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NOTICE OF MEETING

Meeting	Regulatory Committee
Date and Time	Wednesday, 16th May, 2018 at 10.00 am
Place	Ashburton Hall, The Castle, Winchester, SO23 8UJ
Enquiries to	members.services@hants.gov.uk

John Coughlan CBE
Chief Executive
The Castle, Winchester SO23 8UJ

FILMING AND BROADCAST NOTIFICATION

This meeting may be recorded and broadcast live on the County Council's website. The meeting may also be recorded and broadcast by the press and members of the public – please see the Filming Protocol available on the County Council's website.

AGENDA

1. APOLOGIES FOR ABSENCE

To receive any apologies for absence received.

2. DECLARATIONS OF INTEREST

All Members who believe they have a Disclosable Pecuniary Interest in any matter to be considered at the meeting must declare that interest and, having regard to the circumstances described in Part 3 Paragraph 1.5 of the County Council's Members' Code of Conduct, leave the meeting while the matter is discussed, save for exercising any right to speak in accordance with Paragraph 1.6 of the Code. Furthermore all Members with a Non-Pecuniary interest in a matter being considered at the meeting should consider whether such interest should be declared, and having regard to Part 5, Paragraph 2 of the Code, consider whether it is appropriate to leave the meeting while the matter is discussed, save for exercising any right to speak in accordance with the Code.

3. MINUTES OF PREVIOUS MEETING (Pages 3 - 8)

To confirm the minutes of the previous meeting

4. DEPUTATIONS

To receive any deputations notified under Standing Order 12.

5. CHAIRMAN'S ANNOUNCEMENTS

To receive any announcements the Chairman may wish to make.

**6. JOHN DARLING MALL SELBORNE DRIVE EASTLEIGH
(APPLICATION NO. CS/18/82602) (SITE REF: EAS005) (Pages 9 - 36)**

To consider a report of the Director of Economy, Transport and Environment regarding a planning application for 18 one bedroom assisted living units and supporting communal space within the C2 Use Class with associated car parking and landscaping at John Darling Mall, Selborne Drive, Eastleigh (Application No. CS/18/82602) (Site Ref: EAS005)

**7. LAND NORTH OF MADDOXFORD LANE BOORLEY GREEN BOTLEY
SOUTHAMPTON (Pages 37 - 74)**

To consider a report of the Director of Economy, Transport and Environment regarding a planning application for development of the site for a new 2 form-entry Primary School, consisting of a two-storey building with single storey kitchen/plant room attached, inclusion of a grass sports pitch and hard courts as well as staff car-parking at Land north of Maddoxford Lane, Boorley Green, Nr. Botley Southampton (Application No. CS/18/82664)
(Site Ref: EAE046).

ABOUT THIS AGENDA:

On request, this agenda can be provided in alternative versions (such as large print, Braille or audio) and in alternative languages.

ABOUT THIS MEETING:

The press and public are welcome to attend the public sessions of the meeting. If you have any particular requirements, for example if you require wheelchair access, please contact members.services@hants.gov.uk for assistance.

County Councillors attending as appointed members of this Committee or by virtue of Standing Order 18.5; or with the concurrence of the Chairman in connection with their duties as members of the Council or as a local County Councillor qualify for travelling expenses.

Agenda Item 3

AT A MEETING of the Regulatory Committee of HAMPSHIRE COUNTY
COUNCIL held at the castle, Winchester on Wednesday, 18th April, 2018

Chairman:

* Councillor Peter Latham

- | | |
|---------------------------------|----------------------------------|
| * Councillor Judith Grajewski | * Councillor Alexis McEvoy |
| * Councillor Christopher Carter | * Councillor Russell Oppenheimer |
| * Councillor Charles Choudhary | * Councillor Stephen Philpott |
| * Councillor Mark Cooper | * Councillor Roger Price |
| Councillor Roland Dibbs | * Councillor Lance Quantrill |
| * Councillor Jane Frankum | * Councillor David Simpson |
| * Councillor Marge Harvey | |
| Councillor Keith House | |
| * Councillor Gary Hughes | |

*Present

51. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Dibbs and House.

52. DECLARATIONS OF INTEREST

Members were mindful that where they believed they had a Disclosable Pecuniary Interest in any matter considered at the meeting they must declare that interest at the time of the relevant debate and, having regard to the circumstances described in Part 3, Paragraph 1.5 of the County Council's Members' Code of Conduct, leave the meeting while the matter was discussed, save for exercising any right to speak in accordance with Paragraph 1.6 of the Code. Furthermore Members were mindful that where they believed they had a Non-Pecuniary interest in a matter being considered at the meeting they considered whether such interest should be declared, and having regard to Part 5, Paragraph 2 of the Code, considered whether it was appropriate to leave the meeting whilst the matter was discussed, save for exercising any right to speak in accordance with the Code.

53. MINUTES OF PREVIOUS MEETING

The minutes of the last meeting were reviewed and agreed

54. DEPUTATIONS

It was confirmed that two deputations had been received for the meeting.

55. CHAIRMAN'S ANNOUNCEMENTS

The Chairman confirmed that for clarity going forward, any significant amendments proposed to Conditions or recommendations were to be discussed

and confirmed in writing by an officer before being voted on. In more complicated cases, the Chairman would use discretion as to whether a vote is done in principle first, to determine whether the synopsis of the change is one Committee wish officers to develop.

Any minor amendments could remain as being tabled verbally for voting.

56. **DOWNTON MANOR FARM QUARRY, DOWNTON, MILFORD ON SEA**

Committee considered a report from the Head of Strategic Planning regarding two applications at Downton Manor Farm in Milford on Sea, one of which regarding an extension and the other to vary conditions.

Updates had been circulated, which were as follows:

1. Consultation comments on the Noise Assessment:

1.1 *Paragraphs 9.51-9.53 of the Regulatory Committee Report refer to the public representation [‘Lichfields on behalf of Shorefield Holidays Ltd’](#) made by Lichfield, the agent for the neighbouring Caravan park. This included a review of the Noise Assessment.*

1.2 *Paragraph 9.52 states that the applicant made return comments about this representation. Paragraph 9.53 states that these comments and the review of the Noise Assessment were sent to the Environmental Health Officer (EHO) for comment, which had not been received at the time of writing the report.*

1.3 *The EHO has now submitted their comments on the review,. The applicant has also submitted comments on the subject. The transcript of the responses from the EHO and the applicant have been posted for public view for both application 17/11396 and 17/11406 in a single document called ‘ Noise Assessment Review Commentary’ and can be found at this [link](#). This has been shared with the agent acting for the neighbouring Caravan Park.*

1.4 *The key issues identified by the Noise Assessment Review that the EHO highlighted for further consideration in their comments are:*

- i) An anomaly associated with the background data; and*
- ii) A question over the integrity of the background levels.*

1.5 *The final response from the applicant’s agent and their noise consultant identify the anomaly (i) as a clerical error and that amending the error does not result in a change to the conclusions of the report. The response goes on to explain the use of a monitoring period of a week (5 days) to create the background levels and so, in their view, a worst case scenario (for the operation) has been considered and that the background noise level used is representative of the receptor location (ii).*

1.6 *Therefore, it is the view of the Minerals Planning Authority that the corrected value in the noise assessment does not alter the findings or conclusions of the Noise Assessment. It therefore is not a substantive change to the document or to the Environmental Statement and so can be considered without additional public consultation. This does not therefore*

alter the commentary or recommendations of the Regulatory Committee Report.

1. **Further public representation**

Yesterday, 17.04.18, we received a further public representation from the planning agent acting on behalf of Shorefields Holiday Park, the neighbour to the site.

This continues to raise concerns regarding the noise assessment submitted as part of the application 17/11406, vibration and the amenity impacts of these on the caravan park.

- The MPA has received consultation response from NFDC EHO. This response is for no objection with conditions to control noise and dust;
- With respect to vibration, this is not considered a significant issue for the sand and gravel extraction operation proposed and was not identified as such by the EHO consultation response;
- With respect to the noise assessment, re-consultation with the EHO and the agent has been carried out following the submission of the noise assessment review on behalf of the neighbouring holiday park. The EHO's consultation response is for no objection with conditions, therefore the MPA is satisfied with the assessment that has taken place on this issue.

