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NOTICE OF MEETING

Meeting	Regulatory Committee
Date and Time	Wednesday, 13th February, 2019 at 10.00 am
Place	Ashburton Hall, The Castle, Winchester, SO23 8UJ
Enquiries to	members.services@hants.gov.uk

John Coughlan CBE
Chief Executive
The Castle, Winchester SO23 8UJ

FILMING AND BROADCAST NOTIFICATION

This meeting may be recorded and broadcast live on the County Council's website. The meeting may also be recorded and broadcast by the press and members of the public – please see the Filming Protocol available on the County Council's website.

AGENDA

1. APOLOGIES FOR ABSENCE

To receive any apologies for absence received.

2. DECLARATIONS OF INTEREST

All Members who believe they have a Disclosable Pecuniary Interest in any matter to be considered at the meeting must declare that interest and, having regard to the circumstances described in Part 3 Paragraph 1.5 of the County Council's Members' Code of Conduct, leave the meeting while the matter is discussed, save for exercising any right to speak in accordance with Paragraph 1.6 of the Code. Furthermore all Members with a Non-Pecuniary interest in a matter being considered at the meeting should consider whether such interest should be declared, and having regard to Part 5, Paragraph 2 of the Code, consider whether it is appropriate to leave the meeting while the matter is discussed, save for exercising any right to speak in accordance with the Code.

3. MINUTES OF PREVIOUS MEETING (Pages 3 - 6)

To confirm the minutes of the previous meeting.

4. DEPUTATIONS

To receive any deputations notified under Standing Order 12.

5. CHAIRMAN'S ANNOUNCEMENTS

To receive any announcements the Chairman may wish to make.

6. CONSTRUCTION OF A SINGLE STOREY, 3 FORM ENTRY PRIMARY SCHOOL, WITH ASSOCIATED CAR PARKING AND EXTERNAL WORKS AT WHITELEY LANE, BURRIDGE (Pages 7 - 34)

To consider a report of the Director of Economy, Transport and Environment regarding a planning application for the construction of a single storey, 3 form entry primary school, with associated car parking and external works at Whiteley Lane, Burridge.

7. RE-SUBMISSION OF FORMALLY APPROVED PLANNING APPLICATION (TIME LAPSED) FOR NEW PRIMARY SCHOOL AT BARTON FARM, WINCHESTER (Pages 35 - 60)

To consider a report of the Director of Economy, Transport and Environment regarding a planning application for the re-submission of formally approved planning application (time lapsed) for a new primary school at Barton Farm, Hampshire.

8. MONITORING AND ENFORCEMENT UPDATE (Pages 61 - 68)

To consider a report of the Director of Economy, Transport and Environment regarding Monitoring and Enforcement work undertaken by Strategic Planning during the period November 2018 – January 2019.

ABOUT THIS AGENDA:

On request, this agenda can be provided in alternative versions (such as large print, Braille or audio) and in alternative languages.

ABOUT THIS MEETING:

The press and public are welcome to attend the public sessions of the meeting. If you have any particular requirements, for example if you require wheelchair access, please contact members.services@hants.gov.uk for assistance.

County Councillors attending as appointed members of this Committee or by virtue of Standing Order 18.5; or with the concurrence of the Chairman in connection with their duties as members of the Council or as a local County Councillor qualify for travelling expenses.

Agenda Item 3

AT A MEETING of the Regulatory Committee of HAMPSHIRE COUNTY
COUNCIL held at the castle, Winchester on Tuesday, 11th December, 2018

Chairman:

* Councillor Peter Latham

* Councillor Judith Grajewski	* Councillor Russell Oppenheimer
* Councillor Christopher Carter	* Councillor Stephen Philpott
* Councillor Mark Cooper	* Councillor Roger Price
Councillor Rod Cooper	* Councillor Lance Quantrill
Councillor Roland Dibbs	Councillor David Simpson
Councillor Jane Frankum	Councillor Jackie Branson
* Councillor Marge Harvey	* Councillor Roger Huxstep
* Councillor Keith House	Councillor David Harrison
Councillor Gary Hughes	Councillor Wayne Irish
* Councillor Alexis McEvoy	Councillor Michael Westbrook

*Present

87. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Rod Cooper, Roland Dibbs, Jane Frankum, Gary Hughes and David Simpson.

88. DECLARATIONS OF INTEREST

Members were mindful that where they believed they had a Disclosable Pecuniary Interest in any matter considered at the meeting they must declare that interest at the time of the relevant debate and, having regard to the circumstances described in Part 3, Paragraph 1.5 of the County Council's Members' Code of Conduct, leave the meeting while the matter was discussed, save for exercising any right to speak in accordance with Paragraph 1.6 of the Code. Furthermore Members were mindful that where they believed they had a Non-Pecuniary interest in a matter being considered at the meeting they considered whether such interest should be declared, and having regard to Part 5, Paragraph 2 of the Code, considered whether it was appropriate to leave the meeting whilst the matter was discussed, save for exercising any right to speak in accordance with the Code.

89. MINUTES OF PREVIOUS MEETING

The minutes of the last meeting were reviewed and agreed.

90. DEPUTATIONS

It was confirmed that there was one deputation for the meeting.

91. **CHAIRMAN'S ANNOUNCEMENTS**

There were no Chairman's Announcements.

92. **DEVELOPMENT OF A NEW 1.5 FORM-ENTRY PRIMARY SCHOOL AT LAND SOUTH OF CHESTNUT AVENUE, EASTLEIGH**

The Committee considered a report from the Head of Strategic Planning (Item 6 in the Minute Book) regarding an application for a new .5 form-entry school in Eastleigh.

The Committee was shown site photos, along with a location plan of the area and aerial photographs. A proposed elevation plan of the school had also been provided and the school and parking layout was explained. Land had been reserved for possible expansion to the school as well as a potential nature reserve.

No objections had been received regarding the application, but conditions had been proposed regarding the ecology on the site and these had been covered in an update report provided to Committee.

The Committee received a deputation from Andy Pritchard on behalf of the applicant. Members learned that the school was a key piece of infrastructure funded by developer contributions and had been designed with Children's Services and the University of Winchester. The building was designed to be energy efficient and promote good health and well-being with ample natural daylight and ventilation.

During questions of the deputations, the following points were clarified:

- The spine of the building enabled classrooms to either get ample daylight or have access to outdoor learning areas to create a balance.
- The Learning Resource Centre (LRC) was a versatile space that could be used in various ways depending on what was required.
- The school would have a defined catchment area to give priority to children in the new surrounding housing areas.
- Special Education Need (SEN) group rooms would be provided.
- Allowance had been made for Polar Voltaic (Solar) Panels, which was anticipated to cover the majority of the buildings energy use.

In debate, Members agreed that the PV panels were an important element to include as part of the proposals and this would be added as an advice note alongside the application.

RESOLVED:

Planning permission was GRANTED subject to the update report and conditions listed in integral appendix B.

Voting: 12 (unanimous)

Chairman,

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HAMPSHIRE COUNTY COUNCIL Decision Report

Decision Maker:	Regulatory Committee
Date:	13 February 2019
Title:	Construction of a single storey, 3 form entry primary school, with associated car parking and external works at Whiteley Lane, Burr ridge SO31 1BR (No. 18/02574/HCS) (Site Ref: WRE062)
Report From:	Head of Strategic Planning

Contact name: Judith Smallman

Tel: 01962 847870

Email: judith.smallman@hants.gov.uk

1. Recommendation

- 1.1. That planning permission be GRANTED subject to the conditions listed in integral appendix B and any amended or additional conditions required following the receipt of all consultation responses.

2. Executive Summary

- 2.1 The planning application is for a 630 pupil place, 3 form entry (fe) primary school, consisting of a single storey building with a sports pitch and associated staff car parking. It will serve new residential development of 3,500 new homes proposed for North Whiteley and pupils from a relocated 1fe Cornerstone Church of England, Voluntary Aided Primary School currently in a temporary building in Bleriot Crescent, Whiteley. North Whiteley is a 200 hectare (ha) site identified in the Winchester District Joint Core Strategy as a strategic location for development. The new school site, previously agricultural land, is located towards the southern boundary of the urban expansion area, north east of Burr ridge, adjoining one of the key vehicular routes (Bluebell Way) through the development, linking the wider site with local retail developments and the M27. The overall development received outline planning permission (planning permission 15/00485/OUT) in October 2015. Works to the infrastructure and first phase of housing commenced in 2018.
- 2.2 The Masterplan approved as part of the outline permission, shows a primary school located towards the southern half of the urban expansion area. The Section 106 (S106) planning obligation secured a site of 2.73ha for the 3 fe school. Construction of the new school is proposed to start in February 2020 and delivered by September 2021. The S106 is agreed and signed to facilitate this process.
- 2.3 This application is being considered by the Regulatory Committee as it is a major Regulation 3 development.

- 2.4 When considering the application key issues to be taken into account are design, scale and massing of the proposed school, buildings, highway safety, visual impact and landscape and sustainability.
- 2.5 The development of the new primary school has already been granted outline planning permission by Winchester City 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. It is considered that the proposal is in accordance with the development plan (summary attached) as it makes provision for primary education for the North Whiteley area in accordance with policies SH3 (Strategic housing allocation) of the Winchester City Joint Core Strategy Part 1 2013 (WCJCS 2013) and DM1 (Location for new development) of the Winchester City Joint Core Strategy Part 2 2017 (WCJCS 2017) and would provide new educational facilities to meet the needs of the local community in accordance with policies CP6 (Local services and facilities) and CP21 (Infrastructure and community benefit) of the WCJCS 2013) as well as the relevant paragraphs of the National Planning Policy Framework (2018).
- 2.6 The design, appearance and proposed materials are considered appropriate and accord with saved policy DP3 (General design criteria) of the Winchester District Local Plan Review 2006 (WDLPR 2006) and DM16 (Site design criteria) and DM17 (Site development principles) of the WCJCS 2017 and landscaping will enhance both the natural and built environment and maximise the potential to improve local biodiversity in accordance with policies CP16 (Biodiversity) and CP20 (Heritage and landscape character) of the WCJCS 2013 and DM20 (Development and noise), DM24 (Specimen trees, important hedgerows and ancient woodland) of the WCJCS 2017 and saved policy DP5 (Design of amenity open space) of the WDLPR 2006.
- 2.7 The proposal encourages walking and cycling, through a full school travel plan in accordance with policies CP10 (Transport) of the WCJCS 2013 and DM18 (Access and parking) of the WCJCS 2017. The proposal will not have a significant impact on the safety or operation of the local road network and accords with saved policy T2 (Development access) and on-site parking provision is in accordance with the relevant standards in saved policy T4 (Parking standards) of the WDLPR 2006.
- 2.8 Appropriate sustainability features will ensure that energy loss is minimised, in accordance with CP11 (Sustainable low and zero carbon built development) of the WCJCS 2013 and DM18 (Development and pollution) of the WCJCS 2017. The site is located within a low probability flood risk zone 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 offsite in accordance with policy CP17 (Flooding, Flood risk and the water environment) of the WCJCS 2013.

- 2.9 The proposed development is not an Environmental Impact Assessment development under the [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017](#).
- 2.10 It is considered that the proposal would be in accordance with the relevant policies of the adopted [Winchester City Council Local Plan Part 1 - Joint Core Strategy 2013](#) [Winchester City Council Local Plan Part 2 – Joint Core Strategy 2017](#) and [Winchester District Local Plan Review 2006](#).

3. The Site

- 3.1 The proposed school site lies within Winchester City District on the northern side of Whiteley, adjacent to the A3051 Botley Road, to the north east of BurrIDGE. Southampton is five miles to the south west via the M27 and Fareham, two miles to the south. It forms part of a wider site (200 hectares (ha) at North Whiteley urban expansion area which has outline planning permission (15/00485/OUT) for residential and mixed use properties together with local facilities, primary and secondary schools and informal open space. The Masterplan approved as part of the outline permission shows a primary school located in the southern half of the site, opposite the proposed local centre. The associated Section 106 planning obligation secured a 2.73ha site for a 3 form entry (3fe) primary school.
- 3.2 The overall development will be constructed over a twelve year period, with anticipated completion in 2030. The new school will be constructed within the first two years, before most of the residential development is completed. There is a proposal for a second primary school in the northern end of the development and this will be provided at the appropriate time and be linked to the build out rates of the houses in North Whiteley.
- 3.3 A new road will be constructed passing along the south western and north western boundaries of the school site, linking Whiteley with Botley Road. The school site will be bounded by new housing to the north, east and south with retail development also proposed to the north, referred to as the southern local centre.
- 3.4 The site currently comprises agricultural land with mature tree belts and hedgerow to the northern and southern boundaries and is adjacent to a designated a Site of Importance for Nature Conservation (SINC). The site has a 6 metre level change from west to east and 3m from north to south. The development will require the diversion of a public footpath which is the responsibility of the housing developer and subject to a separate application to the local planning authority.

4. The Proposal

- 4.1 The existing primary school is currently located in temporary accommodation off Bader Way in the area known as Whiteley Green. This is in the south east corner of Whiteley, close to Junction 9 of the M27. The proposal is that

this temporary school, with a maximum of 210 pupils, will locate to the proposed new school which will have a capacity of 630 pupils (3fe) to serve existing need and the new residential development.

