

**HAMPSHIRE COUNTY COUNCIL
Decision Report**

Decision Maker:	Regulatory Committee
Date:	11 December 2018
Title:	Development of the site for a new 1.5 form-entry primary school, consisting of a two-storey building with single storey kitchen/plantroom attached, inclusion of a grass sports pitch and hard courts as well as staff car-parking at Land south of Chestnut Avenue, Eastleigh SO50 9HQ (No. CS/18/84183) (Site Ref: EAE045)
Report From:	Head of Strategic Planning

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1. Recommendation

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

2. Executive Summary

- 2.1 The planning application is for a 315 pupil place 1.5 form entry (FE) primary school consisting of single and two storey buildings with a large sports pitch, and associated car parking serving a new residential development of 1,100 houses at North Stoneham Park, Eastleigh. North Stoneham Park is a 62 hectare (ha) site identified in the [Eastleigh Borough Council's Local Plan 2011-29](#) as a strategic location for development. The site lies to the south of Eastleigh, with the M27 and M3 motorways to the south and west and Southampton Airport to the east. The overall development received Outline planning permission (planning permission O/15/76023) in January 2017 and Phase 2 in July 2017. Works to the infrastructure and first phase of housing commenced in August 2017.
- 2.2 The Masterplan approved as part of the outline permission shows a primary school located in the south eastern part of the site.
- 2.3 The school has been designed with the infrastructure to allow for a future planned expansion. The Section 106 (S106) planning obligation secured a site area of 1.6 hectares(ha) for a 1.5FE school with a further 0.4 ha available for a period of ten years for school expansion to 2FE. The school site is proposed to be handed over to Hampshire County Council by spring 2019. The S106 is agreed and signed to facilitate this process.
- 2.4 This application is being considered by the Regulatory Committee as it is a major Regulation 3 development.

- 2.5 When considering the application the key issues to be taken into account are design, scale and massing of the proposed school buildings, highway safety, visual impact and landscape and sustainability.
- 2.6 The development of a new 1.5 FE primary school has already been granted outline planning permission through planning permission by Eastleigh Borough Council. It is considered that the proposal is in accordance with the development plan as it makes provision for primary education and will provide new educational facilities to meet the needs of the local community in addition to the wider development site (Saved Policy BO1 of the Eastleigh Borough Local Plan (2001-2011) as well as the relevant paragraphs of the [National Planning Policy Framework \(2018\)](#) as it makes provision for primary education and will provide new educational facilities to meet the needs of the local community in addition to the wider development site. The design, appearance and proposed materials are considered appropriate (Saved Policies 59BE– Design criteria and 45ES Sustainable drainage) and the incorporated landscaping will enhance both the natural and build environment and maximise the potential to improve local biodiversity (Saved Policies 25NC Promotion of biodiversity, 26NC Promotion of wildlife network and 18CO Protection of the landscape).
- 2.7 The proposal encourages walking and cycling, through a Framework School Travel Plan (Saved Policy 186.IN Criteria for new facilities). The proposals will not have a significant impact on the safety or operation of the local road network (Policy 100T Transport and new development) and on site car parking provision is in accordance with the relevant standards (Saved Policy 63.BE Car park design).
- 2.8 Appropriate sustainability features to accord with requirements will ensure that energy loss is minimised (Saved Policy 37.ES Energy efficiency) and appropriate measures will be taken to ensure surface water run-off from the development will be managed in a sustainable way and will not increase the risk of flooding off site (Saved Policy 45.ES Sustainable drainage). Measures to reduce noise emissions are also included within the proposal in accordance with Saved Policy 32 ES Pollution Control.
- 2.9 The proposed development is not an Environmental Impact Assessment development under the [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017](#).

That planning permission be granted subject to the conditions listed in integral Appendix B.

3. The Site

- 3.1 The proposed school site forms part of a wider site (62 hectares (ha) at North Stoneham Park, which has outline planning permission (O/15/76023) for 1,100 dwellings, creation of new retail and employment floor space, elderly persons accommodation, primary school, pre-school, community facilities and landscaped public spaces. The Masterplan approved as part of the outline permission shows a primary school located in the south eastern part of the site, opposite the proposed local centre. The associated Section 106 planning obligation secured a 1.6ha site for a 1.5 form entry (1.5FE) primary school.
- 3.2 The North Stoneham Park development is located on the southern edge of Eastleigh, approximately 4 miles from Southampton. The area is bounded to the east by Stoneham Lane, the A335; Chestnut Avenue to the north and to the south by Park Farm. The M27 and M3 motorways lie to the south and west with Southampton Airport to the east.
- 3.3 The comprehensive development in addition to new homes and primary school will include new retail and employment floor space, accommodation for the elderly, pre-school, community facilities and landscaped public spaces. The northern part of the site was previously used for recreational football and the southern area was occupied by a former used car dealership who vacated it in July 2017.
- 3.4 Works to the infrastructure and first phase of housing commenced in August 2017. The school site is proposed to be handed over to the Hampshire County Council by spring 2019. The new school will initially only have 45 reception pupils which will increase once further housing development is completed.
- 3.5 The site slopes gently from west to east and is bounded by a dense row of trees and hedges around the east, north and west boundaries. The site falls within an area of blanket TPO's with a few mature oak trees around the perimeter. A central row of less significant trees divides the site into two distinct areas: a "green field" area to the north and a "brown field" area to the south.

