

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Regulatory Committee
Date:	24 July 2019
Title:	Demolition of existing building and provision of a new two storey All Through Special Needs school and associated external works, including access road, landscape, soft/hard play and parking areas at Former Chineham Park Primary School, Shakespeare Road, Basingstoke RG24 9BP (No. 19/01381/CC3) (Site Ref: BAE035)
Report From:	Head of Strategic Planning

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Recommendation

1. That planning permission be **GRANTED** subject to the conditions listed in integral appendix A.

Executive Summary

2. The planning application is for a 125 place all through Special Needs school and associated external works, including internal access road, landscape, soft/hard play and parking areas at the former Chineham Park Primary School, Shakespeare Road, Basingstoke.
3. The site is a 1.99-hectare (ha) site located within a residential area approximately 1.5km north east of Basingstoke Town Centre. The site is bordered by Chineham Park (an area of green space) to the north, the A33 to the east, the School's driveway to the south, and a residential area to the west. The site formerly accommodated Chineham Primary School.
4. This application is being considered by the Regulatory Committee as it is a major Regulation 3 development.
5. When considering the application, the key issues to be taken into consideration are highways safety including car parking, design, scale and massing of the proposed school buildings, biodiversity, sustainability and landscape impact.

6. It is considered that the proposal is in accordance with the relevant policies of the adopted Basingstoke and Deane Local Plan 2011-2029 (2016) as it makes provision for new educational facilities to meet the needs of the local community in accordance with policies SD1 (Presumption in favour of sustainable development); (CN6 (Infrastructure); CN7 (Essential facilities and services) and CN8 (Community, leisure and cultural facilities) of the Basingstoke and Deane Local Plan 2011 - 2029 (2016) (BDLP 2011-2029) (2016)) as well as relevant paragraphs of the National Planning Policy Framework (2019).
7. The design, appearance and proposed materials are considered appropriate in accordance with policy EM10 (Delivering high quality development) of the BDLP 2011-2029 (2016) and the incorporated landscaping will enhance both the natural and built environment and maximise the potential to improve local biodiversity in accordance with policies EM1 (Landscape) and EM4 (Biodiversity, geo-diversity and nature conservation) of the BDLP 2011-2029 (2016).
8. The proposal has limited opportunity to encourage walking and cycling due to the nature of the school however, opportunities are being taken where possible to encourage staff to cycle and is supported by a Transport Statement. The proposal will not have a significant impact on the safety or operation of the local road network, and on-site parking provision will be provided in accordance with policy CN9 (Transport) of the BDLP 2011-2029 (2016) as well as relevant paragraphs of the National Planning Policy Framework (2019).
9. Appropriate sustainability features will ensure that energy loss is minimised (policy EM10 (High quality development)); there are water saving items (Policy EM9 (Sustainable water use)); and waste recycling facilities (Policy EM12 (Pollution)) of the BDLP 2011-2029 (2016). 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 off site in accordance with policy EM7 (Managing flood risk) of the BDLP 2011-2029 (2016).
10. The proposed development is not an Environmental Impact Assessment development under the [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017](#).

The Site

11. The planning application is for the demolition of the existing building and provision of a new two storey school with associated external works, including access road, landscape, soft/hard play and parking areas.
12. The 1.99ha site was developed as a school site in 1967. The former Chineham Park Primary School site closed in July 2010 and since then the site has been used by a charitable organisation. It is within the residential area of Popley, approximately 1.5km North east of Basingstoke town centre. The site is bordered by Chineham Park (an area of green space) to the north,

the A33 to the east, the school's driveway to the south, and a residential area to the west via Chineham Lane.

