

**HAMPSHIRE COUNTY COUNCIL  
Decision Report**

<b>Decision Maker:</b>	Regulatory Committee
<b>Date:</b>	20 March 2024
<b>Title:</b>	Construction of a new 2 Form Entry, 420 pupil place Primary School with SEN Resource Provision for 8 pupils, including associated parking and external works at Site reserved for the Eastern Primary School within the Wellesley housing development, Aldershot Urban Extension (No. 23/00729/HCC) (Site Ref: RME039)
<b>Report From:</b>	Assistant Director of Waste & Environmental Services

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**Recommendation**

1. That planning permission be granted subject to the conditions set out in **Appendix A.**

**Executive Summary**

2. The planning application is for a new 2 Form Entry (2FE), 420 pupil place, Primary School with SEN Resource Provision for 8 pupils. The proposed primary school is required to serve the Wellesley housing development, known as the Aldershot Urban Extension (AUE). The AUE, which comprises of 3,850 homes was secured through an initial Outline planning permission granted by Rushmoor Borough Council in 2014. The outline planning permission established the proposed school in the approved masterplan. A number of subsequent reserved matter planning permissions have made adjustments to the layout of the outline permission layout including adjustment to the location of the school.
3. This application is being considered by the Regulatory Committee as a major Regulation 3 development proposal for a new school. Regulation 3 of the [Town and Country Planning General Regulations 1992](#) (SI 1992/1492) enables the County Council to make planning applications to itself as long as the development is to be carried out by (or on behalf of) the Council or there is an interest in the development by the Council. In this case, the County Council are undertaking the development although they are not the landowner (currently Grainger). It is the intention that the school will be transferred to an Academy Trust post development. An Academy Trust has not yet been appointed to manage the school.
4. The site lies within the Rushmoor Borough Council administrative area.
5. Key issues raised are:
  - Suitability of the Land Use/Need

- Access, Servicing and Connectivity
  - Design and Visual Impact on adjoining urban setting
  - Ecology and Biodiversity
  - Amenity and hours of use
6. The proposed development has been assessed as not an Environmental Impact Assessment development under the [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017](#). The relevant assessment (EIA) was carried out at outline planning stage for the wider development.
7. It is considered that the proposal would be in accordance with the relevant policies of the adopted [Rushmoor Local Plan \(2014-2032\) \(2019\)](#) (RLP) which establishes the need for the school and the principle of development. The location of the school is established in the approved masterplan forming part of the outline planning consent permissions for the wider housing developments of the Aldershot Urban Extension at Wellesley, the earliest granted in 2014.
8. It is within a planned area for development (Policy SP5 Wellesley) and would meet the needs of the local community (Policy IN1 Infrastructure and Community Facilities) and DE6 (Open Space, Sport and Recreation) as well as Paragraph 99 of the [National Planning Policy Framework \(2023\)](#). The design, appearance and proposed materials are considered appropriate (Policy DE1 Design in the Built Environment), the proposed landscaping and arboricultural improvements will ensure the development fits with the landscape character of the area and will not cause any loss of amenity and will enhance the ecological value around the site (Policies NE2 (Green Infrastructure), NE3 (Trees and Landscaping (Biodiversity))). The site is located within a low flood risk area and appropriate measures will be taken to ensure surface water run-off from the development will be managed in a sustainable way and will not increase the risk of flooding off site (Policies NE6 (Managing Fluvial Flood Risk), NE7 (Areas at Risk of Surface Water Flooding) and NE8 (Sustainable Drainage Systems)). The proposal is acceptable in terms of highway safety and convenience (Policy IN2 Transport). On this basis, it is considered that the proposed represents a sustainable development in accordance with Policy SS1 Presumption in Favour of Sustainable Development of the [RLP \(2019\)](#) and paragraph 11 of the [NPPF \(2023\)](#). It is recommended that planning permission be granted subject to the conditions listed in **Appendix A**.

### **The Site**

9. The Aldershot Urban Extension at Wellesley development lies on former MOD land situated in the town of Aldershot (see **Appendix B - Committee Plan**). The Major Development Area (MDA) lies within the Rushmoor Borough Council administrative area. The proposed primary school is required to serve the new housing developments.

10. The application site occupies approximately 2.1 hectares of amenity grassland bordered by mature trees and native hedgerows on all boundaries except the southern boundary. Beyond any boundary planting, the site is bounded a footpath and Alison's Road to the north, former military buildings and land due east and west (being redeveloped as part the wider housing schemes) and to the south land reserved for 'green' areas and public access to and from the wider residential areas currently being developed (see **Appendix C - Site Plan**).
11. The location of the proposed 'Eastern Primary School' is established in the approved masterplan forming part of the outline planning permissions for the wider housing developments within The Wellesley Illustrative Masterplan (see **Appendix D - Site Location inclusive of developer's proposed Masterplan**). The MDA area of the outline planning permission covers an area of approximately 255 hectares.
12. The current proposed school location was not the exact original proposed location chosen within the approved masterplan, originally granted by Rushmoor Borough Council in 2014. Instead, the proposed location is located approximately 100 - 200m further to the north with this location implied by subsequent reserved matter planning permissions for the MDA.
13. The Masterplan indicates up to 3850 new homes, two new primary schools, a new local centre with offices and shops, community and leisure facilities, play areas, a household waste recycling centre, together with approximately 110 hectares of Suitable Alternative Natural Green Space (SANGS) and a new heritage trail (granted by Rushmoor Borough Council in 2014).
14. The proposed Eastern Primary School is to be located to the east of the Masterplan site, adjacent to a Suitable Alternative Natural Greenspace (SANG), and close to Alison's Road. In 2023, around 1200 homes were occupied, although much of the area immediately bounding the proposed eastern school site is yet to be developed. The housing and associated infrastructure to the immediate west, south and east of the site is due to be constructed from 2026 and 2028, comprising around 177 properties.
15. The school site is roughly square in shape and was formerly used as a Ministry of Defence (MOD) sports field serving the nearby Buller Barracks.
16. The school site is well placed for ease of access via the network of new and existing roads and footpaths linking the new housing areas completed and currently under development to the local area. This includes the adjacent housing development under construction to the south and west, all on former Ministry of Defence (MOD) land.
17. The location of the primary school site was initially established by the housing developer in consultation with Hampshire County Council in 2017 and included the school site's proposed location, and one situated

immediately south of the site under consideration, within the north-east quarter of the overall Masterplan 'Wellesley' development.

18. With the exception of the Grade II Listed Pediment Sculpture (adjoining the Officer's Mess of Buller Barracks) situated approximately 20m from the school site's eastern boundary and the boundaries of the Aldershot Military Conservation Area situated approximately 200m due south, there are no protected, designated or environmentally sensitive areas (other heritage, landscape, ecological and water-related) within the proximity of the proposed development.
19. The proposed school site is served by a spine road through the Wellesley housing development, Mandora Road, which is accessed via Alison's Road to the north. The proposals for a network of cycle and footpaths through the application site and the wider development, connecting the housing to the school site are being pursued. These pedestrian and cycle routes will converge on a new central green, which would immediately adjoin the southern boundary of the school. This is intended to create a car-free zone at the pedestrian access points into the school, limiting conflict between pedestrians and vehicles.
20. Two pedestrian access points are proposed along the southern boundary, allowing the school to manage public and pupil access into the site throughout the school day. One vehicular access point located at the site's western corner has been proposed. It would be used for servicing the staff car park, deliveries, refuse collection and grounds maintenance access. This will have an automated gate entry system to prevent unauthorised access.
21. There is an expectation that the land between the development spine road and the school site, across which the site is accessed, will ultimately be adopted by Hampshire County Council Highways. The adoption process is separate to any grant of planning consent for the new school.

### Planning History

22. The planning history for the application site (and the wider area) to date has all been determined by Rushmoor Borough Council. The parent planning permission for the redevelopment of the wider area is as follows:

<b>Application No.</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date Issued</b>
<a href="#">12/00958/OUT</a>	OUTLINE: Planning application for the development of up to 3,850 no. dwellings including access, demolition of buildings, a local neighbourhood centre (comprising retail, office and community uses),	Granted	10/03/2014

	<p>small scale employment, two primary schools, a waste facility, day care provision, associated amenity space, pavilion, green infrastructure, Sustainable Drainage Systems, together with landscape structure planting and the provision of Suitable Alternative Natural Greenspace (SANG) (Matters for Approval Access Only) to include FULL approval of details for Maida Zone - Phase 1 comprising 228 dwellings, demolition of buildings, internal roads, garages, driveways, pathways, boundary treatment, pedestrian/cycleways, substation, associated parking spaces, Sustainable Drainage Systems, associated amenity space, hard and soft landscape works and full details of engineering operations associated with infrastructure requirements and service provision for this phase on land at the Ministry of Defence's former Aldershot Garrison known as: Wellesley, Aldershot Urban Extension, centred on Queen's Avenue and Alison's Road, Aldershot, Hampshire.</p>		
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23. Planning permission [12/00958/OUT](#) has been the subject of significant numbers of further approvals (reserved matters, discharge of conditions, legal agreements etc) and amendments over the last decade. All of which have been determined by Rushmoor Borough Council.

### The Proposal

24. The planning application is for a new build 2 Form Entry (2FE), 420 pupil place, Primary School with SEN Resource Provision for 8 pupils. The proposed primary school is required (through [12/00958/OUT](#) ) to serve the Wellesley housing development, known as the Aldershot Urban Extension. The application and all supporting documents can be viewed at <https://planning.hants.gov.uk/Planning/Display/HCC/2023/0534>.
25. Hampshire County Council Children's Services Department, in its role as Local Education Authority, has forecast pupil numbers in the area and established the need for a primary school facility to cater for a maximum of 420 pupils (2 Forms of Entry) aged from 4 to 11 years plus resource provision for 8 SEMH/ASD pupils. The initial client brief for a new Primary

School with SEND provision was issued in Spring 2019. A site viability study was undertaken to check the net site area and identify site constraints/risks. A feasibility study for a 2FE Primary School with was undertaken in Spring 2020. The study was based on a compact two storey form and included the potential future expansion on the site. The final brief for a 2FE Primary School with SEN Resource Provision was agreed in Autumn 2021.

26. The site area is 2.1 hectares and therefore suitable for a school site for the proposed capacity in line with the [Government's Guidelines: Building Bulletin 103](#). The net floor space proposed for this development is 2,250sq. m.
27. The proposed accommodation is based on proposals recently completed by Hampshire County Council at Stoneham Park ([Planning Reference CS/18/84183](#)). Reference to the Department for Education guidance BB103 Generic Design Brief formed the basis for the development of the building design. 'Baseline Design Type 2' was initially reviewed and analysed to consider how to best optimise the design solution and allow potential future expansion.
28. The strategic brief from Children's Service for the proposed 2 Form Entry (2FE), 420 pupil place, Primary School with SEN Resource Provision for up to 8 pupils is as follows:

*The overall pupil yield from the Aldershot Urban Extension developments may exceed the number of primary places provided in the new school. Schools are best organised into whole forms of entry, where a form of entry is 30 pupils per year group, and therefore the new primary school will not be able to accommodate pupils if they exceed the two forms of entry planned. There are other primary school places locally should demand exceed the 2 forms of entry. There is no expectation the school will grow to 3 forms of entry albeit the site is large enough should this be necessary.*
29. Consequently, the proposed site layout has to be configured to allow for potential future expansion of the building and car park (see **Appendix D - Site Location inclusive of developer's proposed Masterplan**). These do not form part of these current proposals and would be subject to a separate future planning application.
30. **Appendix E - Site Plan Proposed** provides more information on the site alongside **Appendix F - General Arrangement Plan** which provides more context on the proposed site.
31. The applicant has indicated that wider potential benefits and opportunities include:
  - A new community primary school
  - Good access to the Primary School for community use
  - Good pedestrian access and links to the new housing via a network of public footpaths, open spaces to support the sustainable transport plan

- Ability to provide a new school facility that allows future expansion
32. It is anticipated that the school will operate typical hours of use. However, the applicant has indicated that if the school management utilise the facilities for additional community use these opening hours may extend into early evening or weekend. Providing such facilities locally is seen as a benefit to the community. This would need further planning consideration beyond this application.
  33. The County Council is the applicant for the planning application but is not the landowner. Should planning permission be granted, the County Council would take ownership. Post development, it is the intention that the school will be transferred to an Academy Trust. An Academy Trust has not yet been appointed to manage the school.

### *Design*

34. A **Design and Access Statement** has been submitted as part of the application.
35. The proposed accommodation is based on proposals recently completed by Hampshire County Council at Stoneham Park (Planning Reference [CS/18/84183](#)). Reference to the Department for Education guidance BB103 Generic Design Brief formed the basis for the development of the building design. 'Baseline Design Type 2' was initially reviewed and analysed to consider how to best optimise the design solution and allow potential future expansion.
36. From this study, a compact two storey proposal was developed for 1.5 form entry (FE), 2FE and 3FE options. The 2FE option has been used as the baseline design for the proposal at Wellesley but with an additional class base added for SEN Resource Provision. The intention is to utilise this as the basis for this scheme whilst adjusting the building envelope to respond to context and orientation. The scheme is therefore based on the following design concepts:
  - Reduced building footprint to maximise external areas for outdoor learning
  - Compact and energy efficient form to reduce energy and maintenance costs
  - Future-proofing measures to allow expansion with minimal disruption to the school
  - Main Hall location and size for community access and use
  - Place the Library and Learning Resource Centre to the 'heart' of the school
  - Provide a welcoming main entrance and approach
  - Provide good shading to reduce solar gain and glare
  - Maximise opportunities for efficient and cost effective off-site construction
  - Use robust and low maintenance materials
  - Minimising Carbon footprint in the selection of materials

37. It anticipated that the following spaces would provide the School the flexibility to support potential community use to suit their management approach.
- Main Hall
  - Music and Drama Studio
  - Library and ICT rich Learning Resource Centre (LRC)
  - SEN/MI/Parents rooms
  - WC's (including two fully accessible)
  - Playing field pitches
38. Further spaces that will be provided for the exclusive use by the school include:
- Classrooms x 14
  - Specialist Resource Provision Classroom
  - Group rooms x 3
  - SEN Resource Provision
  - Specialist and Practical classroom
  - Staffroom and Staff workspace
  - Administration Offices
  - Pupil and Staff toilets
  - Accessible toilets and a Hygiene Room
  - Kitchen
  - Other support facilities include plant room, storage and caretaker's room
39. The school has been designed to allow a potential future expansion up to a 3FE school (630 pupil places) but this will be subject to future demand and capital funding. This planning application relates to the 2FE with SEN Resource Provision proposals only and future expansion would require a further planning permission. The site layout has been carefully configured to allow for potential future expansion to the south of the building.
40. It is anticipated that there will be approximately 47 FTE members of staff, this includes a headteacher, 19 class teachers (inclusive of a Special Needs teacher and co-ordinator), 16 teaching assistants, and 11 support staff comprising of site managers, office staff, cooks, lunchtime supervisors and cleaning staff.