4. The Proposal

- 4.1 The proposed North Stoneham Primary School will be located within the south western part of the development opposite the proposed local centre. The Section 106 agreement for the site made provision for the delivery of a new 1.5 FE (420 places) primary school with the potential for the school to be expanded by 2 FE (630 places).
- 4.2 The net floor area of the school will be 1750m². It will comprise:
- 11 classrooms;
 - 3 Group rooms and associated accommodation;

- main hall;
 - Library; and
 - ICT Learning Resource Centre which will be available for community use.
- 4.3 At full capacity, there will be 35 staff comprising 15 teaching and 20 non-teaching staff.

Highways and Access

- 4.4 The location of the Primary School and access points for pedestrians and vehicles has been co-ordinated with the wider Masterplan. Vehicular and pedestrian access will be provided by the Housing Developers. The primary vehicular access road will be to the south of the site from the commercial centre which has an access onto the new main road through the site linking with a roundabout junction with Stoneham Lane. A further two pedestrian only access points will be provided, one of which will have parent waiting shelter and secure cycle storage. They will be from the west via Avenue Park and to the north west to ensure maximum permeability (this second entrance will be available when the school expand to 2 FE).
- 4.5 A covered cycle store with eight hoops for pupils (Cycle parking for 16 bicycles) and two staff cycle stands are proposed in addition to storage for up to 32 scooters.
- 4.6 An on-site staff car park is proposed that will provide 28 spaces including 2 accessible bays and spaces for two powered two-wheelers. A covered cycle store with eight hoops for pupils (cycle parking for 16 bicycles) and 2 staff cycle stands will be provided in addition for storage for up to 32 scooter spaces for pupils. Both car parking and cycle provision is in accordance with Hampshire's On-site School Parking Guidelines (April 2013).
- 4.7 There is no requirement for the new school to provide parking for parent pick up and drop off within the school site. It is anticipated that visitor parking being provided in association with the housing development could support 50 cars expected to be associated with pupil drop off and pick up. In addition the local community centre adjacent to the school will be providing car parking spaces for up to 130 vehicles.
- 4.8 A Transport Assessment was carried out for the whole development to accompany the planning application. A Transport Statement also accompanies this planning application. Under the TRICS methodology Assessment formed part of the outline planning application for the whole development site which included a TRICS trip assessment for the proposed primary school was carried out for the Framework Travel Plan.

- 4.9 A Framework School Travel Plan (STP) included with the application is of a good standard. It outlines how the Full School Travel Plan will be developed by the school and sets out examples of actions that could be undertaken to try and reduce the number of pupils brought to school by car and to promote walking and cycling. These include setting up a 'Walk Once a Week' initiative and providing scooter and pedestrian training for pupils. It is proposed that when the school is operational the School Travel Plan will investigate the possibility of setting up a "Park and Stride" scheme to encourage more pupils and parents to walk part of their journey. It is anticipated that the majority of pupils will come from the new housing development with opportunities for new pupils, parents and staff to travel by sustainable transport modes.
- 4.10 As this is a new school, baseline travel trends will need to be ascertained once the school is operational to check that there are no major deviations from the expected modal split and to enable the travel plan to be finalised and implemented.
- 4.11 It is estimated that there are likely to be pupil-related and staff vehicles travelling to and from the school in both the morning and afternoon school peaks. Overall, it is considered that this anticipated level of traffic can be accommodated on the local roads without compromising network capacity.