- 4.2 As this is a faith school, the catchment will overlap that of the existing Whiteley County Primary School. Cornerstone (CE) (VA) Primary School is Voluntary Aided by the Portsmouth Diocese, who are establishing the parish of Whiteley to include the housing developments planned for the North Whiteley area.
- 4.3 The net floor area of the school will be 2,970 square metres. Key spaces for the school will comprise:
- 21 classrooms;
 - 4 group rooms and associated accommodation;
 - A large and small hall;
 - Studio;
 - SEN rooms (2);
 - Food technology room;
 - Meeting rooms and Special Educational Needs group rooms;
 - Administration offices;
 - Pupil and staff toilets;
 - Medical inspection room; and
 - Accessible toilets and hygiene room.
- 4.4 Spaces identified for the potential wider extended access by the community and pupils from other school:
- Main hall and adjacent small hall;
 - Accessible WCs, including one accessed from the main hall; and
 - Learning Resource Centre.
- 4.5 Outside facilities include five outdoor play areas, three sports courts and three sports pitches which are for school use only.
- 4.6 At full capacity there will be 70.5 full time equivalent (fte) staff comprising 24 teaching and 55.5 non-teaching staff (combination of full and part time).

Design and visual amenity

- 4.7 The design of the school has focused on the relationship with the natural environment and its' connection between the school and adjacent proposed Local Centre. The design aims to provide a variety of teaching environments which are able to adapt to changing learning styles. The building design features spaces with different scales, with good natural day light and ventilation using materials that are sustainably sourced where possible.
- 4.8 Due to the site's topography, the school building is split across two levels, with each of the three teaching wings benefiting from dedicated external

teaching and play spaces. The classroom spaces are configured to provide favourable levels of natural light and ventilation.

- 4.9 From the street, the entrance is accessed via a gentle slope through a semi enclosed community garden. From the main reception, there are clear views through to the Learning Resource Centre (LRC), which forms a central hub for the school. The LRC will cater for different learning activities and group sizes and will have direct access to a shared external learning space. Soft landscaping will shade, screen and enclose seating areas, with planting selected to offer year round interest.
- 4.10 The school hall, which is 5 metres at its highest, is positioned alongside the main reception, and has been designed to cater for a number of different purposes, including a dining hall, performance space, gymnasium and assembly hall. It is intended that this space will be available for community use, with toilets and a small servery located immediately adjacent. The space has a single aspect to the landscaped grounds at the front of the school and has a mix of low and high level openable glazing to allow the space to be naturally ventilated.
- 4.11 A chapel is proposed to be linked to the school hall via a lobby to enable shared use of hall and chapel by the church and school for mutual benefit. The chapel will also be able to operate independently from the school with its own entrance, lobby and facilities.
- 4.12 The building will be constructed from traditional facing brick facades with metal standing seam mono-pitched roofs together with linked areas of high performance felt roof system. Canopies will provide solar shading and sheltered play on the southern elevation. Powder coated double glazed aluminium window and door systems are proposed.
- 4.13 External soffit lighting will provide safe egress during hours of darkness, whilst column lights will be used in the car park and adjoining footpath when the school is operational. The lighting will be designed and controlled with photocells and timers, to prevent undue light pollution and disturbance to wildlife along the woodland margin.

Highways and vehicular access

- 4.14 The location of the proposed school and access points for pedestrians and vehicles have been co-ordinated with the wider Masterplan. Vehicular and pedestrian access will be provided by the housing developers. The main access will be located on a bend with a roundabout junction in the newly extended Bluebell Way, which will connect onto Botley Road just south of Ken's Way, Bury Farm. A neighbourhood centre with shared use parking facilities will be adjacent to the school.
- 4.15 A Transport Statement and School Travel Plan have been prepared to support this application. The Hampshire County Council On-Site School

Parking Guidelines 2013 have been used to calculate the number of car parking and cycle spaces required to meet the needs of the school. The following is proposed:-

- 57 No staff car parking spaces;
- 3 No dedicated accessible parking bays;
- 1 No powered two wheeler space;
- 4 No staff cycle spaces;
- 32 No pupil cycle spaces; and
- 63 No pupil scooter spaces.

4.16 The dedicated staff car park will be provided on the western boundary. Cycle/scooter storage will be located close to two pedestrian entrance gates and covered.

Pedestrian access and inclusion principles

4.17 The approved master plan for the wider North Whiteley Urban Expansion, provides an integrated network of footpath and cycle routes with effective links to both the existing and proposed Whiteley residential developments, together with local retail facilities. The main pedestrian access is approximately 60m south of the proposed Neighbourhood Centre, with parents encouraged to park here and walk to the school. The footpath is gently sloping and will be lit.

4.18 A further three pedestrian access points are proposed, to encourage parent drop-off and collection of pupils on foot from the surrounding housing areas. One will be along the northern boundary, a short distance from the main entrance, and two along the southern boundary, accessed from the proposed relocated public footpath. These entrances will be secure, and managed by the school at the beginning and end of the school day.

4.19 The proposed building and site has been designed to be fully accessible, allowing inclusion for all staff, pupils and visitors.

Sports provision

4.20 All the sports pitches east of the hard play area are grass and meet Sport England's Playing Pitch Strategy standards. Play areas around the school building are artificial grass. No floodlighting is proposed for the development and no objection has been raised from Sport England.

4.21 The sports provision at the school is for the school's use only.

Landscape design

4.22 The proposed extension will sit within a landscape which respects the local character of the original site. The existing mature tree belts which bound the site will be retained as important habitat areas however; a few trees will be

removed to enable access. Each classroom wing will open onto dedicated external teaching and play areas, which will be terraced to work with the natural topography of the site.

- 4.23 The boundary to the front of the school and car park will be defined by a 1.2m post and rail fence, with a secondary 1.8m high weld-mesh fence forming the secure boundary to the school play areas. Where this bounds the car park, it will be screened by hedging to reduce its visual impact.

Community uses

- 4.24 It is proposed that the chapel (maximum capacity of 50 people) may be used daily for Morning Prayer (8am or 9am) and sometimes for evening prayer. This is likely to involve a small number of people (2-5).
- 4.25 During the week the chapel space may be used for drop-in coffee or other activities for parents who have dropped children at school, other small groups or any resident of Whiteley to come in for their own quiet space.
- 4.26 It is not anticipated that the chapel will be used for funerals or weddings during school hours, but if it were then school drop off and pick up times would be avoided. On Sundays, Whiteley Church will meet for worship in the chapel and the school hall. It is expected that some parishioners will walk or cycle and others will park in the school staff car park.
- 4.27 There is no proposed community use of the school's sports facilities. This will be provided elsewhere as part of the comprehensive development of the wider area.

Lighting

- 4.28 All bollards will be 180 degree shielded, except the corner mounted ones which will be 270 degree. The footpath lighting will be on a separate circuit from the car park lighting and will all run on digital programmable timers as will be the building canopy recessed lighting.

Sustainability

- 4.29 The proposed school includes a number of features that enable the building to be efficient, in terms of energy reduction and thermal performance.
- 4.30 The building has been designed to reduce energy consumption at source. It is to be highly insulated to reduce energy loss through the fabric of the building. The building construction will meet the air tightness target required of the Building Regulations which reduces energy loss and consumption.
- 4.31 Each space is naturally lit as much as possible. Light fittings are day-light linked with absence detection to ensure that minimum energy is used.

- 4.32 Secure opening vents at high and low level provide cross ventilation ensuring teaching spaces benefit from fresh air.
- 4.33 All statutory services connected to the building will be fitted with SMART meters to help with the management of energy and monitor consumption within the school.
- 4.34 Photovoltaic panels have not been proposed, as the Diocese, who will maintain and manage the School, did not wish to sign up to a 25 year lease arrangement with Hampshire County Council.
- 4.35 To summarise, the following features are proposed:
- Sustainable rainwater attenuation to minimise impact on the existing storm water drainage system;
 - A highly-insulated air-tight building envelope;
 - Provision of excellent levels of day lighting to all teaching areas to reduce energy use;
 - Strategic placement of extended roof canopies above large glazing areas to avoid summer time overheating;
 - Natural ventilation to main spaces;
 - Improved bio-diversity around the site;
 - Energy efficient lighting and heating controls;
 - The exclusive use of timber that is FSC certified and from sustainable sources; and
 - A site waste management plan will be developed to ensure that during construction the principles of minimising waste are maintained.

Archaeology

- 4.36 The North Whiteley Major Development Area (MDA) has been subject to extensive archaeological assessment and investigation at a pre-determination stage. The results of these assessments and investigations indicate that the MDA has a generally low potential for the survival and presence of archaeological features and deposits (the overwhelming majority of the trial trenches were blank). No archaeology has been identified within the proposed school boundary.

Ecology/Biodiversity

- 4.37 The school site is adjacent to a locally designated SINC site, which will be directly and significantly affected by the wider development. Other nationally designated sites are separated from the site by a considerable distance (at least 260m) and therefore the development should not result in any direct impacts to designated sites.
- 4.38 The school site comprises a semi-improved grassland meadow largely encircled by a native hedgerow. The hedgerow is known to support hazel dormouse and (currently) disused badger setts. Trees with the potential to support roosting bats occur within the hedgerow. Common reptiles, breeding

birds and foraging and commuting bats are likely to use the habitats within the school site to some extent.

- 4.39 Proposals are for the retention of the majority of the hedgerow although some limited clearance is required.
- 4.40 The proposed development has been assessed under [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017](#); 10(b) - Urban development projects and does not require an Environmental Impact Assessment.

5. Development Plan and Guidance

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

[National Planning Policy Framework \(2018\) \(NPPF\)](#)

- 5.2 The following paragraphs are relevant to this proposal:
- Paragraph 11: Presumption in favour of sustainable development;
 - Paragraph 80: Support of sustainable economic growth;
 - Paragraph 94: Ensuring sufficient choice of school places is available to meet the needs of existing and new communities;
 - Paragraph 170: Contributions and enhancement of natural and local environment
 - Paragraph 102-103: Sustainable transport;

[Winchester City Local Plan Part 1 – Joint Core Strategy \(2013\) \(WCJCS 2013\)](#)

- 5.3 The following policies are relevant to the proposal:
- SH3 (Strategic housing allocation for North Whiteley);
 - CP6 (Local Services and Facilities);
 - CP10 (Transport);
 - CP11 (Sustainable Low and Zero Carbon Built Development);
 - CP13 (High Quality Design);
 - CP16 (Biodiversity);
 - CP17 (Flooding, Flood Risk and the Water Environment);
 - CP 20 (Heritage and landscape character); and
 - CP21 (Infrastructure and Community Benefit).

[Winchester City Local Plan Part 2 – Joint Core Strategy \(2017\) \(WCJCS 2017\)](#)

- 5.4 The following policies are relevant to the proposal:
- DM1 (Location of new development);
 - DM16 (Site design criteria);
 - DM17 (Site development principles);
 - DM18 (Access and parking);
 - DM19 (Development and pollution);

- DM20 (Development and noise);
- DM24 (Specimen trees, important hedgerows and ancient woodland); and
- DM26 (Archaeology).

[Winchester District Local Plan Review \(2006\) \(Saved policies\) \(WDLPR 2006\)](#)

5.5 The following policies are relevant to the proposal:

- DP3 (General Design Criteria);
- DP5 (Design of Amenity Open Space);
- T.2 (Development access);
- T.3 (Development layout); and
- T.4 (Parking standards).

6. Consultations

6.1 **County Councillor Huxstep:** Has been informed.

6.2 **Winchester City Council:** Has no objection in principle but final comments are awaited.

6.3 **Winchester City Council Environmental Health Officer (EHO):** Has no objection.

6.4 **Curdridge Parish Council:** Has no objection. The provision of school is supported but concern is raised that measures to address parking and congestion around the site and drop off and pick up times are inadequate. The drop off area does not appear to be large enough for the size of school proposed.

6.5 **Natural England:** Requested further information.

6.6 **County Ecologist:** Has no objection in principle but awaiting further information.

6.7 **Arboriculture:** Has no objection subject to conditions relating to a planting scheme and a full 'young tree management programme' with 5 year budgetary provision; and in accordance with the recommendations set out in the submitted Arboricultural Method Statement.

6.8 **Sport England:** Has no objection.

6.9 **Local Highway Authority:** Has no objection in principle – further information awaited.

6.10 **Lead Local Flood Authority (LLFA):** Has no objection. The general principles for the surface water drainage proposals are acceptable. It is recommended further information on the proposals are submitted as part of a more detailed design phase.

- 6.11 **Landscape Planning and Heritage (Landscape) (HCC):** Has no objection.
- 6.12 **Landscape Planning and Heritage (Archaeology) (HCC):** Has no objection.
- 6.13 **Rights of Way Manager:** Has no objection in principle - further information awaited..

7. Representations

- 7.1 Hampshire County Council's [Statement of Community Involvement \(2017\)](#) (SCI) sets out the adopted consultation and publicity procedures associated with determining planning applications.
- 7.2 In complying with the requirements of the SCI, HCC:
- 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
- 7.3 As of 21 January 2019 no representations to the proposal have been received.

8. Habitats Regulation Assessment [HRA]

- 8.1 The [Conservation of Species and Habitats Regulations 2017](#) (otherwise known as the 'Habitats Regulations') transpose European Directives into UK law.
- 8.2 In accordance with the Habitats Regulations, Hampshire County Council (as a 'competent authority') must undertake a formal assessment of the implications of any new projects we may be granting planning permission for e.g. proposals that may be capable of affecting the qualifying interest features of the following European designated sites:
- Special Protection Areas [SPAs];
 - Special Areas of Conservation [SACs]; and
 - RAMSARs.
- 8.3 Collectively this assessment is described as 'Habitats Regulations Assessment' [HRA]. The HRA will need to be carried out unless the project is wholly connected with or necessary to the conservation management of such sites' qualifying features.
- 8.4 It is acknowledged that the proposed development includes environmental mitigation essential for the delivery of the proposed development regardless of any effect they may have on impacts on European designated sites.