13. The site is also shared by the KIDS nursery which was added to the south western corner of the site in 2008. It is privately-run nursery and provides care for both disabled and non-disabled children. It is open from 08.00-18.00 Monday to Friday all year.
14. The school currently has a single vehicular access point comprising of a driveway on the southern boundary of the site, feeding from the surrounding residential roads Chineham Lane via Shakespeare Road. There is no direct vehicular access to the site from the A33 to the east or the A339 to the south.
15. There is a nine-metre level change across the site rising from north to south. The north corner is the lowest point, with the site being developed over several levels. The future development will aim to retain most of the existing levels.
16. The site is bounded by the A33 to the east, Ringway to the south, residential housing (and nursery school) to the west and a public park to the north.
17. The site boundaries comprise dense plantation woodland along the east, thinned woodland to the south, mainly close board fencing to the west, with a few scattered shrubs/trees, and a hedgerow (approx. 5' high) along the north side which all contribute to the enclosed nature of the site.
18. There are few views of the traffic on the A33 to the west due to the density of the vegetation. To the south, an access road and further vegetation beyond, precludes views of the Ringway. To the west the two storey dwellings are clearly visible above the 6' fencing. To the north, the relatively low hedge allows views of the scattered parkland trees.
19. An Archaeological Assessment has been submitted with the planning application which evaluates the impact of the development on potential archaeological artefacts. It is believed that there is potential for the presence of a medieval church and a manor house on the site, although the exact location is unknown.
20. A desk study Ecological Appraisal was carried out at the feasibility stage to assess the potential for the site to support protected habitats and species and concluded that the site was 'considered to be of low ecological value'.

The Proposal

21. The proposal is for the demolition of the former Chineham Primary School and provision of Austen Academy, a 125-place new two storey all through Special Needs school and associated external works, including access road, landscape, soft/hard play and parking areas.

22. The school, 3047m² net, will cater for pupils aged between 4 and 16 years, with a planned start-up in Easter 2021. There will be 65 full time staff at the school comprising 22 teaching and 43 non-teaching staff.
23. Due to the sensitive nature of the pupils the focus is to encourage a flexible and therapeutic way of learning, and to generate a strong connection between the indoor and outdoor teaching environments.

Design

24. The proposed layout is linear and compact. The two-storey building has a double height entrance to create a prominent public front which leads pupils and staff to the shared spaces (main Hall, dining, admin area) at the heart of the building. It is also visually and physically connected to the rear access through a wide corridor which allows daylight to permeate into the building.
25. The primary classrooms are located at ground floor on the north side of the building. External canopies and a variety of natural and artificial soft and hard surfaces generate private outdoor gardens directly accessible from the classrooms. Only one classroom for severe autistic pupils is located on the south facade to allow for a more secluded outdoor space and reduce distraction.
26. Primary library and therapy spaces are in a central location to allow for pupils to easily and independently access these spaces. The secondary classrooms, library and support spaces are located at the first floor. Specialist rooms, i.e. Design and Technology workshop, Food Tech, Art and Science are located to allow secondary pupils to access these spaces without interacting with the primary environment.
27. The outdoor learning consists of primary hard play area, individual gardens outside primary classrooms, playing field, multi-use games area, outdoor dining space, secondary soft play and garden area.
28. Colourful items - doors, floors, acoustic panels and planting for external gardens - will be deployed to boost creativity and strengthen pupils' identity through colour coded environments.
29. The exterior walls of the proposed building will be finished in solid brickwork. A ribbon windows system is proposed to create a consistent design approach between north and south elevations, maximise the amount of natural daylight and create playful façades via coloured glazed panels and spandrels panels. All windows, doors and rooflights to be powder coated aluminium. It has been designed to be efficient in terms of operation and maintenance costs.
30. Vertical circulation within the school consists of two staircases located at each end of the teaching block. A platform lift is near the main entrance. Its location is compliant with relevant regulations.

31. All building entrances have an adjacent staff office providing suitable supervision and overlook. The interaction between pupils and external personnel (maintenance, deliveries, waste collection) will be carefully managed and, where possible, avoided.
32. The building will have external emergency and security lighting, with lighting also being provided to facilitate way-finding to and from the building to ensure safe routes in the evenings and winter. Additionally, external lighting to the car park area and access road will be provided. Signage will be kept to the necessary minimum, for safe use of the site. Dedicated maintenance entrance is provided of the main car park. No lighting is proposed for the MUGA.