Design

- 4.12 The design of the school has been developed and benchmarked against the ESFA Baseline Design Type 2. It has a compact form based on a "head, heart and wing" approach. 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. The design aims to provide a lean, compact and energy efficient building. The two story building has a small footprint to maximise the available site areas for external play and outdoor learning. Internal and external areas are fully inclusive for both school and community use.
- 4.13 The main entrance approach is from the south, via a semi-public/private garden court that fronts the main "community" hall. Visitors access the school via a secure lobby that leads to the LRC Library and waiting area. An interview room is provided off the secure lobby. The double height Library space is top lit and connects upper and lower LRC areas to the teaching wing and main hall. The two storey teaching wing provides reception and Key Stage (KS) 1 classrooms to the ground floor and KS2 classrooms to the first floor. Reception and KS1 classrooms open directly to external areas to promote and encourage outdoor learning. KS2 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 WC's are located at each level with a Hygiene room located centrally to the ground floor.

- 4.14 The two storey form has a low profile that relates well to the scale of the proposed Local Centre buildings to the south and residential housing to the north. The building is located to the southern part of the site to primarily address the Local Centre buildings and associated landscaped parking areas.
- 4.15 The scale and massing of the building provides a compact form that substantially reduces the 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. The south facing front elevation is articulated with deep recesses formed by the overhanging roof/parapet and brick piers that correspond to the 7.2m wide classroom bays. This modulates and breaks down the scale of the façade and crucially provides solar shading to the south facing classrooms. The rhythm of brick piers and a rendered end gable elevation also allows seamless expansion for the future 0.5FE extension to the east.
- 4.16 The typical classroom bay has been carefully configured to provide openings that optimise daylight and ventilation without compromising 'views out' to the exterior. Shading to south facing classrooms is provided to control glare and solar gain.
- 4.17 The school building, car park and hard play court are planned to be built on the southern part of the site. This area is the 'brown field' site.. The northern half of the site is to be used and preserved as a green playing field.
- 4.18 The building is faced in traditional Hampshire multi-red brickwork to reflect its setting and context within the housing development and Local Centre.
- 4.19 '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 KS1 classrooms. This is top-lit by daylight/ventilation shafts at each end of the space. Upstairs larger break-out spaces are centred on KS2 classrooms, each with a rooflight to provide ample daylight and ventilation
- 4.20 A specialist Food/Science/Tech classroom is provided to the north of the main hall. This space will be 'future-proofed' for relocation when it converts to a Music/Drama Studio for the 2FE future expansion.

Infrastructure will be provided to install a future moveable acoustic wall so that this space can connect to the main hall via a 'proscenium'.

- 4.21 The main hall is a simple "community" space. This space is planned to eventually connect to a Music/Drama Studio to the north. Daylighting is provided by clerestory windows to the west and 'borrowed light' via glazed screens and skylight over the LRC Library to the east. External access and means of escape is provided via glazed doors that open on to a garden court and terrace to the south. Double doors on the west side of the hall open on to the kitchen servery and PE store.
- 4.22 A palette of natural/healthy finishes with low VOC are proposed. Natural and 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.

Landscape Design

- 4.23 The site is bounded by a belt of mature trees to the north, east and west. High density housing (currently under construction) is located to the north of the site with the proposed future Local Centre and Community facilities to south. Stoneham Lane lies to the east and is buffered by a mature tree belt. The proposed 'Avenue Park' to the west, will provide a valuable green space and connection to the heart of the housing development.
- 4.24 The school site is split in to two halves by a semi-mature line of low quality trees/hedgerow. The northern half is a 'green field' site and will be developed as the school playing field. The southern half is a 'brown field' site and will be developed for the building footprint, car park, hard play court and other hard and soft landscaped areas serving the school. There is a water main easement to the east of the site and a 5m habitat constraint to the tree belt along the West boundary.
- 4.25 The proposed development will be cleared of constraints and will aim to utilise and enhance these zones as habitat and play areas for outdoor teaching/learning. In line with the aims of the Development Masterplan the school proposals 'allows for retention of all of the primary landscape features within the site and there is potential for additional planting to enhance character.' The character of the school building and landscape responds to the 'Parkland edge' by extending the open space and views between the dense housing to the north and Local Centre to the south. The school site is well defined by established trees and hedgerows. The 'open' school boundary to the south addresses the Local Centre and will be enhanced with suitable planting and additional trees to enhance the main approach and public domain.