#### *SEN Resource Provision*

41. Children's Services have confirmed the following statement of need for SEN Resource Provision for SEMH/ASD pupils: *Pupils who attend this provision will have an Education Health and Care Plan (EHCP) whose primary area on need is likely to fall within the category of Social, Emotional and Mental Health (SEMH), although it is not necessarily a requirement that they do. This provision is targeted towards those pupils who typically*



*present with high anxiety, reluctance to engage, school refusal, mood disorders, need additional support with their Mental Health or may exhibit traits of, or a diagnosis of Autism. They may also have presented with emotionally based school avoidance or have spent a period of time refusing to leave home, but it is not anticipated that they will display a level of challenging or disruptive behaviour that is often associated with an SEMH Provision.*

42. The SEN/SRP classroom will be located at the ground floor level located to the north-east corner with its own dedicated external play area. This location allows good access to other teaching and social areas to promote inclusive learning opportunities. Morning drop-off and afternoon pick-up of these pupils will be arranged and managed by the school.

#### *Building Layout:*

43. The design for the 'Standard Primary School' commenced in March 2017 in response to a revised brief emerging from the DfE and 'Free School' programme. The design was developed and benchmarked against the DfE Baseline Design Type 2 which is a two storey 2FE Primary School with 26 place nursery. The initial HCC design was developed for 1.5FE, 2 FE and 3FE primary models with the aim to make the building simple and easy to expand in the future. Common to each model was the conceptual diagram of a compact form based on a 'head, heart and wing'. The 'head' contains the communal hall and kitchen; the 'heart' is a double height Learning Resource Centre / Library that connects to the teaching 'wing' with classrooms on two levels.
44. The applicant has stated that the design aims to provide a lean, compact and energy efficient building akin to a 'School House'. The two-storey building has a small footprint on the site and thereby maximises the available site areas for external play and outdoor learning. The proposed Primary School has been designed as an efficient and flexible solution to meet the Building Bulletin 103 ([BB103](#)) area DfE guidance for schools and is based on the Education Funding Agency (EFA) baseline design, generic brief and specifications. Internal and external areas are fully inclusive for both school and community use.
45. The main entrance approach is from the west by vehicle and from the west, south and east by non-motorised methods via a large green area. Visitors access the school via a secure lobby that leads to the Learning Resource Centre and waiting area. An interview room is provided off the secure lobby. The double height Learning Resource space is top lit and connects upper and lower Learning Resource Centre areas to the teaching wing and main hall. This is the 'heart' of the school. The two-storey teaching wing provides reception and Key Stage 1 classrooms to the ground floor and Key Stage 2 classrooms to the first floor. Reception and Key Stage 1 classrooms open directly to external areas to promote and encourage outdoor learning.

46. Key Stage 2 classrooms and associated areas are accessed via internal stairs and a lift. The classrooms on upper and lower levels are placed each side of a central circulation 'spine' that opens on to shared teaching areas. Toilet areas are grouped along the central 'spine' to reduce travel distance and improve passive supervision. Reception toilets are 'ensuite' for direct access from the classrooms. Accessible WCs are located at each level with a Hygiene room located centrally to the ground floor.
47. **Appendix E - Site Plan Proposed** provides more detail on the proposed site layout alongside **Appendix G - Roof Plan - Proposed**.

*Building Form, Scale and Materiality:*

48. The scale and massing of the building provides a compact form that establishes an efficient building footprint and surface area. The height of the two-storey block is determined by the floor to ceiling dimensions required for good daylighting and ventilation to the teaching areas. The building height and form also responds to the height required for the main hall and community/sports use as recommended in [BB93](#), [BB101](#) and [Sport England guidance](#).
49. The north facing front elevation establishes a hierarchy of public to private and responds to the context of the public open space and predominant elevational materials of traditional brickwork. The main entrance portal is conceived in scale and form to establish primacy over the classroom wing. It thereby ensures clear wayfinding and shelter to the main entrance area.
50. The ground floor classrooms have an overhead canopy which creates a threshold between the internal and external environment. This is seen as particularly critical in the reception classrooms to the south and the KS1 classrooms to the north where the option of internal and external play is seen as having significant educational advantages.
51. The typical classroom bay has been carefully configured to provide openings that optimise daylight and ventilation without compromising 'views out' to the exterior. A distinctive colonnade structure provides both horizontal shading and shelter to south facing classrooms to control glare and solar gain.
52. Traditional brickwork cladding is proposed across the main teaching block. It is considered that this responds to the local context and design code adopted for the housing development. Brickwork has been chosen as the predominant cladding material for robustness, low maintenance and longevity. This was based on an embodied carbon assessment comparing timber to masonry brickwork for both 60 and 120 year life cycles.
53. **Appendices H - Proposed Elevations 1 of 2** and **I - Proposed Elevations 2 of 2** both provide information on the proposed elevations and materials.

### *Building Entrances:*

54. All main entrances to the school are lobbied and sheltered. The main entrance on the south facade is articulated and sheltered by a roof overhang. Parents and carers of Reception and Key Stage 1 children are able to deposit and collect pupils directly to/from the enclosed play areas. Key Stage 2 pupils are expected to enter and leave the building via the staircases at each end of the building and are deposited and collected on the hard play areas to the south. Access for kitchen deliveries and plantroom servicing is via the staff car park and footpaths to the north of the main building.

### *Classrooms:*

55. The building is based on two simple classroom types. The Reception (Year R) classroom type varies slightly from the Key Stage 1/Key Stage 2 classroom type but all work to a regular 7.2m wide grid or 'structural bay'. The classrooms are approximately 8.3m deep and ceiling heights are designed so as to ensure good levels of daylight and ventilation. Wet areas are located to the rear of the classrooms to ensure teaching areas benefit from the maximum amount of available natural light. A Specialist Resource Provision classroom and ancillary areas are located to the north-east corner of the building with its own dedicated outdoor play and social areas.

### *Shared Teaching:*

56. 'Break-out' spaces and group rooms are provided to each level. The circulation 'spine' to the ground floor widens to provide a useful break-out space centrally to serve Key Stage 1 classrooms. This is top-lit by daylight/ventilation shafts at each end of the space. Upstairs larger break-out spaces are centred on Key Stage 2 classrooms, each with a rooflight to provide appropriate daylight and ventilation.

### *Specialist Teaching:*

57. A specialist Food/Science/Tech classroom is provided to the ground floor on the south side of the teaching wing with its own dedicated outdoor social area. This teaching space opens on to a sheltered canopy and private terrace to the south for outdoor teaching and dining.

### *Main Hall/Studio:*

58. The main hall is a simple 'community' space that measures 10m wide x 18m long. The dimensions comply with current BB103 and Sport England recommendations for community use. The hall opens on to the public forecourt to the front of the school. Daylighting and natural ventilation is provided by glazed screens to the north, clerestory windows to the west, a linear skylight and 'borrowed light' via glazed screens and skylight over the LRC Library.

59. The main hall is designed so that it connects to a Music/Drama Studio to the south via a 'proscenium' and moveable acoustic wall. Daylighting and natural ventilation to this double height space is provided by glazed screens to the south and a linear skylight. The studio space opens on to a south facing private terrace to the rear of the school.
60. External access and means of escape is provided via glazed doors that open to the north (main hall) and south (music/drama studio).

*Interior Design:*

61. A palette of natural/healthy finishes with low VOC are proposed. Accent colours with appropriate light reflectance and visual contrast will be developed with the Academy Trust. Natural materials with low maintenance will be used where possible to ensure the building interior is both robust and well maintained. Where appropriate low embodied carbon interior materials and finishes will be specified to support the Sustainability Strategy and targets.

*Proposed External Materials:*

62. The following materials are proposed.

*Table 1: Schedule of Proposed External Materials*

<b>Schedule of Proposed External Materials:</b>	<b>Finish / Colour:</b>
External walls to main building External walls to kitchen block and plant room enclosure Parapet copings	Multi-red facing bricks Multi-red facing bricks with FSC accredited sustainable timber louvres above. Powder coated aluminium
Windows and External Doors	Powder coated aluminium
Roof lights	Powder coated aluminium
RWP's/Hoppers Roof finish Canopy shelter to north Canopy shelter and Brise Soleil shading to south	Powder coated aluminium High performance 3ply membrane FSC accredited sustainable timber structure with powder coated aluminium fascia's and soffits FSC accredited sustainable timber structure with powder coated aluminium fascia's, soffits and horizontal louvres

*Landscape Design and Access:*

63. The landscape design and its response to the school building and context includes the following key design principles:

- The reduced building footprint provides ample external space for outdoor learning and play areas. Use of the 'whole site' for outdoor learning may be developed in the future to support other outdoor activities
- Year R and resource provision play areas are enclosed and secure with direct access to/from classrooms to encourage outdoor use
- Canopies are provided to all ground floor classrooms to provide outdoor shelter and shading to the façade; beyond this, existing mature trees and proposed new trees provide further shelter
- Gathering and learning spaces will be created around the site and seating will be provided for parent waiting and pupil learning uses
- Hard surface materials and colours will complement the building elevations with light finishes adjacent glazed areas to maximise light reflectance to the building interior; the palette of materials and colours will be further developed during detail design stages
- External signage and wayfinding will be provided where appropriate
- The sports pitches will be established in accordance with BB103 and Sport England recommendations and standards
- Proposed hedgerow and sensory planting areas to many areas on the site will use carefully selected mainly native species to provide seasonal variation and colour and promote biodiversity on the site
- New trees will be carefully selected and located to provide framing for views, shade and softening to hard areas and the building facade
- Considerable areas of wildflower meadow turfing/seeding will ensure that biodiversity net gain is achieved
- Secure spaces for staff motorcycles are provided to the front of the school
- A secure shelter for staff cycles is provided to the front of the school. Visitor cycle hoops are located by the main entrance
- Space is to be retained to allow the car park to extend with the future school expansion
- Accessible parking is located close to the school building and main entrance
- The 'bin store' is positioned, and the car park is arranged, so that the refuse vehicle can turn fully within the site boundary
- A bioretention will provide surface water run-off filtering and will also provide a learning resource for the school
- Orchard trees will frame an area that can be developed as the schools 'Forest School' learning zone

64. Soft landscape proposals have been carefully considered to maximise opportunities to the site edges for establishing a contiguous natural tree and hedgerow border, the former through proposed tree planting in the gaps between retained trees and planting (see **Appendix F - Proposed Landscape General Arrangement Plan**).
65. The ecology survey for the wider development site has identified some adjacent habitat that supports dormice, breeding birds, and reptiles. However, the school site is not considered important for any of these species.
66. External furniture and play equipment will be carefully selected to complement the building and natural landscape setting. External paving details and drainage channels will be coordinated with the building and landscape finishes.
67. Multiple pedestrian access points on the southern boundary will support the implementation of the school travel plan.
68. A significant number of new trees will be planted within the school as a key part of the landscaping scheme. Their indicative positions are indicated on **Appendix J - Proposed Biodiversity Strategy**. These include many native species as well as street trees around the car park and orchard trees for particular biodiversity gain. The outcome, in time, will be a significant increase in the canopy cover and associated ecosystem services of the site.
69. Root protection of the mature existing trees on neighbouring land will be established in line with the recommendation outlined on the submitted **Tree Protection Plan**. This will be issued as a contract document to the appointed contractor to ensure the required protection is in place during construction. The applicant has indicated that all new trees will be subject to intensive watering / maintenance checking under the main contract for 12 months after planting (watering to full capacity during prolonged dry conditions) and will then be watered and checked on a monthly basis (during prolonged dry conditions) for a further two years. The client organisation will also ensure any failures (for any reason) within the first five years will be replaced and maintained to the same specification for a further three years after the replacement tree is planted.

*Ecology:*

70. The existing baseline ecological value of habitats (protected species presence notwithstanding) is relatively low as the site is a former playing field.
71. The MDA developer appointed ecologist, has provided a report carried out for the wider development site. This identifies that European Protected Species licences are already in place across the wider development site for dormice, and that further licences will be obtained to enable the clearance of the school site and/or adjoining areas if required. The school site can therefore be cleared under appropriate mitigation with all necessary

licenses obtained, and a clear site delivered to Hampshire County Council to allow the construction to proceed with no outstanding ecological constraints. All ecological mitigation is to be carried out by Grainger as agreed under the original section 106 agreement for the development.