It is noted that the neighbour requests the following:

1. Consideration to restrict operating hours on the proposed extraction area to 0900-1800 Monday to Friday, excluding Public holidays; and
2. Comments to the proposed conditions.

2. **17/11392 –revisions to conditions**

i) Revision of condition 17 to now read:

17. The site shall be worked in accordance with the approved Phasing/Working Plans, drawing numbers 26G-01-04 Rev A, 26G-01-05 Rev A, 26G-01-06 Rev A, 26G-01-07 Rev A, 26G-01-08 Rev A, 26G-01-09 Rev A, 26G-01-10 Rev A, 26G-01-11 Rev A, 26G-01-12 Rev A, 26G-01-13 Rev A, 26G-01-14 Rev A. Minerals Extraction shall be carried out sequentially in phase number order as shown on the Proposed Extraction Phasing Plan, drawing 26-G-01-04 Rev A. There shall only be extraction in one phase area at any one time. There shall not be more than two phases unrestored at any one time.

Reason: In the interest of the satisfactory working and public amenity in accordance with Policies 6 (South West Hampshire Green Belt), 8 (Protection of soils) and 9 (Restoration of minerals and waste developments) of the Hampshire Minerals and Waste Plan (2013).

ii) Revision of condition 17 to now read:

19. Prior to commencement of the restoration of phase 3, a revised detailed Restoration and Management Scheme shall be submitted to and approved in writing by the Minerals Planning Authority. Phase 1 shall be restored to ecological habitat and flood attenuation. All other phases (2-11) are to be restored to agricultural use with woodland and hedgerows. All restoration and aftercare shall be in accordance with the Restoration and Management Scheme, the Revised Restoration Plan, drawing 26G-01-15 Rev B, and documents submitted and approved under condition 20 (Restoration planting).

Reason: In the interest of the satisfactory working and restoration of the site in accordance with Policies 6 (South West Hampshire Green Belt) and 9 (Restoration of minerals and waste developments) of the Hampshire Minerals and Waste Plan (2013).

iii) Revision of condition 26 to say Minerals Planning Authority, not Waste Planning Authority. Condition 26 to now read:

26. Notwithstanding the provisions of Parts 4, 7 and 16 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order):

- (i) fixed or mobile plant or machinery, buildings, structures and erections or private ways shall not be erected, extended, installed or replaced at the site without the prior agreement of the Minerals Planning Authority in writing; and
- (ii) no telecommunications antenna shall be installed or erected without the prior agreement of the Minerals Planning Authority in writing.

Reason: In the interest of the protection of the amenities of the area in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste developments) of the Hampshire Minerals & Waste Plan (2013).

iv) Revision of condition 29 to remove 'against'. Condition 29 to now read:

29. Prior to commencement of the soil stripping of phase 3, as shown on the Proposed Extraction Phasing Plan, drawing 26-G-01-04 Rev A, a scheme considering the entire site for additional foraging and commuting bat installations, such as bat boxes, to mitigate impact on bats during the works, shall be submitted to and approved in writing by the Minerals Planning Authority. These shall be installed, in accordance with the scheme and qualified ecological guidance, prior to commencement of the soil stripping of phases of the development to provide biodiversity enhancements to the habitats for bats in the short term until restoration is established.

Reason: To ensure the welfare of protected species in accordance with the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended) and in accordance with Policy 3 (Protection of habitats and species) of the Hampshire Minerals and Waste Plan (2013). This is a prior commencement condition to ensure protection of biodiversity.

3. 17/11406 –revisions to conditions

i) Revision of condition 3 to now read:

3. All noise mitigation bale walls as shown on the Working and Restoration Scheme drawings 26G-01-05 Rev A, 26G-01-06 Rev A, 26G-01-07 Rev A, 26G-01-08 Rev A, 26G-01-09 Rev A, 26G-01-10 Rev A, 26G-01-11 Rev A, 26G-01-12 Rev A, 26G-01-13 Rev A, 26G-01-14 Rev A, and those required by conditions 4 and 5 (Noise mitigation), shall be fully installed before commencement of soil stripping prior to extraction of the relevant phase and shall be retained until completion of placing top soil for the restoration of that phase. The bale walls shall be constructed, maintained and removed in accordance with the Noise Mitigation Bale Wall Design

Statement and the Noise Mitigation Bale Wall Design drawing and condition 7 (Bale wall ecology).

Reason: In the interest of public amenity in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).

ii) Revision of condition 3 to now read:

8. The development hereby permitted shall allow for a 9 metre wide buffer zone between the edge of mineral extraction and the site boundary woodland and hedgerows and shown on the Working and Restoration Scheme drawings, 26G-01-05 Rev A, 26G-01-06 Rev A, 26G-01-07 Rev A, 26G-01-08 Rev A, 26G-01-09 Rev A, 26G-01-10 Rev A, 26G-01-11 Rev A, 26G-01-12 Rev A, 26G-01-13 Rev A, 26G-01-14 Rev A, and the Noise Mitigation Bale Wall Design drawing. The buffer zone shall include a retained grass strip a minimum of 1 metre wide adjacent to the edge of the site boundary woodland and hedgerows. This grass strip shall be maintained as undisturbed grass and the access route for vehicles and machinery for the construction and maintenance of bunds and bale walls shall not encroach into it.

Reason: To provide a buffer zone and foraging/commuting habitat for reptiles in accordance with the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended) and in accordance with Policy 3 (Protection of habitats and species) of the Hampshire Minerals and Waste Plan (2013).

The officer summarised the applications and Committee was shown a location plan of the site and surrounding area. The material changes were also highlighted on a plan of the site, along with current and proposed phases of development.

Committee received two deputations on this item. Helen Ashby-Ridgway spoke on behalf of the neighbouring holiday park to the site. Whilst the park had no intentions to stop operations on the site, they did wish to ensure that impact on guests was kept to a minimum with the extension putting the working area very close to the boundary line. There were concerns that the normal assessments regarding noise were not a fair representation due to the thin insulation on caravans and chalets. There were also questions regarding the baseline data used to do the analysis.

Nick Dunn and Robbie Flower address Committee on behalf of the application, and confirmed that it was a local family business with good links to the community. They had always strived to improve the areas that had been worked with lakes and landscaping to encourage wildlife. The applicant had been open with the holiday park in discussions and done a lot of local consultation, and were disappointed that late objections had been made. The applicant was happy that the baseline used for the noises assessments was reliable and was the same basis used for assessments done in 2003 and 2009.

During questions of the deputations, the following points were clarified:

- A liaison panel was in existence, which restarted about a year previous.
- The location of the bale wall was concerned and constructed with elephant grass grown on site, which was naturally fire resistant and had a long shelf life.

- There was a delay in starting operations on site, and as there were already plans to work further, it was decided that it made sense to extract more whilst there was the opportunity.
- Vehicle limits remain regardless of the volume transported on them
- The holiday park had no concerns with the current operation, only future potential for problems as a result of the expansion.

During questions of the officer, the following points were clarified:

- There had a been a clerical error with the readings, which had listed 40dB instead of 40.1dB.
- Steps had already been taken to minimise noise, and this would be monitored going forward.
- Bale walls were used to screen visually as well as just noise and they had been found to be very effective.
- The Hampshire Minerals and Waste Plan allows for a 7 year land bank, however this was currently only at 5.31 due to lack of resource, which was a material consideration to the application.

During debate, Members agreed that the area was suitable for expansion and preventatives were in place to minimise the impact.

RESOLVED:

Planning permission was granted for both planning application 17/11406 and 17/11392, subject to a Section 106 [S106] agreement for the provision of a permissive footpath, the conditions listed in integral Appendix B (17/11392) and integral Appendix C (17/11406) and the updates circulated at the meeting, listed above.

Voting:

Favour: 12

Against: 0

Abstentions: 2

Chairman,

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Regulatory Committee
Date:	16 May 2018
Title:	Proposed scheme of 18 one bedroom assisted living units and supporting communal space within the C2 Use Class with associated car parking and landscaping at John Darling Mall, Selborne Drive, EASTLEIGH SO50 4SE (Application No. CS/18/82602) (Site Ref: EAS005)
Report From:	Head of Strategic Planning

Contact name: Rob Storey

Tel: 01962 847981

Email: rob.storey@hants.gov.uk

1. Recommendation

- 1.1. That subject to the receipt and consideration of further comments from the Lead Local Flood Authority, that planning permission be GRANTED subject to the conditions listed in Integral Appendix B.