8.5 The HRA screening hereby carried out by the LPA considers the proposed development to have **no likely significant effect** on the identified European designated sites due to:

- It is not located at a distance to be considered to have proximity to directly impact on the European designated sites;
- The site is not considered to have any functional impact pathways linking the proposed works with any European designated sites; and
- The proposal does not have any significant increase on any adverse impacts the wider quarry may have.

9. Commentary

Principle of the development

9.1 The principle of a school in this location was accepted as part of the planning permission (15/00485/OUT) granted in October 2015 by Winchester City Council as part of a wider comprehensive development. Provision for primary education at North Whiteley is supported in principle by Policies SH3 (Strategic housing allocation for North Whiteley) and CP6 (Local services and facilities) of the WCJCS (2013) as well as Paragraph 94:(Ensuring sufficient choice of school places is available to meet the needs of existing and new communities) of the NPPF (2018).

Visual impact and landscape

9.2 The landscape design has been developed to respond to the surrounding area. The site has a significant number of mature trees along its boundary, the majority of which will be retained. The trees being removed are as a result of the creation of vehicular and pedestrian access routes into the site. All trees which have been retained on site are subject to tree protection measures in accordance with relevant policies to the satisfaction of the County Arboriculturalist and Winchester City Council and any permission will be subject to conditions pertaining to this.

Design

9.3 A key concept in the development of the design has been the provision of a school and a chapel with an open community focus to its frontage. The design achieves this and maximises the use of the site and its topography to create relationships with the adjoining landscape, neighbouring sites and the connection between the school and adjacent proposed Local Centre. This together with the proposed use of traditional Hampshire multi-red brickwork ensures it reflects its setting and context.

9.4 Winchester City Council has not raised objection, subject to a revised planting scheme to allow greater visibility of the building on the south west and north west public corner; changes to the building design to provide greater definition and legibility of the main entrance to the building; an

enhancement of the hard landscape design to direct visitors from the main entrance of the site toward the building entrance and the addition of further glazing on the main north west elevation of the main hall. Revised plans have been submitted which addresses some of these concerns and Winchester City Council has been re-consulted. Consideration has been given to providing additional glazing on the main hall elevation but it was concluded this would compromise the use of the hall and is not proposed. It is considered that this is an acceptable response and the practical use of the building outweighs the aesthetic considerations in this case. The proposal is considered to be in accordance with Policies CP13 (High quality design) of the WCJCS 2013; DM16 (Site design criteria) and DM17 (Site development principles) of the WCJCS 2017 and DP3 (General design criteria) of the WDLPR 2006.

Cultural and Archaeological Heritage

- 9.5 Based on the evaluation results, three areas have been defined where further archaeological mitigation work is required and these are set out in a Written Scheme of Investigation (PCA April 2015) which formed part of the outline planning application submitted to Winchester City Council (ref. 15/00485/OUT).
- 9.6 The school site does not lie in any of the three areas where further archaeological mitigation work is required and therefore no further archaeological work is required within this site. The proposal is considered to be in accordance with Policy CP 20 (Heritage and landscape character) of the WCJCS 2013.

Ecology

- 9.7 Outline planning permission has been granted for the comprehensive development of the site subject to conditions which relate to ecology considerations. The County Ecologist has been consulted and additional information is required before a final response with proposed conditions can be provided. An update on the position will be given to Regulatory Committee.

Highways impact

- 9.8 Access to the new primary school has been determined by the Masterplan for the comprehensive development of the wider area. The proposed school access is via a new access road which adjoins the spine road directly. It is therefore not anticipated that the new primary school itself will result in any highways impact in the surrounding area. The Highways Authority has been consulted on the proposal and raises no objections.

9.9 Additional information has been requested by the Highway Authority with regard to the Transport Statement and School Travel Plan. An update will be provided at the Regulatory Committee meeting.

10. Conclusions

10.1 It is considered that the proposal would be in accordance with the relevant policies of the Winchester City Local Plan Part 1 Joint Core Strategy (2013) (WCJCS 2013); Winchester City Local Plan Part 2 Joint Core Strategy (2017) (WCJCS 2017) and Winchester District Local Plan Review (2006) (Saved policies) (WDLPR 2006) which supports the principle of provision of a primary school as part of the wider comprehensive development of the area as well as the relevant policies of the NPPF (2018).

11. Recommendation

11.1 That planning permission be GRANTED subject to the conditions listed in integral appendix B and any amended or additional conditions required following the receipt of all consultation responses.

Appendices:

Integral Appendix A – Corporate or Legal Information

Integral Appendix B – Conditions

Appendix C - Location Plan

Appendix D – Site Plan

Appendix E – Proposed Elevations Plan

Appendix F – 3D Model Aerial View

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
<p>This proposal does not link to the Strategic Plan but, nevertheless, requires a decision because: The proposal does not link to the Corporate Strategy but, nevertheless, requires a decision because the proposal is an application for planning permission and requires determination by the County Council in its statutory role as the minerals and waste planning authority.</p>	

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

18/02574/HCS

Hampshire County Council

WRE062

Whiteley Lane, BURRIDGE SO31 1BR

(Construction of a single storey, 3 form entry primary school, with associated car parking and external works

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 CP13 (High quality design) of the Winchester City Joint Core Strategy (2013) and saved policy DP3 (General design criteria) of the Winchester District Local Plan Review (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 CP10 (Transport) of the Winchester City Council Joint Core Strategy (2013).

Highways

5. No vehicular or pedestrian access other than that shown on the approved plan (P11108-A-011) shall be formed to the site, without the prior approval of the Local Planning Authority in writing.

Reason: In the interests of highway safety and in accordance with Policies CP 10 (Transport) of the Winchester City Council Joint Core Strategy (2013) and T2 (Development access) of the Winchester District Local Plan Review (Saved Policies) (2006).

6. No development hereby permitted shall commence until a Construction Traffic Management Plan, to include details of provision to be made on site for contractor's parking, construction traffic access, the turning of delivery vehicles and lorry routeing as well as provisions for removing mud from vehicles and a programme of works has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction.

Reason: In the interests of highway safety and in accordance with Policy CP10 (Transport) of the Winchester City Council Joint Core Strategy (2013). 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.

7. A full School Travel Plan should be submitted to and approved by the Local Planning Authority in writing within 12 months of occupation of the site.

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 (2018) and in accordance with Policy CP10 (Transport) of the Winchester City Council Joint Core Strategy (2013).

Public Right of Way

8. No works shall commence on any land which currently forms part of Public Footpath No 9 until the diversion of the public right of way has been confirmed by the relevant planning authority or the Secretary of State.

Reason: In the interest of public safety and in accordance with Policy DM18 (Access and parking) of the Winchester City Council Joint Core Strategy (2017). This is a pre-commencement condition because of the need to secure public rights of way during the whole construction period.

Landscape

9. 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 DM17 (Site development principles) of the Winchester City Council Joint Core Strategy (2017). 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.

10. The approved landscape granted under condition 9 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 DM17 (Site development principles) of the Winchester City Council Joint Core Strategy (2017).

Arboriculture

11. A planting plan and a full 'young tree management programme' with 5 year budgetary provision is submitted and approved in writing. Together with a condition requiring that the approved scheme is implemented in the first available planting season. The approved documentation will be adhered to in full and may only be modified subject to written agreement from the LPA.

Reason: In order to secure sufficient arboricultural mitigation in accordance with Policy CP20 (Heritage and landscape character) of the Winchester City Council Joint Core Strategy (2013).

Plans

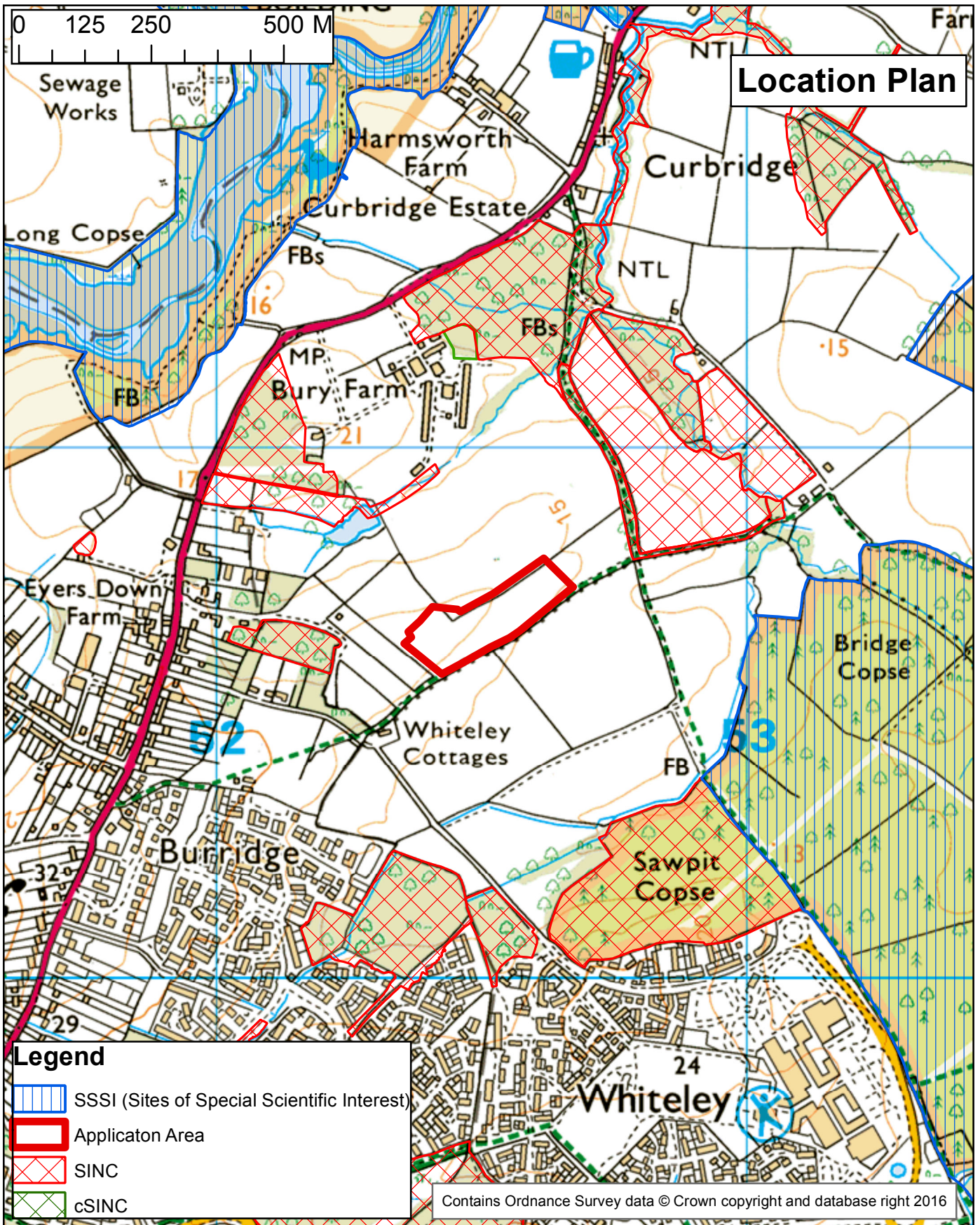
12. The development hereby permitted shall be carried out in accordance with the following approved plans: **P11108-A-001, P11108-A-002, P11108-A-006, P11108-A-010, P11108-A-011, P11108-A-020, P11108-A-021, P11108-A-030, P11108-A-031, P11108-A-032, P11108-A-033, P11108-A-034, P11108-A-050, P11108-A-051, P11108-A-052, P11108-A-053, P11108-L-7100RevP1, P11108-L-7110RevP1, P11108-L-7120RevB, P11108-L-7150RevP1, P11108-L-7151RevP1, P11108-HCC-PS-GF-DR-C-7701RevG, P11108-HCC-PS-GF-DR-C-7702RevF, P11108-E-007RevP3, P11108-HCC-PS-XX-DR-E-8619RevT2.**

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

Note to Applicants

1. In accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 the Local Planning Authority have worked with the applicant in a positive and proactive manner. Pre-application discussions were undertaken with the applicant where guidance was provided on planning policy and the key planning issues with clear advice being given on the survey work and level of information required alongside the planning application. All statutory consultation responses were given to the applicant in a timely manner thereby providing them with the opportunity to see and ability to address the issues raised.
2. 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.

