council** has no objection in principle but disappointed there is no site provision for pick-up/drop off.
- 7.12 **Eastleigh Borough Council** has no objection subject to conditions imposed by the outline planning consent and additional site specific conditions.
- 7.13 **Councillor Kyrle** was notified of the proposal.

## **8. Representation**

- 8.1 Eastleigh Ramblers raised objection as no details have been submitted on how the right of way (Footpath No 2) is going to be preserved or diverted.
- 8.2 Hampshire County Council's [Statement of Community Involvement \(2017\)](#) (SCI) sets out the adopted consultation and publicity procedures associated with determining planning applications.
- 8.3 In complying with the requirements of the SCI, Hampshire County Council:
- Published a notice of the application in the [Hampshire Independent](#);
  - Placed notices of the application at the application site and local area, extending the period of neighbour consultation;
  - Consulted all statutory and non-statutory consultees in accordance with [The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#); and
- 8.4 The above issue will be discussed and addressed within the following commentary.

## **9. Commentary**

### Principle of the development

- 9.1 The principle of a school in this location was accepted as part of the planning permission (ref. 0/12/71514) granted in November 2013 by Eastleigh Borough Council for a comprehensive development which included a site for a primary school. Provision for primary education at Boorley Green is supported in principle by Policies 1.CO (Criteria for development in the countryside); 11.CO (Extension for non residential buildings within the countryside & 186IN in the [EBLP \(2006\)](#) as well as paragraph 72 of the [NPPF \(2012\)](#).

### Design, Scale and Massing

- 9.2 Eastleigh Borough Council's concerns that it is proposed to use a yellow/buff brick rather than a red brick chosen for the surrounding residential development for the new school is noted. The Boorley Green Consortium has issued a design code for the housing development. In drawing up proposals for the school reference has been made to both the Design Code and the Masterplan principles set out in the approved Design and Access Statement in particular Built Form (Key Buildings) where a diverse range of external cladding roof materials and forms are proposed. The proposed Primary School is a "feature building" within the approved Masterplan. In the context of the proposed vernacular housing and mature landscape the new Primary School and other feature community buildings may adopt 'modern building styles' and forms appropriate to their setting/context. The design of the school takes account of its surroundings and retains where possible existing landscape features in accordance with Policies 18.CO and 19CO in the EBLP (2006).

- 9.3 Botley Parish Council's concerns in relation to design are noted. The school has been designed to the requirements to the ESFA's funding requirements and the design code set out by the Boorley Green Consortium. The design of the new school is of high quality as required by Policy 59.BE (Design Criteria) of the EBLP (2006) and reflects the requirement for the school to respond to its surroundings. Opportunities have been taken to connect classrooms directly to external spaces to promote outdoor learning and generally maximise the use of the site and natural environment. The perceived scale and mass of the building has been reduced through the design with the building featuring internal and external spaces with differing scales, daylight and shade. The large areas of glazing areas also contribute to provide a link between inside and outside spaces. The choice in colour of the proposed brick also reflects on the nature of the site and desire to impose its mark on the street scene.
- 9.4 The proposed school has been built in an energy efficient form that reduces the building footprint significantly. This is very beneficial in increasing the amount of available outside space which is important on this site as the slope of the site limits activities in this area in addition to a reduction in heating costs. Details of the proposed landscaping will be subject to a planning condition which will be reviewed by a qualified landscape architect who will ensure all trees and plants chosen for the school site will be safe and acceptable in public places

#### Highway Safety & Access

- 9.5 Eastleigh Ramblers have objected as the application does not include full details for the diversion of Public Footpath No 2 Botley. It is acknowledged that the impact on the existing right of way is a material planning consideration. However, the footpath, does not form part of this application as the diversion of the footpath is the responsibility of the Boorley Green Consortium as part of the overall development and as set out by legal agreement between the Consortium and the County Council. The Consortium consulted the County Council's Right of Way Officer to agree the route of the diversion, which as currently proposed, will be along the outside of the school's western boundary. If in the event the formal adoption of the route has not been completed prior to commencement of building works the existing footpath can be retained and protected by fencing, required by a planning condition, until such time that it can be diverted as its position on site will not interfere with building works. The Rights of Way Officer has been consulted on this planning application and has raised no objection to the proposals subject to a condition requiring that no works shall commence on any land which currently forms part of Botley Footpath 2 until the diversion of the public right of way has been confirmed by Eastleigh Borough Council. This condition is included in integral appendix B in accordance with Policy 152.OS (New Footpaths and cycleways).
- 9.6 The site is part of a comprehensive development where vehicular and pedestrian access is fundamental to the layout of the whole development in accordance with Policy 100T (Transport and new development) of the EBLP (2006). The school will be served by a new road, designed to discourage