2. Executive Summary

- 2.1 The planning application is for the construction of a two-storey building providing assisted-living accommodation in the form of 18 one-bedroom flats for younger adults with learning disabilities.
- 2.2 The application is required to be considered by the Regulatory Committee as it constitutes County Council development that is not of a minor nature. The development is not an Environmental Impact Assessment development under the [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017](#).
- 2.3 There are no objections from statutory consultees and no representations were received from members of the public. The proposal will deliver necessary residential accommodation for adults with disabilities on a site formerly used for such a purpose within the existing urban area. The development will be highly sustainable in terms of access to services and facilities and will be of a high-quality resulting in a positive contribution to the character and appearance of the locality.

- 2.4 It is considered that the proposal would be in accordance with the relevant Saved Policies of the [Eastleigh Borough Local Plan Review 2001-2011 \(2006\)](#) (saved policies) and adopted Supplementary Planning Documents. It is recommended that subject to the receipt and consideration of further comments from the Lead Local Flood Authority, that planning permission be GRANTED subject to the conditions listed in Integral Appendix B.

3. The Site

- 3.1 The site is located within the district of Eastleigh, eight miles from Winchester and six miles from Southampton. The South Downs National Park is located three miles to the north east. Eastleigh railway station is one mile to the south-east of the site and Southampton Airport three miles to the south.
- 3.2 The John Darling Mall site is located in an established residential area in Eastleigh. The site is close to Eastleigh Town centre and the local shops at Boyatt Wood Shopping Centre (250 metres to the west). The application site area measures 0.26 hectares and is bounded by two-storey housing, except to the north where the site borders Shakespeare Road. Shakespeare Infant & Junior School is directly to the north, across the road. There is one existing vehicular access point into the site from Selborne Drive, which connects to Shakespeare Road to the north, Beaulieu Road to the east and Mottisfont Road to the south. There are two bus stops close to the site, both within 100 metres, one to the north east and to the north west of the site, for local journeys and travel to Winchester.
- 3.3 John Darling Mall was designed as specialist, respite, short stay, assessment and rehabilitation accommodation for adults with physical disabilities. The building is of a traditional brick construction, erected in 1985. As a large single-storey building, John Darling Mall occupies the majority of the relatively level site. The building is arranged either side of a central arcade that runs the length of the building roughly north south. Along the rear of the building (east elevation), there are 24 bedsits arranged in five irregular groups of four to six rooms. Each bedsit has access to the landscaped exterior. Over sailing the building's accommodation is a large umbrella roof, made of a light steel frame, with a PVC covering. The main entrance lies on the western side of the building, together with a plant room, parking bays and a number of car ports. Apart from the parking area, there is limited external amenity space around the existing building.
- 3.4 Immediately to the west, within the curtilage of the existing site, are trees and evergreen shrubs which provide thick cover and a backdrop to the

street. Beyond the boundary to the west are short rows of two-storey light-buff brick and tile hung terraced housing. Opposite the site entrance is a small grassed open space. On the northern boundary there is a wide grass verge, tarmac pavement, large mature trees and the exterior of the existing building and enclosed walk way. The walk way is bounded by shrubs and separated from the verge by a low wall of matching brick. On the eastern side of the building is a relatively narrow strip of landscaping that runs the length of the building and existing mature trees.

- 3.5 The surrounding buildings are mostly two-storey detached or semi-detached dwellings with pitched roofs, predominantly finished with materials such as brick, wood, tile hangings and render. The wider landscape character area is Residential Post 1945 – Present (Houses, Bungalows and up to three storey flats). Mature trees along can be found along the road. The site is not within a Conservation Area.
- 3.6 There is a Public Right of Way (ROW) (no.22) directly adjacent, along the length of the eastern boundary, separated by a close-board fence. After this footpath are semi-detached properties and pavement. There is also a RoW footpath (nr. 21) on the opposite site of Shakespeare Road heading north.
- 3.7 At present the site benefits from both foul and surface water public sewers, into which the existing site drainage discharges. A Southern Water sewer runs within the site, alongside the eastern boundary. The site is not within an area that is liable to flooding, as the site does not fall within Flood Zone 2 or 3.
- 3.8 There are no designated ecological sites within 0.5 kilometres of the site.

4. Planning History

- 4.1 A Prior Notification of demolition ([PN/2017/0729](#)) was determined by Hampshire County Council for the demolition of the existing building and clearance of the site on 10 November 2017.

5. The Proposal

- 5.1 Hampshire County Council is developing assisted living for younger adults with disabilities. Young people with disabilities leaving School, College and the family home increasingly are looking to have their own accommodation with their own front door. To ensure the appropriate accommodation can be provided, The County Council's Adult Services' Transformation to 2017 Programme (T2017) has developed an alternative model for the delivery of

residential facilities for adults with a learning and/or physical disability. This model is based on care being delivered through more individual residential units and shared houses rather than care homes. Respite is now being offered in smaller buildings, that are more adaptable to a range of needs and that take advantage of modern equipment and design principles.

- 5.2 The Adults with Disability Extra Care Housing Programme has been established to deliver around 75-90 new build units, with the County Council retaining the ownership of the units but appointing separate parties to manage the landlord function for the buildings and the provision of care and support services for residents within the building. The objective is to deliver accommodation to be occupied from Summer 2019.
- 5.3 Feasibility studies undertaken for the site demonstrate that the current building is not suited to a conversion for this proposed use, requiring significant capital investment and resulting in a facility that would not meet the design and operational requirements. As part of the consultation on and subsequent decision to close the Respite Service provided by John Darling Mall, the County Council gave an undertaking to re-use the site for similar service users. It is therefore proposed that the site is redeveloped to provide a purpose-built assisted living scheme.
- 5.4 The proposal is to demolish the existing building and replace with modern C2-use accommodation as a block of 18 one-bed assisted living flats. The accommodation will be for adults with learning disabilities who have a need for up to 24 hours a day support.
- 5.5 The scheme is made up of nine flats at ground level and nine flats at first floor level that form an L-shaped footprint. The footprint of the building to be built is 797 metres squared (m²) and the total floor space is 1,428m². The flats are designed to look in elevation like houses, as there are flat roofs separating stacked pairs of one-bed flats, creating the feeling of an Almshouse scheme. Each flat will have a Gross Internal Area of 50m² comprising kitchen, bathroom, bedroom and living room. On each of the two floors, the block will also include a separate communal area providing an office and/or staff sleeping area, together with dining/kitchen/living area for use for occasional resident events.
- 5.6 The main entrance is central to the building and immediately adjacent to the ground floor communal space, with the first floor communal space directly above. There is a central corridor on each floor with flats accessed off this corridor space. The communal spaces on ground and first floor will be the heart of the building where residents can socialise together and attend

organised activities. In both communal spaces, a fully fitted kitchen is provided for catering. A staff office is provided to the ground floor communal room with adjoining bathroom. The communal facilities are designed to allow the layout to be reconfigured as a single studio-flat, at some point in the future, if required. The block will include common circulation space, stairs, lift and a plant room. All the facilities are linked together by lift and 1.5 metre wide corridor, to provide safe and easy access between the communal space and the individual flats. The layout of the units has been designed with similar uses adjacent to one another e.g. bedrooms adjacent to bedrooms.