Landscape

33. Key vegetation features to be retained include:
 - a broad tree belt running along the eastern boundary of mostly Grade B or Grade C quality;
 - two Grade A trees within the eastern tree belt;
 - wooded belts to either side of the access road; and
 - a dense existing hedge running along the northern boundary.
34. However, to facilitate the building of the school and the extensive car parking and drop off areas, there is loss of tree cover to the central zone of the site which includes both Grade B and Grade C individual trees and tree groups. To compensate the above loss new trees and hedges are proposed.
35. The landscape proposals for the development reflect the desire to provide an external environment that reflects the educational needs of the school, whilst taking account of the existing site and context, security and access requirements, as well as providing a functional and aesthetically pleasing appearance across the school site for staff, pupils and visitors.
36. The proposed school building runs west – east across the landform to minimise construction build up. The position of the new building sits to the north of the existing building footprint to allow for the required parking numbers. Retaining structures have been minimised, using soft landscape banking wherever possible.
37. Externally, the secure school zone provides for external classroom spaces with canopies for early years primary and the severe autism classrooms, sheltered outdoor dining, formal and informal sport with a regraded natural turf playing field and a proposed MUGA for all year-round use. Extensive hard and soft outdoor play areas are provided, with play equipment and shelter canopy for primary use and trim trail equipment for secondary use. A growing garden and raised planters will provide a horticultural contribution to the curriculum.

Car Parking

38. The existing smaller car parking area (18 spaces), vehicular access to the adjacent nursery and access routes for pedestrian and vehicles are retained, with the vehicular access widened slightly to allow for two-way traffic.
39. Provision will be made for a new car park with 46 spaces, 3 of which will be accessible spaces. The existing 18 space car park would be retained and increased to 20 spaces, 5 of which would be used for the proposed school staff. The remaining 15 spaces of this car park will be used for nursery staff, as per the nursery's lease agreement. One powered two-wheeler space and two minibus spaces would also be provided for the school's use.
40. The proposed car park will provide an extensive drop off and pick up facility on site at the front of the school entrance area, thus minimising any off-site parking effects, assisted by a staggered school day for primary and secondary pupils and a one-way route to ease vehicle movements. Parking numbers will provide for accessible parking close to the school entrance, nursery and school staff, as well as capacity for visitors, motorcycles and minibuses. The car park has been sized to allow for refuse lorry, fire appliance and coach movements and the extent is broken up with a central hedge line.
41. Covered cycle parking for staff is provided, however no provision is required for pupils. Disabled parking, car and minibus parking have all been incorporated into the scheme, with services and delivery access within the car park.
42. The number of parking spaces is in accordance with Hampshire County Council standard guidelines for schools.

Sustainability

43. The design has been developed to adhere, where possible, to the best practice criteria of sustainable design.
44. The following sustainable measures are proposed:
 - BREEAM New Construction principles – target 'Very Good ';
 - Insulated and air-tight building envelope;
 - Linear and compact building form;
 - Orientation to improve ventilation and daylight;
 - Use of brise-soleil to reduce overheating in classrooms and offices;
 - Sustainable Drainage Systems;
 - Energy efficient lighting and heating control;
 - Use of water saving items in toilets;
 - Recycling and collection areas;
 - Promotion of cycling as a sustainable way for staff to go to work; and
 - Improved bio-diversity around the site.

45. External Lighting will be controlled by electronic timers. Due to the location of the school, it is not envisaged to have any problems with light spillage.
46. The proposed school will have a mechanical ventilation system to be provided with attenuation to achieve the required acoustic criteria as detailed by the IoA/ANC School Design Guide, specified indoor ambient noise levels and Building Bulletin 93.
47. 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 as the scale and nature of the development is such that it is not considered likely to have a significant impact on the environment.

Development Plan and Guidance

48. The following plans and associated policies are relevant to the proposal:

[National Planning Policy Framework \(2019\)](#) (NPPF)

49. 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;
 - Paragraph 170: Contributions and enhancement of natural and local environment; and
 - Paragraph 102-103: Sustainable transport.

[Basingstoke and Deane Local Plan 2011 to 2029 \(2016\)](#)

50. The following policies are relevant to the proposal:
 - SD1 (Presumption in favour of sustainable development);
 - CN6 (Infrastructure);
 - CN7 (Essential facilities and services);
 - CN8 (Community, leisure and cultural facilities);
 - CN9 (Transport);
 - EM1 (Landscape);
 - EM4 (Biodiversity, geo-diversity and nature conservation);
 - EM7 (Managing flood risk);
 - EM9 (Sustainable water use);
 - EM10 (Delivering high quality development); and
 - EM12 (Pollution).

Consultations

51. **SGN Plant Protection Team** was notified.
52. **Southern Gas Networks** was notified.