72. An **Ecological Assessment** and **Biodiversity Net Gain (BNG) Assessment** has been undertaken for these proposals. The proposal would result in the loss of 7.27 biodiversity units. However, post-development, the site would deliver 7.95 biodiversity units of newly created habitats and the enhancements of retained habitats would result in an increase of 0.07 biodiversity units in these areas – total net increase of 0.75 units. This includes the new hedge row which would result in a 100% gain in linear habitats at the site. Overall, this represents a net gain of 10.31% of area-based biodiversity units. The application was submitted prior to 10% BNG becoming mandatory but it is still being provided on-site by the proposed development.
73. A bioretention pond has been specifically introduced for ecology and educational gains. This will be fed by storm water from the school building and hard surfaces. This will then over-flow to an off-site discharge pipe provided by the developer to off-site SUD's basins to the southern edge of the school site.

*Access, sustainable transport and car parking:*

74. The main school visitor entrance and vehicular entrance are both accessed directly from the road to the west and will both include automated gate locking systems controlled from the school building.
75. Direct access to secure Reception and Resource Provision play areas are provided so that Parents/Carers are able to drop-off/ pick-up younger children direct from classroom doors. These areas are enclosed with a low 1.2m high estates fence and secure gates. The remaining school site boundary will be protected by secure fencing and gates to a height of 1.8m.
76. The applicant has indicated that it is not anticipated that there will be any parent parking on the school site apart from agreed visitors and parents requiring access to the accessible bays. This will include cars minibuses or taxi's that are bringing children to the SEN resource provision class.
77. Overall, the expected number of staff will be in total approximately 47 members of staff (20 teaching and 27 non-teaching). In line with the County Council's Parking Requirement Guidelines 2 powered two-wheeler and 40 car parking spaces will be required, of which 2 of these parking spaces will be accessible bays. The car park is positioned separated from the main pedestrian access point beyond a secure boundary and will have swipe card operated automated gates to restrict access to authorised vehicles only.
78. The applicant has also indicated that the travel requirements of the Resourced Provision places are not yet known. Any related impact on travel to the school will be updated for the Full School Travel Plan once the

school is operational, and a designated Travel Plan Co-ordinator appointed.

79. Refuse and delivery vehicles have been fully tracked to make sure that a three-point turn is safe and viable on site.
80. Very occasionally larger coaches will be required for school trips, and these are expected to park off site or to reverse on to site with a banksman if necessary.
81. The location of the Primary School and access points for pedestrians and vehicles has been coordinated with the wider masterplan. Reference has been made to both the existing and proposed public access and cycle network to ensure inclusive access is provided to and within the school site.
82. The multiple site entrances have been proposed to support sustainable transport approach from different areas of the two housing developments and ensure that pupil numbers entering at each location are manageable for the school.
83. In order to support sustainable transport to the school, cycle opportunities are encouraged by the provision of secure covered cycle stands for pupils and staff at appropriate areas accessible from both pedestrian site entrances on the school's southern boundary.
84. In accordance with the County Council's recommended parking guidelines it is proposed that there will 3 covered cycle stores with a total of 15 covered hoops for pupils, providing cycle parking for up to 30 bicycles. There will also be 4 staff cycle spaces (2 hoops) located in a separate lockable shelter, near the main entrance. In addition, there will be 3 covered scooter storage racks, for up to 42 scooters. All external cycle and bin store shelters will be from the same 'family' of materials and details to complement the building and landscape.
85. The outline planning approved development masterplan includes a network of footpaths and links to the primary school site. This provides an attractive and sustainable approach to the school from the west, south and east within the wider Wellesley development.
86. A public bus route connecting with the housing development is also proposed with bus stops already in reasonably close proximity to the school site on Alison's Road, beyond the school's northern boundary.

*Accessibility:*

87. The new two-storey building is fully inclusive and accessible. Stair cores at each end of the building provide access to the upper floor teaching areas which include appropriate refuge areas for means of escape. A lift is centrally located adjacent the first stair core with Accessible WCs and a Hygiene room in close proximity.
88. The main school entrance and approach will have level access. Pathways or routes across the site will achieve 1:21 gradients to ensure inclusive access. All other entrances to rear stair lobbies and classrooms will be



wheelchair accessible. The main entrance will incorporate auto-opening doors to a secure draught lobby.

89. Consultation has been undertaken with the Hampshire County Council's Access Team, Highways & Transport and Fire Safety Review Group and the applicant has indicated that all parties are satisfied that the proposals are sufficiently accessible to the individual requirements. A Disability Access audit has also been carried out with the Access Officer and submitted to support the application.

*Playing Field and Pitches:*

90. The proposals are based on the FA guidance and recommended pitch sizes of 79 x 51m for U11's and 61 x 43m for U9's including run-offs. Drawing P11378-HCC-DR-L-7001 shows the proposed pitch layout which are orientated to suit the site shape and gradient. The layout and detailed design for the grass pitches has been undertaken in accordance with the [Sport England Design Guidance Note for 'Natural Turf Sport' \(2013\)](#).
91. Prior to construction, a detailed specification will be produced by a competent grass pitch design consultant to include site clearance, subsoil and topsoil quality assessment, adjustment of levels to balance cut and fill, cultivation methods, seeding specification and management plan for establishment works.

*External Lighting/Signage:*

92. All external lighting will be high efficiency LED lighting (4000 Kelvin). Light pollution will be minimized by limiting the amount of up lighting. Low level lighting to the main approach surfaces will be provided for wayfinding. The car park will be illuminated by LED downlighting (columns). More information is set out on the submitted **External Lighting Layout drawing**.

*Sustainability / Climate Change:*

93. The applicant has indicated that the proposals for the new school have been designed to address the issues of climate change, sustainability, and embodied carbon.
94. The design seeks to incorporate a number of features that enable the building to be efficient, in terms of energy reduction and thermal performance. The proposed design and construction is based on 'fabric first' principles with a highly efficient 'form factor' to reduce energy demand and use and improve thermal comfort internally.
95. The applicant has indicated that when an Academy Trust sponsor is appointed the key design principles for improved energy conservation and performance will be promoted and developed to ensure the project maintains the sustainable design objectives.

*Building Fabric and Thermal Performance:*

96. The school design, layout and compact form has a direct relationship to the site context, topography and orientation. Classrooms are clustered 'back-

to-back' on two levels to create a compact form and a reduced footprint. The building 'form factor' (ratio of entire building envelope to treated floor area) is highly efficient. Based on 'fabric first' principles the optimisation of the thermal envelope will reduce the heating demand/load and carbon footprint and should reduce running costs. Other benefits include improved health, comfort and wellbeing for the building occupants.

97. Glazing areas are shaded to maximise views out and daylighting factors whilst minimising glare and solar gain. Thermal modelling, testing the overheating of the building against present day temperatures confirms that with appropriate solar glass specification the building will pass current statutory requirements. Thermal modelling has additionally been carried out on temperatures as predicted for 2050 weather patterns. A more detailed appraisal will take place during the technical design phase to ensure suitable solutions are implemented to mitigate expected increase in UK temperatures.
98. Daylight analysis has also been carried out. Both of these assessments have been used to inform the design and ensure good levels of internal comfort, indoor air quality and daylighting is provided to teaching spaces, halls and resource areas.
99. 'Passivhaus' and 'fabric first' principles adopted for construction, will ensure the floor, wall and roof build up exceed the minimum requirements of the building regulations, having higher than required levels of insulation and airtightness to ensure a high performing building envelope. Although subject to further detailed design, these will target the following u-values based on the Passivhaus 'Classic' standard and principles adopted:
  - Wall: 0.15 W/m<sup>2</sup> K;
  - Roof: 0.125 W/m<sup>2</sup> K;
  - Floor: 0.15 W/m<sup>2</sup> K;
  - Glazing (inc frame): <0.85 W/m<sup>2</sup> K;
  - Centre pane <0.7 W/m<sup>2</sup> K; and
  - Air permeability for the building to be designed at least to achieve < 0.6 m<sup>3</sup>/(h.m<sup>2</sup>) @ 50Pa.
100. Other passive measures include extended canopies, roofs, and solar control coatings to the glass to avoid over-heating and glare. High- and low-level opening vents, provide cross ventilation, ensuring teaching spaces and halls benefit from fresh air.

*Sustainable technologies:*

101. Photo Voltaic panels are proposed to supplement electrical supply (see **Appendix G - Roof Plan - Proposed**). The PV array will be installed on the main roof section which has the capacity for a maximum array size of approx. 130 m<sup>2</sup>. A PV array of 130 m<sup>2</sup> will generally equate to a system size of a nominal 32 kWp which represents a large increase on the nominal allowance of a 10-12 kWp system recommended for a typical primary school.

102. With regard the ventilation the school will be designed to be compliant with BB101 and TM52 with a Mechanical Ventilation with Heat Recovery (MVHR) system. The centralised MVHR unit recovers between 80-90% heat energy from outgoing air that is used to temper incoming fresh air. This provides 'hygienic ventilation' by means of a constant supply of filtered fresh air to the building interior resulting in excellent indoor air quality. Combined with a super-insulated and airtight building envelope this will improve thermal comfort during winter and summer seasons and reduce the heating and cooling load of the building.
103. The proposed MVHR system in conjunction with secure louvred window vents will also be used to provide passive night-time cooling of the building interior to help mitigate summer overheating during daytime use. Smart meters and dataloggers will be fitted post occupancy to evaluate building use and provide energy monitoring.
104. Four twin outlet electric vehicle charging points are proposed by the County Council, subject to agreement on terms of use with the end user academy trust. Final location is to be agreed with the end user.

*Embodied Carbon:*

105. The applicant has undertaken Concept Lifecycle Carbon analysis of the proposals which have informed design decisions regarding cladding material choice and potentially structural frame solution.
106. Timber products, including the proposed cladding and preferred structural frame solution, will be specified to come from sustainable forestry sources and be certified by the Forest Stewardship Council or similar.
107. Environmental Performance Declaration certificates will be required to be provided by contractors and suppliers. These will further inform decisions regarding the embodied Carbon, and potentially can be used to assess the embodied carbon of the building in detail at completion.
108. A site waste management plan will be required from the appointed contractor to ensure that during construction the principles of minimising waste are maintained.
109. The design approach to sustainability and embodied carbon and proposed systems is intended to achieve the lowest level of carbon emissions as is practical and viable.
110. The above proposals for both operational and embodied carbon are based on the benchmark project Stoneham Park Primary Academy
111. The project will be assessed against the RIBA Climate Challenge 2030 metrics for operational energy, embodied carbon and potable water use. Operational carbon and water use metrics will need to be monitored as the new school grows over a number of years until it is fully occupied.
112. More information can be found in the submitted **Sustainability Statement** and the **Sustainability/Climate Change Strategy**.

### *Drainage:*

113. A sustainable drainage solution is being implemented across the wider development. The school site will connect to this system. The proposed runoff rates for the site have been determined and agreed as part of the outline planning application for the wider Wellesley development.
114. The foul water drainage system for the new school, will be discharged by gravity to a foul water sewer system, provided by the developer of the site wide housing scheme, this is located on the south-east boundary, within the school site.
115. Surface Water drainage for roofs and hard paved surfaces will be discharged through an onsite pond, to provide water quality criteria, to 3 offsite infiltration basins provided by the developer of the site wide housing scheme. The basins will be located on the developer's side of the south west boundary. The system will be designed to cater for the 1:100 year storm return period with a 40% allowance for climate change. More information can be found in the submitted **Flood Risk Assessment** and the proposed '**Below Ground Drainage General Arrangement**' and '**Exceedance Route**'.

### *Noise and Acoustics Strategy:*

116. The building's design has been carefully developed to take into account the immediate context of the housing development, and road network and the existing natural features of mature tree belts and woodland areas. Ground floor classrooms for Reception (Year R) and Infant (KS1) pupils open directly on to playgrounds which are screened by boundary planting. More information on this is set out on submitted **Landscape site plans (GA – P12462-HCC-DR-L7001)**. This will help reduce the risk of impact of traffic noise on active indoor/outdoor teaching areas to the ground floor.
117. In terms of the assessments of noise impacts undertaken focusing on the school's outside play and sports areas on the nearest adjoining residential properties, the findings concluded that no adverse impacts would be created during 'normal' school hours. Furthermore, a 90m section of 2.8m acoustic fencing situated along the school's northern boundary would also aid noise attenuation affecting traffic noise on the school and its occupants.
118. Teaching spaces to both ground and first floor are ventilated by means of a Mechanical Ventilation Heat Recovery (MVHR) system. During seasonally hot periods of weather this will allow occupants of the more exposed first floor classrooms the option to open or close window vents for controlling the impact of external ambient noise on the interior spaces. This approach should not compromise indoor air quality and thermal comfort during summer or winter periods.
119. The design for the new school will be in accordance with Building Bulletin 93. An Acoustic Consultant has been appointed to advise on acoustic design of teaching areas and halls and the proposed ventilation strategy.

The application is supported by the development's Noise Impact Assessment.

*Air Quality:*

120. The outline planning permission was accompanied by an EIA which outlined that the emission levels from the nearest roads (Alison's Road) and other sources could be adequately mitigated through layout and design.
121. As already noted, the proposed design is based on Passivhaus principles with ventilation to all spaces provided by a centralised mechanical ventilation heat recovery (MVHR) unit. This provides a constant supply of fresh tempered air that is filtered to remove pathogens and pollutants. The MVHR system will provide hygienic ventilation to teaching areas and control internal CO2 levels in accordance with BB101 and TM52 recommendations.
122. Low VOC materials and finishes will be specified throughout the building.
123. The heating and domestic hot water system will be served by a heat pump. This will eliminate gas and NOx emissions. The vehicular entrance and school car park are located to the north of the school building. With the prevailing wind from the south-west this will mitigate the risk of pollution from cars and delivery vehicles on external play areas and teaching spaces to the north side of the school. Additionally, the proposed 2.8m high acoustic barrier fence and existing mature tree belt to the east boundary will help to screen external play areas and teaching spaces from the A30 Winchester Road.