4.26 The School entrance aligns with the access road provided via the Local Centre. Vehicle access will lead to the staff car park via secure automatic gates. Parking bays within the Local Centre car park are situated adjacent the school entrance for drop-off/pick-up use. Bays are not reserved or identified for this specific use so that parents/carers are encouraged to adopt more sustainable forms of transport i.e. walking /scooters and cycling via the network of footpaths serving the school. Multiple pedestrian access points will support the school travel plan. A pedestrian access on the West boundary serves the majority of new housing via the Avenue Park. A further pedestrian access to the north can be utilised in the future. The hard play court to the west will serve as a drop-off/ pick-up area for KS2 pupils. Direct access to secure Reception and KS1 play areas is provided so that Parents/Carers are able to drop-off/ pick-up younger children. These areas are enclosed with a low 1.2m high fence and secure gates for access/control. The school site boundary will be protected by secure fencing and gates to a height of 1.8m. Fencing to the north, east and west boundaries will be dark green weld-mesh with round bar rail fencing predominantly to the southern boundary frontage facing the Local Centre and public car park. The site layout considers the strategy for future expansion to 2FE. The school building will be able to extend to east with construction access via Stoneham Lane. The staff car park is able to expand to the west. This strategy for future expansion will minimise disruption to the school.

Sports Provision

4.27 Sport England has been consulted when preparing the application on the proposed playing field and football pitch areas. The proposals are based on the FA guidance and recommended pitch sizes. The proposed layout and drainage design for the grass pitches will be undertaken in accordance with the Sport England Design Guidance Note. Design and implementation will be carried out by an approved and competent pitch consultant. The drainage design will coordinate with the overall sustainable drainage design for the school site. A feasibility study will be undertaken to establish the pitch and playing field design principles to include site clearance, subsoil and topsoil quality, adjustment of levels, drainage system strategy/capacity, cultivation and seeding, early maintenance and equipment for future maintenance. Future playing field and pitch areas will be developed when the school and site expands from 1.5FE to 2FE to the east.

Ecology

4.28 The school site has been strategically located within the Masterplan as a green open space and 'gap' between the proposed housing to the north and Local Centre to the south. This open space connects to the expansive parkland corridor 'Avenue Park' running north-south through the development. Just beyond the northern edge of the school site the developer's Masterplan includes an existing ditch, watercourse and

‘green corridor’ to connect via a new culvert to the open space to the east of Stoneham Lane and the ‘Lakeside Country Park’ beyond.

4.29 A number of ecological surveys were carried out by the housing developer in February 2015 as part of the Outline Design application for the development. These have been reviewed by the HCC Ecology Team. An updated Phase 1 Ecological Survey of the School site was carried out by HCC Ecology Team in September 2017 and concluded there is bat potential in the large oak tree which will require protection measures during construction. No other ecological constraints were identified within the site.

4.30 The design proposals include the following features to enhance biodiversity on the site:

- Bats – summer boxes to trees and a ‘roost unit’ to the main building (specification TBA);
- Birds – suitable nesting bird boxes to trees and buildings to enhance and support species diversity;
- Reptiles/Amphibians – potential future ‘wetland’ area associated with the proposed swale/habit area to the north-east corner of the site. This feature will only be fully established when the primary school site area expands from 1.5FE to 2FE;
- Vegetation Planting – the landscape proposals will be developed to include recommended species;
- Grassland/Fauna – wild grass meadow areas will be developed to identified habitat zones around the site to enhance species diversity and insects;
- Potential ‘Kitchen Garden’ – a future kitchen garden for herbs and vegetables is planned to the west, adjacent the school kitchen to encourage ‘grow your own’ and other learning opportunities. Rainwater ‘butts’ will be incorporated to collect rainwater from the kitchen roof. This area will be developed by the Academy Trust and help to enhance biodiversity on site;
- Potential Biodiversity Roof – ‘optional’ finish for the main teaching wing to attenuate rainwater run-off and enhance biodiversity. This area is subject to funding. Due to the proposed building location and small footprint within the former ‘brown field’ site this area is not required to replace ‘green’ footprint space.

External lighting /signage

4.31 All external lighting (as per BREEAM requirements) will be high efficiency LED lighting. Light pollution will be minimised by limiting the amount of up lighting. The double height recesses to the front entrance façade and the recessed entrances to the rear will incorporate recessed downlights. Low level lighting to the main approach surfaces will be provided for wayfinding. The car park will be illuminated by LED

downlighting (columns). The type and specification is to be coordinated with the Local Centre proposals.

- 4.32 The surrounding hedge boundary and mature trees provide suitable habitat for foraging/commuting bats and the site will have increased lighting from the development. With the absence of control measure and/or mitigation it is considered that there is moderate potential for impacts to foraging bats. In response to the above concerns it is proposed that the light luminance levels in close proximity to boundary hedgerows and mature trees will be carefully considered in relation to foraging/commuting bats.