53. **Environmental Health Basingstoke**, no objection subject to a condition requiring a Construction Environmental Management Plan.
54. **Basingstoke and Deane Borough Council** was notified.
55. **Councillor Frankum** was notified.
56. **Lead Local Flood Authority**, comments awaited.
57. **Sport England**, no objection subject to conditions for design and layout details for the MUGA and a detailed assessment of ground conditions.
58. **County Landscape Architect**, no objection subject to a condition for details of hard and soft landscaping.
59. **Arboriculture**, no objection subject to the submission of an amended landscape management report.
60. **County Ecologist**, comments awaited.
61. **Highway Authority**, no objection subject to conditions requiring a Construction Traffic Management Plan and a School Travel Plan.
62. **County Archaeologist**, no objection.

Representations

63. Hampshire County Council's [Statement of Community Involvement \(2017\)](#) (SCI) sets out the adopted consultation and publicity procedures associated with determining planning applications.
64. 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;
 - 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 residential properties within 50 metres of the boundary of the site.
65. As of 12 July 2019, no representations to the proposal had been received.

Commentary

Principle of the development

66. The principle of the development is established as the site has been used for educational purposes in the past (Chineham Primary School). The location of the school site on the edge of residential development and close to main

traffic routes suits the special requirements of the school as it will be attracting pupils from a wider area. Proposals for new education facilities are supported by policies CN7 (Essential facilities and services) and CN8 (Community leisure and cultural facilities) of the BDLP 2011-2029 (2016) and paragraph 94 (Ensuring sufficient choice of school places is available to meet the needs of existing and new communities) of the NPPF (2019).

Visual impact and landscape

67. The siting of the school uses existing ground levels to ensure it maximises the use of the site and minimises its impact on the surrounding landscape with the retention of key vegetation which contributes to the enclosed nature of the site. Care has also been taken in the positioning of the buildings to ensure traffic noise from the adjoining A33 does not impact on the school environment. Its design considers the importance of the flexibility of the use of space to meet the complex and diverse needs of the users and the strong connection between indoor and outdoor teaching environments. Details have been submitted that ensure the materials, colours and finishes to be used are appropriate to the development and surrounding area using materials. It can be demonstrated that the proposal will create an individual place with a distinctive character, in accordance with policy EM10 (Delivering high quality development). The landscape details in principle are acceptable however, additional details are required to be submitted as a requirement of a planning condition should planning permission be granted to ensure the overall loss of vegetation cover is not reduced more than is absolutely necessary to ensure the final hard and soft landscape scheme (including fencing) for the school are appropriate to the development, functional and aesthetically pleasing for staff, pupils and visitors in accordance with policy EM1 (Landscape) of the BDLP 2011-2029 (2016).

Sustainability

68. In accordance with policies EM9 (Sustainable water use), EM10 (Delivering high quality development); EM12 (Pollution) the proposal is targeting BREEAM "Very Good" 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.

69. The proposal incorporates sustainability measures to improve biodiversity by way of landscaping which accords with policy EN4 (Biodiversity, geo-diversity and nature conservation) of the BDLP 2011-2029 (2016). It also ensures that surface water run-off drainage will be controlled through a mixture of porous surfaces and porous sub bases in accordance with policy EM7 (Managing flood risk) of the BDLP 2011-2029 (2016).

Highways impact

70. The Local Highway Authority is satisfied that the proposed levels of on-site staff and visitor car parking, and covered storage for cycles, are in line with the requirements of Hampshire's On-site School Parking Guidelines (April

2013), and are therefore in accordance with policy CN9 (Transport) of the BDLP 2011-2029 (2016).

71. It is accepted that as the proposed school caters solely for SEN pupils, it does not have a defined catchment area and pupils could potentially come from anywhere in Hampshire. Therefore, to assess traffic impacts comparable survey data from a similar school has been used. As this is a new school, baseline travel trends will need to be ascertained once the school is operational to check there are no deviations from the expected modal split and the travel plan finalised. Overall the local Highway Authority considers this anticipated level of traffic can be accommodated on the roads without compromising network capacity in accordance with policy CN9 (Transport) of the BDLP 2011-2029 (2016).
72. As the drop off loop would be a one-way system the queue should remain moving and any potential queue on the highway should only be for a very short period of time at the beginning and end of the school day. This together with the proposed level of staff car and cycle parking and the use of the drop off loop for public transport will all help to mitigate then increase in traffic to the school site and on local residential roads. The operating hours of the existing nursery on site should not conflict with the school's morning and afternoon peak periods. The development is therefore not considered to represent a significant impact on the safety or operation of the local road network.