*Crime Prevention measures:*

124. Hampshire County Council has a legal obligation under [section 17 of the crime and Disorder Act 1998](#) to consider the impact of all the decisions it makes on the prevention of crime. The proposals in this application are aimed at reducing the possibility of crime taking place at the new Primary School. Measures include:
  - The site access to the staff car park has lockable entrance gates and secure boundary fencing
  - The boundaries are fenced to an appropriate height – see **Drawing ref P12462-HCC-DR-L7001 'General Arrangement' site plan** for details
  - Lighting around the site is suitable and links car park to main entrance
  - Burglar alarms to the building
  - Appropriate ironmongery and glazing standards to all new build areas
  - Bin stores will be lockable and more than 6m from buildings
  - Secure entrance lobbies

*Refuse Waste Collection:*

125. The proposals include a new detached bin store enclosure set away from the school buildings on the south boundary. Refuse collection will be

accessed from the staff car park. The location of the bin store has been coordinated with the turning head and tracking for a refuse vehicle. In addition to the bin stores, the enclosure will provide sufficient capacity for recyclable waste storage.

126. Construction phase waste will be managed by an agreed and adopted Site Waste Management Plan (SWMP) to minimise consumption and on-site generation of waste.
127. A vehicular tracking exercise has been undertaken and it has been confirmed that emergency and refuse vehicle access can be appropriately accommodated within the school site car park.

*Fire Safety:*

128. Consultation has been undertaken with the County Council's Access Team, County Council Highways & Transport and Fire Safety Review teams and all parties are satisfied that the proposals are sufficiently accessible to the individual requirements.

**Development Plan and Guidance**

129. Section 38(6) of the [Planning and Compulsory Purchase Act 2004](#) requires that applications are determined in accordance with the statutory 'development plan' unless material considerations indicate otherwise. Therefore, consideration of the relevant plans, guidance and policies and whether the proposal is in accordance with these is of relevance to decision-making.
130. The key policies in the development plan which are material to the determination of the application, are summarised below. In addition, reference is made to relevant national planning policy and other policies that guide the decision-making process and which are material to the determination of the application.
131. For the purposes of this application, the statutory development plan comprises the following.

**[Rushmoor Local Plan \(2014-2032\) \(2019\)](#)**

132. The relevant policies are as follows:
  - SS1 Presumption in Favour of Sustainable Development
  - SP5 Wellesley
  - IN1 Infrastructure and Community Facilities
  - IN2 Transport
  - HE1 Heritage
  - HE3 Development within or adjoining a Conservation Area
  - HE4 Archaeology
  - DE1 Design in the Built Environment
  - DE4 Sustainable Water Use

- DE6 Open Space, Sport and Recreation
- DE7 Playing Fields and Ancillary Facilities
- DE8 Indoor and Built Sport and Recreation Facilities
- DE10 Pollution
- LN6 Local Neighbourhood Facilities
- NE1 Thames Basin Heaths Special Protection Area
- NE2 Green Infrastructure
- NE3 Trees and Landscaping
- NE4 Biodiversity
- NE6 Managing Fluvial Flood Risk
- NE7 Areas at Risk of Surface Water Flooding
- NE8 Sustainable Drainage Systems

133. Other relevant policy and guidance includes the following:

**[National Planning Policy Framework \(2023\)](#)** (NPPF)

134. The following paragraphs are relevant to this proposal:

- Paragraphs 10-12: Presumption in favour of sustainable development
- Paragraphs 38, 47: Decision making
- Paragraphs 55 - 56: Planning conditions
- Paragraphs 85: Support of sustainable economic growth
- Paragraph 92: Healthy, inclusive and safe places
- Paragraphs 98 - 99: Access to high quality open spaces, sports and recreation
- Paragraph 99: Ensuring sufficient choice of school places is available to meet the needs of existing and new communities
- Paragraph 100: Public rights of way and access
- Paragraphs 108, 115-117: Sustainable transport
- Paragraph 120: Types of land
- Paragraphs 131-140: Design
- Paragraphs 159-164; Planning and climate change
- Paragraphs 159-169: Planning and flood risk
- Paragraph 180: Contributions and enhancement of natural and local environment
- Paragraphs 186-188: Biodiversity and planning
- Paragraphs 183-188: Ground conditions and pollution

**[National Design Guide \(NDG\) \(2019\)](#)**

135. The National Design Guide is a material consideration in the determination of planning applications and appeals.

**Consultations**

136. A full record of all consultation responses received are [available](#). A summary of the responses received are set out below.

137. **County Councillor Crawford:** Supports the representation submitted by the Wellesley Residents' Committee. Comments that further details on sustainability, climate change, energy use and air quality impacts on pupils from nearby road traffic and planes are required.
138. **Rushmoor Borough Council - Planning:** No objection.
139. **Rushmoor Borough Council - Environmental Health (Noise):** No objection based on the conclusions of the further noise impact assessments undertaken. Out of hours evenings and weekend uses should be prohibited by condition.
140. **Rushmoor Borough Council - Environmental Health (Contamination):** No objection subject to further investigations being undertaken prior to the development being commenced, and where necessary remediation works being employed.
141. **Sport England:** Sport England does not support the application given the impact on the existing playing field on the site, but understands that the in principle issues including Sport England's objections were considered at outline stage ([12/00958/OUT](#)) by Rushmoor Borough Council, and that these issues should not be revisited under this application.
142. Sport England requests that if the County Council is minded to approve the application then conditions requiring a community use agreement to be secured and that all pitches meet Nationally approved sizes and specifications are imposed.
143. **Active Travel England:** Supports application. Further information submitted relating to Travel Plan, increased cycle and scooter storage provision and traffic management strategies have been provided and are accepted and should be conditioned.
144. **Farnborough Airport:** No objection.
145. **MOD Safeguarding:** No objection.
146. **County Council Arboriculturist:** No objection subject to works being carried out in accordance with the applicant's Arboricultural Method Statement and Tree Protection Plan and submitted drawings being conditioned.
147. **County Council Archaeologist:** No objection.
148. **County Council Ecologist:** No objection subject to the applicant's proposed mitigation for ecological and biodiversity improvement works, including BNG delivery, being secured by condition.
149. **Local Highway Authority:** No objection subject to the submission of a Construction Management Plan (CMP) to control the cleanliness of HGVs accessing and egressing the site, that imported materials are covered etc, and that both an interim School Access Plan and full Travel Plan are submitted within six month prior to the school being occupied and within twelve months following occupation, all being imposed by condition.



150. **County Council Landscape Architect:** No objection subject to the submitted Landscape Planting Proposals species choices and the Planting Establishment and Management Plan being secured by condition. Comments on timings of planting and protection measures made that must be included within any approved planting and management plans.
151. **Lead Local Flood Authority:** No objection subject to submitted surface and foul water drainage methods being conditioned.

## Representations

152. Hampshire County Council's [Statement of Community Involvement](#) (SCI) sets out the adopted consultation and publicity procedures associated with determining planning applications. In complying with the requirements of the SCI, the County Council:
- Published a notice of the application in the Andover Advertiser the and Hampshire Chronicle
  - Placed notices of the application at the application site and local area
  - Consulted all statutory and non-statutory consultees in accordance with [The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#)
153. As of 29 February 2024, two representations to the proposal have been received, raising concerns over:
- Proposed community use not as believed it would be
  - No confirmation over links to other school catchments and Secondary school places and availability
  - The County Council should collaborate with The Land Trust, to enable easy and integrated utilisation of Wellesley Woodlands
  - The County Council should increase the number of SEND places planned for the School
  - Highways improvements to enable a safe crossing over Queens Avenue at Hope Grants/West Hope Grants roads should be conditioned as part of the application in the interests of pupil safety
  - Highways plans need to be amended to allow for less impactful vehicular pick-up and drop-off on the surrounding residential estate and highways network

## Climate Change

154. Hampshire County Council declared a [climate change emergency](#) on 17 June 2019 and Rushmoor Borough Council declared theirs via [Climate Change Action Plan \(2023 - 2026\)](#) in summer 2019. This proposed development has been subject to consideration of Paragraph 159 of the [NPPF \(2023\)](#) and via Rushmoor Borough Council's [Climate change Strategy](#)) as the proposed development reduces energy consumption

through sustainable approaches to building design and layout, using low-impact materials and high energy efficiency. It also incorporates renewable or low carbon energy technologies, where appropriate.

155. Rushmoor Borough Council's Action Plan contains 12 proposed actions and is mainly focused on reducing the council's own carbon footprint but does also include actions which support the objective of achieving a greener and more sustainable Rushmoor.
156. National Planning Guidance states that 'where planning applications accord with the policies in the Local Plan (and, where relevant, with policies in neighbourhood plans), they be approved without delay, unless material considerations indicate otherwise.'
157. As part of the planning application preparation, the County Council's [Climate Change Adaption tool and the Carbon Mitigation tool](#) have been used to assess vulnerability. The school design, layout and compact form has a direct relationship to the site context, topography and orientation. More information is set out in The [Proposal](#) section.
158. The assessment of the application with the Climate Change Adaption tool gave an initial vulnerability score for the development of 15 out of 100. Consequently, a full assessment has not been completed, this being required for projects which score 25 or above. However, as will be the case with all school buildings it was concluded that extreme heat waves could impose additional cooling loads on the building in the future, and further measures were taken at the design stage.
159. These measures included the use of 'Glazing areas' within the buildings where areas are shaded to maximise views out whilst minimising glare and solar gain. Thermal modelling, involving testing the overheating of the building against present day temperatures confirmed that with appropriate solar glass specification the building will pass current statutory requirements. Thermal modelling has additionally been carried out on temperatures as predicted for 2050 weather patterns. A more detailed appraisal will take place during the technical design phase to ensure suitable solutions are implemented to mitigate expected increase in UK temperatures. Daylight analysis has also been carried out. Both of these assessments have been used to inform the design and ensure good levels of internal comfort, indoor air quality and daylighting is provided to teaching spaces, halls and resource areas.
160. The Carbon Mitigation tool was also used to influence the design process. The design seeks to incorporate a number of features that enable the building to be efficient, in terms of energy reduction and thermal performance. The proposed design and construction is based on 'Passivhaus' and 'fabric first' principles with a highly efficient 'form factor' to reduce energy demand and use and improve internal comfort, including through the employment of higher than levels of insulation and airtightness to ensure a 'high performing building envelope'. Measures including

extended canopies, roofs, and solar control coatings to the glass to avoid over-heating and glare. High- and low-level opening vents, provide cross ventilation, ensuring teaching spaces and halls benefit from fresh air.

161. Sustainable technologies will also be employed within the proposed school site. These will include a PV array of 130 m<sup>2</sup> on the school roof that generally equates to a system size of a nominal 32 kWp. This represents a large increase on the nominal allowance of a 10-12 kWp system recommended for a typical primary school. Four twin outlet Electric vehicle Charging Points are proposed by the applicant, subject to agreement on terms of use with the end user academy trust. With regard to ventilation, the school will be designed to be compliant with BB101 and TM52 with a Mechanical Ventilation with Heat Recovery (MVHR) system. The centralised MVHR unit recovers between 80-90% heat energy from outgoing air that is used to temper incoming fresh air. This provides 'hygienic ventilation' by means of a constant supply of filtered fresh air to the building interior resulting in excellent indoor air quality. Combined with a super-insulated and airtight building envelope this will improve thermal comfort during winter and summer seasons and reduce the heating and cooling load of the building. The proposed MVHR system in conjunction with secure louvred window vents will also be used to provide passive night-time cooling of the building interior to help mitigate summer overheating during daytime use.
162. Part 12 of Policy SP5 (Wellesley) of the [RLP \(2019\)](#) clearly sets out a requirement for 'measures to demonstrate adaptation and mitigation to climate change, including: *Efficient design and layout (1), The provision of on-site renewable energy (2) and Water efficiency measures (3), Integration of Sustainable Drainage Systems (4), Design and initiatives which encourage the use of non-car modes for travel, including the use of Travel Plans (5); and Sustainable construction techniques and energy efficiency measures (6).*
163. Policies SS1 (Presumption in Favour of Sustainable Development), DE1 (Design in the Built Environment), DE4 (Sustainable Water Use) and NE8 (Sustainable Drainage Systems) of the [RLP \(2019\)](#) and Paragraphs 153-158 of the [NPPF \(2023\)](#) are all relevant here also.
164. The design approach is intended to achieve the lowest level of carbon emissions as is practical and viable. The potential impact of the proposal on the issue of climate change has been given due thought and various design and mitigation measures proposed, including the undertaken Concept Lifecycle Carbon analysis of the proposals which have informed design decisions regarding cladding material choice and potentially structural frame solution, and the use of timber products, including the proposed cladding and preferred structural frame solution, will be specified to come from sustainable forestry sources (and be certified by the Forest Stewardship Council or similar), to address this.

165. The proposal has been assessed in relation to its potential vulnerability to climate change. More detailed information on design aspects is set out in the design section in the **Commentary**.
166. This proposed development is therefore considered to be in accordance with Paragraphs 153-158 of the [NPPF \(2023\)](#) well as Policies SS1, SP5, DE1, DE4 and NE8 of the [RLP \(2019\)](#).

### **Habitats Regulation Assessment**

167. This was previously assessed as part of the outline stage of development under planning [12/00958/OUT](#). This determined that there would be no likely significant effects as a result of development and as such there is no further assessment needed at either the reserved matters stage (by Rushmoor Borough Council) or through the consideration and determination of this planning application.

### **Commentary**

168. Consideration of the proposal against each of the identified key issues is as follows:

#### Principle of the Development and Need

169. Paragraph 99 of the [NPPF \(2023\)](#) states it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. It states that *'it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education'*. They should:
- a) *give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications*
  - b) *work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.*
170. The principle of the development, as part of a major development area, and need for the new School is firmly established in the adopted [RLP \(2019\)](#) and specifically through Policy which allocates the school provision within the approved outline planning permission [12/00958/OUT](#) for the 3,850 residential units and other community facilities and infrastructure adjoining the proposed
171. Policy SP5 – Wellesley of the [RLP \(2019\)](#) identifies land to the north of Aldershot Town Centre is identified for a sustainable, well-designed residential-led, mixed-use development. Part 3 of the policy states that the development will include *'Phased delivery of social, physical and community infrastructure to include two new primary schools, pre-school facilities, community centre, health facilities, waste water infrastructure,*

*open space and recreational facilities, allotments and waste facilities'*. The proposal meets the requirement for a primary school as set out by the policy.