drop-off by parents/carers. A pedestrian cycleway path will enable the school to be easily accessible to the proposed sports facility car park for the Park and Stride initiative. It is hoped this will reduce the need for indiscriminate parent parking. Any residual demand for parking will need to be found at the community centre, local retail store or on-street once this infrastructure is in place. The Highway Authority is satisfied that the anticipated trip generation can be accommodated on the new road without compromising network capacity, that sufficient car parking is available for staff in accordance with Policy 63.BE(car park design) of the EBLP (2006) and that adequate off site parking provision is available for pupil drop off and collection. A Construction Traffic Management Plan has not been provided within the Transport Statement. A management plan will be required through a planning condition together with the requirement for a full School Travel Plan demonstrating the interventions, incentives and targets which will be implemented to promote a reduction in single occupancy car trips by pupils to the site within 12 months of the school being occupied. These requirements are included as conditions in integral appendix B.

#### Visual impact and landscape

- 9.7 The landscape design has been developed to respond to the approved Boorley Green Masterplan. All trees which have been retained on site will be subject to tree protection measures in accordance with Policies 18 CO (Protection of the landscape) and 19CO (Protection of landscape features) of the EBLP (2006) to the satisfaction of the County Arboriculturalist and Eastleigh Borough Council and any forthcoming consent will be subject to conditions pertaining to this. Arboriculture had no objection to the proposal subject to the inclusion of a condition requiring the submission of an Arboricultural Method Statement. This condition is included in integral appendix B.
- 9.8 A condition is included in integral appendix B relating to the submission and approval of further details of all the hard and soft landscaped areas, including the proposed car park.

#### Sports Provision

- 9.9 It is accepted that site constraints limit the size of the large grass pitch but the area is still within the recommended guidelines set by the Football Association and is in accordance with Policy 186.IN of the EBLP (2006). Sport England has been consulted and raises no objection to the proposal subject to conditions relating to the detailed assessment of ground conditions on the land proposed for the new playing field land, the use of the playing field/artificial grass pitch to be for Outdoor sport only, the playing field/s and pitch/es to be constructed in accordance with standards and methodologies set out in guidance note 'Natural Turf for Sport', and details of a community use scheme and the design and layout of the MUGA to be submitted. These are included in integral appendix B.

## Sustainability

- 9.10 Eastleigh Borough Council has raised concern that in terms of sustainability the school is targeting BREEAM 'very good' Policy ESD 1 of the [Environmentally Sustainable Development SPD \(2009\)](#) requires all multi-residential buildings over 500m<sup>2</sup> to reach the Building Research Establishment Environmental Assessment Method (BREEAM) 'Excellent' standard. With increasingly tight funding limits on publicly funded projects, Hampshire County Council has adopted a pragmatic approach of following the Best Practice principles required by BREEAM without pursuing the final certification. A suite of measures are therefore proposed which meet, where possible, the best practice criteria of sustainable design and provide a package of sustainability measures without using the formalised BREEAM marking system. The measures proposed are set out within the submitted Design and Access Statement. On balance, the proposal meets the relevant policies of the Environmentally Sustainable Development SPD and will match the BREEAM requirements of 'Very Good' and include, sustainable rainwater attenuation, passive heating and cooling, exclusive use of timber that is FSC certified, an ecological roof ultra water saving features and energy efficient lighting and heating controls pursuant to Saved policies 32 ES (Pollution control), 33 ES (Air quality), 34.ES (Reduction of greenhouse gases), 36. ES (Lighting) 37.ES Energy efficiency), 38.ES (Renewable energy) and 45.ES (Sustainable drainage) Review (2001-2011).
- 9.11 The sustainable design objectives and target of BREEAM 'very good' have been endorsed by Wildern School, the academy sponsor and is in compliance with the ESFA requirements.