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Construction of a single storey, 3 form entry primary school, with associated car parking and external works at Whiteley Lane, BURRIDGE SO31 1BR

REGULATORY COMMITTEE

APPLICATION NUMBER: 18/02574/HCS

DATE: 13 February 2019

1:10,000

SITE REFERENCE: WRE062

Page 27



**Hampshire
County Council**

Drawn by: Strategic Planning

Economy, Transport and Environment

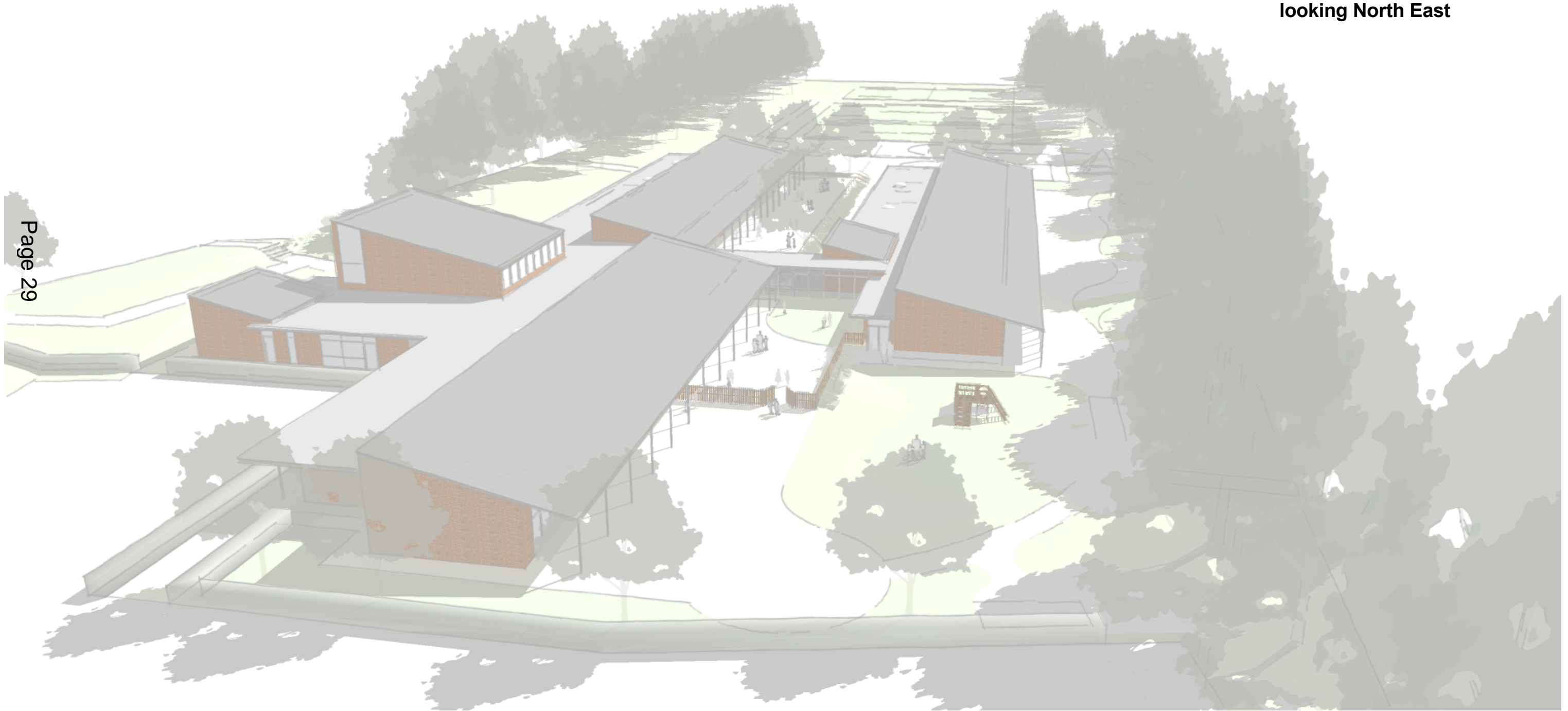


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**North Whiteley Primary School
(Cornerstone)**

**New 3FE Primary School
(630 place)**

**Proposed 3D Model
Aerial View
looking North East**



Page 29

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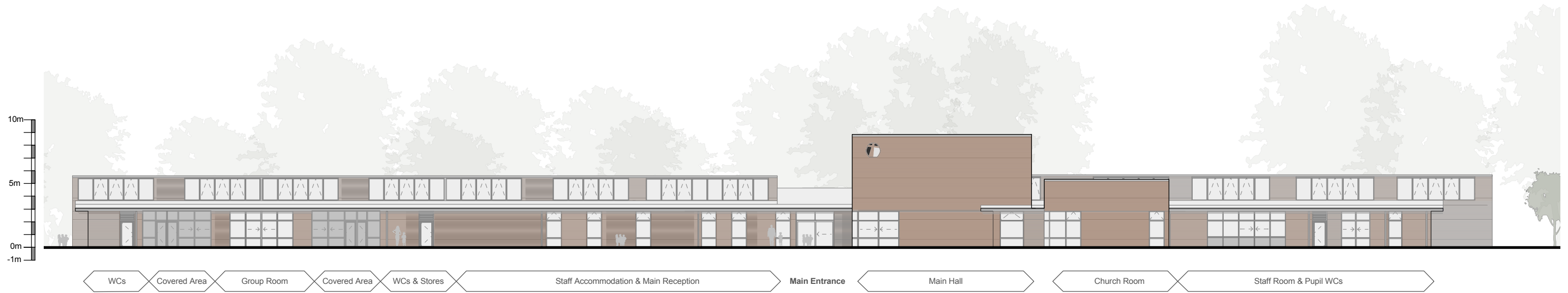
**North Whiteley Primary School
(Cornerstone)**

**New 3FE Primary School
(630 place)**

Property Services



**Proposed North & South
Elevations**






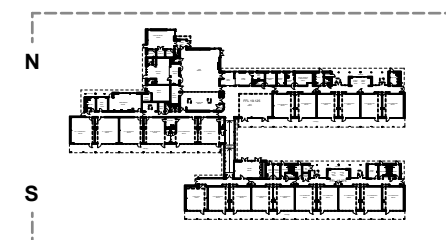
North Elevation

Page 31



South Elevation

-  Aluminium windows
-  Brick Facade
-  Metal mono pitch roof and Rainwater goods



PLANNING

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P11108-A-030

Sept 2018

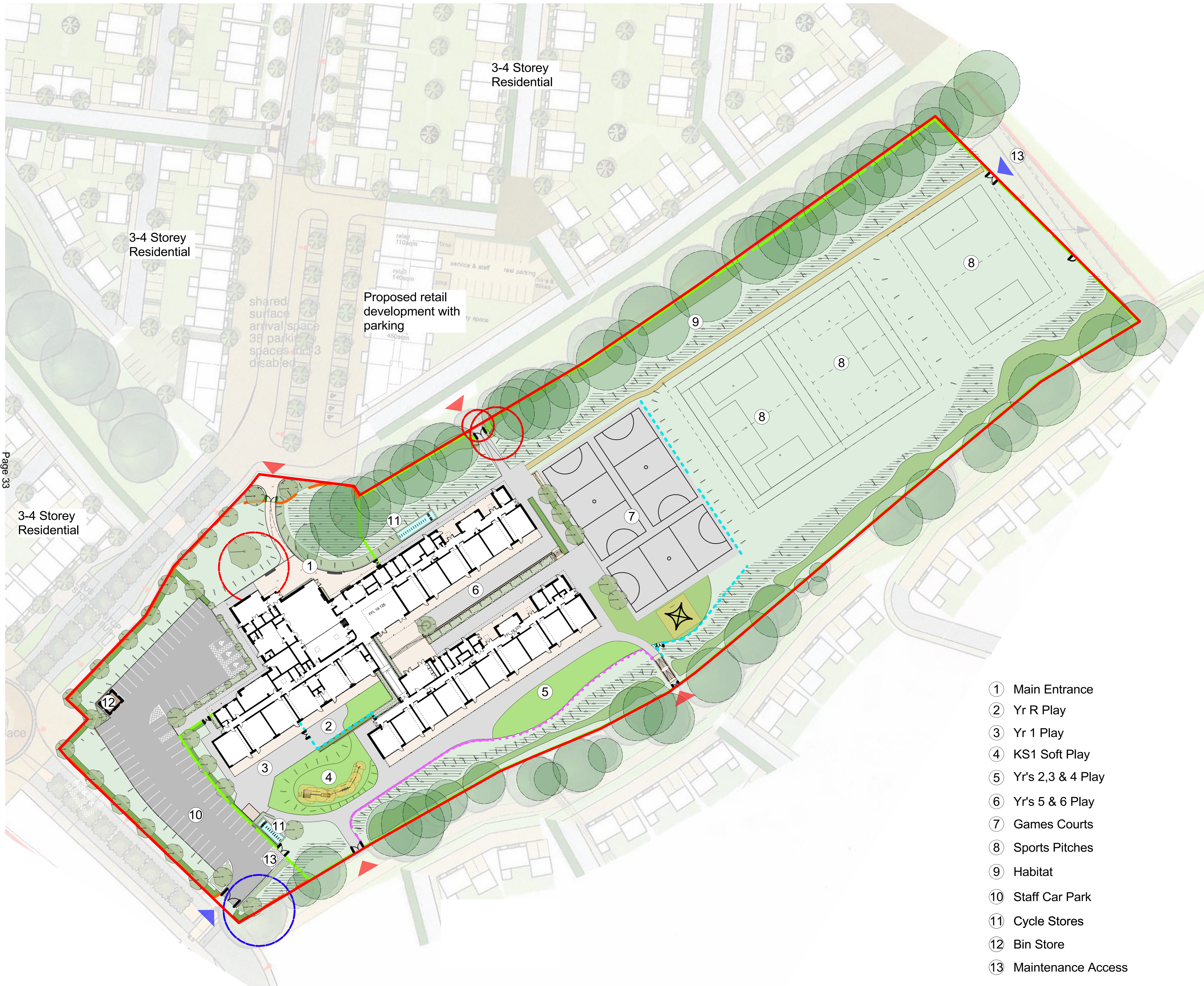


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North Whiteley Primary School (Cornerstone)

New 3FE Primary School (630 place)

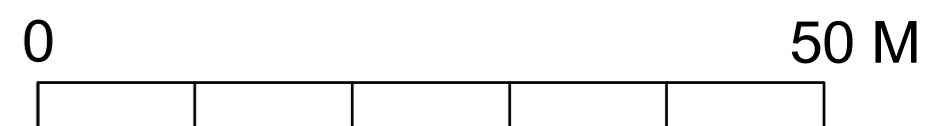
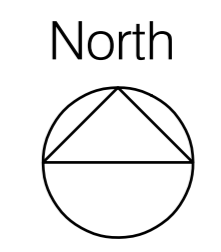
Proposed Site Plan



- Trees Retained
- Trees Removed
- Trees Removed (by Housing Developer)
- New Planting
- Artificial Grass
- Grass
- Paving Slabs
- Staff Car Park
- Hard Standing
- External Storage
- Play equipment
- Proposed Vehicular Access
- Proposed Pedestrian Access

- ① Main Entrance
- ② Yr R Play
- ③ Yr 1 Play
- ④ KS1 Soft Play
- ⑤ Yr's 2,3 & 4 Play
- ⑥ Yr's 5 & 6 Play
- ⑦ Games Courts
- ⑧ Sports Pitches
- ⑨ Habitat
- ⑩ Staff Car Park
- ⑪ Cycle Stores
- ⑫ Bin Store
- ⑬ Maintenance Access

PLANNING



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P11108-A-011

Sept 2018

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HAMPSHIRE COUNTY COUNCIL Decision Report

Decision Maker:	Regulatory Committee
Date:	13 February 2019
Title:	Re-submission of formally approved planning application (time lapsed) for new primary school at Barton Farm, Hampshire SO22 6PG (No. 18/02658/HCS) (Site Ref: WRE060)
Report From:	Head of Strategic Planning

Contact name: Judith Smallman

Tel: 01962 847870

Email: judith.smallman@hants.gov.uk

1. Recommendation

- 1.1. That planning permission 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 with the potential to expand to 3 FE serving a new residential development of 2,000 houses at Barton Farm (King's Barton) development, Winchester.
- 2.2 The wider King's Barton site is approximately 93 hectares (ha) bounded to the west by the residential areas of Weeke and Harestock; to the east by the London to Southampton railway line which runs along an embankment for the majority of the length of the eastern boundary; and to the north by open farmland.
- 2.3 The overall development received outline planning permission (varied by permission 13/01694/FUL) by the Secretary of State for Communities & Local Government on 2 October 2012. A Section 106 (S106) planning obligation secured a site area of 1.8 ha for the school. The school site is proposed to be handed over to Hampshire County Council by spring 2019. The S106 is agreed and signed to facilitate this process.
- 2.4 The Masterplan approved as part of the outline permission shows a primary school located close to the centre of the site incorporated into the mixed-use local centre, associated car park and public square, known as 'The Place'.
- 2.5 The overall Barton Farm housing development has a phased completion strategy. The delivery of the school is aligned with the proposed build out rate and anticipated occupation of the new housing. It is required initially to support concurrent residential development for 423 homes at the northern and southern fringes (Phases 1a and 1b). Further phases are proposed (up to 5b).