Sustainability strategy

- 4.33 Reference has been made to the developers' Masterplan and outline planning approval conditions which included the following proposals and measures:
- BREEAM Communities target 'Excellent' rating; and
 - BREEAM New Construction equivalent target for non residential buildings.
- 4.34 The proposals for the new school have been designed with reference to these principles, and will seek to embody 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 internal comfort. A BREEAM Pre-Assessment report submitted as part of the planning application concludes that the project is on target to achieve an 'Excellent' rating. Currently the Sustainability Strategy for this project is not targeting 'certification' but will continue to adopt and follow the BREEAM process via 'Tracker Plus' to ensure targeted criteria targeted, in particular for energy, water, waste and pollution are maintained. The appointed Academy sponsor will be collaborating on the ongoing development of the projects sustainability strategy. The key design principles for improved energy conservation and performance, will be promoted and developed to ensure the project maintains the sustainable design objectives

Acoustics/ventilation strategy

- 4.35 The buildings design has been developed to take into account the neighbourhood context and road network. Although the school will be located within a residential development and adjacent to the planned 'Avenue Park', potential road noise from the M3, M27 and adjacent Stoneham Lane has been considered. Also the potential noise impact of Southampton Airport to the north-east has been considered 'hybrid' mechanical ventilation strategy is being evolved based on localised/centralised plant with potential heat recovery. This will aim to provide

an efficient system to meet required guidelines. The attenuated ventilation strategy will have the added benefit of being able to limit the traffic and overhead noise ingress into the building.

Air Quality

4.36 The developers 'Air Quality Modelling Report' conclude the site is suitable for development. The proposed design will aim to provide good IAQ and limit/control internal CO2 levels to teaching areas in accordance with required recommendations.

Crime prevention measures

4.37 A number of crime prevention measures are included in the proposal. The 'Secured by design" measures include:

- The site access to the staff car park has an electrically operated entrance gates and secure boundary fencing to provide controlled access linked to the main reception;
- The north, east and west boundaries are fenced and considered to be adequate;
- Lighting around the site – to key essential staff routes to car parks;
- Height and security of perimeter fencing and gates;
- Burglar alarms to the building with a 'Redcare' link;
- Appropriate ironmongery and glazing standards to all new build areas;
- Bin stores will be lockable and more than 6m from buildings; and
- Secure entrance lobbies.

4.38 The proposed development has been assessed under [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017](#). The development is classified as a Schedule 2 development as it falls within Category 10(a) - Urban development projects. However, whilst being identified under the Regulations, it is not deemed an EIA development requiring an Environmental Statement.

5. Development Plan and Guidance

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

National Planning Policy Framework (2018) (NPPF)

5.2 The following paragraphs are relevant to this proposal:

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

Eastleigh Borough Local Plan (2006) (EBLP (2006))

5.3 The following saved policies are relevant to the proposal:

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

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

6. Consultations and Equalities

Arboriculture: Has no objection subject to conditions relating to tree protection, in particular T5.

County Councillor Irish: Was notified.

Eastleigh Borough Council: Has no objection subject to conditions ensuring landscape and ecological mitigation, tree, hedge and watercourse protection for retained trees, confirmation of final brick material and provision of boundary railings in keeping with those provided within the North Stoneham Park estate.

Eastleigh Borough Council Environmental Health Officer (EHO): Was notified.

Ecology: Has no objection in principle subject to conditions (to be confirmed following additional information to be submitted) relating to fencing details, mitigation measures for protected species and proposed lighting and biodiversity enhancements.

Sport England: Has no objection subject to conditions i) requiring a detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field and. ii) use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority.

Local Highway Authority: Has no objection subject to conditions requiring the submission of a School Travel Plan and Construction Traffic Management Plan.

Lead Local Flood Authority (LLFA): Has no objection in principle but further consents are required which are separate to planning permission before commencement of development.

Landscape Planning and Heritage (Landscape) (HCC): Has no objection subject to conditions requiring tree protection and the submission of a planting scheme.

Landscape Planning and Heritage (Archaeology) (HCC): Has no objection.

Planning Policy: Was notified.

Public Health (HCC): Was notified.

7. Representations

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

7.2 In complying with the requirements of the SCI, HCC:

- Published a notice of the application in the [Hampshire Independent](#);

- Placed notices of the application at the application site and local area, extending the period of neighbour consultation;
- Consulted all statutory and non-statutory consultees in accordance with [The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#); and
- Notified by letter all residential properties within 100 metres of the boundary of the site.

7.3 As of 20 November 2018, no representations to the proposal have been received.

8. Habitats Regulation Assessment [HRA]

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

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

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

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

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

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

- It is not located at a distance to be considered to have proximity to directly impact on the European designated sites;
- The site is not considered to have any functional impact pathways connecting the proposed works with any European designated sites; and

- The proposal does not have any significant increase on any adverse impacts the wider quarry may have.