## Ecology

- 9.12 The proposal included an Ecological Assessment Report. The County Ecologist has no objection to the proposal, subject to conditions relating to dormice protection, an updated badger survey and biodiversity enhancement. These conditions are included in integral appendix B. The proposal is considered to be in accordance with Policies 24 NC (Protection of Site of Importance of Nature Conservation), 25 NC (Promotion of biodiversity) and 26 NC (Promotion of wildlife network) of the Eastleigh Borough Local Plan Review (2001-2011).

## Archaeology

- 9.13 The proposal included an Archaeological Desk Based Assessment and an Archaeological Evaluation. The County Archaeologist has no objection to the proposal.

## Existing Section 106 Agreement

- 9.14 The hybrid permission Section 106 Agreement was entered into by a number of parties, including Hampshire County Council. There is a range of obligations that relate to the school. The consideration and determination of this application will not change those obligations.

## Conclusions

9.15 It is considered that the proposal would be in accordance with the relevant policies in the development plan, including the policies of Eastleigh Borough Council Local Plan Review (2001-2011) (2006).which support the principle of provision of a primary school as part of the wider comprehensive development of the area.

### Appendices:

Integral Appendix A – Corporate or Legal Information

Integral Appendix B – Conditions

Appendix C - Location Plan

Appendix D – Layout Plan

Other documents relating to this application:

<https://planning.hants.gov.uk/ApplicationDetails.aspx?RecNo=19086>

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>



### Links to the Strategic Plan

Hampshire maintains strong and sustainable economic growth and prosperity:	No
People in Hampshire live safe, healthy and independent lives:	No
People in Hampshire enjoy a rich and diverse environment:	No
People in Hampshire enjoy being part of strong, inclusive communities:	No

### Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

Document

Location

Planning application CS/18/82664

Site code: EAE046

Location: Land North of Maddoxford Lane,

Boorley Green Nr Botley SO32 2EQ

Proposal: Construction of Development of the site for a new 2 form-entry primary school, consisting of a two-storey building with single storey kitchen/plantroom attached, inclusion of a grass sports pitch and hard courts as well as staff car-parking

Hampshire County Council

## **CONDITIONS**

### **Time Limits**

1. The development hereby permitted shall be begun before the expiration of three years from the date on which this planning permission was granted.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

### **Hours of Working**

2. No work relating to the construction of the development hereby permitted, (including works of preparation prior to operations, the delivery of construction materials, skips or machinery, nor the removal of waste materials) shall take place before 0800 or after 1800 Monday to Friday inclusive, before 0800 or after 1400 on Saturday and not at all on Sunday or recognised Public Holidays.

Reason: To protect the amenities of occupiers of nearby properties.

### **Materials**

3. Prior to the commencement of the development, samples and/or details of the materials and finishes to be used for the external walls and roofs of the proposed buildings shall be submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity and to secure a high quality development in accordance with Policy 59.BE (Design criteria) of the Eastleigh Borough Local Plan (2006). This is a pre-commencement condition as such details need to be taken into account during construction of the development and thus go to the heart of the planning permission.

### **Highways**

4. Occupation of the buildings shall not commence until provision for the parking, turning, loading and unloading of vehicles has been made within the curtilage.

Reason: In the interests of highway safety and in accordance with Policy 100.T (Transport) of the Eastleigh Borough Local Plan (2006).

5. A full School Travel Plan shall be submitted to and approved by the Local Planning Authority in writing within 12 months of the development hereby permitted becoming operational.

Reason: To minimise trip generations associated with the development by the private car and encourage the use of alternative means of travel in compliance with the aims and objectives of the National Planning Policy Framework (2012) and in accordance with Policy 100.T (Transport) of the Eastleigh Borough Local Plan (2006).

### **Public Right of Way**

6. No works shall commence on any land which currently forms part of Public Footpath No 2 Botley until the diversion of the public right of way has been confirmed by the relevant planning authority.

Reason: In the interest of public safety and in accordance with Policy 152.OS (New footpaths and cycleways) of the Eastleigh Borough Local Plan (2006). This is a pre-commencement condition because of the need to secure public rights of way during the whole construction period.

7. Prior to commencement of development, in the event that Public Footpath No 2 Botley has not been diverted, it shall be fenced to provide safe protection to the users of the footpath. Such fencing shall be retained until the permanent route of Public Footpath No 2 Botley has been opened.

Reason: In the interest of public safety and in accordance with Policy 152.OS (New footpaths and cycleways) of the Eastleigh Borough Local Plan (2006). This is a pre-commencement condition because of the need to secure public rights of way during the whole construction period.