- 2.6 Detailed planning permission was granted for the school (planning permission 15/01891/HCS) on 22 October 2015 under Regulation 3 provisions. Construction of the new school has been unable to commence within the standard conditioned three year period as its delivery needed to align with pupil numbers coming forward from the surrounding Kings Barton development which has taken longer than originally forecasted. Planning permission for the new school has therefore lapsed.
- 2.7 This application is being considered by the Regulatory Committee as it is a major Regulation 3 development.
- 2.8 When considering the application the key issues to be taken into consideration are highways safety, the parking provision for staff on site, design, scale and massing of the proposed school buildings, biodiversity, sustainability features and landscape impact.
- 2.9 The development of a new primary school has already been granted outline planning permission by Winchester City Council. It is considered that the proposal is in accordance with the development plan (summary attached) as it makes provision for primary education for the Barton Farm Strategic Housing Allocation in accordance with policies WT1(Development strategy for Winchester) and WT2 (Strategic housing allocation - North Winchester) of the Winchester City Joint Core Strategy 2013 (WCJCS 2013), and would provide new educational facilities to meet the needs of the local community in accordance with policies CP6 (Local services and facilities) and CP21 (Infrastructure and community benefit) of the Winchester City Joint Core Strategy 2017 (WCJCS 2017)as well as relevant paragraphs of the National Planning Policy Framework (2018).
- 2.10 The design, appearance and proposed materials are considered appropriate in accordance with saved policy DP3 (General design criteria) of the Winchester District Local Plan Review 2006 (WDLPR 2006) and policy CP13 (High quality design) of the WCJCS 2013, and policy DM16 (Site design criteria) of the WCJCS 2017 and the incorporated landscaping will enhance both the natural and built environment and maximise the potential to improve local biodiversity in accordance with policy CP16 (Biodiversity) of the WCJCS 2013, policy DM24 (Specimen trees, important hedgerows and ancient woodland) of the WCJCS 2017 and saved policy DP.5 (Design of amenity open space) of the WDLPR 2006.
- 2.11 The proposal encourages walking and cycling and includes a full school travel plan (policy CP10 (Transport) of the WCJCS 2017 and saved policy T3 (Development layout) of the WDLPR 2006). The proposal will not have a significant impact on the safety or operation of the local road network (saved policy T2 (Development access) of the WDLPR 2006), and on-site parking provision is in accordance with the relevant standards of saved policy T4 (Parking standards) of the WDLPR 2006.
- 2.12 Appropriate sustainability features will ensure that energy loss is minimised, and the proposal is targeting 'BREEAM Excellent' standard (policy CP11 (Sustainable low and zero carbon built development) of the WCJCS 2013).

The site is located within a low probability flood risk zone 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 offsite in accordance with policy CP17 (Flooding - Flood risk and the water environment) of the WCJCS 2013.

- 2.13 The proposed development is not an Environmental Impact Assessment development under the Town & Country Planning (Environmental Impact Assessment) Regulations 2017.

3. The Site

- 3.1 The proposed school site forms part of a wider site (93 ha) at Barton Farm (known also as Kings Barton). Outline planning permission (09/02412/OUT) was granted by the Secretary of State for Communities & Local Government on 2 October 2012 to provide 2000 dwellings and associated on and off-site infrastructure, including a primary school, at Barton Farm to the east of Andover Road. Reserved matters approval was granted on 3 April 2014 by Winchester City Council to build 423 homes in phases 1A and 1B (13/02257/REM).
- 3.2 The outline permission is accompanied by a section 106 legal agreement (s106) signed 7 March 2011 between Hampshire County Council, CALA Homes and other parties which secures a number of planning obligations including land and financial contributions towards primary education. The location of the proposed school is in accordance with this s106.
- 3.3 The site is currently clear and undeveloped and was previously cultivated as arable farming land. It is located within the centre of the forthcoming Barton Farm development site, and measures 1.8 hectares in accordance with the location shown within the Barton Farm masterplan. The proposed school will be located to the east of a mixed-use local centre and associated car park and public square, known as 'The Place'. To the north of the site will be housing and access to the main Avenue road will be from the north-west corner of the site. To the east and south of the site will be further housing, with a mature band of trees to the southern boundary known as The Ridgeline Edge. When the whole development is complete the northern and eastern edges of the site will be bounded by roads and housing with The Place, nursery and supermarket to the western boundary.
- 3.4 Immediately east of the site is 1 hectare of land that will be retained by the landowner CALA to allow for potential future expansion of the proposed 2 form entry (2FE) school by a further 1FE. The need for such expansion will be subject to monitoring information, as required by a section 106 legal agreement, and will be subject to a separate planning application if the need arises. The land will remain undeveloped until such time.
- 3.5 The approved masterplan for Barton Farm provides an integrated network of footpath and cycle routes to discourage future residents and visitors from

travelling by car providing access to the school entrances. For pedestrians, the principal entrance will be from The Place with an additional three pedestrian entrances to the north, west and southern boundaries. The school will have a single vehicular access point to the western boundary of the site, feeding from surrounding residential roads which subsequently link to the main Avenue road. This is the current B3420 Andover Road North which is to be realigned through the development.

- 3.6 It is estimated that 50 parking spaces could be required at school drop-off and pick-up times once the school is at full capacity. It is anticipated that those driving to school will park at either The Place (adjacent to the school), or the proposed food store adjacent to the site, and that others will park on the roads surrounding the school (in the vicinity of the pedestrian access points). This has been accommodated within the site masterplan and the roads that border the site have been designed to be of sufficient width and design to limit congestion at times of collection and drop off. Plan P08864-A-009 (attached) shows forecast parent drop off and pick up parking locations generated by the school.
- 3.7 The overall Barton Farm development has a phased completion strategy. The main Avenue road and housing to the north-west corner of the site and access road to the north-west of the site will be completed for the opening of the school. This is illustrated on Plan P08864-A-005 (attached). The delivery of the new school, with anticipated completion by 2020, is aligned with the proposed build-out rate and anticipated occupation of the new housing.

4. The Proposal

- 4.1 The proposed Barton Farm Primary School will accommodate a maximum of 420 pupils aged from 4 to 11 years. The following facilities are to be provided and are identified for potential wider, extended access by the community and pupils from other schools:
- main hall;
 - music and drama studio (connected to main hall);
 - discovery point (library and ICT rich Learning Resource Centre);
 - specialist and practical classroom;
 - parents' rooms; and
 - toilets (including two fully accessible WCs).
- 4.2 Further spaces that will be provided for the exclusive use by the school include:
- classrooms x 14;
 - group rooms x 4;
 - staffroom and staff workspace;
 - administration offices;
 - pupil and staff toilets;
 - accessible toilets and a hygiene room;
 - kitchen; and

- other support facilities include plant room, storage and caretaker's room.
- 4.3 At full capacity, there will be 45 FTE staff comprising 19 FTE teaching and 26 FTE non-teaching staff.
- 4.4 The proposed school has been designed to accommodate potential community use in line with the aspirations of the outline planning consent for Barton Farm. The nature of the community uses will be determined once the community is established.
- 4.5 The school Academy sponsor (The University of Winchester) has requested an additional Teacher Development Facility attached to the school. The building accommodation consists of a teacher training space, and includes reception, admin space, and external teaching areas. The building will be connected to the school via a covered walkway.

Design

- 4.6 The internal layout of the main school building has been designed to provide a range of teaching environments which are able to adapt to changing learning styles. The design is intended to create a strong connection from inside to outside as the Academy has an ambition to teach outdoors as well as inside. The building design will feature spaces with different scales, with good natural day light and ventilation, and avoiding a single form in favour of an assemblage of smaller elements, with courtyards in-between.
- 4.7 The school design makes reference to the Barton Farm Design Code document (September 2013), including 'the materials library'. The two main materials for the school are standing seam metal cladding and timber cladding, which are indicated as part of the materials palette for the Place. The main hall and teaching block walls and roofs will be finished with metal cladding and the smaller areas of roofs that link them together will be finished with a high performance roofing system with timber cladding below. Solid canopies and timber and steel brise-soleil (sun shading system) will provide shade to the more exposed elevations and play areas. Carefully designed soffit lighting will provide safe access and emergency escape routes during hours of darkness; and column lights will be sensitively used in the car park and adjoining footpath when the school is operational.

Sustainability strategy

- 4.8 The proposal has been designed around the Building Research Establishment Environmental Assessment Method (BREEAM) and is targeting BREEAM Excellent accreditation. Additional sustainability measures proposed include: Photovoltaics on south-facing roofs; use of sustainably sourced timber; green roof; sustainable rainwater attenuation; and additional cycle parking.

4.9 The site sits within Flood Zone 1, classified as low risk. A site-wide surface water drainage strategy for the forthcoming Barton Farm has been considered from the outset. The site will be self contained in relation to surface water drainage runoff, and a range of Sustainable Drainage System (SuDS) features will be used. The calculations indicate that the surface water drainage attenuates the surface water to the 100 year plus climate change event in accordance with best practice. As part of the overall development of Barton Farm, a foul water sewer network has been designed which allows for a connection from the school site.

Highways and Access

4.10 The main entrance will be accessed from the west boundary and denoted by a school forecourt from which there is an approach to a covered colonnade waiting area. Children can be dropped off and collected by the main play areas which will be accessed by gates managed by the school. To ease parent drop-off and pick up in the first phase, it is proposed that a new pedestrian access will be provided from the existing footpath which runs along the southern boundary, together with an additional temporary link adjacent to the main entrance to the western boundary.

4.11 The proposal includes two areas of covered cycle storage to encourage staff and children to cycle to school, with a total of 25 spaces provided. Scooter racks are proposed and will provide 42 spaces. The proposal includes 41 car parking spaces for staff, in accordance with Hampshire County Council On-Site School Parking Guidelines 2013 and based on staff numbers.

4.12 The submitted Framework School Travel Plan outlines the aims and objectives that will underpin the full Primary School Travel Plan (PSTP). This will include the promotion of 'Car Sharing' and 'Park and Stride' sites as well as journeys on foot, by bike or by public transport. The legal agreement for Barton Farm requires that the PSTP is submitted for approval prior to commencement of the school and is implemented.

Landscape

4.13 The landscape proposals (including fencing and planting) have been developed in accordance with the Landscape & Open Space Strategy (LOSS) document which was approved by Winchester City Council in February 2014. Locally native indigenous trees will be used extensively within and around the site. Proposed outdoor learning and play resources include an asphalt play court for formal games; hard and soft areas for informal activities; habitats for learning; and grass pitches for formal games activities. The proposals include a semi-enclosed courtyard at the heart of the school to include seating, paving and planting.

Ecology

4.14 The school site consists of arable land, with some set-aside grassland in the south of the site. To the south of the site (but beyond the southern boundary) is a band of broadleaved woodland and hedgerow habitat, which will not be impacted by the proposals. The proposal will result in the loss of arable and some set aside habitats, which may support nesting birds and also reptiles in low numbers. Lighting is proposed in an area of the site away from features of ecological interest. The application is supported by An Ecological Overview and Statement (HCCET, November 2018), Ecological Habitat Management Plan (HCCET, November 2018, and addendum (November 2018).

Cultural and Archaeological Heritage

4.15 This site of the new school has been identified as having archaeological potential. An archaeological condition was attached to the planning permission that was issued for the wider associated development which includes the school site (Barton Farm WCC) and the school site itself (HCC – of which this is the resubmission) requiring archaeological investigations to be undertaken. These secured an archaeological watching brief. As a result of this a written scheme of investigation (WSI) was submitted and approved. This WSI has been re-submitted with the present application (Appendix M).

5 Development Plan and Guidance

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

[National Planning Policy Framework \(2018\)](#) (NPPF)

The following paragraphs are relevant to this proposal:

- Paragraph 11: Presumption in favour of sustainable development;
- Paragraph 94: Ensuring sufficient choice of school places is available to meet the needs of existing and new communities; and
- Paragraph 102-103: Sustainable transport;

[Winchester City Council \(Local Plan Part 1 – Joint Core Strategy 2013\)](#) (WCCJCS 2013)

The following policies are relevant to the proposal:

- WT1 (Development strategy for Winchester Town);
- WT2 (Strategic housing allocation – North Winchester);
- CP6 (Local services and facilities);
- CP10 (Transport);
- CP11 (Sustainable low and zero carbon built development);
- CP13 (High quality design);
- CP16 (Biodiversity);
- CP17 (Flooding, flood risk and the water environment);

- CP 20 (Heritage and landscape character);and
- CP21 (Infrastructure and community benefit).

Winchester City Council (Local Plan Part 2 – Joint Core Strategy 2017) (WCCJCS 2017)

The following policies are relevant to the proposal:

- DM1 (Location of new development);
- DM16 (Site design criteria);
- DM17 (Site development principles);
- DM18 (Access and parking);
- DM24 (Specimen trees, important hedgerows and ancient woodland); and
- DM26 (Archaeology).

Winchester District Local Plan Review 2006 (Saved policies) (WDLPR 2006)

- DP3 (General design criteria);
- DP5 (Design of amenity open space);
- T.2 (Development access);
- T.3 (Development layout); and
- T.4 (Parking standards).

6. Consultations

- 6.1 **Lead Local Flood Authority** No comment.
- 6.2 **County Landscape Architect** No objection.
- 6.3 **Arboriculture** No objection but suggests some of the larger number species for evergreens or conifers to offer increased landscape interest.
- 6.4 **County Ecologist** No objection subject to a condition that works shall be carried out in accordance with the submitted Ecological Overview and Statement November 2018 and the Ecological Habitat Management Plan November 2018.
- 6.5 **Highway Authority** No objection subject to conditions restricting vehicular and pedestrian access other than that shown on the approved plans, the submission and approval of a Construction Traffic Management Plan and full School Travel Plan.
- 6.6 **County Archaeologist** No objection.
- 6.7 **Environmental Health Winchester** Was notified.
- 6.8 **Headbourne Worthy Parish Council** Was notified.

6.9 **Winchester City Council** Was notified.

6.10 **Councillor Porter** Was notified.

6.11 **Rights of Way Manager** Was notified.

7. Representations

7.1 Hampshire County Council's [Statement of Community Involvement \(2017\)](#) (SCI) sets out the adopted consultation and publicity procedures associated with determining planning applications.