172. The new School is planned to be 2 form entry (FE) and will have a capacity for 420 pupils aged between four and eleven years with an additional 8 SEND places. However, the site is being developed so that it will be possible that it could be expanded to become a 3FE school (650 pupil capacity) in the future, if and when additional capacity is required as the wider residential development progresses.
173. The evidence submitted within the application is limited to a 2FE school. Unless further consent is granted, any increase beyond 420 capacity up to 650, if it becomes required as a result of the wider residential development being completed in phases and meeting its demographic predications, would require fresh planning consideration.
174. The Wellesley Residents' Committee raised concerns over the lack of confirmation over links to other school catchments and Secondary school places and availability and that there should be increase the number of SEND places planned for the School. The link to other school catchments and Secondary School places are not material to the determination of the planning application. The County Council, as the Local Education Authority, has a duty to ensure that there are sufficient numbers of schools and pupil places within their defined catchment areas for all school aged children. The same demographic remit applies for providing SEND places at both new and existing schools. These 'need' matters are not matters that come under the control of the planning regime.
175. The need for the school is clearly set out in local planning policy. The principle of a school in this location (within the wider residential strategic residential development) is already accepted as approved under the outline planning permission [12/00958/OUT](#) and Policy SP5 (Wellesley) . The proposal is located in an area of planned growth and would meet the needs of the local community in accordance with Paragraph 99 of the [NPPF \(2023\)](#).
176. Whether the proposal is considered to be in accordance with paragraph 11 of the [NPPF \(2023\)](#) and Policy SS1 Presumption in Favour of Sustainable Development of the [RLP \(2019\)](#) will be considered in the remaining sections of this commentary section.

#### Highways impacts, Parking, Access, Servicing and Connectivity

177. Policy IN2 (Transport) of the [RLP \(2019\)](#) states that Development should seek to minimise the need to travel, promote opportunities for sustainable transport modes, and improve accessibility to local facilities and linkages with the surrounding pedestrian and cycle network. *'Development will be permitted that:*
  - a) *Integrates into existing movement networks;*
  - b) *Provides safe, suitable and convenient access for all potential users;*

- c) *Provides an appropriate on-site movement layout suitable for all potential users;*
  - d) *Provides appropriate parking provision, in terms of amount, design and layout, in accordance with the adopted 'Car and Cycle Parking Standards' supplementary planning document;*
  - e) *Provides appropriate waste and recycling storage areas and accessible collection points for refuse vehicles;*
  - f) *Does not have a severe impact on the operation of, safety of, or accessibility to the local or strategic road networks;*
  - g) *Mitigates impacts on the local or strategic road networks, arising from the development itself and/or the cumulative effects of development, through the provision of, or contributions towards, necessary and relevant transport improvements, including those secured by legal agreements or through the Community Infrastructure Levy;*
  - h) *Provides a transport assessment and travel plan in accordance with the thresholds set out in the adopted 'Car and Cycle Parking Standards' supplementary planning document;*
  - i) *Ensures that all development proposals provide a co-ordinated and comprehensive scheme that does not prejudice the future development or design of suitable adjoining sites; and*
  - j) *Takes appropriate measures to avoid adverse impact on air quality, including on European nature conservation sites'.*
178. In addition, Part 12 of Policy SP5 – Wellesley of the [RLP \(2019\)](#) sets out a requirement for 'measures to demonstrate adaptation and mitigation to climate change, including: *Design and initiatives which encourage the use of non-car modes for travel, including the use of Travel Plans (5)*.
179. Furthermore, Policy IN1 (Infrastructure and Community Facilities) states that development will be permitted provided they meet a number of criteria including part 5 which is that '*New community facilities are well served and linked by public transport and easily accessible by walking and cycling*'.
180. The School site will be accessed from Alison's Road due north and Mandora Road from within the adjoining housing development that is currently being undertaken. The primary vehicular access point will be to the west of the site, off of Mandora Road.
181. Traffic associated with the proposed school development has been assessed with through a **Transport Statement (TS)** that references the requirements of the NPPF (2023), the County Council's 'On-Site School Parking Guidelines', The County Council's Local Transport Plan 4, the Rushmoor Traffic Status. The TS should be read in conjunction with the proposed **School Travel Plan**.
182. Pupils are expected, in the main, to come from the two large residential developments - adjoining Wellesley development - that are in part occupied

and currently under construction. Both development areas lie within close proximity to the proposed school site.

183. The published admission number (PAN) is 60 with a maximum capacity of 420 pupils. Teacher and non-teacher staff numbers are forecasted to be 20 teaching and 27-28 non-teaching staff. Thirty-eight car parking spaces will be provided on site, as will two accessible parking spaces, four twin electric vehicle charging points, plus forty cycle spaces (including six for visitors) and forty-two scooter spaces, all of which will be under cover and with some being lockable.
184. Access into the school is shown on the **Site Strategy Plan** showing all proposed pedestrian and vehicular accesses. Vehicular access will be via primary link road through the wider residential development from the Alison's Road roundabout junction due north-west and then Mandora Road. From the south and within the Wellesley development access will also join into Mandora Road from Steele's Road. There will be two pedestrian access points along the school's southern boundary.
185. The Wellesley Residents' Committee raised concerns over the lack of pedestrian crossing points within the wider Wellesley development (at Queens Avenue at Hope Grants/West Hope Grants roads) to help pupils travelling to and from by non-motorised methods cross the nearest roadways close to the school, requesting more be conditioned. At present, there are five uncontrolled pedestrian crossings that connect the school site and land traversing Mandora Road and Steele's Road. These, and their locations being the nearest to the proposed school site, have been assessed within and are already accepted as sufficient in terms of road safety by the Local Highway Authority and approved under the outline planning permission [12/00958/OUT](#) .
186. This application cannot condition additional road crossings within the wider Wellesley development. These five current crossings are at 'Outline' approval stage and could still be moved and altered through the reserved matters process being undertaken by Rushmoor Borough Council.
187. In terms of trip generation, and accurately predicted trip generation and mode share for the new School, an assessment of the most recent (2022) school census data for 4 neighbouring primary, infant and junior schools was undertaken. These schools were: Cambridge Primary, Talavera Infant, Talavera Junior and Wellington Community Primary. The catchment area for the school will be the eastern area of the AUE and it is therefore anticipated that once the housing has been built, the percentage of pupils walking and cycling is likely to be higher than the average taken from neighbouring schools that have potentially larger catchment areas.
188. The submitted **Transport Statement** concludes that there could be between 88 and 114 vehicle trips associated with pupil journeys to the school. In terms of staff movements, the TS assumes that all 48 staff trips will be single occupancy car driver trips. It is likely once the site is operational that some trips will be undertaken by other modes, as well as car sharing.

189. As a worst-case scenario there are anticipated to be an additional 228 two-way trips associated with students and 48 one-way trips associated with staff in both the morning and afternoon school peak times.
190. The Wellesley Residents' Committee raised concerns over the potential impact of vehicular pick-up and drop-off on the surrounding residential estate and highways network. Whilst no on-site parent parking will be provided, it remains likely that areas of on-street parking will be provided. In response to this, the Local Highway Authority advised that the detailed design of the planned residential area surrounding the school site has not yet been approved, however, Planning application 23/00735/FULPP to Rushmoor Borough Council for the "*Construction of carriageway with associated shared use footway cycleways including alterations to existing carriageway and erection of electricity substation*" has recently been submitted.
191. The Local Highway Authority has been consulted by Rushmoor Borough Council particularly with relation to consideration being given to where parents will leave their vehicles during pick up and drop off times in the temporary and permanent situations. They note, that it is stated that the School Travel Plan will investigate the possibility of setting up a 'Park and Stride' scheme to encourage more pupils and parents to walk as part of their journey. It is noted that it has been shown that eight taxis transporting SEND pupils to and from the school, can enter, wait/park and exit the school site safely.
192. The Local Highway Authority also notes that as the school site is coming forward ahead of the residential reserved matters planning application, there is some uncertainty over what infrastructure will be in place when the school opens. It is therefore recommended that an Interim School Access Plan is provided setting out the measures (as required) to ensure that access to the school is provided in advance of the walking, cycling and highway infrastructure being delivered through the residential development. A condition has been recommended to this effect in **Appendix A**.
193. Overall, it is considered that the anticipated level of traffic can be accommodated on the local roads without compromising network capacity. However, as this is a new school, baseline travel trends will need to be ascertained once the school is operational to check that there are no major deviations from the expected modal split with the Framework School Travel Plan then being finalised and implemented.
194. The Framework **School Travel Plan** (STP) included with the application is considered to be of a good standard by the Highway Authority and Active Travel England. This meets the requirements of Policy SP5.
195. Provision will also be made for the covered storage of cycles for pupils and staff; 40 cycle spaces and 42 scooter spaces will be provided for pupils and covered cycle spaces will be provided for staff. This provision meets the



requirements of both Hampshire's On-site School Parking Guidelines (April 2013) and those of Active Travel England. Conditions are proposed to secure electric vehicle charging points and cycle/non-motorised Scooter parking and are included in **Appendix A**.

196. It is recognised that this development will result in a number of additional vehicles accessing and parking on the roads surrounding the school for school drop off / pick up. However, it is considered that the local highway network can accommodate both the anticipated level of vehicle movements and number of cars parking on the local highway network without compromising network capacity or safety. The Local Highway Authority raised no objection to the proposal subject to conditions relating to the submission of a Construction Traffic Management Plan and an updated School Travel Plan. These conditions are included in **Appendix A**. On this basis, the proposal is considered to be in accordance with Policy IN2 (Transport) as well as Part 12 (5) of Policy SP5 (Wellesley) and Part 5 of Policy IN1 (Infrastructure and Community Facilities) of the [RLP \(2019\)](#).

### Design

197. Policy DE1 (Design in the Built Environment) of the [RLP \(2019\)](#) is of relevance to the proposal. It states that 'all development proposals will be of high quality and respect the character and appearance of the area and make a positive contribution towards improving the quality of the built environment. It will, where relevant to the proposal:
- a) *'Include high-quality design that respects the character and appearance of the local area;*
  - b) *Promote designs and layouts which take account of the need to adapt to and mitigate against the effects of climate change, including the use of renewable energy;*
  - c) *Not cause harm to the proposed, existing and/or adjacent users by reason of loss of light, privacy or outlook (1) and noise, light pollution, vibration, smell, or air pollution (2);*
  - d) *Respect established building lines;*
  - e) *Take account of adjacent building heights, fenestration, roof and cornice lines;*
  - f) *Use materials sympathetic to local character;*
  - g) *Give consideration to the introduction of contemporary materials that respect or enhance existing built form;*
  - h) *Include a level of architectural detail that gives the building visual interest for views both near and far;*
  - i) *Make a positive contribution to the public realm – facing the street, animating it and ensuring that all open space within the curtilage of the site is positively used and managed;*

- j) *Ensure that existing landscape features (for example, topography (the surface shape) and trees worthy of retention) are included within the overall design of the scheme from an early stage;*
- k) *Give appropriate consideration to the relationship between public and private space;*
- l) *Have regard to the relevant character appraisal if proposing development within a conservation area; and*
- m) *Demonstrate, through a supporting design and access statement,(98) that the wider, existing context has been factored into the proposals through analysis of the following: Surrounding uses (a), Scale (b), Massing (c), Layout (d), Landscape (e), Materials (f) Orientation (g) and topography (h).*
- n) *All development proposals will demonstrate how they will incorporate sustainable construction standards and techniques. Major commercial developments over 1,000 sq m gross floorspace will be required to meet BREEAM 'very good' standard overall (or any future national equivalent) and BREEAM 'excellent' standard for water consumption (or any future national equivalent)'.*

198. Furthermore, Policy IN1 (Infrastructure and Community Facilities) states that development will be permitted provided they meet a number of criteria including part 4 which is that *'New community facilities and infrastructure are located and designed so that they are accessible to all and compatible with the character and needs of the local community'*.
199. A **Design and Access Statement** was prepared to support the planning application. This was supported by a **Sustainability Statement**.
200. The grant of outline consent [12/00958/OUT](#) is of relevance here as certain aspects related to the design will have been set out under the wider planning consent.
201. The proposal is based on the compact two storey County Council Generic Primary design (Stoneham layout). Reference to the Department for Education guidance BB103 Generic Design Brief formed the basis for the development of the building design. 'Baseline Design Type 2' was initially reviewed and analysed to consider how to best optimise the design solution and allow potential future expansion.
202. The proposal comprises a new 420 place Primary School with SEN/RP for up to 8 SEMH/ASD pupils on a green-field site as part of a large housing development which is currently under construction in the northern area of the town of Aldershot. The 2FE school has been designed to allow for up to 1FE future expansion to the south (to provide 650 places). All aspects of the site and building design will be developed from a best practice approach.
203. The main design aspects (including sustainability measures) of the proposal are set out in the [Proposal](#) section of this report.