### **Landscaping**

8. No works shall commence until full details of all the hard and soft landscaped areas, including the proposed car park, have been submitted to and approved by the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with the approved plans.

Reason: In the interest of landscape character (visual amenity, protection of neighbours) and in accordance with Policy 18.CO (Protection of the landscape) of the Eastleigh Borough Local Plan (2006). This is a pre-commencement condition as the landscape details are an integral part of the scheme design and thus go to the heart of the planning permission.

9. The approved landscape granted under condition 8 above, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any plants or trees which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To improve the appearance of the site in the interests of visual amenity and in accordance with Policy 18.CO (Protection of the landscape) of the Eastleigh Borough Local Plan (2006).

10. No excavation, demolition or development related works shall commence until evidence has been submitted to and approved in writing by the Local Planning Authority that the tree protection measures have been installed, as detailed in the Arboriculture Report "18016", produced by Duramen. Tree Protection must be addressed as per the Tree Protection Plan enclosed within the report, including the alterations to its location as detailed within the report. . Once approved, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the fenced area. Tree protection measures shall be retained in their approved form for the duration of the work. This condition may only be fully discharged upon completion of the proposed development, subject to submission of supervision statements.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality and in accordance with Policy 18.CO (Protection of the landscape) of the Eastleigh Borough Local Plan (2006). This is a pre-commencement requirement because of the need to secure satisfactory protection to trees in advance of development commencing.

## Ecology

11. Works shall be carried out in accordance with measures set out in sections 6.3.1.2, 6.3.2.2, 6.3.3.2, 6.3.4.2, and 6.3.5.2 of the Ecology Assessment Report (Capita, December 2017) unless otherwise approved in writing by the Local Planning Authority.

Reason: In order to provide adequate mitigation for protected species in accordance with Policy 24.NC (Protection of Protective species) of the Eastleigh Borough Local Plan (2006)

12. A detailed scheme of biodiversity enhancements to be incorporated into the development (including features such as bird and bat boxes on the proposed buildings or other habitat features around the site) shall be submitted for written approval to the Local Planning Authority prior to occupation of the development. Development shall subsequently proceed in accordance with any such approved details.

Reason: To enhance biodiversity in accordance with National Planning Policy Framework (2012), the local authority's duty under the NERC Act and in the interests of nature conservation.

13. No development shall take place until an updated badger survey has been submitted to and agreed in writing by the Local Planning Authority. If the setts have become active, a protected species licence should be obtained from Natural England. Development shall be carried out in accordance with any identified mitigation measures.

Reason: To ensure no harm to the badger population in accordance with Policy 25 NC (Promotion of wildlife network) of the Eastleigh Borough Local Plan (2006) This is a pre-commencement condition and is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national planning policy.

14. Within 3 months of the date of this Decision a scheme for footpath and roadway lighting within the school site shall be submitted to and approved by the Local Planning. The scheme shall be implemented as approved.

Reason: In the interests of the amenity of the site and to minimise impacts of lighting on the ecological interest of the site and in accordance with

Policy 26.NC (Promotion of wildlife network) of the Eastleigh Borough Local Plan (2006).

### **Piling/Foundations/Ground Investigation**

15. Prior to the commencement of development, the ground gas assessment referred to in the report “Phase 2 Ground Investigation & Assessment by Capita Ltd on Land Contamination shall be completed and a remedial scheme submitted and approved to the Local Planning Authority for approval.

Reason: To deal with any unacceptable risks should they be determined. This is a pre-commencement condition as such details need to be taken into account during construction of the development and thus go to the heart of the planning permission.

16. 1. No development shall take place unless and until:
- a. A detailed assessment of ground conditions of the land proposed for the new playing field land as shown on drawing no 094035-PL-001F 2FE Landscape Masterplan shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
  - b. Based on the results of this assessment to be carried out pursuant to (a) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

The works shall be carried out in accordance with the approved scheme within a timescale to be first approved in writing by the Local Planning Authority after consultation with Sport England.

Reason: To ensure that site surveys are undertaken for new or replacement playing fields and that any ground condition constraints can be and are mitigated to ensure provision of an adequate quality playing field and to accord with Policy 186. IN (Criteria for new facilities) of the Eastleigh Borough Local Plan (2006). This is a pre-commencement condition as such details need to be taken into account during construction of the development and thus go to the heart of the planning permission.