- 5.7 It is estimated that a total of 42 vehicle movements would be generated by the site across the day. As described in the Transport Statement (Appendix E) and shown on Proposed Site Plan (Drawing No. P11319-RFT- 00-00-DR-A-0121), a new car park is to be created using the existing site access off Selborne Drive. The car park will provide 15 parking spaces (11, plus four accessible spaces). There are also two spaces for motorcycles and 10 covered bike hoops (for 20 bicycles). The car park has a secure fence line separating vehicles from the garden beyond.
- 5.8 The proposal is designed to achieve 'Very Good' BREEAM standard, without pursuing the final certification. A Sustainability Strategy has been developed for the scheme which focuses on reducing consumption through the use of low-carbon design principles such as orientation, fabric and servicing. The detailed measures are set out within the accompanying Sustainability Statement. The proposal will use passive heating and cooling with high levels of insulation and air-tightness, so that the building requires as little active heating and cooling as possible; whilst taking account of day-lighting and acoustic issues to provide an excellent living and working environment. Smart metering, smart switching, Combined Heat and Power (CHP) and building management systems will be used throughout the facility, and processes to reduce energy usage will be developed.
- 5.9 There will be a minimum amount of care individuals will require to be eligible to live in these properties; this is likely to be a minimum of 20 hours care per week and a need for support on site over night. The individuals will need support with some or all of the following: personal care, administration of medication, daily living skills, such as: cooking, cleaning, shopping, budgeting, accessing the community, staying safe, managing anxiety and/or their own behaviour, maintaining friendships, and communication. The level of care will depend on the individual service user. The accommodation will provide individuals with their own front door (to a tenanted flat) to promote independence, a sense of responsibility, adulthood and self-determination.

- 5.10 A number of jobs will be created through the development of the service. There will be 11 members of staff, with nine on site during the day and two at night.
- 5.11 The surface water drainage strategy is presented in the Drainage Strategy Statement (Appendix K). The proposal is designed to not flood during design conditions (100 year event plus climate change) and flood risk is managed with Sustainable Drainage System (SuDS) techniques and limited discharge to public sewer.
- 5.12 Boundaries will be planted with native mixed hedging, with existing mature hedging retained. New tree planting will include a number of specimen trees located to highlight entrances and access routes for way finding and a line of new trees to Shakespeare Road. The bin store/external plant rooms will be screened and planted with climbers to provide vertical habitat. Existing understorey planting and grass will be retained where feasible, primarily along the eastern boundary. Double sided hit and miss fencing to 1.8 metre height is proposed for boundary security and a greater degree of privacy and also as the screen fencing for the bin stores. Bespoke vertical timber fencing to 1.8 metre height provides a high quality, partial screening fence to the building frontage and provides the inner security boundary. The existing timber main pedestrian entrance gates are proposed to be retained as the access to the road and car park.
- 5.13 It is proposed to improve the access for pedestrians along Shakespeare Road by widening the footway that runs outside but along the northern boundary by one metre in width. A new boundary to the site will be established set-back to achieve the proposed widening with proposed low level planting located to the north of the fence to the edge of the footway, to match the character of footways with verges along the Shakespeare Road.
- 5.14 The proposed development has been assessed under Town & Country Planning (Environmental Impact Assessment) Regulations 2017 and does not constitute Environmental Impact Assessment development.

6. Development Plan and Guidance

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

6.1 [National Planning Policy Framework \(2012\) \(NPPF\)](#)

The following paragraphs are relevant to this proposal:

- Paragraph 11: Determination in accordance with the development plan;
- Paragraph 14: Presumption in favour of sustainable development;
- Paragraph 17: Set of core land-use planning principles which should underpin decision-taking;
- Paragraph 50: Delivering a wide choice of high quality homes;
- Paragraph 111: Encouraging the effective use of land.

6.2 [Eastleigh Borough Local Plan Review 2001-2011 \(saved policies\)](#);

The saved policies of the Eastleigh Borough Local Plan Review remain the most up to date Local Plan policies. Consideration should be given to relevant policies contained within the plan according to their degree of consistency with the policies in the NPPF. The following Saved Policies are relevant to the proposal:

- Policy 25.NC Promotion of biodiversity;
- Policy 28.ES Waste collection and storage
- Policy 34.ES Reduction of greenhouse gases
- Policy 37.ES Energy efficiency
- Policy 45.ES Sustainable drainage
- Policy 59.BE Design criteria
- Policy 63.BE Car park design
- Policy 73.H Housing mix
- Policy 104.T Off-highway parking
- Policy 105.T Parking in town centres
- Policy 185.IN Protection of existing community facilities
- Policy 186.IN Criteria for new facilities

6.3 The following Eastleigh Borough Council Supplementary Planning Documents (SPD) are considered to be relevant to this proposal:

- Accommodation for Older People and those in Need of Care SPD (2011);
- Environmentally Sustainable Development SPD (2009);
- Quality Spaces SPD (2011);
- Residential Car and Cycle Parking Standards SPD (2009).

6.4 [Emerging Eastleigh Local Plan 2011-2036](#)

At the time of writing, the Eastleigh Borough Local Plan 2011-2036 is at pre-submission stage and constitutes an 'emerging' plan for the purposes of this application. Some consideration should therefore be given to relevant policies contained within the emerging plan according to their degree of consistency with the policies in the NPPF (2012). The following policies are relevant to the proposal:

- Policy DM23 Residential development in urban areas
- Policy DM27 Delivering Older peoples housing (provision of specialist accommodation)

6.5 [Technical housing standards – nationally described space standard](#) (March 2015)

7. Consultations and Equalities

7.1 **Councillor Clarke** was consulted.

7.2 **Eastleigh Borough Council** has no objection subject to conditions relating to tree management and protection measures, facing and surfacing materials, landscaping, construction management and parking provisions. Eastleigh Borough Council welcomes the proposals to redevelop the site for the provision of new improved C2 Extra Care accommodation, particularly as the property has been empty for some time.

7.3 **Environmental Health Eastleigh** has no concerns regarding environmental impacts due to the proposal being for a residential development within a building that has previously been used for residential use. Recommend that an asbestos survey be undertaken prior to demolition works commencing.

7.4 **Highway Authority** has no objection subject to the adoption of a Construction Traffic Management Plan.

7.5 **Lead Local Flood Authority** requests that additional information be submitted.

7.6 **Southern Water Services Ltd** has no objection.

7.7 **County Ecologist** has no objection subject to condition that the development is implemented in accordance with the mitigation measures set out within the Ecological Appraisal.

7.8 **County Landscape Architect** has no objection subject to condition requiring details of the hard and soft landscaping on site and that the development be implemented in accordance with the Arboricultural Impact Assessment.

7.9 **County Archaeologist** has no objection.

8. Representations

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

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;
- Consulted all statutory and non-statutory consultees in accordance with [The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#); and
- Notified by letter all residential properties within 50 metres of the boundary of the site.

8.2 No public representations were received in respect of the application.

9. Commentary

Principle of the development

9.1 Paragraph 50 of the NPPF states that local planning authorities (LPA) should deliver a wide choice of high-quality homes and create sustainable, inclusive and mixed communities. To achieve this, LPAs should plan for a mix of housing based on current and future demographic trends and the needs of different groups in the community, such as people with disabilities. The most recent [Eastleigh Monitoring Report 2016/17](#) states that it is important to make provision for the differing needs and aspirations of those with disabilities and that providing for high-quality, accessible and adaptable developments is vital to ensure well balanced and sustainable communities.

9.2 The Eastleigh Borough Council [Accommodation for Older People and those in Need of Care SPD \(2011\)](#) states that there is a need to plan positively for the changing requirements of those in care. The SPD therefore includes a general presumption in favour of development for C2 uses (Accessible & Adaptable Housing) within the urban edges of settlements. Policy DM23

(Residential development in urban areas) of the emerging Eastleigh Local Plan 2011-2036 states that new dwellings within the urban edge will be permitted where the scheme provides a mix of dwellings to meet local needs. The proposal is considered to be in accordance with the Eastleigh Borough Council Accommodation for Older People and those in Need of Care SPD (2011) and Policies DM23 (Residential development in urban areas) and DM27 (Delivering Older peoples housing (provision of specialist accommodation)) of the emerging Eastleigh Local Plan 2011-2036.

- 9.3 The site is currently occupied by a community facility formerly used for the provision of accommodation for adults with physical disabilities. Saved Policy 185.IN (Protection of existing community facilities) of the Eastleigh Borough Local Plan Review 2001-2011 (saved policies) states that development which results in the loss of an established community facility will be permitted where suitable alternative provision is made. The development will result in the loss of the existing structure, but also its replacement with a new purpose-built facility. The proposal is therefore considered to be in accordance with Saved Policy 185.IN (Protection of existing community facilities) of the Eastleigh Borough Local Plan Review (2001-2011). The development will also consequently re-use previously developed land in accordance with paragraph 111 of the NPPF.