204. The **Sustainability Statement** notes that a BREEAM Consultant was initially commissioned for the benchmark project at Stoneham Park Primary Academy. A pre-assessment was undertaken, targeting BREEAM Excellent and demonstrated at feasibility stage a score of 73.6% could be achieved. However, BREEAM is widely considered an unreliable prediction of actual energy performance as it relies on SBEM analysis to demonstrate compliance with Building Regulations Part L2A 'Conservation of Fuel and Power in new buildings other than dwellings'. Consequently this project intends to adopt Passivhaus design principles to achieve an appropriate standard for sustainability, notably reduced operational energy use.
205. A Certified Passivhaus Design Consultant has been appointed to work as part of the design team, from RIBA Stage 2 Concept Design, to ensure the Passivhaus methodology is followed, with outputs at the end of each RIBA design stage to confirm the designed energy usage and space heating demand remains on target. There is evidence that the rigorous Passivhaus methodology significantly reduces the performance gap between designed and actual energy performance. Outputs from modelling the proposal using a Passivhaus Planning Package (PHPP) indicate:
- space heating demand
  - energy use intensity
  - overheating risk (current climate and future)
  - embodied carbon of construction materials can also be explored
  - With energy usage reduced to a minimum through the Passivhaus design methodology, on site renewable technology can be introduced to achieve a carbon neutral or net zero building proposal. The RIBA Sustainable Outcomes Guide includes 'Passivhaus' in the list of Sustainability Assessment Tools (p.14/52) but notably defines BREEAM as 'optional'. The guide defines the most important outcomes and gives project teams flexibility to choose the sustainability assessment and certification methods that best suit the project.
206. In recognition of Policy DE1, the applicant will aim to address any specific Design and Sustainability guidance including BREEAM criteria under **Part n** of the policy which states '*All development proposals will demonstrate how they will incorporate sustainable construction standards and techniques. Major commercial developments over 1,000 sq m gross floorspace will be required to meet BREEAM 'very good' standard overall (or any future national equivalent) and BREEAM 'excellent' standard for water consumption (or any future national equivalent).*'
207. The requirement to ensure that the BREEAM (or equivalent) pre-assessment undertaken, targeting BREEAM 'Excellent' and demonstrated at feasibility stage a score of 73.6%, could be achieved would be secured by a condition in **Appendix A**. This would require the confirmatory certification of at least 'Very Good' for the overall development to be provided on completion of construction.

208. Taking all matters into account, it is considered that the proposal would have an acceptable visual impact when seen neighbouring areas and be a sustainable design. No concerns about the design of the proposal have been raised by consultees. Conditions are recommended on some design aspects including on materials. On this basis, the proposal accords with Policy DE1 (Design in the Built Environment) as well as Part 4 of Policy IN1 (Infrastructure and Community Facilities) of the [RLP \(2019\)](#).

#### Visual impact and arboriculture

209. Policy NE3 (Trees and Landscaping) of the [RLP \(2019\)](#) states that the *‘Council will not permit development which would affect adversely existing trees worthy of retention, particularly those subject to Tree Preservation Orders (TPOs), and where appropriate will ensure that trees are protected either through condition or the making of new TPOs. New development will be expected to make provision for tree and general planting in appropriate situations, to improve the level of tree coverage within the Borough and, therefore, improve and enhance its contribution to visual amenity, biodiversity and climate change. Major development schemes should include comprehensive landscaping, tree planting and management plans for agreement, including, where appropriate, the mechanisms for long-term maintenance. All landscaping and tree planting schemes should include species appropriate to the site conditions and to anticipated forecasts of climate change’*.
210. Policy DE1 (Design in the Built Environment) of the [RLP \(2019\)](#) is also of relevance to the proposal in relation to visual impacts.
211. The visual impact of the wider outline consent has been established through planning permission [12/00958/OUT](#). The wider development essentially screens the proposed school site visually.
212. It is acknowledged that the school site will be visible from some areas within the new residential areas but the location of the site has already been determined through the grant of the outline consent and subsequent reserved matter permissions.
213. Screening of the main school building and the wider grounds through the combination of retained existing trees and planting is proposed. In terms of the main building, along the western, northern and eastern boundaries with new trees around the periphery, Furthermore, two sections of native hedgerow planted around the northern and eastern boundaries of the proposed car park, between the car park and the western end of the building and three section along the frontage of the school on the southern boundary are also included. Screening of the school grounds
214. The application was supported by an **Arboricultural Assessment** as well as wider landscaping details. External lighting plans have also been submitted.
215. No objections have been received from consultees in relation to visual impact and arboriculture. Conditions have been requested in relation to

planting, boundary fencing and other landscape matters. These are included in **Appendix A**. On this basis, the proposal is considered to be in accordance with Policies NE3 (Trees and Landscaping) and DE1 (Design in the Built Environment) of the [RLP \(2019\)](#).

### Ecology

216. Policy NE4 (Biodiversity) of the [RLP \(2019\)](#) is of relevance to the proposal. This states that *'development proposals will be permitted if significant harm to biodiversity and/ or geodiversity resulting from a development can be avoided or, if that is not possible, adequately mitigated such that it can be clearly demonstrated that:*

1. *There will be no adverse effect on the conservation status of priority species;*
2. *There will be no adverse effect on the integrity of designated and proposed European designated sites;*
3. *There will be no adverse effect to nationally designated sites;*
4. *There will be no adverse effect to locally designated sites;*
5. *will be no loss or deterioration of a priority habitat type, including irreplaceable habitats; and*
6. *There will be no adverse effect to the integrity of linkages between designated sites and priority habitats.*

*The weight given to the protection of nature conservation interests will depend on the international, national or local significance and any designation or protection applying to the site, habitat or species concerned.*

*Where development proposals do not comply with the above, they will only be permitted if it has been demonstrated clearly that there is an overriding public need for the proposal which outweighs the need to safeguard biodiversity and/or geodiversity, and there is no satisfactory alternative with fewer or no harmful impacts. In such cases, as a last resort, compensatory measures will be secured to ensure no net loss of biodiversity and, where possible, provide a net gain.*

*Development proposals should seek to secure opportunities to enhance biodiversity and include proportionate measures to contribute, where possible, to a net gain in biodiversity, through creation, restoration, enhancement and management of habitats and features, including measures that help to link key habitats.*

217. The policy goes onto say that the Council will seek to protect, maintain and enhance the Borough's biodiversity and geological resources, in association with partners, through various measures set out in the policy including surveying, measures *which protect and strengthen populations of protected and target species, seeking the inclusion of measures to protect and enhance local watercourses, maintaining a Borough-wide network of local wildlife sites and wildlife corridors, supporting measures to increase*

*local understanding of the importance of biodiversity and working in partnerships.*

218. The grant of the outline consent means there is a significant evidence base on ecological impacts across the wider site.
219. The school site was predominantly unused former playing field land / grassland that had been left unused for several years with ecological receptors along the boundaries including woodland, hedgerows, badger setts and the presence of dormouse. This assessment identified some botanical value around the boundaries of the site and has emphasised the need for a management and monitoring plan for the proposed landscaping, to ensure the ecological receptors close to the boundaries of the site are protected and to ensure an ecological net gain.
220. An **Ecological Appraisal** and **Biodiversity Net Gain Assessment** was submitted to support the application.
221. The County Ecologist raised no objection to the proposal following the submission of supplemented ecological assessments and clarification on mitigation. The County Ecologist requested conditions in relation to BNG and an Ecological and Management Plan.
222. Conditions are proposed in relation to BNG and the requirement for an Ecological and Management Plan. These are included in **Appendix A**.
223. On the basis of the proposed mitigation and conditions, the proposal is considered to be in accordance with Policy NE4 (Biodiversity) of the [RLP \(2019\)](#).

#### Cultural Heritage

224. Policies HE1 (Heritage), HE3 (Development within or adjoining a Conservation Area) and HE4 (Archaeology) are all of relevance to the proposal as it relates to potential developmental impacts on heritage assets.
225. As previously stated, with the exception of the Grade II Listed Pediment Sculpture (adjoining the Officer's Mess of Buller Barracks) situated approximately 20m from the school site's eastern boundary and the boundaries of the Aldershot Military Conservation Area situated approximately 200m due south, there are no protected or designated cultural heritage sites or structures within the locality.
226. No concerns were raised by either Rushmoor Borough Council's Planning or Conservation Officers in respect of any developmental impacts on the nearby Listed Sculpture or Conservation Area. These assessments were completed as part of the wider heritage investigations and assessment for the residential development of Wellesley.
227. The County Archaeologist confirmed that there are no archaeological sites recorded at this location nor in its immediate vicinity, adding that any limited archaeological potential would've been severely compromised by the

impact of the development of the land for MoD purposes many decades ago.

228. The Archaeologist further advised that the evidence and the site photographs supplied with the application indicated that construction of the recreation fields involved levelling by cut and terracing, and as a result, it is unlikely that intact archaeological remains will be encountered, and that no archaeological issues exist.
229. Based on the information available no further investigation is proposed within the school site and this is accepted.
230. The development is therefore considered to be in accordance with Policies HE1 (Heritage), HE3 (Development within or adjoining a Conservation Area) and HE4 (Archaeology) of the [RLP \(2019\)](#).

#### Impact on amenity

231. Policy DE10 (Pollution) of the [RLP \(2019\)](#) states that 'Development will be permitted provided that:
1. *It does not give rise to, or would be subject to, unacceptable levels of pollution; and*
  2. *It is satisfactorily demonstrated that any adverse impacts of pollution, either arising from the proposed development or impacting on proposed sensitive development or the natural environment will be adequately mitigated or otherwise minimised to an acceptable level.*
232. The policy goes on to say that '*where development is proposed on or near a site that may be impacted by or may give rise to, pollution, such a proposal shall be supported by a report that investigates the risks associated with the site and the possible impacts on the development, its future users and the natural and built environment. The report shall propose adequate mitigation or remediation when required to achieve a safe and acceptable development. This report shall be written in line with best practice guidance*'.
233. A **Ground Investigation Report** looking at soil types and any contamination issues was submitted with the application. The EHO at Rushmoor BC accepted the report's findings and raised no objection subject to the conditioning of further investigations being undertaken prior to the development being commenced, and where necessary remediation works being employed, being imposed.
234. A **Noise Impact Assessment** was submitted with the application. It concluded that the proposed school development would not be adversely impacted by existing background noise, principally from traffic noise from Alison's Road due north. Recommendations have been provided for an acoustic barrier along the site boundary nearest to Alison's Road to ensure noise attenuation is maintained. With the recommended barrier in place, it has been determined that natural ventilation via open windows would be feasible on ground floor façades. In order to achieve BB93 noise levels

within the first floor teaching rooms, attenuated ventilation (passive or mechanical) would be required.

235. To ensure that the school development, and principally its outdoor sports and playing pitches, does not adversely affect the nearest residential properties due east and south-east, due to noise, follow up assessments for the school was prepared to support the application. The concluded acoustic modelling undertaken demonstrated to the satisfaction of the EHO that the nearest residential properties would not be adversely affected through these uses.
236. The EHO requested that the use of the school's outdoor pitches and play areas during evenings and weekends be prohibited by condition. This has not been requested by the applicant and should the school, if planning approval is gained, wish to alter their 'traditional' school operating hours, fresh planning consideration would be required beforehand. This would likely be formally and through a further application for planning permission.
237. A **Lighting Assessment** was submitted to support the planning application. No concerns have been raised. The conditioning of the proposed lighting layout plan would ensure no adverse impact/s on the locality would be created during the school's use.
238. No public representations have been received in relation to the scheme and there will be no adverse amenity impacts once the school is built.
239. No other concerns have been raised by consultees, including the EHO, in relation to amenity issues.
240. A condition requiring the submission of a Construction and Environmental Management Plan is included in **Appendix A** covering many areas relating to amenity such as noise, lighting, traffic movement etc. Conditions are also included on hours of use.
241. On this basis, and subject to the proposed conditions, the proposal is considered to be in accordance with the proposal is considered to be in accordance with Policy DE10 (Pollution) of the [RLP \(2019\)](#).

#### Impact on water resources and flooding

242. Policies NE6 (Managing Fluvial Flood Risk), NE7 (Areas at Risk of Surface Water Flooding) and NE8 (Sustainable Drainage Systems) of the [RLP \(2019\)](#) are of relevance to the proposal.
243. Policy NE6 (Managing Fluvial Flood Risk) relates to developments in flood risk areas and sets out a number of criteria. Policy NE7 (Areas at Risk of Surface Water Flooding) sets out the requirement for surface water assessments in defined areas of surface water flooding. Policy NE8 (Sustainable Drainage Systems) relates the implementation of integrated and maintainable SuDS for both green and brown field developments.
244. A **Flood Risk Assessment and Drainage Strategy** were prepared to support the planning application.



245. Surface water drainage will be dealt with in a sustainable way by discharging runoff to infiltration systems designed to cater for the 1% AEP (1:100 year) storm with 40% additional storage to allow for climate change. The new surface water drainage system will be designed as recommended by Building Regulations and the SUDS manual. The system will be capable of draining the site, without flooding, during a 1 in 30 year storm whilst retaining the 1 in 100 year storm flows plus 40% allowance for climate change within the site boundary without putting existing buildings, the proposed development and any third party land at risk from flooding.
246. The site is located with Flood Zone 1, the least sensitive and lowest risk zone to flooding and in terms of developmental risk and impact to flood risk.
247. Concerns were also raised by the Lead Local Flood in relation to insufficient information provided in relation on the impermeable surfacing the drainage needs to manage nor are there drainage plans to highlight the drainage proposed, how the infiltration rates have been identified and required clarification in relation to maintenance responsibilities.
248. The applicant submitted additional information. The LLFA was consulted and noted that *'the drainage strategy has been amended and consists of trench soakaways and pond with interlinking pipework. Infiltration testing and calculations have been provided to show suitability of the network at the relevant return periods and as such this is considered acceptable'*. The response included some queries in relation to the design but it was noted that given the nature of these queries, it is considered that they can be addressed by a planning condition. This is included in **Appendix A** below.
249. On this basis, subject to the inclusion of a condition controlling the site's surface water drainage the development is in accordance with Policies NE6 (Managing Fluvial Flood Risk), NE7 (Areas at Risk of Surface Water Flooding) and NE8 (Sustainable Drainage Systems) of the [RLP \(2019\)](#).