9. Commentary

Principle of the development

9.1 The principle of a school in this location was accepted as part of the planning permission (ref. O/15/76023) granted in January 2017 by Eastleigh Borough Council as part of a comprehensive development which included a site for a primary school. Provision for primary education at North Stoneham Park is supported in principle by Policies 1.CO (Criteria for development in the countryside), 11.CO (Extension for non residential buildings within the countryside) and 186IN (Criteria for new facilities) of the Eastleigh Borough Local Plan (2006) (EBLP) as well as paragraph 94 (Ensuring sufficient choice of school places is available to meet the needs of existing and new communities) of the NPPF (2018). The proposal is also in accordance with emerging Policy DM24 of the Eastleigh Borough Local Plan 2016-36.

Visual impact and landscape

9.2 The landscape design has been developed to respond to the surrounding area. All trees which have been retained on site will be subject to tree protection measures in accordance with Policies 18 CO (Protection of the landscape) and 19CO (Protection of landscape features) of the EBLP (2006) to the satisfaction of the County Arboriculturalist and Eastleigh Borough Council and any forthcoming consent will be subject to conditions pertaining to this. Arboriculture had no objection to the proposal subject to the inclusion of conditions relating to the protection of retained trees, and in particular T5, a large tree in good condition, extremely rare and valuable. The retention of these trees is highly desirable. Given the future use of the site and the high likelihood of soil compaction around T5 from regular footfall, it is recommended that measures are introduced to reduce or prevent access to this tree – a simple knee rail positioned at the protection fencing line with woodchip inside for example, or a regime of not mowing the grass beneath it would help with its future retention. This condition is included in integral appendix B together with the approval of further details of all the hard and soft landscaped areas. Further conditions are also included relating to the submission of details for soft and hard landscaping. The proposal is considered to be in accordance with Policies 18.CO (Protection of the landscape) and 19.CO (Protection of landscape features) of the EBLP (2006).

- 9.3 Eastleigh Borough Council has requested that conditions are imposed relating to the protection of trees, hedgerows and water courses. However, these matters are being dealt with by the developer of the wider development area and the County Council is to inherit a cleared site free from any constraints.

Cultural and Archaeological Heritage

- 9.4 An archaeological evaluation carried out in September 2017 included the primary school site within its remit. The report on this evaluation concluded that in the area of the site (covered by trenches 61-65) no archaeological features were identified. The County Archaeologist was consulted on the application and concluded that on the basis of the evaluation results 'no further archaeological investigation was required within the school site'. The proposal is considered to be in accordance with Policy 166.LB (Protection of scheduled archaeological sites) of the EBLP (2006).

Ecology

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

Sports provision

- 9.6 The proposal is linked to the wider development of land to the south of Chestnut Avenue which Sport England previously accepted under a combination of its E4 (exception policy) and E5 policy subject to a suitable Section 106 agreement. Sport England is therefore satisfied that the proposed development for a new 1.5 form-entry primary school, including playing field (2 no. grass sports pitches) and hard courts is an acceptable use of the existing playing field.
- 9.7 Sport England recommends that a sports turf specialist/agronomist is used to assess the ground conditions to ensure that the playing field and sports pitches are brought back into use to an acceptable quality. It is also expected the pitches are provided in accordance with the relevant national governing body size guidelines and the hard surface courts are designed and constructed in accordance with Sport England's technical design guidance. Conditions are included in integral appendix B relating to these issues.
- 9.8 To provide security of use of the school's sports facilities by the local community and to ensure that the benefits of the new school's sports facilities and playing field are maximised, Sport England requires a community use agreement is established. This is also subject to a

conditions included in integral appendix B. The proposal therefore meets the requirements of Policy 186.IN (Criteria for new facilities) of the Eastleigh Borough Local Plan (EBLP) (2006).

Potential pollution associated with the development

- 9.9 National Planning Practice Guidance states that Planning Authorities should assume that other regulatory regimes will operate effectively rather than seek to control any processes, health and safety issues or emissions themselves where these are subject to approval under other regimes ([Paragraph 050 Reference ID: 28-050-20141016](#))
- 9.10 Planning and permitting decisions are separate but closely linked. Planning permission determines if a development is an acceptable use of the land. Permitting determines if an operation can be managed on an ongoing basis to prevent or minimise pollution.
- 9.11 It has been agreed in the Development Agreement with the developer of the main development area that the County Council are to inherit a site that is free from any constraints. Planning conditions in relation to these aspects will not therefore be included in any forthcoming consent for the school site and the proposal is in accordance with Policies 32 ES, 33 ES and 34 ES of the Eastleigh Borough Local Plan (EBLP) (2006).

