

**HAMPSHIRE COUNTY COUNCIL
Decision Report**

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

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1. Recommendation

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

2. Executive Summary

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

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

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

3. The Site

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

4. The Proposal

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

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

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

Design and visual amenity

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

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

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

Highways and vehicular access

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

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

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

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

Pedestrian access and inclusion principles

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

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

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

Sports provision

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

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

Landscape design

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

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

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

Community uses

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

Lighting

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

Sustainability

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

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

Archaeology

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

Ecology/Biodiversity

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

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

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

5. Development Plan and Guidance

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

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

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

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

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

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

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

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

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

5.5 The following policies are relevant to the proposal:

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

6. Consultations

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

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

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

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

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

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

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

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

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

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

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

7. Representations

- 7.1 Hampshire County Council's [Statement of Community Involvement \(2017\)](#) (SCI) sets out the adopted consultation and publicity procedures associated with determining planning applications.
- 7.2 In complying with the requirements of the SCI, HCC:
- Published a notice of the application in the [Hampshire Independent](#);
 - Placed notices of the application at the application site and local area, extending the period of neighbour consultation;
 - Consulted all statutory and non-statutory consultees in accordance with [The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#); and
- 7.3 As of 21 January 2019 no representations to the proposal have been received.

8. Habitats Regulation Assessment [HRA]

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

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

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

9. Commentary

Principle of the development

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

Visual impact and landscape

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

Design

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

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

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

Cultural and Archaeological Heritage

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

Ecology

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

Highways impact

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

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

10. Conclusions

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

11. Recommendation

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

Appendices:

Integral Appendix A – Corporate or Legal Information

Integral Appendix B – Conditions

Appendix C - Location Plan

Appendix D – Site Plan

Appendix E – Proposed Elevations Plan

Appendix F – 3D Model Aerial View

Links to the Strategic Plan

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

Section 100 D - Local Government Act 1972 - background documents

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

Document

Location

18/02574/HCS

Hampshire County Council

WRE062

Whiteley Lane, BURRIDGE SO31 1BR

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

CONDITIONS

Time Limits

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

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

Hours of Working

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

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

Materials

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

Reason: In the interests of visual amenity and to secure a high quality development in accordance with Policy CP13 (High quality design) of the Winchester City Joint Core Strategy (2013) and saved policy DP3 (General design criteria) of the Winchester District Local Plan Review (2006.) This is a pre-commencement condition as such details need to be taken into account during construction of the development and thus go to the heart of the planning permission.

Highways

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

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

Highways

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

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

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

Reason: In the interests of highway safety and in accordance with Policy CP10 (Transport) of the Winchester City Council Joint Core Strategy (2013). This is a pre-commencement condition as such details need to be taken into account during construction of the development and thus go to the heart of the planning permission.

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

Reason: To minimise trip generations associated with the development by the private car and encourage the use of alternative means of travel in compliance with the aims and objectives of the National Planning Policy Framework (2018) and in accordance with Policy CP10 (Transport) of the Winchester City Council Joint Core Strategy (2013).

Public Right of Way

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

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

Landscape

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

Reason: In the interest of landscape character (visual amenity, protection of neighbours) and in accordance with Policy DM17 (Site development principles) of the Winchester City Council Joint Core Strategy (2017). This is a pre-commencement condition as the landscape details are an integral part of the scheme design and thus go to the heart of the planning permission.

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

Reason: To improve the appearance of the site in the interests of visual amenity and in accordance with Policy DM17 (Site development principles) of the Winchester City Council Joint Core Strategy (2017).

Arboriculture

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

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

Plans

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

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

Note to Applicants

1. In accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 the Local Planning Authority have worked with the applicant in a positive and proactive manner. Pre-application discussions were undertaken with the applicant where guidance was provided on planning policy and the key planning issues with clear advice being given on the survey work and level of information required alongside the planning application. All statutory consultation responses were given to the applicant in a timely manner thereby providing them with the opportunity to see and ability to address the issues raised.
2. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.