7.2 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](#)

7.3 As of 30 January 2019, no representations in response to the proposal had been received.

8. Habitats Regulation Assessment [HRA]

8.1 The [Conservation of Species and Habitats Regulations 2017](#) (otherwise known as the 'Habitats Regulations') transpose European Directives into UK law.

8.2 In accordance with the Habitats Regulations, Hampshire County Council (as a 'competent authority') must undertake a formal assessment of the implications of any new projects we may be granting planning permission for e.g. proposals that may be capable of affecting the qualifying interest features of the following European designated sites:

- Special Protection Areas [SPAs];
- Special Areas of Conservation [SACs]; and
- RAMSARs.

8.3 Collectively this assessment is described as 'Habitats Regulations Assessment' [HRA]. The HRA will need to be carried out unless the project is wholly connected with or necessary to the conservation management of such sites' qualifying features.

8.4 It is acknowledged that the proposed development includes environmental mitigation essential for the delivery of the proposed development regardless of any effect they may have on impacts on European designated sites.

8.5 The HRA screening hereby carried out by the LPA considers the proposed development to have **no likely significant effect** on the identified European designated sites due to:

- It is not located at a distance to be considered to have proximity to directly impact on the European designated sites;
- The site is not considered to have any functional impact pathways connecting the proposed works with any European designated sites; and
- The proposal does not have any significant increase on any adverse impacts the wider quarry may have.

9. Commentary

Principle of development

9.1 The principle of the development has been established through the approval of the outline planning permission issued by the Secretary of State and the subsequent Regulation 3 permission. The location of the proposed school accords with the plans and relevant s106 agreement for Barton Farm. Provision for primary education at Barton Farm, as part of its local centre, accords with Joint Core Strategy policies WT1 (Development Strategy for Winchester Town); and WT2 (Strategic Housing Allocation – North Winchester) of the WCJCS 2013. Proposals for new education facilities are supported in principle by Joint Core Strategy policies CP6 (Local Services and Facilities) and CP21 (Infrastructure and Community Benefit) of the WDLPR 2006, and paragraph 94 (Ensuring sufficient choice of school places is available to meet the needs of existing and new communities) of the NPPF (2018).

Visual impact and landscape

9.2 The design principles have been developed alongside the University of Winchester Academy Trust. The design and siting of the school is of high quality; it will actively engage with, and be visually connected to, the local centre ('The Place') to satisfy the Barton Farm Design Code document. Details have been submitted that ensure the materials, colours and finishes to be used are appropriate to the development and surrounding area in accordance with saved policy DP5 (Amenity, open space) of the WDLPR 2006; policies DM16 (Site design criteria) and DM17 (Site development principles) of the WCJCS 2017 through the use of materials, sustainability measures, and design taking its reference from local rural farm buildings surrounding the site. It can be demonstrated that the proposal will create an individual place with a distinctive character, as required by policy CP13 (High Quality Design) of the WCJCS 2013 and saved policy DP3 (Design) of the WDLPR 2006. Landscape details submitted ensures the final hard and soft landscape scheme (including fencing) for the school and adjoining the public realm is attractive, safe and accessible in accordance with policy DM 24

(Specimen trees, important hedgerows and ancient woodland) of the WCJCS 2017 and no objection has been received on landscape grounds.

Sustainability

- 9.3 In accordance with policy CP11(Sustainable Low and Zero Carbon Built Development) of the WCJCS 2013, the proposal is targeting 'BREEAM Excellent' and a condition is attached to ensure that the site-wide target rating of 'very good' is achieved as a minimum. These elements will ensure there is minimal energy loss and consumption, with a proportion of energy requirements being met on site.
- 9.4 The proposal incorporates sustainability measures to improve biodiversity by way of landscaping and green roofs which accords with policies CP13 (High Quality Design) and CP16 (biodiversity) of the WCJCS 2013. It also ensures that surface water run-off drainage will be controlled through a mixture of porous surfaces, porous sub-bases and swales in accordance with policy CP 17 (Flooding) of the WCJCS 2013.

Highways Impact

- 9.5 The Local Highway Authority is satisfied that the proposed levels of on-site staff and visitor car parking, and covered storage for cycles and scooters, are in line with the requirements of Hampshire's On-site School Parking Guidelines (April 2013), and are therefore in accordance with saved policies T2 (Development access), T3 (Development layout) and T4 (Parking standards) of the WDLPR 2006 and policy DM18 (Access and parking) of the WCJCS 2017. Based on the anticipated trip generation detailed in the submitted Transport Statement, the Local Highway Authority considers that the level of traffic can be accommodated on the road without compromising network capacity in accordance with policy CP10 (Transport) of the WCJCS 2013. A number of trips are likely to be part of linked trips to the local centre. This parking demand has been accommodated within the site masterplan and the roads that border the site have been designed to be of sufficient width and design to limit congestion at times of pupil collection and drop off. This is therefore not considered to represent a significant impact on the safety or operation of the local road network.

Ecology

- 9.6 Whilst the proposal will result in the loss of arable and some set aside habitats, it will not result in impacts to any designated sites and is in accordance with Policy CP16 (Biodiversity) of the WCJCS 2013. No objection has been raised to the proposal on ecology grounds subject to a planning condition requiring the works to be carried out in full accordance with the measures set out in section 3.3 of the submitted Ecological Overview and Statement (HCCET, November 2018) and the Ecological Habitat Management Plan (HCCET, November 2018), as partially

superseded by the Addendum to ecological submission for planning application 18/02658/HCS (HCET, December 2018).

Cultural and Archaeological Heritage

9.7 Whilst there are significant archaeological issues associated with the wider development secured by an archaeological condition attached to the planning permission issued by WCC, archaeological fieldwork associated with the school site has been completed in accordance with policy CP 20 (Heritage and landscape character) of the WCJCS 2013. No objection is being raised or further conditions relating to the school site is required on archaeological grounds.

Conclusion

9.8 In conclusion, it is considered that the proposal is in accordance with the relevant policies of the Winchester City (Joint Core Strategy Part 1 2013) (WCJCS 2013); Winchester City (Joint Core Strategy Part 2 2017) (WCJCS 2017) and Winchester District Local Plan Review (2006) (Saved policies) (WDLPR 2006) and the NPPF (2018) which support the principle of provision of a primary school at a new local centre for Barton Farm.

10. Recommendation

10.1 That planning permission be GRANTED subject to the conditions listed in integral appendix B.

Appendices:

Integral Appendix A – Corporate or Legal Information

Integral Appendix B – Conditions

Appendix C – Location Plan

Appendix D – Site Plan

Appendix E – Elevations

Appendix F – Artists impression

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				
<p>This proposal does not link to the Strategic Plan but, nevertheless, requires a decision because:</p> <p>The proposal does not link to the Corporate Strategy but, nevertheless, requires a decision because the proposal is an application for planning permission and requires determination by the County Council in its statutory role as the minerals and waste planning authority.</p>					
<p>Section 100 D - Local Government Act 1972 - background documents</p> <p>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.)</p> <table border="0"> <thead> <tr> <th><u>Document</u></th> <th><u>Location</u></th> </tr> </thead> <tbody> <tr> <td>18/02658/HCS WRE060 Barton Farm, Hampshire SO22 6PG (Re-submission of formally approved planning application (time lapsed) for new primary school</td> <td>Hampshire County Council</td> </tr> </tbody> </table>		<u>Document</u>	<u>Location</u>	18/02658/HCS WRE060 Barton Farm, Hampshire SO22 6PG (Re-submission of formally approved planning application (time lapsed) for new primary school	Hampshire County Council
<u>Document</u>	<u>Location</u>				
18/02658/HCS WRE060 Barton Farm, Hampshire SO22 6PG (Re-submission of formally approved planning application (time lapsed) for new primary school	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.

Highways

3. No vehicular or pedestrian access other than that shown on the approved plans (P08864-A-008, P08864-A-009 & P08864-A-010) shall be formed to the site, without the prior approval of the Local Planning Authority in writing.

Reason: In the interests of highway safety and in accordance with Policies CP 10 (Transport) of the Winchester City Council (Local Plan Part 1 – Joint Core Strategy (2013)) (WCCJCS) (2013) and T2 (Development access) of the Winchester District Local Plan Review (2006) (Saved policies) (WDLPR) (2006).

4. No development hereby permitted shall commence until a Construction Traffic Management Plan, to include details of provision to be made on site for contractor's parking, construction traffic access, the turning of delivery vehicles and lorry routeing as well as provisions for removing mud from vehicles and a programme of works has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction.

Reason: In the interests of highway safety and in accordance with Policy 10 (Transport) of the Winchester City Council (Local Plan Part 1 – Joint Core Strategy (2013)) (WCCJCS) (2013). 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.

5. A full School Travel Plan should be submitted to and approved by the Local Planning Authority in writing within nine months of occupation of the site.

Reason: To promote sustainable travel and reduce reliance on the private car in accordance with Policy CP10 (Transport) of the Winchester City Council (Local Plan Part 1 – Joint Core Strategy (2013)) (WCCJCS) (2013) and saved policy T3 (Development layout) of the Winchester District Local Plan Review (2006) saved policy DP.3.

Sustainability

6. Within three months of occupation of the building hereby permitted, a copy of a post-construction completion certificate, verifying that the building has achieved a BREEAM "very good" rating or above, has been submitted to the Local Planning Authority.

Reason: To ensure the development achieves the lowest level of carbon emissions and water consumption in accordance with Joint Core Strategy policy CP11, and as required by condition 27 of permission 09/02412/OUT.

Ecology

7. Works shall be carried out in full accordance with the measures set out in section 3.3 of the Ecological Overview and Statement (HCCET, November 2018) and the Ecological Habitat Management Plan (HCCET, November 2018), as partially superseded by the Addendum to ecological submission for planning application 18/02658/HCS (HCCET, December 2018).

Reason: In order to secure sufficient ecological mitigation and enhancement in line with Policy CP16 of the Winchester City Council (Local Plan Part 1 – Joint Core Strategy (2013)) (WCCJCS) (2013).

Plans

8. The development hereby permitted shall be carried out in accordance with the following approved plans: **P08864-A-001, P08864-A-002, P08864-A-003, P08864-A-004, P08864-A-005, P08864-A-006, P08864-A-007, P08864-A-008, P08864-A-009, P08864-A-010, P08864-A-012, P08864-A-015, P08864-A-020RevA, P08864-A-021RevA, P08864-A-030RevA, P08864-A-031Rev A, P08864-A-032RevA, P08864-A-050RevA, P08864-A-051RevA, P08864-A-052, P08864-A-060, P08864-A-061**

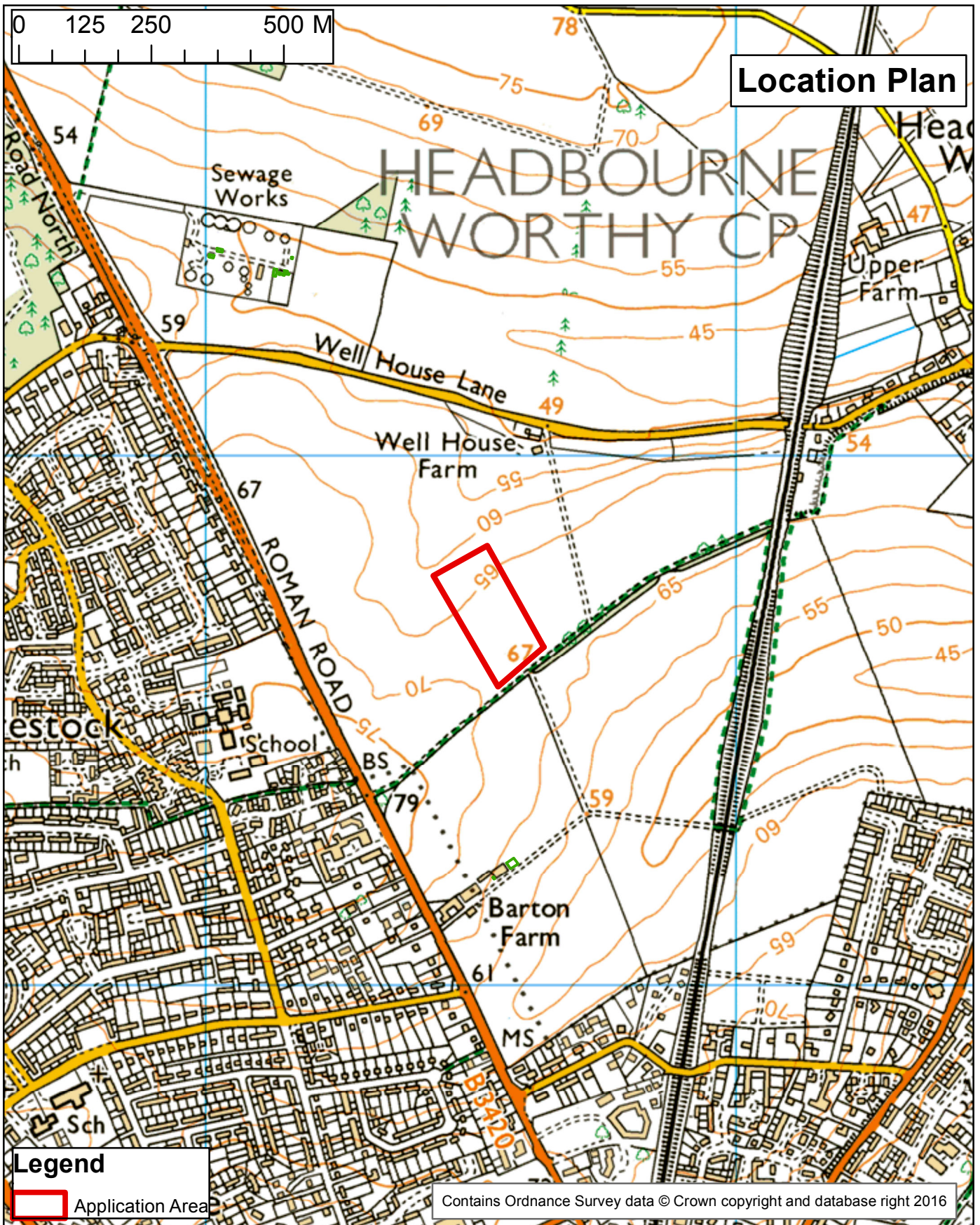
Reason: For the avoidance of doubt and in the interests of proper planning.