Design

- 9.12 The design for the “Generic Primary School” is in response to a revised emerging brief from the ESFA and “Free School” programme and has been developed and benchmarked against the ESFA Baseline Design Type 2. The design aims to provide a lean, compact and energy efficient building with a small footprint and a low profile that relates well to the scale of the proposed Local Centre buildings to the south and residential housing to the north.
- 9.13 Whilst the design of the new school is generic in form, its location on site respects the local environment and allows the retention of all the primary landscape features within the site with potential for additional planting to enhance character in accordance with Policies 18.CO and 19C.O in the EBLP (2006). It has been designed to respond to the “Parkland edge” by extending the open space and views between the dense housing to the north and Local Centre to the south. This together with the proposed use of a traditional Hampshire multi- red brickwork ensures it reflects its setting and context.
- 9.14 No objections have been received to the planning application on design grounds. Eastleigh Borough Council has requested a condition requiring

confirmation of the final brick material in order that it can be assessed against the materials for the local centre and the provision of boundary railings are in keeping with those to be provided within the North Stoneham Park estate. The proposal is considered to be in accordance with Policies 34 ES, 36 ES, 37 ES, 38 ES, 45 ES and 59 BE of the Eastleigh Borough Local Plan (EBLP) (2006).

Highways impact

- 9.15 Access to the new primary school has been determined by the Masterplan for the comprehensive development of the wider area. The proposed school access is via a new access road which adjoins the spine road directly. It is therefore not anticipated that the new primary school itself will result in any highways impact in the surrounding area. The Highways Authority has been consulted on the proposal and raises no objections.
- 9.16 The Framework School Travel Plan (STP) included with the application is of a good standard. It outlines how the Full School Travel Plan will be developed by the school and sets out examples of actions that could be undertaken to try and reduce the number of pupils brought to school by car and to promote walking and cycling. These include setting up a 'Walk Once a Week' initiative and providing Bikeability training for pupils. A proposed condition is recommended that a Full School Travel Plan is submitted within 12 months of occupation.
- 9.17 It is anticipated that the majority of pupils will come from the new housing development with opportunities for new pupils, parents and staff to travel by sustainable transport modes.
- 9.18 A Construction Traffic Management Plan (CTMP) has not been provided within the Transport Statement. As these proposals are for a new school, no conflicts of the construction traffic with pupils / staff will be present on site. However, a CTMP should be provided that includes 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 from vehicles. It is therefore recommended that one is provided as a condition of any forthcoming consent.
- 9.19 Parking bays within the Local Centre car park are situated adjacent to the school entrance for drop-off/pick-up use. Bays are not reserved or identified for this specific use so that parents/carers are encouraged to adopt more suitable forms of transport i.e. walking, scooters and cycling via the network of footpaths serving the school.
- 9.20 The proposal is considered to be in accordance with Policy 63 BE of the Eastleigh Borough Local Plan (EBLP) (2006).

Conclusions

10.0 It is considered that the proposal would be in accordance with the relevant policies of the Eastleigh Borough Council Local Plan Review (2001-2011) (2006) which supports the principle of provision of a primary school as part of the wider comprehensive development of the area as well as the relevant policies of the emerging and the NPPF (2018).

Appendices:

Integral Appendix A – Corporate or Legal Information

Integral Appendix B – Conditions

Appendix C - Location Plan

Appendix D – Layout Plan

Other documents relating to this application:

<https://planning.hants.gov.uk/ApplicationDetails.aspx?RecNo=19698>

Links to the Strategic Plan

Hampshire maintains strong and sustainable economic growth and prosperity:	No
People in Hampshire live safe, healthy and independent lives:	No
People in Hampshire enjoy a rich and diverse environment:	No
People in Hampshire enjoy being part of strong, inclusive communities:	No
OR	
<p>This proposal does not link to the Strategic Plan but, nevertheless, requires a decision because: The proposal does not link to the Corporate Strategy but, nevertheless, requires a decision because the proposal is an application for planning permission and requires determination by the County Council in its statutory role as the minerals and waste planning authority.</p>	

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

CS/18/84183

Hampshire County Council

EAE045

Land south of Chestnut Avenue, Eastleigh
SO50 9HQ

(Development of the site for a new 1.5
form-entry primary school, consisting of a
two-storey building with single storey
kitchen/plantroom attached, inclusion of a
grass sports pitch and hard courts as well
as staff car-parking

IMPACT ASSESSMENTS:

1. Equality Duty

9.14 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 under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, gender and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

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

9.14.1 The need to remove or minimise disadvantages suffered by persons sharing a relevant characteristic connected to that characteristic;

9.14.2 Take steps to meet the needs of persons sharing a relevant protected characteristic different from the needs of persons who do not share it;

9.14.3 Encourage persons sharing a relevant protected characteristic to participate in public life or in any other activity which participation by such persons is disproportionately low.