Design

- 9.4 The scheme has been designed to be sympathetic to its setting and to allow integration with the surrounding community. Materials have been selected to respond to the local residential context in colour and materials. The proposal creates domestic scale buildings, emphasising individual residences rather than an institutional whole. While the majority of the building is brick and tile, the communal spaces are either clad or glazed in contrast to the brick 'houses. The proposed massing replicates the height of the adjacent buildings. Habitable rooms are orientated to offer the residents the most enjoyable environment, with views and access to the communal areas to observe the natural environment. The proposed building is centrally sited in order to avoid the root protection zones of existing trees, with pedestrian access, bin stores, bike storage and car parking in the southern part of the site. Space to the north and south provides access for maintenance and a buffer between the boundary and residents' accommodation for privacy from Shakespeare Road and the proposed car park respectively. Paths are separated from the building, reflecting the Almhouse form of planted spaces offset from the building, providing privacy for the residents' accommodation and a buffer from communal areas beyond.

- 9.5 Resident's gardens include shared community areas to the west formed of a communal terrace and recreation lawns adjacent to the main entrance, in the space which is semi-enclosed by the form of the proposed building. The design creates a series of spaces, communal areas and gardens that relate to the building and will be of great benefit to the residents for organised use, therapy, socialising, meeting and activities such as gardening, outside activity, engaging with nature and events. There will also be a communal area to the east, flanked by communal gardens with raised beds for gardening by the residents. The adjacent grassy areas and native under planting to the trees provide opportunities for sensory engagement with nature. The landscaping will provide a scenic path around the building with specially selected planting, and a range of active and passive social spaces for residents and visitors giving the project distinct front and rear garden areas.
- 9.6 The proposal is considered to be appropriate in mass, scale, materials, layout, density, design and siting in relation to adjoining buildings, spaces and views and natural features. It is compatible with the local character and accords with the guidance given in the [Character Area Appraisal SPD](#). It makes efficient use of the land and will provide a high standard of landscape design. Subject to conditions relating to facing and surfacing materials and landscaping the proposal is considered to be in accordance with the Quality Spaces SPD (2011) and Saved Policies 28.ES) Waste collection and storage) and 59.BE (Design criteria) of the Eastleigh Borough Local Plan Review (2001-2011). Conditions relating to materials and landscaping are set out in integral appendix B.

Highway Safety/Capacity & Access

- 9.7 The application is accompanied by a Transport Statement (TS) assessing the impact of the proposal on highway safety and amenity. The Highway Authority has reviewed this information and considers that there are no issues with the design or safety of the roads associated with access to the site. It is considered that the proposal will not have a significant impact on the highway network. The proposal is considered to have a satisfactory means of access and layout for vehicles, cyclists and pedestrians including appropriate links to surrounding footpaths, cycleways and public transport services. Adequate provision has also been made for car parking and the secure storage of bicycles.
- 9.8 The Eastleigh Borough Council [Accommodation for Older People and those in Need of Care SPD \(2011\)](#) states that C2 use proposals should be within

400 metres of a bus stop or other access to public transport and/or provide a suitable pick up/drop off point within the development. The proposal meets the public transport access requirements of the SPD in terms of access to prevailing public transport services, and the access and parking arrangements have been designed in such a way that a Dial-A -Ride service could be accommodated for pick up and drop off.

- 9.9 The proposal is therefore considered to be in accordance with the [Eastleigh Borough Residential Car and Cycle Parking Standards SPD \(2009\)](#), [Accommodation for Older People and those in Need of Care SPD \(2011\)](#) and Saved Policies 63.BE (Car park design), 104.T (Off-highway parking) and 105.T (Parking in town centres) of the Eastleigh Borough Local Plan Review (2001-2011) (2006).

Amenity

- 9.10 Saved Policy 59.BE (Design Criteria) of the Eastleigh Borough Local Plan Review (2001-2011) (2006) requires developments to be an appropriate use for the locality and to avoid unduly interfering, disturbing or conflicting with adjoining or nearby uses, especially in terms of noise, overlooking, loss of daylight, loss of outlook, or from floodlighting or security lighting.
- 9.11 The footprint of the new building will be located further away from the boundaries of the site than the existing building, though accommodation will be set out over two storeys rather than the existing single storey arrangement. All windows and facades will be in excess of 10 metres from any adjacent property. The mature tree line to the east, south and west will be retained forming a visual barrier to the adjacent housing. The mature tree line to the north is also retained and provides a buffer zone between the development and Shakespeare Road. The set-back of the development in relation to surrounding built-form together with the modest height of the new building and retention of existing vegetation on and along the boundaries of the site will prevent adverse amenity impacts such as overlooking, or loss of daylight/outlook. Additional planting and vegetation management will further mitigate any impacts.
- 9.12 The proposal includes external lighting within the landscaped grounds and car park for security and accessibility use. The application is accompanied by a Lighting Report and Lighting Schedule, assessing lighting overspill from the proposed development. The Report identifies that the proposed lighting strategy will effectively avoid light-spill beyond the boundaries of the site. The applicant states that use of security lighting will be sensitive to neighbouring residents.

- 9.13 The application is also accompanied by a Noise Assessment which assesses the impact of noise from road traffic on the proposed accommodation and the potential impact of new building services plant on both nearby noise-sensitive properties and inhabitants of the development. The assessment identifies facade specifications necessary to mitigate any potential impact arising from external noise sources. A condition is recommended that the development be constructed in accordance with these specifications.
- 9.14 Eastleigh Borough Environmental Health's comments regarding the potential for the presence and release of asbestos during demolition and site clearance are noted. The principle and method of demolition and clearance of the site including asbestos potential was considered by way of Prior Notification of demolition approval [PN/2017/0729](#). The applicant has confirmed that as a responsible developer, an Asbestos Survey has been undertaken prior to demolition commencing. All asbestos is at present being removed from the building for certified disposal prior to the main demolition works commencing. The proposal is therefore considered to be in accordance with Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011). Integral Appendix B includes an advisory note relating to a Construction Traffic Management Plan.

Sustainability

- 9.15 Policy ESD 1 of the [Environmentally Sustainable Development SPD \(2009\)](#) requires all multi-residential buildings over 500m² to reach the Building Research Establishment Environmental Assessment Method (BREEAM) 'Excellent' standard. The applicant has submitted a Sustainability Statement to supplement the Supporting Statement in demonstrating the sustainable design specification of the proposal. The Sustainability Statement is also accompanied by a BREEAM Pre-assessment estimator output which identifies the expected BREEAM rating that the development will achieve. The estimator predicts that the development as proposed is likely to achieve a BREEAM 'excellent' rating.
- 9.16 The applicant states within the Design & Access Statement that 'the proposals contained within this planning application have been designed and specified with reference to the Eastleigh Borough Council Local Plan Saved Policy 34.ES (Reduction of greenhouse gases) and Environmentally Sustainable Development SPD (March 2009). With increasingly tight funding limits on publicly funded projects, Hampshire County Council has adopted a pragmatic approach of following the Best Practice principles

required by BREEAM without pursuing the final certification'. A suite of measures are therefore proposed which meet, where possible, the best practice criteria of sustainable design and provide a package of sustainability measures without using the formalised BREEAM marking system. The measures proposed are set out within the Sustainability Statement. The applicant states that 'the most appropriate renewable technologies have been selected through investigation including a low carbon Combined Heat & Power (CHP) plant within the boiler plant and the use of pitched roofs designed to allow for the installation of Photovoltaic Solar panel's'.

- 9.17 On balance, the proposal meets the relevant policies of the Environmentally Sustainable Development SPD and overall will match the BREEAM requirements of 'Very Good' and include Sustainable Drainage Systems, CHP, passive heating and cooling, and tree planting pursuant to Saved Policies 34.ES, 37.ES and 45.ES of the Eastleigh Borough Local Plan Review (2001-2011).

Ecology & Trees

- 9.18 The application was accompanied by an Ecological Appraisal identifying the ecological value of the site and any potential impact on flora and fauna. This concluded that habitats on site are generally of low-ecological value. The information was reviewed by the County Ecologist who recommends that the development will be acceptable in respect of ecology subject to it being carried out in accordance with the mitigation measures proposed within the Ecological Appraisal. This is conditioned and is set out in integral appendix B. Enhancement measures in the form of native species vegetation planting and the provision of bird and bat boxes are recommended by condition. 9.19 The proposal is subsequently considered to be in accordance with Saved Policy 25.NC (Promotion of biodiversity) of the Eastleigh Borough Local Plan Review (2001-2011) (2006).