Ecology

73. Whilst the proposal will result in the loss of some trees and potential habitats, it will not result in impacts to any designated sites and the site is of low overall ecological value. The final comments of the County Ecologist have not yet been received but it is anticipated that there will be no objection subject to planning conditions including a requirement that the works to be carried out in full accordance with the measures set out in section 5 (Mitigation and Enhancement) of the Ecological Appraisal Rev V1 March 2018. On that basis, the proposal is in accordance with policy EM4 (Biodiversity, geo-diversity and nature conservation) of the BDLP 2011-2029 (2016). Any further comments on ecology issues will be reported at the meeting.

Conclusions

74. It is considered that the proposal is in accordance with the relevant policies of the adopted Basingstoke and Deane Local Plan 2011-2029 (2016) as it makes provision for new educational facilities to meet the needs of the local community in accordance with policies SD1 (Presumption in favour of sustainable development); CN6 (Infrastructure); CN7 (Essential facilities and services) and CN8 (Community, leisure and cultural facilities) of the Basingstoke and Deane Local Plan 2011 - 2029 (2016) (BDLP 2011-2029 (2016)) as well as relevant paragraphs of the National Planning Policy Framework (2019).

75. The design, appearance, proposed materials and landscaping are considered appropriate in accordance with policies EM10 (Delivering high quality development), EM1 (Landscape) and EM4 (Biodiversity, geo-diversity and nature conservation) of the BDLP 2011-2029 (2016).
76. The proposal will not have a significant impact on the safety or operation of the local road network, and on-site parking provision will be provided in accordance with policy CN9 (Transport) of the BDLP 2011-2029 (2016) as well as relevant paragraphs of the National Planning Policy Framework (2019).
77. Appropriate sustainability features will ensure that the proposal accords with policies EM10 (High quality development), EM9 (Sustainable water use), EM12 (Pollution) and EM7 (Managing flood risk) of the BDLP 2011-2029 (2016).

Recommendation

78. That planning permission be GRANTED subject to the conditions listed in integral appendix A.

Appendices:

Appendix A – Conditions

Appendix B - Location Plan

Appendix C – Layout Plan

Appendix D - Elevations

Other documents relating to this application:

<https://planning.hants.gov.uk/SearchResults.aspx?Criteria=19%2F01381%2FCC3>

REQUIRED CORPORATE AND LEGAL INFORMATION:

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

This proposal does not link to the Strategic Plan but, nevertheless, requires a decision because:

the proposal is an application for planning permission and requires determination by the County Council in its statutory role as the minerals and waste or local planning authority.

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

19/01381/CC3

Hampshire County Council

BAE035

Former Chineham Park Primary School, Shakespeare Road, Basingstoke RG24 9BP (Demolition of existing building and provision of a new two storey All Through Special Needs school and associated external works, including access road, landscape, soft/hard play and parking areas

EQUALITIES IMPACT ASSESSMENT:

1. Equality Duty

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

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

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

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

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

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 EM10 (Delivering high quality development) of the Basingstoke and Deane Borough Local Plan 2011-2029 (2016).

Highways

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 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 for the duration of construction.

Reason: In the interests of highway safety in accordance with Policy CN9 (Transport) of the Basingstoke and Deane Borough Local Plan 2011-2029 (2016)).

Sustainability

5. 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, shall be submitted to the Local Planning Authority.

Reason: To ensure the development achieves the lowest level of carbon emissions and water consumption in accordance with Policies EM9 and EM 12 of the Basingstoke and Deane Borough Local Plan 2011-2029 (2016).

Environmental Control

6. No development shall take place until a site-specific Construction Environmental Management Plan has been submitted to and been approved in writing by the LPA. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:
 - Procedures for maintaining good public relations including complaint management, public consultation and liaison;
 - Arrangements for liaison with the Council’s Environmental Protection Team;
 - All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 0730 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and; at no time on Sundays and Bank Holidays;
 - Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
 - Mitigation measures as defined in BS 5528: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
 - Procedures for emergency deviation of the agreed working hours;

- BDBC encourages all contractors to be ‘Considerate Contractors’ when working in the Borough by being aware of the needs of neighbours and the environment;
- Control measures for dust and other air-borne pollutants;
- Measures for controlling the use of site lighting whether required for safe working or for security purposes.