Note to Applicants

1. In accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 the Local Planning Authority have worked with the applicant in a positive and proactive manner. Pre-application discussions were undertaken with the applicant where guidance was provided on planning policy and the key planning issues with clear advice being given on the survey work and level of information required alongside the planning application. All statutory consultation responses were given to the applicant in a timely manner thereby providing them with the opportunity to see and ability to address the issues raised.
2. As the design progresses further, the applicant is advised to publish supplementary information on the proposed surface water drainage proposals, particularly in relation to the playing field.

The preparation of a maintenance schedule is advised for the surface water systems and that these are agreed with those responsible for maintaining the systems.

3. Construction of the school shall be carried out in accordance with the approved Construction Management Plan in respect of Phase 1 of the Barton Farm development (13/01694/FUL). This includes the protection of important trees, hedgerows and other natural features and traffic management (including routeing), to ensure the safety of school children and the general public.
4. 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.



Re-submission of formally approved planning application (time lapsed) for new primary school Barton Farm, Hampshire SO22 6PG

REGULATORY COMMITTEE

DATE 13 February 2019

1:10,000



APPLICATION NUMBER: 18/02658/HCS

SITE REFERENCE: WRE060

Drawn by: Strategic Planning

Page 51



Hampshire County Council

Economy, Transport and Environment

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**Barton Farm Primary
School**

**New 2FE Primary (420
place)**

Proposed Courtyard Visual

VALID APPLICATION
20 NOV 2018
STRATEGIC PLANNING
HAMPSHIRE COUNTY COUNCIL

PLANNING ISSUE

Rev A

NTS
P08864-A-051 Rev A
Nov 2018

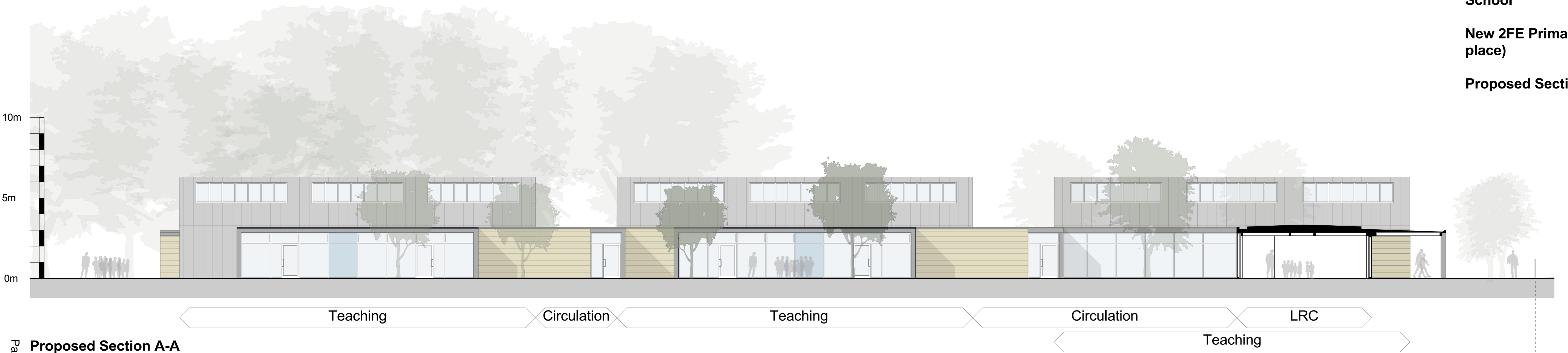


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Barton Farm Primary School

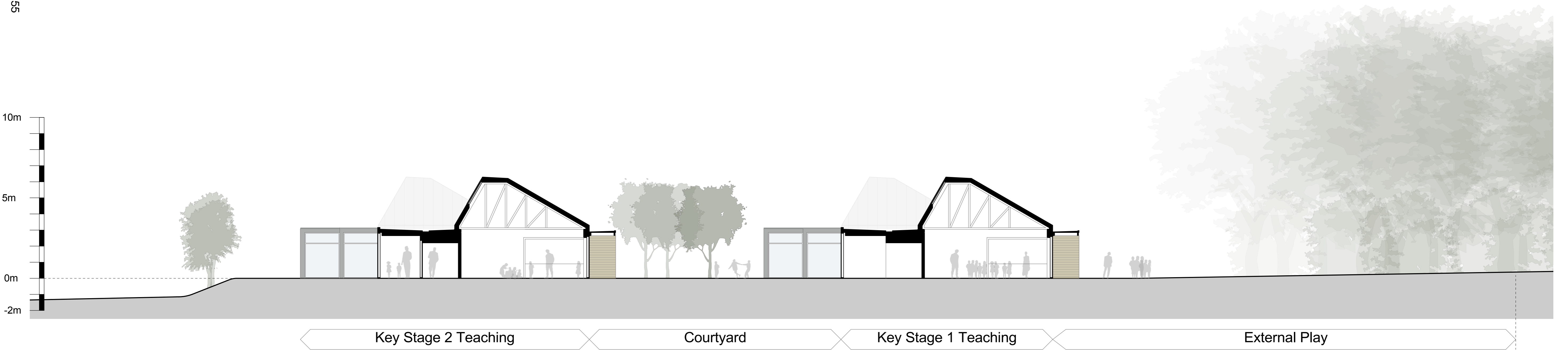
New 2FE Primary (420 place)

Proposed Sections

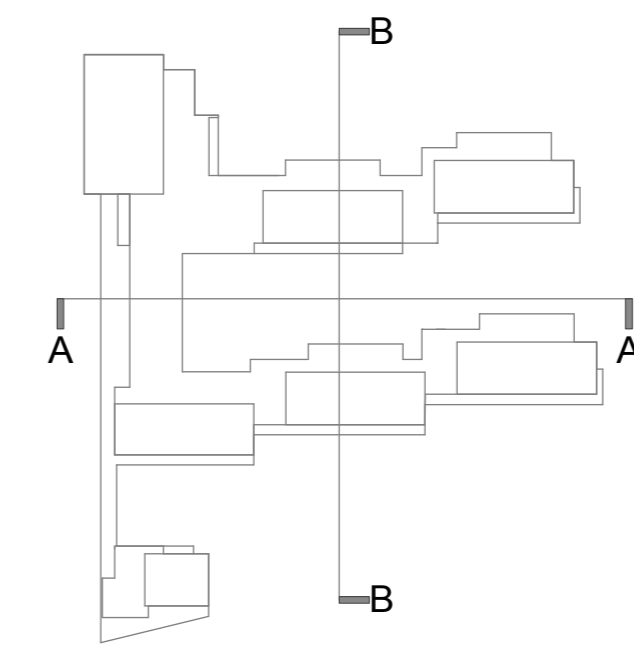


Proposed Section A-A

Page 55



Proposed Section B-B



- Materials Key:**
- Metal Cladding / Roofing
 - Timber Cladding
 - Metal Fascia / Columns
 - Clear Glazing
 - Coloured Glass Infill Panel
 - Photovoltaic Panels

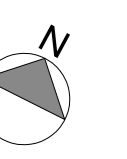
PLANNING ISSUE

Rev A - Non Material Amendment

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P08864-A-032 Rev A

June 2015



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Barton Farm Primary School

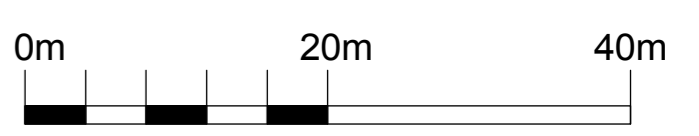
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Proposed Site Plan

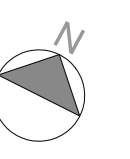
- Key:**
1. Main Entrance
 2. Learning Resource Centre
 3. Specialist Practical
 4. Staff Room
 5. Classrooms
 6. Main Hall
 7. Music / Drama
 8. Hard Play
 9. Playing Pitch
 10. Habitat
 11. Staff Parking
 12. Cycle / Scooter Stands
 13. Teacher Development Facility
- 2FE School Boundary
 - 3FE School Boundary
 - > Pedestrian Access
 - > Vehicular Access
 - Forecast parent drop off and pick up parking locations generated by school
 - Buildings surrounding school site - labelled indicatively to align with CALA information, where buildings are not labelled these are residential units



PLANNING ISSUE



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P08864-A-010
June 2015



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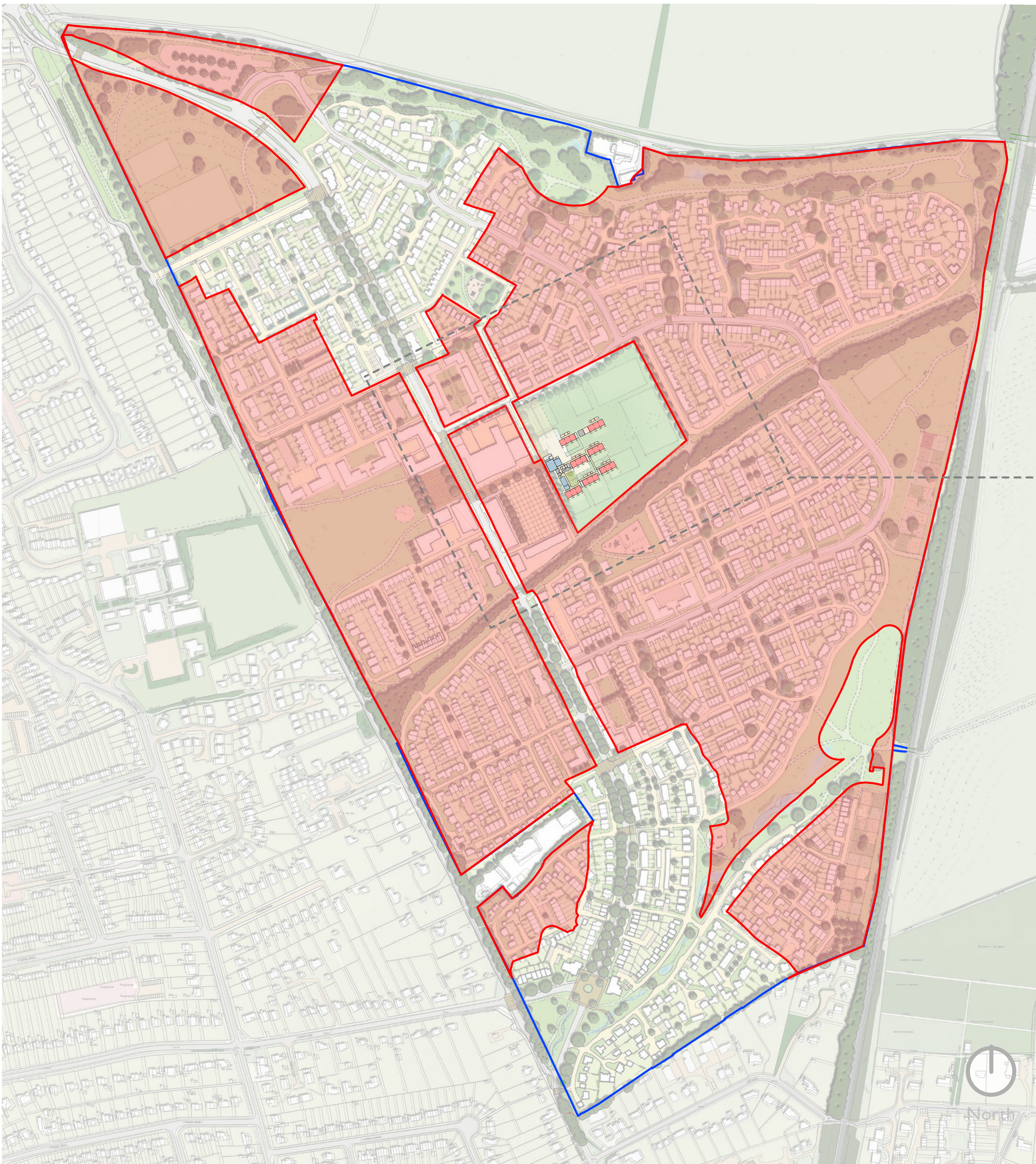
Barton Farm Primary School

New 2FE Primary (420 place)

Proposed Barton Farm Site Plan Final Phase

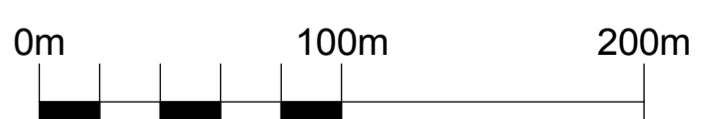
Key:

3FE School Boundary

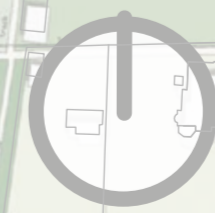


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PLANNING ISSUE



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P08864-A-007
June 2015



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HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Regulatory Committee
Date:	13 February 2019
Title:	Monitoring and Enforcement Update
Report From:	Director of Economy, Transport and Environment

Contact name: David Smith

Tel: 01962 845891

Email: david.smith@hants.gov.uk

1. Recommendation

1.1. That the contents of this report are noted.

2. Executive Summary

2.1. This report is to provide information to the Regulatory Committee on the Monitoring and Enforcement work undertaken by Strategic Planning during the period November 2018 – January 2019.