- 9.19 The application was also accompanied by an Arboricultural Impact Assessment and Method Statement. This identified the location and quality of existing trees on site, the majority of which are of low quality. The development has been designed with consideration to the retention of existing trees. This is reflected in the layout of the proposal and its landscaping design. The site will be enhanced with additional tree planting, as shown in the landscape report (Landscape Layout, 240-CDLA-A1-00-DR-L-0200_00, Appendix F). The retained trees will be protected during construction, in accordance with the Arboricultural Method Statement (AMS). The County Landscape architect has no objection subject to conditions requiring the submission of detailed planting plans and the implementation of

the development accordance with the AMS. These are included in integral appendix B. In light of the above, the proposal is considered to be in accordance with Policy 25.NC (Promotion of biodiversity) of the Eastleigh Borough Local Plan Review (2001-2011) (2006).

Flooding

9.20 The surface water drainage strategy for the development is presented in the Drainage Strategy Statement. This has been reviewed by the Lead Local Flood Authority (LLFA) as a statutory consultee on the application. The LLFA recommend within their consultation response that additional information is submitted prior to a decision being made on the application. This information has been requested from the applicant and is expected to be submitted shortly.

Summary

9.21 The proposal will deliver necessary residential accommodation for adults with disabilities on a site formerly used for such a purpose within the existing urban area. The development will be highly sustainable in terms of access to services and facilities and will be of a high-quality resulting in a positive contribution to the character and appearance of the locality. Subject to the receipt of a positive recommendation from the Lead Local Flood Authority referred to above, planning permission is recommended to be granted.

Recommendation

9.22 That subject to the receipt and consideration of further comments from the Lead Local Flood Authority, 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 – Layout Plan

Appendix E - Elevations

Other documents relating to this application:

<https://planning.hants.gov.uk/ApplicationDetails.aspx?RecNo=19068>

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 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.	

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

CS/18/82602

Hampshire County Council

EAS005

John Darling Mall, Selborne Drive,
EASTLEIGH SO50 4SE

(Proposed scheme of 18 one bedroom assisted living units and supporting communal space within the C2 Use Class with associated car parking and landscaping

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, roofs and external areas 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 Saved Policy 59.BE (Design criteria) of the Eastleigh Borough Local Plan Review (2001-2011). This is a pre-commencement condition as the details are required to be approved prior to development commencing on the site.

4. Details for a communal aerial / satellite dish system shall be submitted to and approved in writing by the Planning Authority. The scheme shall be installed and made operational in accordance with the approved details.

Reason: In the interests of visual amenity and to secure a high quality development in accordance with Saved Policy 59.BE (Design criteria) of the Eastleigh Borough Local Plan Review (2001-2011).

Highways

5. None of the accommodation hereby permitted shall be occupied until the car parking spaces, cycle parking facilities and refuse bin storage area as shown on the approved plans have been constructed, completed and made available for use. They shall be retained for their respective purposes for the duration of the development.

Reason: In the interests of highway safety in accordance with Saved Policies 63.BE (Car Park design) , 104.T (Off-highway parking) and 105.T (Parking in town centres) of the Eastleigh Borough Local Plan Review (2001-2011).

Sustainability

6. Precise details of the full suite of measures proposed to ensure an appropriate level of building energy efficiency is secured shall be submitted to and approved in writing by the Local Planning Authority within six months of commencement of development. The agreed details shall be implemented as approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development incorporates necessary mitigation and adaptation measures with regard to climate change in accordance with the Environmentally Sustainable Development Supplementary Planning Document and Saved Policies 34.ES (Reduction of greenhouse gases), 37.ES (Energy efficiency) and 45.ES (Sustainable drainage) of the Eastleigh Borough Local Plan Review (2001-2011).

Protection of Amenity

7. The development shall be constructed in accordance with the design specification and guidance contained within paragraph 7.2.2 of the Environmental Noise Assessment by Mach Acoustics (dated 07/12/2017). All works which form part of the facade specifications shall be completed before any part of the noise sensitive development is occupied and shall thereafter be retained and maintained.

Reason: To ensure the hereby approved development is protected from external noise in compliance with BS8233:2014, in accordance with Saved Policy 59.BE (Design criteria) of the Eastleigh Borough Local Plan Review (2001-2011).

8. The total Noise Rating Level from any plant or equipment installed at the hereby approved development shall not exceed the Background Noise Level (LA90) at the boundary of the nearest noise sensitive premises at any time in accordance with BS4142:2014. The Background Noise Level (LA90) is deemed to be 51dB LA90 5 mins between the hours of 07:00 to 23:00 and is deemed to be 40dB LA90 (5 mins) between the hours of 23:00 and 07:00.

Reason: To protect the amenity of nearby noise sensitive properties and occupants of the development in accordance with Saved Policy 59.BE (Design criteria) of the Eastleigh Borough Local Plan Review (2001-2011).

9. The development hereby permitted shall be implemented in accordance with the Lighting Report (dated 15 February 2018) and Lighting Schedule submitted with the application.

Reason: In the interests of the protection of fauna, landscape character and visual amenity in accordance with Saved Policies 25.NC (Promotion of biodiversity) and 59.BE (Design criteria) of the Eastleigh Borough Local Plan Review (2001-2011).

Landscaping

10. The development hereby permitted shall be carried out in accordance with the Arboricultural Impact Assessment and Arboricultural Method Statement (dated February 2018).

Reason: In the interests of biodiversity and visual amenity in accordance with Saved Policy 59.BE (Design criteria) of the Eastleigh Borough Local Plan Review (2001-2011).

11. Within three months of commencement of development, a detailed scheme of landscaping for the site shall be submitted to and approved by the Local Planning Authority in writing. The scheme shall specify the types, size and species of all trees and shrubs to be planted; details of all trees to be retained; and details of fencing/enclosure of the site, phasing and timescales for carrying out the works, and provision for future maintenance. Any trees or shrubs 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. The approved landscaping scheme shall be

implemented in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner.

Reason: In the interests of visual amenity in accordance with Saved Policy 59.BE (Design criteria) of the Eastleigh Borough Local Plan Review (2001-2011).

Ecology

12. Works shall be carried out in accordance with measures set out in section 5 of the Ecological Appraisal (HCCET, April 2017) submitted with the application unless otherwise approved in writing by the Planning Authority.

Reason: To provide adequate mitigation for protected species and ecological enhancements in accordance with Saved Policies 25 NC (Promotion of biodiversity) of the Eastleigh Borough Local Plan Review (2001-2011).

Plans

13. The development hereby permitted shall be carried out in accordance with the following approved plans: **P11319-RFT-00-00-DR-A-0100-S4RevP03, P11319-RFT-00-00-DR-A-0120-S4RevP04, P11319-RFT-00-00-DR-A-0121-S4RevP09, P11319-RFT-00-XX-VS-A-1300-S4-RevP04, P11319-RFT-00-GF-DR-A-0201-S4RevP09, P11319-RFT-00-01-DR-A-0202-S5RevP09, P11319-RFT-00-02-DR-A-0203-S4-RevP05, P11319-RFT-00-00-DR-A-2500-S4-RevP02, P11319-RFT-00-ZZ-DR-A-0301-S4RevP08, P11319-RFT-00-ZZ-DR-A-0400-S4RevP04, 240-CDLA-A1-00-DR-L-0200Rev03, P11319-RFT-00-XX-VS-A-3001-S4RevP05, L6088/JDM/SP1, 17211-WFB-ZZ-ZZ-DR-C-0050RevP02**

