

**HAMPSHIRE COUNTY COUNCIL
Decision Report**

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

Contact name: Judith Smallman

Tel: 01962 847870

Email: judith.smallman@hants.gov.uk

1. Recommendation

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

2. Executive Summary

- 2.1 The planning application is for a 420 pupil place 2 form entry (FE) primary school with the potential to expand to 3 FE serving a new residential development of 2,000 houses at Barton Farm (King's Barton) development, Winchester.
- 2.2 The wider King's Barton site is approximately 93 hectares (ha) bounded to the west by the residential areas of Weeke and Harestock; to the east by the London to Southampton railway line which runs along an embankment for the majority of the length of the eastern boundary; and to the north by open farmland.
- 2.3 The overall development received outline planning permission (varied by permission 13/01694/FUL) by the Secretary of State for Communities & Local Government on 2 October 2012. A Section 106 (S106) planning obligation secured a site area of 1.8 ha for the school. The school site is proposed to be handed over to Hampshire County Council by spring 2019. The S106 is agreed and signed to facilitate this process.
- 2.4 The Masterplan approved as part of the outline permission shows a primary school located close to the centre of the site incorporated into the mixed-use local centre, associated car park and public square, known as 'The Place'.
- 2.5 The overall Barton Farm housing development has a phased completion strategy. The delivery of the school is aligned with the proposed build out rate and anticipated occupation of the new housing. It is required initially to support concurrent residential development for 423 homes at the northern and southern fringes (Phases 1a and 1b). Further phases are proposed (up to 5b).

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

The site is located within a low probability flood risk zone and appropriate measures will be taken to ensure surface water run-off from the development will be managed in a sustainable way and will not increase the risk of flooding offsite in accordance with policy CP17 (Flooding - Flood risk and the water environment) of the WCJCS 2013.

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

3. The Site

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

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

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

4. The Proposal

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

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

Design

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

Sustainability strategy

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

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

Highways and Access

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

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

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

Landscape

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

Ecology

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

Cultural and Archaeological Heritage

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

5 Development Plan and Guidance

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

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

The following paragraphs are relevant to this proposal:

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

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

The following policies are relevant to the proposal:

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

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

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

The following policies are relevant to the proposal:

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

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

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

6. Consultations

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

6.9 **Winchester City Council** Was notified.

6.10 **Councillor Porter** Was notified.

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

7. Representations

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

7.2 In complying with the requirements of the SCI, Hampshire County Council:

- Published a notice of the application in the [Hampshire Independent](#);
- Placed notices of the application at the application site and local area, extending the period of neighbour consultation;
- Consulted all statutory and non-statutory consultees in accordance with [The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#)

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

8. Habitats Regulation Assessment [HRA]

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

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

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

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

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

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

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

9. Commentary

Principle of development

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

Visual impact and landscape

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

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

Sustainability

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

Highways Impact

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

Ecology

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

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

Cultural and Archaeological Heritage

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

Conclusion

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

10. Recommendation

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

Appendices:

Integral Appendix A – Corporate or Legal Information

Integral Appendix B – Conditions

Appendix C – Location Plan

Appendix D – Site Plan

Appendix E – Elevations

Appendix F – Artists impression

Links to the Strategic Plan

Hampshire maintains strong and sustainable economic growth and prosperity:	No				
People in Hampshire live safe, healthy and independent lives:	No				
People in Hampshire enjoy a rich and diverse environment:	No				
People in Hampshire enjoy being part of strong, inclusive communities:	No				
<p>This proposal does not link to the Strategic Plan but, nevertheless, requires a decision because:</p> <p>The proposal does not link to the Corporate Strategy but, nevertheless, requires a decision because the proposal is an application for planning permission and requires determination by the County Council in its statutory role as the minerals and waste planning authority.</p>					
<p>Section 100 D - Local Government Act 1972 - background documents</p> <p>The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;"><u>Document</u></th> <th style="text-align: left; border-bottom: 1px solid black;"><u>Location</u></th> </tr> </thead> <tbody> <tr> <td>18/02658/HCS WRE060 Barton Farm, Hampshire SO22 6PG (Re-submission of formally approved planning application (time lapsed) for new primary school</td> <td>Hampshire County Council</td> </tr> </tbody> </table>		<u>Document</u>	<u>Location</u>	18/02658/HCS WRE060 Barton Farm, Hampshire SO22 6PG (Re-submission of formally approved planning application (time lapsed) for new primary school	Hampshire County Council
<u>Document</u>	<u>Location</u>				
18/02658/HCS WRE060 Barton Farm, Hampshire SO22 6PG (Re-submission of formally approved planning application (time lapsed) for new primary school	Hampshire County Council				

CONDITIONS

Time Limits

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

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

Hours of Working

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

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

Highways

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

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

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

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

condition as such details need to be taken into account during construction of the development and thus go to the heart of the planning permission.

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

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

Sustainability

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

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

Ecology

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

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

Plans

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

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

Note to Applicants

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

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

3. Construction of the school shall be carried out in accordance with the approved Construction Management Plan in respect of Phase 1 of the Barton Farm development (13/01694/FUL). This includes the protection of important trees, hedgerows and other natural features and traffic management (including routeing), to ensure the safety of school children and the general public.
4. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.