2.2. Officers have been actively ensuring compliance with minerals and waste permissions granted by Hampshire County Council, investigating any complaints received as well as taking enforcement action where it is expedient to do so.

2.3. The report details the number of complaints on authorised and unauthorised sites, and the outcome of negotiations, including, when necessary, enforcement action undertaken.

2.4. The report also details the routine monitoring of chargeable and non-chargeable sites and development control work dealing with Planning Condition (Article 27) applications and Non-Material Amendments.

3. Complaints

3.1. The majority of the complaints received during the period November 2018 – January 2019 refer to unauthorised development (12 sites) and breaches of operational planning conditions on existing mineral and waste sites (7 sites). Site investigations and negotiation addressed all the issues raised and work is ongoing to remedy 3 of the sites. A further 9 planning applications or pre-application requests were submitted to address issues raised by complaints or routine monitoring. The remainder were enquiries made about general site operations, fly-tipping, odour and waste related development that were dealt with in-house or referred to either the Environment Agency (EA) or Local Planning Authorities as non-County matters.

4. Enforcement Actions

- 4.1. In the 3 month period to the end of January 2019, there were no Notices served, with all matters either addressed through the planning system or remedied through negotiation.
- 4.2. The following provides an update on enforcement activities previously reported to the committee.

Table 1: Update on enforcement activities

Site	Update
Courtwood Farm, Fordingbridge	<p>Following the withdrawal of planning application (16/11544) and continued complaints, a Breach of Condition Notice was drafted. However, a further planning application was submitted (17/10612) to address issues on site. This was refused by Committee on 24 January 2018 and enforcement action was authorised. An Enforcement Notice was served on 31 January 2018 requiring the site to operate under conditions 4 (HGV numbers), 7 (operating within the building) and 9 (no outside sorting of waste) of the original permission. The applicant appealed against the Enforcement Notice (and the refusal of the planning application) on the grounds that it should be granted permission, that our requirements are unreasonable and that we have not allowed sufficient time for them to comply with the Notice.</p> <p>We now have a date for a Hearing, to be held on 8 May 2019.</p>
Down Barn Farm, Boarhunt Road, Fareham	<p>Planning permission was granted in 2009 for the Use of the site for hardcore /concrete recycling solely for the applicant (P/09/0396/MW) Three subsequent applications have been submitted to retrospectively vary several aspects of the operation (the sole use, HGV numbers and layout) (P/17/1104/CC, P/17/0471/CC and P/16/0299/CC) but these have all been refused. The applicant has since employed a Planning Consultant to address the reasons for the refusals. In the meantime, Officers noted that the site was operating outside of their permitted hours. Consequently, a Breach of Condition Notice was drafted requiring the site to operate only within the hours permitted by the permission. There have no further reports of such contraventions, although the application is still being prepared.</p>
Newlands Farm, Tanners Lane, Fareham, PO14 2HT	<p>A Planning Contravention Notice (PCN) was served to investigate concerns about the importation, storage and treatment of waste. Following discussion the landowner expressed a desire to submit an application to regularise the situation, but uncertainty over the</p>

	<p>timetable for the Stubbington By-Pass (which runs through the site) complicated their plans. Therefore, whilst enquiries about the By-pass timetable were made, the operation ceased, the plant and machinery were removed and the materials started being cleared. This clearance work ceased so an Enforcement Notice was served. A planning application was subsequently submitted (P/17/0664/CC) for a temporary permission, but Highways require the land sooner than expected, so the application was withdrawn and the Enforcement Notice was re-served with a 6 month compliance period. Compliance with the requirements of the Notice is being monitored, with site clearance due for completion by 1 March 2018.</p> <p>Reports had indicated that activities may have restarted on the site, but following investigations it was determined that the work was the operator clearing materials already in use on the site as screening bunds and hardstanding.</p> <p>A query raised at last Committee about the use of the land for building materials supplies related to the use of farm buildings on another part of Newlands Farm. These buildings already have permission for light industrial uses from the Borough Council, which covers the operation of a builders yard type operation.</p>
<p>Carousel Dairy (Basingstoke AD Plant), Manor Farm, Farleigh Wallop, Basingstoke</p>	<p>Following complaints and further investigation it was determined that there were breaches of the conditions setting out the hours that lorries could access the site. A Breach of Condition Notice (BCN) was served to cease the activity and prevent future breaches. A Planning application was subsequently submitted (16/00322/CMA) to address the issue and clarify the permitted times and vehicle numbers. This was approved by the committee in July 2016 with an increase in vehicle movements permitted for an initial trial period of one year. Proactive site management and regular Liaison Panel meetings appear to be improving the situation and monitoring of the traffic movements is ongoing using the vehicle number plate recognition system. The application to make the vehicle increases permanent was considered at the September 2017 meeting of the Committee when it was resolved to grant permission for another 1 year period to allow for further monitoring which will be done through continued ANPR monitoring (17/01876/CMA)</p> <p>Monitoring of the ANPR data has continued throughout the year and a further application to make the vehicle</p>

	increases permanent is to be considered at the February Committee.
Land to the rear of Peacocks Nursery, Ewshot	<p>Following refusal of a second planning application (16/03156/HCC) enforcement action was authorised by Regulatory Committee on 22 March 2017. An Enforcement Notice was served on 22 April 2017 to come into effect 24 May 2017. This EN was appealed (on the grounds that it should be granted planning permission) and the Appeal was heard on 12 December 2017.</p> <p>The Decision was received on 16 January 2018 and the Appeal was upheld (Decision Notice included under 'Appeals' tab of application above). Consequently the operation has planning permission for a temporary period of 20 months with 4 months to complete restoration.</p> <p>Operations continue to be monitored with permission due to expire in September 2019.</p>
Homestead Farm, Penton Copse, Andover	<p>Following appeals against three Enforcement Notices the enlarged waste handling replacement building and site offices and the extension to the site area now have planning permission. As a result of subsequent site inspections an application was submitted for changes to the layout of the site, relocation of the office building and an extension to the waste handling building. The change to the layout and relocation of the office building were approved, however a further application is required to address the extension of the waste handling building and associated operational matters. This further application has now been submitted and is out for consultation.</p>
Manor Farm Recycling Facility, Pennington, Lymington, Hants, SO41 8QZ	<p>A Breach of Condition Notice was served on 18 October 2018 requiring a reduction in the height of stockpiles on site to the permitted 3 metres.</p> <p>Subsequent inspections and site surveys have shown that considerable progress had been made in addressing this matter by the compliance date, so further time was allowed to fully comply.</p>

- 4.3. Further information on the full suite of enforcement powers available to the County Council as Minerals and Waste Planning Authority (including powers to service PCNs, BCNs and ENs) are included in the County's Enforcement and Site Monitoring Plan. This can be found on the Strategic Planning website at: <http://documents.hants.gov.uk/planning-strategic/HampshireCountyCouncilPlanningEnforcementandSiteMonitoringPlanJuly2016.pdf>.

4.4. The following table provides information on the joint enforcement activities which have been undertaken with the Environment Agency, the Police and District Planning Authorities.

Table 2: Update on joint enforcement activities with the Environment Agency, the Police and District Planning Authorities

Site	Joint working with	Update
Whitehouse Field, Goodworth Clatford	Test Valley Borough Council, Environment Agency, HCC Highways	<p>In late 1990s, planning permission was granted by Test Valley Borough Council (TVBC) for construction of an extension to the existing golf course. This involved the importation and tipping of inert materials as an engineering operation. This work continued for approximately 10 years until the then operator left the site in 2010 and TVBC considered the development completed. Several years later the operator of Homestead Farm bought the land. He claimed that surveys of the site had shown that the development had not been fully completed and stated his intention to restart work. His argument is that the levels survey agreed under the permission is so vague and contradictory that there is potentially up to 6 metres of fill required (approx. 450 000 tonnes of material).</p> <p>The authorities do not accept that this is authorised and have liaised closely to ensure that if and when work does start the appropriate enforcement action can be taken. Following legal advice from Counsel, it has been decided that the best way forward is for TVBC to enforce against any work as a breach of the original permission, with the EA looking to prosecute for tipping without a Permit. HCC Highways are also involved as part of the site access is highway land historically used by locals as a small car park, and the new landowner has been fencing and blocking it off. HCC Highways have therefore taken legal action to secure clearance of the fences and blockades and maintain access. There has been no further work on site whilst the landowner attempts to address Permitting issues with the Environment</p>

		<p>Agency and this is now the subject of an Appeal.</p> <p>Test Valley Borough Council have since served Enforcement Notices against preparatory works on site, so this is also the subject of an Appeal.</p>
Selborne Brickworks	Natural England and Police's Wildlife Crime Team	<p>Further reports of digging holes and burying waste adjacent to settlement ponds on the Brickworks site. Investigation found no evidence of tipping or of removal of clay off site so this was not a County Planning matter. However, this area is a known habitat of Great Crested Newts (a protected species). The landowner was prosecuted in the past for similar destruction so knows he cannot undertake such works without approval of Natural England (NE). The Police and NE started a prosecution, in which the Enforcement Officer is involved as a witness, and the landowner pleaded guilty and was fined £1200 with a further £205 costs.</p>

5. Site Monitoring

- 5.1. Chargeable sites – under the [Town and Country Planning \(Fees for Applications and deemed applications\) \(Amendment\) \(England\) Regulations 2006](#) the County Council is able to charge fees for the monitoring of quarries and landfill sites in the County. Fees are charged for a set number of monitoring visits, the number of visits being dependent on the stage of operations at each site; whether operational, in aftercare or inactive. The number of visits is agreed with each operator and is in line with an assessment of each site made by the County Council. Active sites are charged at £397 per visit for between four and eight visits per year. Sites in aftercare are charged at £397 for one visit per year. Inactive sites are charged £132 for one annual visit.
- 5.2. There are 28 active sites, 12 in aftercare and 5 dormant sites liable for chargeable visits. The County Council also undertakes monitoring of 2 active sites for South Downs National Park Authority.
- 5.3. During this period all chargeable visits were undertaken, bringing in approximately £8,700 in fees.
- 5.4. Non-chargeable sites – these include waste processing sites, wastewater and treatment works and metal recyclers. These vary from the large Energy Recovery Facilities (ERF) and Materials Recovery Facilities (MRF) to the smaller scale recycling and transfer facilities and updating existing wastewater treatment works. The larger developments attract much attention in their locality and require regular monitoring to ensure that the local amenity is not impacted, whereas the smaller, built developments require monitoring during construction and implementation, but once up and running need less

regular attention and resources dictate these sites only get further visits should complaints be received. Matrix working arrangements have been made with Waste & Resource Management that their officers undertaking visits to waste sites operating under the County's waste contract also look at planning issues to provide greater coverage.

6. Liaison Panels

6.1. During this period Liaison Panel meetings were held for the following sites: -

- (a) Basingstoke AD Plant, Carousel Dairy, Farleigh Wallop.
- (b) Humbly Grove Oilfield.
- (c) Frith End Sandpit, Kingsley.
- (d) Mortimer Quarry, Mortimer West End.
- (e) Forest Lodge Home Farm Quarry, Hythe

7. Development Management

Planning Condition (Article 27) applications:

- 7.1. Where conditions of new permissions require details to be submitted and approved for the proper implementation and control of the development, Article 27 applications are required. Under the [Town and Country Planning \(Fees for Applications and Deemed Applications, Requests and Site Visits\) \(England\) Regulations 2012](#), a fee per submission is required for the discharge of any details submitted. Following the recent planning fee increase this will now be £116 per submission.
- 7.2. During the period, Article 27 applications were received and approved or are being determined for 8 planning permissions, totalling £928.
- 7.3. As detailed in the last update, following adoption of the Protocol for Dealing with Breaches in Planning Control relating to Development Undertaken by the County Council under Regulation 3 of the [Town and Country Planning General Regulations 1992](#), enforcement updates now also include information on Article 27 applications for County Council developments and any breaches of planning control.

Non-Material Amendments (NMAs):

- 7.4. Non-Material Amendments (NMAs) are minor changes to the operation of authorised sites that can be agreed by an application for non-material amendment if the change has no substantial impact on the local amenity. Such an application requires a fee but does not involve general consultation and determination by Committee.
- 7.5. Over the period zero NMAs were determined.

CORPORATE OR LEGAL INFORMATION:**Links to the Strategic Plan**

Hampshire maintains strong and sustainable economic growth and prosperity:	yes
People in Hampshire live safe, healthy and independent lives:	yes
People in Hampshire enjoy a rich and diverse environment:	yes
People in Hampshire enjoy being part of strong, inclusive communities:	yes

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.)

DocumentLocation

None