#### Sport England – Open Space and Recreation

250. The proposed new primary school will comprise new playing field land consisting of a U11 9x9 natural turf football pitch and U9 7x7 natural turf mini soccer pitch. There is also a hard play area which is marked out for sport as indicated by the court markings. However, it is not clear to what extent this constitutes a formal sports facility i.e. Multi-Use Games Area (MUGA). It would appear that the facility is more of a hard play/recreational space. **Proposed Site Plan (P12462-HCC-DR-L7001)** shows the proposed pitch layout.
251. The proposed layout and drainage design for the grass pitches will be undertaken and ensured that they are fit for each and any specific use, in accordance with the Sport England Design Guidance Note for 'Natural Turf Sport' (2011) (updated 2013). The sports pitches and their continuing maintenance and useability will be established in accordance with BB103 and Sport England recommendations and standards.

252. Sport England was consulted on the application. Following repeated discussions relating to sports pitch provision for the wider MDA, they withdrew their initial objection (non-statutory basis here) to the application, despite not being supportive of the proposal and in the main, its loss of the former MoD playing field albeit one that was restricted from public use. As previously stated, Sport England understands that the in principle issues including Sport England's objections were considered at outline stage ([12/00958/OUT](#)) by Rushmoor Borough Council, and that these issues should not be revisited under this application.
253. Sport England requested that if the County Council is minded to approve the application then conditions requiring a community use agreement and that all pitches meet Nationally approved sizes and specifications are imposed by condition.
254. The applicant advises that primary schools do not usually enter into community use agreements conditions, as they do not have the ability to ensure the condition is discharged. Primary Schools also do not have the infrastructure or resource to manage the use of their sports pitches in the same way as secondary schools can and do. They further advise that as the proposed school is not an LEA run school but would be run by an Academy Trust, the ability to ensure any community use is agreed, is not possible.
255. With the above-mentioned logistical issues playing a significant role in delivering any community uses at the school, and with the Rushmoor BC EHO requiring out of hours uses on parts of the school grounds being restricted, any condition being imposed is unlikely to be deliverable and enforceable, it is recommended that an informative be added that 'encourages the applicant to explore the potential for community uses with the Academy trust.
256. Sport England has been advised of this and whilst not supportive of the approach here, they accept that community use matters have largely been addressed through the wider MDA outline planning permissions issued by Rushmoor BC ([12/00958/OUT](#)). Sport England are commenting as a non-statutory consultee on this application and as a result, the application can be determined despite Sport England's position.
257. A ground conditions assessment would also be required by condition to be provided, for the playing field to have a sports use specification, and for the construction of the fields/pitches to be carried out in accordance with guidance. Conditions and informatives relating to these matters have been included in **Appendix A** below.

#### Other matters

258. The Wellesley Residents' Committee raised concerns over the lack of confirmed community use as they had believed there would be. In response to this, the applicant has not sought any formal community uses such as evening or weekend clubs and activities or organisations using the grounds on a regular basis. This would need consideration in its own right

and would be up to the Academy Trust running the school, if permitted. Furthermore, the EHO has commented that non-educational hours of use should be restricted by condition so as to ensure that the nearest residential properties are not subjected to adverse impacts from noise in the evenings and at weekends.

259. The Wellesley Residents' Committee also commented that the County Council should collaborate with The Land Trust, to enable easy and integrated utilisation of the nearby Wellesley Woodlands. Again, the use of any nearby area of public or private land/buildings by the school for educational purposes would be the responsibility of the Academy Trust running the school, if permitted.

## Conclusion

260. In conclusion, it is considered that the proposal would be in accordance with the relevant policies of the [Rushmoor Local Plan \(2014-2032\) \(2019\)](#). It is within a planned area for development (Policy SP5 Wellesley) and would meet the needs of the local community (Policy IN1 Infrastructure and Community Facilities) as well as Paragraph 99 of the [National Planning Policy Framework \(2023\)](#). The design, appearance and proposed materials are considered appropriate (Policy DE1 Design in the Built Environment), the proposed landscaping will ensure the development fits with the landscape character of the area and will not cause any loss of amenity and will enhance the ecological value around the site (Policies NE2 (Green Infrastructure), NE3 (Trees and Landscaping (Biodiversity))). The site is located within a low flood risk area and appropriate measures will be taken to ensure surface water run-off from the development will be managed in a sustainable way and will not increase the risk of flooding off site (Policies NE6 (Managing Fluvial Flood Risk), NE7 (Areas at Risk of Surface Water Flooding) and NE8 (Sustainable Drainage Systems)). The proposal is acceptable in terms of highway safety and convenience (Policy IN2 Transport). On this basis, it is considered that the proposed represents a sustainable development in accordance with Policy SS1 Presumption in Favour of Sustainable Development of the [RLP \(2019\)](#) and paragraph 11 of the [NPPF \(2023\)](#). It is recommended that planning permission be granted subject to the conditions listed in **Appendix A** below.

## Recommendation

261. That planning permission GRANTED subject to the recommended conditions set out in **Appendix A** below.

## Appendices:

**Appendix A - Conditions**

**Appendix B - Committee Plan**

**Appendix C - Site Plan**

**Appendix D - Site Location inclusive of developer's proposed Masterplan**

**Appendix E - Site Plan Proposed**

**Appendix F - Proposed Landscape General Arrangement Plan**  
**Appendix G - Roof Plan - Proposed**  
**Appendix H - Proposed Elevations 1 of 2**  
**Appendix I - Proposed Elevations 2 of 2**  
**Appendix J - Proposed Biodiversity Strategy**

Other documents relating to this application:

<https://planning.hants.gov.uk/Planning/Display/HCC/2023/0534#>

**REQUIRED CORPORATE AND LEGAL INFORMATION:**

**Links to the Strategic Plan**

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

**OR**

**This proposal does not link to the Strategic Plan 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 or local planning authority.

**Other Significant Links**

**Links to previous Member decisions:**

<u>Title</u>	<u>Date</u>

**Direct links to specific legislation or Government Directives**

<u>Title</u>	<u>Date</u>

**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

23/00729/HCC  
RME039

Hampshire County Council

Construction of a new 2 Form Entry, 420  
pupil place Primary School with SEN  
Resource Provision for 8 pupils, including  
associated parking and external works at  
Site reserved for the Eastern Primary  
School within the Wellesley housing  
development, Aldershot Urban Extension

## **EQUALITIES IMPACT ASSESSMENTS:**

### **1. Equality Duty**

The County Council has a duty under Section 149 of the Equality Act 2010 ('the Act') to have due regard in the exercise of its functions to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited by or under the Act with regard to the protected characteristics as set out in section 4 of the Act (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation);
- Advance equality of opportunity between persons who share a relevant protected characteristic within section 149(7) of the Act (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic within section 149(7) of the Act (see above) and persons who do not share it.

Due regard in this context involves having due regard in particular to:

- The need to remove or minimise disadvantages suffered by persons sharing a relevant protected characteristic that are connected to that characteristic;
- Take steps to meet the needs of persons sharing a relevant protected characteristic that are different from the needs of persons who do not share it;
- Encourage persons sharing a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

Officers considered the information provided by the applicant, together with the response from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

## APPENDIX A - CONDITIONS

### Reasons for approval

It is considered that the proposal would be in accordance with the relevant policies of the [Rushmoor Local Plan \(2014-2032\) \(2019\)](#) (RLP) as it is within a planned area for development (Policy SP5 Wellesley) and would meet the needs of the local community (Policy IN1 Infrastructure and Community Facilities) and DE6 (Open Space, Sport and Recreation) as well as Paragraph 99 of the [National Planning Policy Framework \(2023\)](#). The design, appearance and proposed materials are considered appropriate (Policy DE1 Design in the Built Environment), the proposed landscaping and arboricultural improvements will ensure the development fits with the landscape character of the area and will not cause any loss of amenity and will enhance the ecological value around the site (Policies NE2 (Green Infrastructure), NE3 (Trees and Landscaping), NE4 (Biodiversity)). The site is located within a low flood risk area and appropriate measures will be taken to ensure surface water run-off from the development will be managed in a sustainable way and will not increase the risk of flooding off site (Policies NE6 (Managing Fluvial Flood Risk), NE7 (Areas at Risk of Surface Water Flooding) and NE8 (Sustainable Drainage Systems)). The proposal is acceptable in terms of highway safety and convenience (Policy IN2 Transport). On this basis, it is considered that the proposed represents a sustainable development in accordance with Policy SS1 Presumption in Favour of Sustainable Development of the [RLP \(2019\)](#) and paragraph 11 of the [NPPF \(2023\)](#).

### Commencement of Development

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. The hours of working on site during the construction phases of the development shall be restricted to 08:00 to 18:00 hours Mondays to Fridays, 08:00 to 13:00 hours on Saturdays and no working shall take place on Sundays, Bank or Public Holidays.

There shall be no deliveries to the site between 0830 and 0900 and between 1430 and 1530.

The term 'working' shall, for purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery, deliveries to and



from the site and the movement of construction vehicles within the curtilage of the site.

Reason: To safeguard the residential amenity of the area in accordance with Policy DE10 Pollution of the Rushmoor Local Plan (2014-2032) (2019).

### **Pre-commencement Ground Investigations**

3. No development works shall commence until there has been submitted to and approved in writing by the County Planning Authority: -
  - i. details of a further site investigation and accompanying detailed risk assessment that quantifies the potential risk to end users of the site; and
  - ii. if identified as necessary, a detailed scheme for remedial works and measures shall be undertaken to avoid risk from contaminants identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.

Where ii. above is implemented, following completion of the measures identified in the approved scheme, a verification report that demonstrates the effectiveness of the remediation shall be submitted to the County Planning Authority for approval in writing.

Reason: To ensure that the site is safe for the development permitted and to safeguard local residential amenity and prevent pollution in accordance with Policy DE10 (Pollution) of the Rushmoor Local Plan (2014-2032) (2019). This is a pre commencement condition to ensure that those on site and living close to it are protected from pollution and thus goes to the heart of the permission.

### **Pre-commencement Construction Traffic Management Plan (CTMP)**

4. Prior to the commencement of the development hereby permitted, a Construction Traffic Management Plan (to include details on the daily and total number and size of lorries accessing the site, the turning of delivery vehicles and lorry routing as well as provisions for removing mud and debris from vehicles) and a programme of works shall be submitted to and approved in writing by the County Planning Authority. The approved details shall be implemented before the development hereby permitted is commenced and retained in full throughout the duration of construction.

Reason: In the interests of highway safety and in accordance with Policies IN2 (Transport), Part 12 (5) of Policy SP5 (Wellesley) and Part 5 of Policy IN1 (Infrastructure and Community Facilities) of the Rushmoor Local Plan (2014-2032) (2019). This is a pre commencement condition to ensure that those on site and living close to it, as well those using the local highway network, are

protected from pollution and adverse road safety impacts and thus goes to the heart of the permission.

### **Pre-commencement Construction Environment Management Plan (CEMP)**

5. Prior to the commencement of the development hereby permitted, a Construction Environmental Management Plan shall be submitted to and approved in writing by the County Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:
  - i. The identification of stages of works;
  - ii. Procedures for maintaining good public relations, including complaint management, public consultation and liaison;
  - iii. Details of all plant and machinery to be used during the construction stage;
  - iv. Details for avoiding vegetation clearance during the bird nesting season;
  - v. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
  - vi. Details of external lighting - including site lighting whether required for safe working or for security purposes;
  - vii. Details of measures to remove/prevent colonisation of non-native species;
  - viii. Details of works undertaken to ensure consideration of approved works under the Section 106 of Rushmoor Borough Council planning permission 12/00958/OUT;
  - ix. measures to avoid harm to protected species (under a Natural England Licence, if required) and other environmental protection measures; and
  - x. Procedures for emergency deviation of the agreed working hours.

All machinery shall be regularly serviced and service logs kept on site for inspection. Records shall be kept on site which details proof of emission limits for all equipment. This documentation shall be made available to County Planning Authority as required until construction of the development is completed.

The construction of the development shall be carried out in accordance with the approved Construction Environmental Management Plan.

Reason: To safeguard residential amenity, protect local nature conservation interest, to ensure drainage and run-off is properly controlled and minimise disturbance through lighting during the construction period and in accordance with Policies NE4 (Biodiversity), DE10 (Pollution) and DE1 (Design in the Built Environment) of the Rushmoor Local Plan (2014-2032) (2019). This is a pre commencement condition to ensure the amenity of local residents, protection of local ecology and the mitigation of impacts through drainage and lighting are met throughout the construction of the development and thus goes to the heart of the permission.

## Pre-commencement - Landscape and Arboriculture

6. Notwithstanding the Arboricultural Impact Assessments and Tree Protection proposals already submitted by the applicant, prior to the commencement of any site mobilisation measures, clearance works, tree/planting removal, demolition or construction works a full landscaping (soft and hard) and arboricultural management scheme shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include, but not be limited to:
- i. A plan showing existing vegetation to be retained and safeguarded during construction which shall be consistent with any Construction Environmental Management Plan;
  - ii. Details of works undertaken to ensure consideration of approved works under the Section 106 of Rushmoor Borough Council planning permission 12/00958/OUT;
  - iii. Details of species, number, density, and size of shrubs/trees to be planted and composition of any grass seeding mix or turfing;
  - iv. Design, type and location of biodiversity structures, features or habitats;
  - v. Methods of establishment plus short-term and long-term after-care of all landscape features, plants and biodiversity structures, features and habitats to be installed and retained;
  - vi. Organisation or personnel responsible for implementation of the scheme;
  - vii. Detailed planting / sowing specifications including species, size, density spacing, cultivation protection (fencing, staking, guards) and methods of weed control; and
  - viii. Details of surfacing, boundary treatments and landscaping structures including design, location, size, colour, materials and openings;

Development shall be carried out in full accordance with the approved scheme and in accordance with the landscape implementation phasing plan/s.