Reason: To protect the amenities of the occupiers of nearby properties during the construction period and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

Sport Provision

7. No development of the MUGA shall commence until details of the design and layout of Multi-use Games Area (MUGA) have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The MUGA shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Policy CN6 (Infrastructure) of the Basingstoke and Deane Borough Local Plan 2011-2029 (2016).

Informative: The applicant is advised that the design and layout of the [sports facility] should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, National Governing Bodies for Sport. Particular attention is drawn to:
<https://www.sportengland.org/facilities-planning/design-and-cost-guidance/artificial-sports-surfaces/>

8. No development shall commence until the following documents have been 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.

(b) 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 CN6 (Infrastructure) of the Basingstoke and Deane Borough Local Plan 2011-2029 (2016).

Informative: The applicant is advised that the scheme should comply with the relevant industry Technical Guidance, including guidance published by Sport England, National Governing Bodies for Sport. Particular attention is drawn to 'Natural Turf for Sport', (Sport England, 2011)

Landscape

9. Prior to the commencement of development details of all hard and soft landscaped areas, to include trees and including the proposed car park shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenity of the site and in accordance with Policy EM1 (Landscape) of the Basingstoke and Deane Borough Local Plan 2011-2029 (2016).

10. The landscape works shall be carried out and managed in accordance with the "Austen Academy 25 year Landscape Management Plan" (P11600-TER-VO-00-RP-L-1002 Rev PO2).

Reason: To ensure the scheme is established and maintained in accordance with policy EM1 (Landscape) of the Basingstoke and Deane Local Plan 2011-2029 (2016).

Ecology

11. Works shall be carried out in full accordance with the Ecological Appraisal Section 5 (Mitigation and Enhancement) V1 March 2018, as partially superseded by the Addendum to ecological submission for planning application 19/01381/CC3.

Reason: To secure sufficient ecological mitigation and enhancement in line with Policy EM4 (Biodiversity, geo-diversity and nature conservation) of the Basingstoke and Deane Borough Local Plan 2011-2029 (2016).

Plans

12. The development hereby permitted shall be carried out in accordance with the following approved plans: **P11600-NOV-ZZ-XX-DR-A-PL002RevP0.1, P11600-NOV-ZZ-XX-DR-A-PL003RevP0.1, P11600-NOV-ZZ-XX-DR-A-PL004Rev P0.1, P11600-NOV-V1-00-DR-A-PL005RevP0.1, P11600-NOV-V1-01-DR-A-PL006RevP0.1, P11600-NOV-V1-02-DR-A-PL007RevP0.1, P11600-NOV-V1-XX-DR-A-PL008RevP0.1, P11600-NOV-V1-XX-DR-A-PL009RevP0.1, P11600-NOV-V1-XX-MR-A-PL010RevP0.1, P11600-NOV-V1-XX-VS-A-PL011RevP0.1, P11600-NOV-V1-XX-VS-A-PL012RevP0.1, P11600-NOV-V1-XX-VS-A-PL013RevP0.1, P11600-NOV-V1-XX-VS-A-PL014RevP0.1, P11600-TER-V0-00-DR-L-1001RevP07, P11600-TER-V0-00-DR-L-1002RevP04, P11600-TER-V0-00-DR-L-1005RevP06, P11600-TER-V0-00-DR-L-1004RevP07, P11600-TER-V0-00-DR-L-1006RevP05, P11600-TER-V0-00-DR-L-1007RevP04, P11600-TER-V0-00-DR-L-1008RevP01, P11600-TER-V0-00-DR-L-2001RevP06, P11600-TER-V0-00-DR-L-3001RevP04, P11600-TER-V0-ZZ-DR-L-5001RevP03, P11600-TER-V0-ZZ-DR-L-5002RevP02, P11600-TER-V0-ZZ-DR-L-5003RevP03, P11600-TER-V0-00-RP-L-1001, Site Logistics Plan**
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 (2019), as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
2. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.