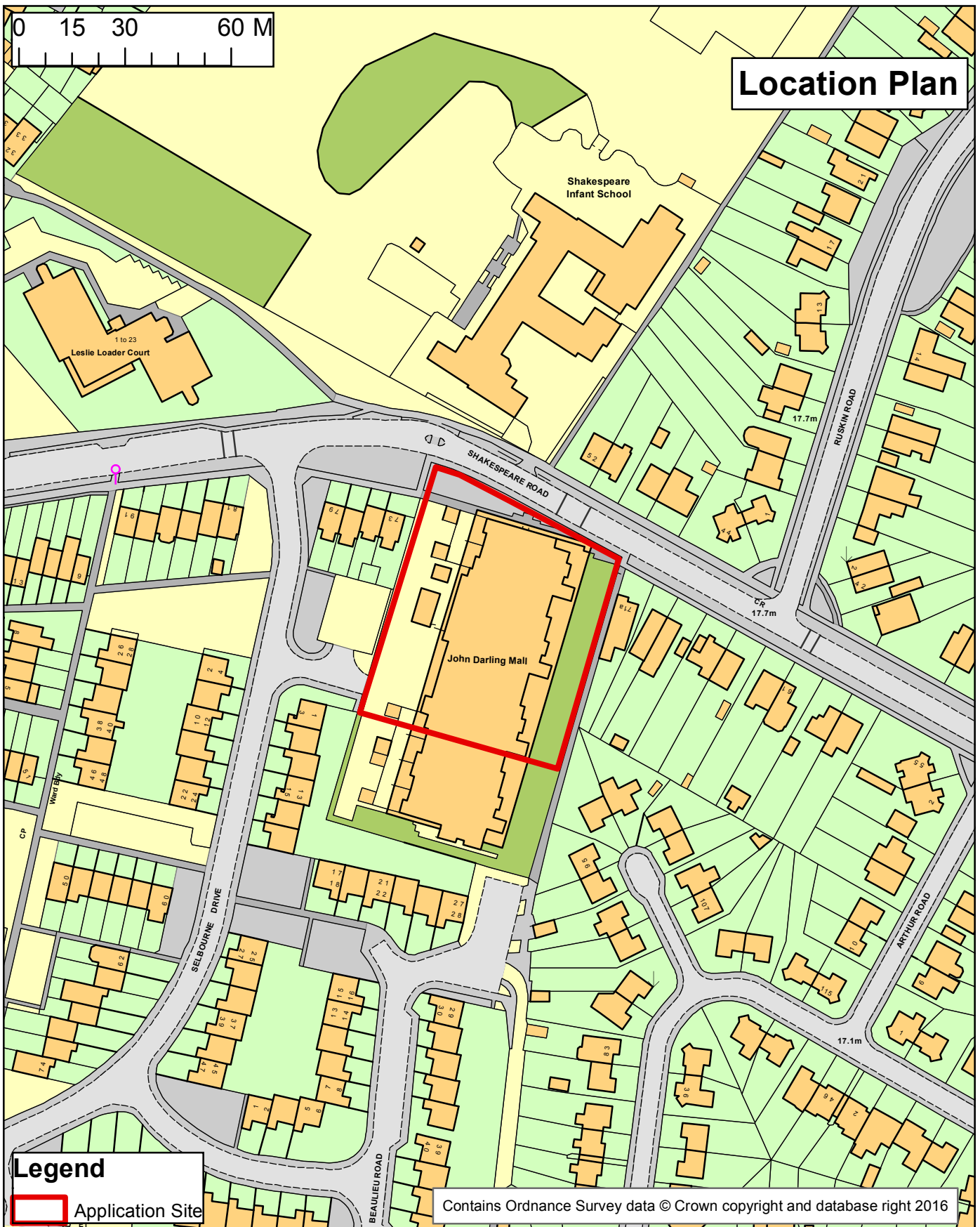
Reason: For the avoidance of doubt and in the interests of proper planning.

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 (2012), as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

2. The preparation of a Construction Traffic Management Plan to be submitted and approved by the Local Highway Authority, including lorry routes, parking and turning provision to be made on site and measures to prevent mud from being deposited on the highway is advised in order to ensure the safety of school children and the general public.
3. 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

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TITLE: Proposed scheme of 18 one bedroom assisted living units and supporting communal space within the C2 Use Class with associated car parking and landscaping at John Darling Mall, Selborne Drive, EASTLEIGH SO50 4SE

REGULATORY COMMITTEE

DATE 16 May 2018

1:1,500



APPLICATION NUMBER: CS/18/82602

SITE REFERENCE: EAS005

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Hampshire County Council

Economy, Transport and Environment

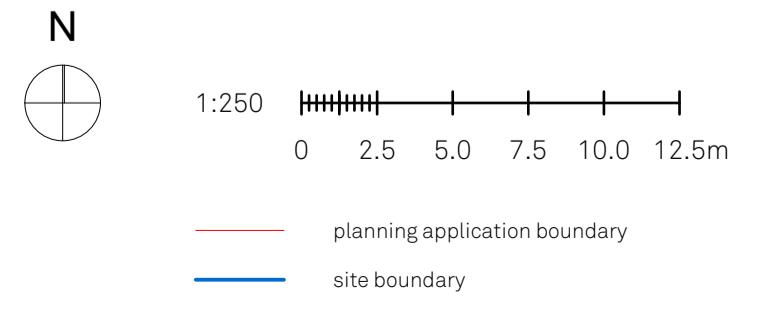
Drawn by: Strategic Planning

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Public path widened

Site for future HCC Adult Services provision



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Rev.	Status	Description	Date	By
P01	S0	Initial draft issue	17/10/2017	RH
P02	S0	Progress issue - design review	31/10/2017	RH
P03	S0	Consultations boards for review	27/11/2017	RH
P04	S0	Public Consultation - add landscape proposals	08/12/2017	RH
P05	S0	Design Review 2 - update to landscape	09/01/2018	RH
P06	S0	Planning Issue	17/01/2018	RH
P07	S4	Planning Issue - revised notes	22/01/2018	RH
P08	S4	Planning Issue - addition of external lighting	24/01/2018	RH
P09	S4	Planning Issue - update to external lighting & landscape	15/02/2018	RH

PLANNING ISSUE

		HCC Property Services, Three Minsters House, 76 High Street, Winchester SO23 8UL. tel: (01962) 847801			
PROJECT Extra Care Housing Eastleigh		SHEET CONTENTS Proposed Site Plan			
SCALE	@A1	DATE	17.10.2017	DRAWN	RH
		CHKD.	DB	DRAWING No.	P11319-RFT-00-00-DR-A-0121
				STATUS	S4
				REVISION	P09