If at any time in the five years following planting any tree, shrub or hedge shall for any reason die, become diseased, be removed or felled it shall be replaced with another tree, shrub or hedge of the same species during the next planting season as approved in advance and in writing by the County Planning Authority.

Reason: In accordance with the principles of good design and the incorporation of biodiversity in and around developments, and in the interests of landscape character and visual amenity, and to ensure the scheme is established and maintained in accordance with Policies NE3 (Trees and Landscaping), NE4 (Biodiversity) and DE1 (Design in the Built Environment) of the Rushmoor Local Plan (2014-2032) (2019). This is a pre commencement condition to ensure good design, the protection of local ecology and that local landscape character and visual amenity are met throughout the construction of the development and thus goes to the heart of the permission.

## **Pre-commencement Ecology – Ecological Management Plan**

7. Notwithstanding the Biodiversity Strategy (DRAFT) and other ecological and biodiversity mitigatory and compensatory proposals already submitted by the applicant, prior to commencement of any site mobilisation measures, clearance works, tree/planting removal, demolition or construction works a full ecological management plan shall be submitted to and approved in writing by the County Planning Authority. The plan shall include, but not be limited to:
  - i. A plan showing existing vegetation and planting to be retained and safeguarded during construction which shall be consistent with any Construction Environmental Management Plan;
  - ii. Updated Arboricultural Method Statement and Tree Protection Plan (as required by Condition 6 above);
  - iii. Details of works undertaken to ensure consideration of approved works under the Section 106 of Rushmoor Borough Council planning permission 12/00958/OUT.
  - iv. Design, type and location of biodiversity structures, features or habitats; and
  - v. Methods of establishment plus short-term and long-term after-care of all plants and biodiversity structures, features and habitats to be installed and retained to ensure Biodiversity Net Gain (BNG) achieves > 10% within the school site throughout its entire operational life.

Reason: In accordance with the principles of good design and the incorporation of biodiversity in and around developments, and in the interests of landscape character and visual amenity, and to ensure the scheme is established and maintained in accordance with Policies NE3 (Trees and Landscaping), NE4 (Biodiversity) and DE1 (Design in the Built Environment) of the Rushmoor Local Plan (2014-2032) (2019). This is a pre-commencement condition to ensure the protection of local ecology and that mitigation of impacts are met throughout the construction of the development and thus goes to the heart of the permission.

## **Ecology – Biodiversity Net Gain (BNG)**

8. In accordance with the requirement of Condition 7 above, the development hereby permitted shall not be occupied until the calculated Biodiversity Net Gain (BNG) of 10.2% (higher than site pre-development biodiversity value) has been implemented and confirmation in writing by the certified Ecologist overseeing their delivery has been submitted for approval by the County Planning Authority. This confirmation should include details on how BNG features will be managed after implementation and throughout the life of the permitted use.

Reason: In the interests of nature conservation and to ensure that biodiversity gains are delivered for enhancement and improvements of habitats and to enhance biodiversity in accordance with Paragraph 180 of the National Planning Policy Framework (2023), the local authority's duty under the Natural

Environment and Rural Communities Act (2006) and Policy NE4 (Biodiversity) of the Rushmoor Local Plan (2014-2032) (2019). This is a pre-commencement condition This is a pre commencement condition to ensure the protection of local ecology and that mitigation of impacts are met throughout the construction of the development and thus goes to the heart of the permission.

### Pre-Occupation Conditions

#### **Interim Access Plan**

9. Not later than six months prior to the opening of the school, an Interim School Access Plan setting out any necessary interim access arrangements should be provided to ensure that all access can be accommodated safely prior to the completion of the wider residential infrastructure, permitted by Rushmoor Borough Council under 12/00958/OUT.

No occupation of the school for school use shall commence until a safe and publicly approved highway has been installed and approved by the relevant regulatory body.

Reason: To ensure there is proper access to the site for construction in accordance with Policies IN2 (Transport), Part 12 (5) of Policy SP5 (Wellesley) and Part 5 of Policy IN1 (Infrastructure and Community Facilities) of the Rushmoor Local Plan (2014-2032) (2019). This is a pre-commencement condition to ensure amenity is not harmed by construction starting without sufficiently good access.

#### **Foul Water Disposal**

10. The development hereby permitted shall not be occupied until drainage plans for the disposal of foul water have been submitted to and approved in writing by the County Planning Authority.

Once approved, the scheme shall be implemented in full accordance with the approved details before the development is first brought into use.

Reason: To ensure the health and safety of owners/occupiers of the site and to minimise the risk of damage to property in accordance with Policies NE8 (Sustainable Drainage Systems) and DE10 (Pollution) the Rushmoor Local Plan (2014-2032) (2019).

#### **Cycles/Non-Motorised Scooter Storage and Electric Vehicle Charging Points**

11. The development hereby permitted shall not be occupied until an area for cycles/non-motorised scooter storage facilities and four electric vehicle charging points in line with Hampshire County Council Parking Standards has been made available for use in accordance with details to be submitted to and

approved by the County Planning Authority. Once approved, those facilities shall be maintained for the duration of the permitted development.

Reason: To ensure the provision and availability of adequate cycle/non-motorised scooter parking in accordance with Policy IN2 (Transport) of the Rushmoor Local Plan (2014-2032) (2019).

### **School Travel Plan**

12. A full School Travel Plan demonstrating the interventions, incentives and targets which will be implemented to promote a reduction in single occupancy car trips by pupils to the site should be submitted to and approved in writing by the County Planning Authority within 12 months of the school being occupied. The School Travel Plan should include details of its implementation and ongoing monitoring.

Reason: To support sustainable transport policy and encourage the use of alternative means of travel in compliance with the aims and objectives of the National Planning Policy Framework (2023) and in accordance with Policies IN2 (Transport) and Part 12 (5) of Policy SP5 (Wellesley) of the Rushmoor Local Plan (2014-2032) (2019).

### **Playing Field Provision**

13. With the exception of any initial clearance operations or earthworks (i.e. 'working') required to achieve access to areas of the development site, no other development of the proposed school playing field areas shall take place unless and until:

- a. A detailed assessment of ground conditions of the land proposed for the new/retained/replacement playing field land shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
- b. Based on the results of this assessment to be carried out pursuant to (a) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) shall be submitted to and approved in writing by the County Planning Authority after consultation with Sport England.

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

Reason: To ensure that site surveys are undertaken for new playing fields and that any ground condition constraints can be and are mitigated to ensure provision of an adequate quality playing fields in accordance with Policies IN1 (Infrastructure and Community Facilities) and DE6 (Open Space, Sport and Recreation) of the Rushmoor Local Plan (2014-2032) (2019).

14. The playing field/s and pitch/es shall be constructed and laid out in accordance with the approved plans (Site Strategy Plan ref: P12462-HCC-DR-L-7000) and with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011 (updated 2013)), and shall be made available for use before first use of the development hereby permitted.

Reason: To ensure the quality of pitches is satisfactory and they are available for use upon occupation in accordance with Policy DE8 (Indoor and Built Sport and Recreation Facilities) of the Rushmoor Local Plan (2014-2032) (2019).

### **Sustainability**

15. The development hereby permitted shall adhere to the BREEAM credit strategy in the submitted 'Wellesley Primary School 2018 v6 BREEAM New Construction Pre-assessment report', which would deliver a BREEAM 'Excellent' rating at all times. Within six months of the school being first occupied, the certification proving BREEAM 'Very Good' rating (or equivalent recognised accreditation) for the overall completed school and 'Excellent' for water consumption (or equivalent recognised accreditation) shall be provided to the County Planning Authority

Reason: To ensure the development achieves the lowest level of carbon emissions and water and energy consumption in accordance with Policy DE1 Design in the Built Environment of the Rushmoor Local Plan (2014-2032) (2019).

### **Surface Water Drainage**

16. The development hereby permitted shall not be occupied until the approved surface water drainage scheme comprising the Flood Risk Assessment and Drainage Strategy Report (Hampshire Engineering Services, 29/8/23) submitted on 06/09/23 and the ACO Water Management: Civils + Infrastructure ACO QuadraCeptor Four Stage Surface Water Treatment Unit submitted 08/11/23 has been implemented as proposed. Confirmation following completion of the installation of the approved surface water drainage system and how it will be maintained throughout the life of the permitted development shall be provided in writing to the County Planning Authority for their written approval.

The approved drainage scheme shall be maintained as approved for the duration of the development hereby permitted.

Reason: To ensure that surface water drainage at the site is adequately and safely drained to minimise the risk of flooding to the surrounding area in accordance with Policies NE8 (Sustainable Drainage Systems) and DE10 (Pollution) of the Rushmoor Local Plan (2014-2032) (2019).

## **Multi Use Games Area Hours**

17. The Use of the Multi-Use Games Area (MUGA) after the normal school day, will be limited to the available light. However, during British Summer Time use of the MUGA shall finish by 21:00 hours, Monday to Friday, and, on Saturdays shall only be used between 09:00 and 18:00 hours. The MUGA shall not be used at all on Sundays or recognised Public and Bank Holidays.

Reason: In the interests of the amenity of local residents whose properties are near the school boundary in accordance with Policy DE10 (Pollution) of the Rushmoor Local Plan (2014-2032) (2019).

## **Lighting**

18. There shall be no external lighting of the Multi Use Games Area (MUGA).

Reason: In the interests of the amenity of the locality and to avoid adverse impacts to wildlife in accordance with Policy DE10 (Pollution) of the Rushmoor Local Plan (2014-2032) (2019).

19. All approved installed external lighting in and around the car park shall not be lit outside of the school day except for any sensor controlled, time-limited security features.

Reason: In the interests of the amenity of the locality and to avoid adverse impacts to wildlife in accordance with Policy DE10 (Pollution) of the Rushmoor Local Plan (2014-2032) (2019).

## **Compliance with Approved Plans**

20. The development hereby permitted shall be carried out in accordance with the following plans:

<b>Plans:</b>	<b>Drawing ref:</b>
Location Plan	P12462-HCC-PS-XX-DR-A-100 P01RevP02
Existing Site Plan	P12462-HCC-PS-XX-DR-A-120 P02
Proposed Site Plan	P12462-HCC-PS-XX-DR-A-130 P2
Proposed Landscape GA Plan	P12462-HCC-DR-L7001RevP6
Site Strategy Plan	P12462-HCC-DR-L7000RevP8
Proposed Ground Floor	P12462-HCC-PS-00-DR-A-200 P01
Proposed First Floor	P12462-HCC-PS-01-DR-A-201 P01
Proposed Roof Plan	P12462-HCC-PS-RL-DR-A-205 P01



Proposed Elevations 1 of 2	P12462-HCC-PS-ZZ-DR-A-300 P02
Proposed Elevations 2 of 2	P12462-HCC-PS-ZZ-DR-A-301P02
Proposed Sections	P12462-HCC-PS-ZZ-DR-A-310 P01
External Lighting Plan	P12462-HCC-PS-00-DR-E-8001 P1
Perspective Overview	P12462-HCC-00-DR-A-400P1
Perspective View of Main Entrance	P12462-HCC-00-DR-A-401 P1
Topography Plan	P12462-HCC-DR-L7005
Fencing Strategy	P12462-HCC-DR-L7006
Tracking Taxi Stacking	P12462-ECH-XX-XX-DR-C-7101
Tracking Refuse Freighter	P12462-ECH-XX-XX-DR-C-7102
Below Ground Drainage	P12462-HEH-XX-XX-DR-C-7500 P01
Existing Exceedance Routing	P12462-HEH-XX-XX-DR-C-7520 P01
Proposed Exceedance Routing	P12462-HEH-XX-XX-DR-C-7521 P01
Existing Exceedance Routing	P12462-HEH-XX-XX-DR-C-7520 P01
Drainage Detail 1 of 2	P12462-HEH-XX-XX-DR-C-7550 P01
Drainage Detail 2 of 2	P12462-HEH-XX-XX-DR-C-7551 P01
Indicative Surface Water & Foul Drainage Connection Proposal	GTASHOT_ESS/SK/03RevP3
Proposed Hard Landscaping & Drainage with Tree Survey and Root Protection Zones	P12462-HCC-DR-L-7900
Materials Palette	P12462-HCC-DR-L7004

Reason: For the avoidance of doubt and in the interests of proper planning, as well as to define the scope of this permission and to ensure that the impact on the surrounding built and natural environment and the amenity of neighbouring residents is mitigated in accordance with the policies of the Rushmoor Local Plan (2014-2032) (2019).

### **Note to Applicants**

1. In determining this planning application, the County Planning Authority has worked with the applicant in a positive and proactive manner in accordance

with the requirement in the National Planning Policy Framework (2023), as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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.
3. The applicant, in conjunction with the Academy Trust responsible for running the school, shall use best endeavours to deliver community uses within the school and school grounds following the commencement of its use. The views of the Rushmoor BC EHO in that the use of the school grounds should be restricted as controlled by Condition 17 above (MUGA use) to ensure local residents are not subjected to unacceptable levels of noise, must be factored in to any proposed use/s. Guidance on preparing Community Use Agreements is available from Sport England via <http://www.sportengland.org/planningapplications/>.
4. It is important to ensure that the long-term maintenance and responsibility for Sustainable Drainage Systems is agreed between the County Planning Authority and the applicant before planning permission is granted. This should involve discussions with those adopting and/or maintaining the proposed systems, which could include the Highway Authority, County Planning Authority, Parish Councils, Water Companies and private management companies.
5. For SuDS systems to be adopted by Hampshire Highways it is recommended that you visit <https://www.hants.gov.uk/transport/developers/constructionstandards> for guidance on which drainage features would be suitable for adoption. Where the proposals are connecting to an existing drainage system it is likely that the authorities responsible for maintaining those systems will have their own design requirements. These requirements will need to be reviewed and agreed as part of any surface water drainage scheme.
6. The Outline Planning permission [12/00958/OUT](#) and related planning applications are of relevance.