

HAMPSHIRE COUNTY COUNCIL

Regulatory Committee Meeting 11 December 2018

Update Report from Head of Strategic Planning

Item No: 6

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 (Application No. CS/18/84183 Site Ref: EAE045)

1. Amendments to Section 2 – Executive Summary

With reference to paragraph 2.3, the new school is due to be completed for occupation in the Autumn 2020.

2. Amendments to Section 3 - The Site

In relation to paragraph 3.5 of the report, a planning application has recently been submitted by the developer Highwood to Eastleigh Borough Council for approval for the development of the Local Centre. An artist's impression of the proposed building forms part of the Committee presentation.

3. Amendments to Section 4 - Highways and Access

In relation to paragraph 4.6 of the report, the following additional information has been confirmed by the applicant: Drop off for disabled children/disabled parents is via the staff car park and will be carefully managed by the school.

In relation to paragraph 4.22 of the report, the Academy Trust is the University of Winchester Additional paragraph 4.23 - No uplighting is proposed as part of the scheme.

4. Amendments to the report and clarification - Section 5 – Planning Policy:

With reference to paragraph 5.4 of the report relating to the Eastleigh Borough Local Plan (2006), reference should also be made to the emerging Eastleigh Borough Local Plan 2016-2036. Draft policies relevant to this application are as follows:-

- DM1 -General criteria for new development;
- DM2 - Environmentally sustainable development;

- DM3 - Adaptation to climate change;
- DM8 - Pollution;
- DM11 - Nature conservation;
- DM13 - General development criteria – transport;
- DM14 - Parking; and
- DM24 - Housing sites and mixed use sites including housing with planning permission.

Whilst these policies can be noted they have not been publically examined by the Planning Inspectorate or adopted as they are have not been subject to a Public Examination. This is expected in Spring 2019. Therefore the policies can only be considered as emerging policy and cannot be given the same weight as the adopted policies of the Eastleigh Borough Local Plan (2006).

5. Amendments to Section 6 – Consultation and Equalities

Arboriculture: Reference to T5 relates to a Quercus robur, a Pedunculate Oak.

6. Amendments to Section 9 – Commentary (Ecology)

In relation to paragraph 9.5 of the report, the following additional information has been confirmed by the applicant:-

- The site wide mitigation has or is being delivered as part of the wider Stoneham scheme. However, anything additional in terms of biodiversity gains for the school specifically will need to be provided as part of the school planning application. A condition has already been included to cover this;
- No works have taken place on the proposed school site to date and the grass is currently being maintained by the developer.
- Eastleigh Borough Council is responsible for discharging the ecology condition relating to the wider outline planning permission;
- The vegetation clearance will be undertaken by Highwood (the developer) if planning permission is granted for the new primary School. This will relate to tree groups G4 and G5 as detailed by the submitted planning application documents

A condition relating to biodiversity gains is included in integral appendix B.

7. Revisions to conditions:

In relation to condition 8, a minor correction is required so that the condition refers back to condition 7 and not condition 6.

New condition to replace the existing wording of condition 11 as follows to avoid duplication and address issues raised by ecologist:

Reference

Development shall proceed in accordance with the ecological mitigation, compensation and enhancement measures development (including features such as bird and bat boxes on the proposed buildings or other habitat features around the site) detailed within the Ecological Overview and Statement (HCCET, December 2018) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, the NERC Act (2006) and NPPF.

Integral appendix B refers to additional ecological conditions. It is important to note that no further conditions are required as the proposed new wording is merged with the provisions of condition 11.

END