17. No development shall take place until a scheme of work detailing the extent and type of any piling proposed has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To protect the amenities of the occupiers of nearby properties. This is a pre-commencement condition as such details need to be taken into account during construction of the development and thus go to the heart of the planning permission.

18. No development shall take place until a naturalised Sustainable Drainage Systems (SuDS) strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include details of the following:

- the SuDS layout;
- 3 filtration processes within the treatment drain to ensure no pollutants leave the site;
- Management details to maintain operational water quality.

The development shall be carried out in accordance with the approved details.

Reason: To ensure no impact on the Solent Complex, from pollution within the operational phase in accordance with Policy 32 ES (Pollution control) of the Eastleigh Borough Local Plan (2006). This is a pre-commencement condition as such details need to be taken into account during construction of the development and thus go to the heart of the planning permission.

### **Environmental Control**

19. No development shall commence until a Construction Environmental Management Plan (CEMP) and a construction phase public communication strategy has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the following:-The phasing of the works;

- Location of temporary site buildings;
- Plant and material storage areas;
- Arrangement for construction deliveries;
- Construction traffic movements, lorry routing and temporary construction car parking;
- Site security measures;
- Temporary lighting;
- Measures to deal with mud on the road;

- Protection of pedestrian routes;
- A scheme for controlling noise;
- Measures for controlling dust with regard to the details contained in the Best Practice Guidance – The Control of Dust and Emissions from Construction and Demolition, 2006 (London Authorities) and Guidance on the Assessment of Dust from Demolition and Construction, 2014 (Institute of Air Quality Management);
- The safeguards to be used within the construction process to ensure surface water contains no pollutants on leaving the site;
- Safeguards to waterways, adjacent to the site, from pollution impacts.

The development shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety in accordance with Policies 100.T (Transport) and 32 ES (Pollution control) of the Eastleigh Borough Local Plan (2006). This is a pre-commencement requirement because of the need to secure satisfactory traffic management during the whole construction period.

20. No burning of materials obtained by site clearance or from any other source shall take place during the demolition, construction and fitting out process, without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the occupiers of nearby dwellings phase in accordance with Policy 32 ES (Pollution control) of the Eastleigh Borough Local Plan (2006).

### **Sports Provision**

21. The playing field/artificial grass pitch shall be used for Outdoor Sport and for no other purpose (including without limitation any other purpose in Class D2 Use Classes Order 2005, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To protect the playing field/artificial grass pitch from loss and/or damage, to maintain the quality of and secure the safe use of sports pitch/es and to accord with Policy 186. IN (Criteria for new facilities) of the Eastleigh Borough Local Plan (2006).



22. The playing field/s and pitch/es shall be constructed and laid out in accordance with the planning application CS/18/82664 and Drawing No.094035-PL-001F 2FE Landscape Masterplan and with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011), and shall be made available for use before first use of the development hereby permitted.

Reason: To ensure the quality of pitches is satisfactory and they are available for use before first use of the development and to accord with Policy 186. IN (Criteria for new facilities) of the Eastleigh Borough Local Plan (2006).

23. A community use scheme shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England within 6 months of commencement of the development. The scheme shall apply to the playing field/pitches and shall include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities, a mechanism for review and a programme for implementation. The approved scheme shall be implemented upon the start of use of the development and shall be complied with for the duration of the use of the development.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Policy 186. IN (Criteria for new facilities) of the Eastleigh Borough Local Plan (2006).

### **Lighting Strategy**

24. Prior to commencement of development, details of a lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include details of:
- Safeguards put in place to limit light spill;
  - Position of the lighting columns;
  - Lux levels on the boundary vegetation (which should be under 1 lux);
  - Times when lighting can be switched off to create a dark site.

The development shall be carried out in accordance with the approved details.

Reason: To ensure no impact on potential habitats due to increases in lighting in accordance with Policy 26.NC (Promotion of wildlife network) of the Eastleigh Borough Local Plan (2006). This is a pre-commencement

condition as such details need to be taken into account during construction of the development and thus go to the heart of the planning permission.

### **Energy Efficiency**

25. Precise details of the full suite of measures proposed to ensure an appropriate level of building energy efficiency is secured shall be submitted to and approved in writing by the Local Planning Authority within six months of commencement of development. The agreed details shall be implemented as approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development incorporates necessary mitigation and adaptation measures with regard to climate change in accordance with the Environmentally Sustainable Development Supplementary Planning Document of Eastleigh Borough.