9.15 Equalities Impact Assessment:

See guidance at <http://intranet.hants.gov.uk/equality/equality-assessments.htm>

*Inset in full your **Equality Statement** which will either state*

(a) why you consider that the project/proposal will have a low or no impact on groups with protected characteristics or

(b) will give details of the identified impacts and potential mitigating actions

10 Impact on Crime and Disorder:

10.14

11 Climate Change:

11.14.1 How does what is being proposed impact on our carbon footprint / energy consumption?

11.14.2 How does what is being proposed consider the need to adapt to climate change, and be resilient to its longer term impacts?

CONDITIONS

Time Limits

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

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

Hours of Working

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

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

Materials

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

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

Highways

4. No development hereby permitted shall commence until 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 from vehicles) and a programme of works has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction.

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

5. 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 Local Planning Authority within 12 months of the school being occupied.

Reason: To minimise trip generations associated with the development by the private car and encourage the use of alternative means of travel in compliance with the aims and objectives of the National Planning Policy Framework (2018) and in accordance with Policy 100.T (Transport) of the Eastleigh Borough Local Plan (2006).

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

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

Landscaping

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

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

8. The approved landscape under condition 6 above, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any plants or trees which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

9. The trees/hedges to be retained as identified in the Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement dated July 2018 Ref JSL3076_770 shall be protected during building operations by the erection of protective fencing or other measures in strict compliance with the requirements . The existing trees shall not be lopped, topped, felled or destroyed without the prior approval in writing of the Local Planning Authority.

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

10. Measures shall be introduced to reduce or prevent access to tree T5 with a simple knee rail positioned at the protection fencing line with woodchip inside or a regime of not mowing the grass beneath to help with its future retention.

Reason: To retain and protect the existing tree T5 which form an important part of the amenity of the locality and reduce the likelihood of soil compaction around it from regular footfall in accordance with Policy 18.CO (Protection of the landscape) of the Eastleigh Borough Local Plan (2006).

Ecology

11. A detailed scheme of biodiversity enhancements to be incorporated into the development (including features such as bird and bat boxes on the proposed buildings or other habitat features around the site) shall be

submitted for written approval to the Local Planning Authority prior to occupation of the development. Development shall subsequently proceed in accordance with any such approved details.

Reason: To enhance biodiversity in accordance with National Planning Policy Framework (2018), the local authority's duty under the NERC Act and in the interests of nature conservation.

ADDITIONAL ECOLOGICAL CONDITIONS TO BE INCLUDED AT REGULATORY COMMITTEE MEETING

Fencing

12. Boundary railings to be provided for the school shall be in keeping with those provided within the North Stoneham Park estate.

Reason: In the interests of visual amenity and to secure a high quality development in accordance with Policy 59.B.E. (Design criteria) of the Eastleigh Borough Local Plan (2006). This is a pre-commencement of the development and thus goes to the heart of the planning permission.

Sports field provision

13. Prior to first use of the development the following documents must be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:
 - (i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could adversely affect playing field quality; and
 - (ii) Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints. The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full and in accordance with the approved programme of implementation before first occupation of the educational establishment. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with Policy 186.IN (Criteria of new facilities) of the Eastleigh Borough Local Plan (2006).

14. Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the school's sports facilities including the playing field/pitches and hard-surface courts and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

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

Plans

15. The development hereby permitted shall be carried out in accordance with the following approved plans: **P11333-A100RevP, P11333-L-7000RevP1, P11333-L-7001RevP5, P11333-L-7002RevP5, EC/P11333-100, P11333-A200, P11333-A201, P11333-A202, P11333-A301, P11333-A302, P11333-A303, P11333-A310, P11333-A311, P11333-A312, P11333-A315, P11333-A316, P11333-A320, P11333-A321, P11333-A322, P11333-A900, A901, EC/P11333-100RevA, EC/P11333-120**

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

Note to Applicants

1. In determining this planning application, the Local Planning Authority has worked with the applicant in a positive and proactive manner in accordance with the requirement in the National Planning Policy Framework (2018), as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
2. It is important to ensure that the long-term maintenance and responsibility for Sustainable Drainage Systems is agreed between the Local 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, Planning Authority, Parish Councils, Water Companies and private management companies.

For SuDS systems to be adopted by Hampshire Highways it is recommended that you visit the website at:

<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.

3. Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplications/>.
4. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.