### **Crime Prevention**

26. Details of all crime prevention measures must be submitted to and approved in writing by the Local Planning Authority within six months of commencement of development. No development shall be carried out otherwise than in accordance with the approved details.

Reason: In the interest of crime prevention in accordance with Policy 59.BE (Design criteria) of the Eastleigh Borough Local Plan (2006).

### **Foul and Surface Water**

27. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 year critical storm, including an allowance for climate change, will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details. Those details shall include:
- (i) information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

- (ii) a timetable for its implementation; and
- (iii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable urban drainage scheme throughout its lifetime.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance with Policy 45.ES (Sustainable drainage) of the Eastleigh Borough Local Plan (2006). This is a pre-commencement condition as such details need to be taken into account during construction of the development and thus go to the heart of the planning permission.

28. No development shall take place until a scheme is submitted to and approved in writing by the Local Planning Authority relating to the
- (i) disposal of foul and surface water (drainage); and
  - (ii) installation of pollution prevention devices for the surface water drainage scheme.

The scheme shall include a programme for implementation and be implemented as approved.

Reason: The site lies above the Lambeth Beds and there are several surface water courses that drain to the River Hamble. The quality of surface water runoff from the site needs to be carefully considered so that water pollution does not occur and in accordance with Policy 45.ES (Sustainable drainage) of the Eastleigh Borough Local Plan (2006). This is a pre-commencement condition as such details need to be taken into account during construction of the development and thus go to the heart of the planning permission.

### **Disabled Access**

29. Prior to commencement of development, full details of the provisions to be made for access within the Primary School by people with disabilities shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate provision for people with disabilities and in accordance with Policy 62.BE (People with disabilities) of the Eastleigh Borough Local Plan (2006). This is a pre-commencement condition as such details need to be taken into account during construction of the development and thus go to the heart of the planning permission.

30. Details of the use of any sound amplification equipment to be used shall be submitted to and approved in writing by the Local Planning Authority prior to the use of any such equipment. The sound amplification equipment shall not be used otherwise than in accordance with the approved details.

Reason: In the interests of the amenities of occupiers of nearby properties and in accordance with Policy 32 ES (Pollution control) of the Eastleigh Borough Local Plan (2006).

31. The Primary School shall not be open for use outside of the following times without the prior written consent of the Local Planning Authority: 0700 hours to 2200 hours Mondays to Thursdays and on Sundays and Bank Holidays, and 0700 hours to 2300 hours on Fridays and Saturdays.

Reason: To protect the amenity of occupiers of nearby properties and in accordance with Policy 32 ES (Pollution control) of the Eastleigh Borough Local Plan (2006).

32. Areas used for the preparation of food within the school building, must include an odour neutraliser plant. Details of any equipment must be submitted to and approved in writing by the Local Planning Authority before it is installed.

Reason: To protect the amenity of occupiers of adjoining properties and in accordance with Policy 32 ES (Pollution control) of the Eastleigh Borough Local Plan (2006).

### **Plans**

33. The development hereby permitted shall be carried out in accordance with the following approved plans: **BOR-CAP-XX-00-DR-A-91004Rev6, BOR-CAP-XX-00-DR-A-91002Rev3, BOR-CAP-XX-00-DR-A-91005, A102RevB, A110RevD, 094035-PL-001F, 094035-PL-002F, 094035-CA-0-GF-DR-S-001RevP01, BOR-CAP-XX-00-DR-A-061101, BOR-CAP-XX-01-DR-A-061102, BOR-CAP-XX-01-DR-A-061103, BOR-CAP-XX-YY-DR-A-062001Rev8, BOR-CAP-XX-YY-DR-A-062002Rev5, BOR-CAP-xx-YY-DR-A-062101Rev5, BOR-CAP-XX-00-DR-A-062003Rev5, BOR-CAP-XX-YY-DR-A-062101Rev5, BOR-CAP-XX-YY-DR-A-063002, BOR-CAP-XX-XX-XX-A-910100, BOR-CAP-XX-XX-XX-A-910101.**

Reason: For the avoidance of doubt and in the interests of proper planning.

## **Notes to Applicants**

1. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.
2. In determining this planning application, the Local Planning Authority has worked with the applicant in a positive and proactive manner in accordance with the requirement in the National Planning Policy Framework (2012), as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.