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North Elevation 1:100



East Elevation 1:100



South Elevation 1:100

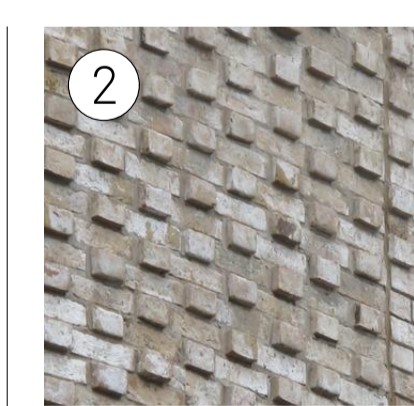


West Elevation 1:100

Page 35



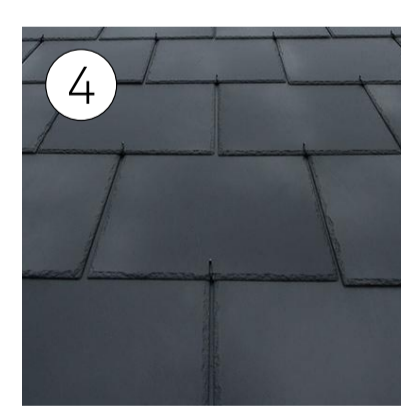
1 Buff Brick



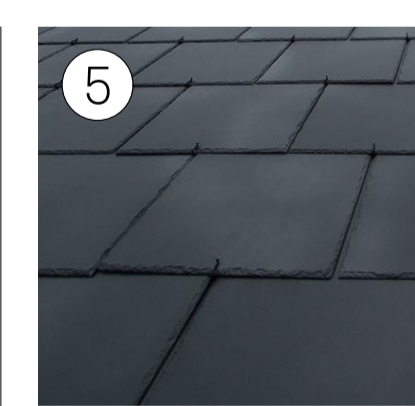
2 Buff Brick Flemish Bond



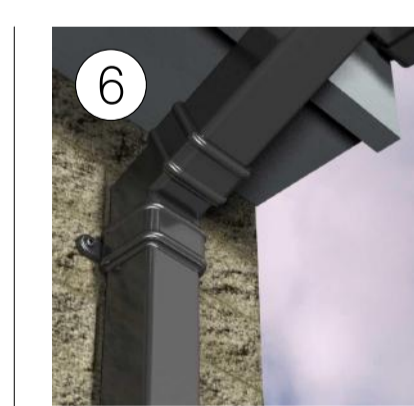
3 Zinc Panel Standing Seam



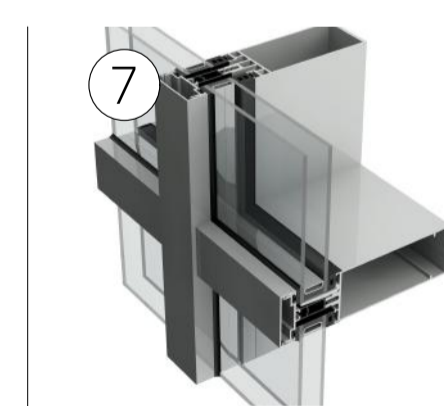
4 Composite Slate Wall Cladding



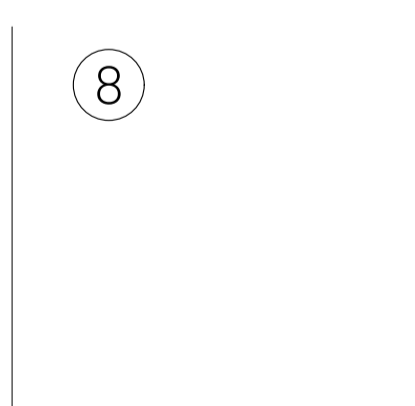
5 Composite Slate Roof



6 Rainwater goods



7 Curtain Walling System



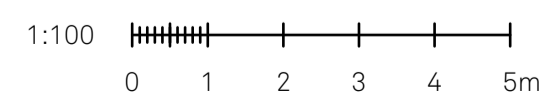
8 Composite Windows & Doors



Shallow Roof



9 PPC Aluminium Coping



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Rev.	Status	Description	Date	By
P01	S0	Initial draft issue	17/10/2017	RH
P02	S0	Buff brick alternative	14/11/2017	RH
P03	S0	Consultations boards for review	27/11/2017	RH
P04	S0	Public Consultation	08/12/2017	RH
P05	S0	Design Review 2 - update to landscape, addition of JDM outline	09/01/2018	RH
P06	S0	Planning Issue	17/01/2018	RH
P07	S4	Planning Issue - revised notes	22/01/2018	RH
P08	S4	Planning Issue - remove rails	15/02/2018	RH

PLANNING ISSUE

Hampshire County Council

HCC Property Services,
Three Minsters House,
76 High Street, Winchester SO23 8UL.
tel: (01962) 847801

PROJECT: Extra Care Housing Eastleigh

SHEET CONTENTS:
Proposed Elevations

SCALE	DATE	DRAWN	CHKD.	DRAWING No.	STATUS	REVISION
1:100	17.10.2017	RH	DB	P11319-RFT-00-ZZ-DR-A-0301	S4	P08

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HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Regulatory Committee
Date:	16 May 2018
Title:	Development of the site for a new 2 form-entry primary school, consisting of a two-storey building with single storey kitchen/plant room attached, inclusion of a grass sports pitch and hard courts as well as staff car-parking at Land north of Maddoxford Lane, Boorley Green, Nr. Botley Southampton SO32 2EQ (No. CS/18/82664) (Site Ref: EAE046)
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 shall 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 consisting of single and two storey buildings with a large sports pitch, and associated car parking serving a new residential development of 1,400 houses at Boorley Park, Eastleigh.
- 2.2 The proposed development site is part of a comprehensive development to include 1,400 homes, new retail and employment floor space, assisted living accommodation, extension to the existing hotel, primary school, community building and various sports and recreation facilities. The site is a former Golf & Country Club (Macdonald Botley Park Hotel, Golf & Spa). The Masterplan approved as part of the outline permission shows a primary school located in the southern part of the site, opposite the playing pitches and adjacent to the multi-use games area. The Section 106 (S106) planning obligation secured a 2 hectare (ha) site for a 2 form entry (2FE) primary school.
- 2.3 The school has been designed with the infrastructure to allow for a future planned expansion to raise the capacity of the school by a further 1FE providing for 630 pupil places.
- 2.4 This application is being considered by the Regulatory Committee as it is a major Regulation 3 development.

- 2.5 When considering the application the key issues to be taken into account are design, scale and massing of the proposed school buildings, highway safety, visual impact & landscape and sustainability.
- 2.6 The development of a new 2FE primary school has already been granted outline planning permission through planning permission [O/12/71514](#) by Eastleigh Borough Council. It is considered that the proposal is in accordance with the development plan as it makes provision for primary education and will provide new educational facilities to meet the needs of the local community in addition to the wider development site (Saved Policy BO1 of the [Eastleigh Borough Local Plan \(2001-2011\)](#)).
- 2.7 It is considered that the proposal would be in accordance with the relevant policies of the adopted Eastleigh Borough Local Plan 2001-2001 (2006) as well as paragraph 72 of the National Planning Policy Framework (NPPF) (2012) as it makes provision for primary education and will provide new educational facilities to meet the needs of the local community in addition to the wider development site. The design, appearance and proposed materials are considered appropriate (Saved Policies 59BE– Design criteria and 45ES Sustainable drainage) and the incorporated landscaping will enhance both the natural and build environment and maximise the potential to improve local biodiversity (Saved Policies 25NC Promotion of biodiversity, 26NC Promotion of wildlife network and 18CO Protection of the landscape).
- 2.8 The proposal encourages walking and cycling, through a Framework School Travel Plan (Saved Policy 186.IN Criteria for new facilities). The proposals will not have a significant impact on the safety or operation of the local road network (Policy 100T Transport and new development) and on site car parking provision is in accordance with the relevant standards (Saved Policy 63.BE Car park design).
- 2.9 Appropriate sustainability features to accord with requirements will ensure that energy loss is minimised (Saved Policy 37.ES Energy efficiency) and appropriate measures will be taken to ensure surface water run-off from the development will be managed in a sustainable way and will not increase the risk of flooding off site (Saved Policy 45.ES Sustainable drainage). Measures to reduce noise emissions are also included within the proposal in accordance with Saved Policy 32 ES Pollution Control.
- 2.10 The proposed development is not an Environmental Impact Assessment development under the [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017](#).
- 2.11 That planning permission be granted subject to the conditions listed in integral Appendix B.

3. Background

- 3.1 The proposed school site forms part of a wider site (83.3 hectares (ha)) at Boorley Green, which has outline planning permission (O/12/71514) for 1400 dwellings, creation of new retail and employment floor space, assisted living accommodation, extension to the existing hotel, primary school, community building and various sports and recreation facilities. The Masterplan approved as part of the outline permission shows a primary school located in the southern part of the site, opposite the playing pitches and adjacent to the multi-use games area. The Section 106 planning obligation secured a 2ha site for a 2 form entry (2FE) primary school.
- 3.2 The Boorley Park development is located, 1.7km to the north of Botley, 2.5 km from Hedge End and 2 km from Durley which is located to the north east of the site. The site is bounded to the west by the B3354 Winchester Road and to the south by Maddoxford Lane, which will divide the new development from the existing village of Boorley Green. Phase 1 of the housing development is completed and work has commenced on Phase 2. The new school will initially only have 30 reception pupils which will increase once further housing development is completed.
- 3.3 The original planning application for the school was submitted in 2015. However, following changes in funding and procurement the application was withdrawn. This application incorporates revised and updated design proposals that are based on the Education and Skills Funding Agency (ESFA) delivery requirements, procurement and funding.

4. Site

- 4.1 The proposed school site is located on part of the former Golf and Country Club (Macdonald Botley Park Hotel, Golf & Spa). It consists of open land bounded by a public right of way to the west, with a well-established belt of mature trees and hedgerow to the north, east and south.
- 4.2 The Public Right of Way (Botley Footpath 2) currently falls within the boundary of the school site which will be diverted by the Boorley Green Consortium as part of the outline planning permission for the wider site.
- 4.3 The site slopes up from the south-east to the north-west corner by approximately 5.5 metres.

5. The Proposal

- 5.1 The proposed Boorley Green Primary School will be located within the south western part of the site adjacent to the proposed community centre. The Section 106 agreement for the site made provision for the delivery of a new 2 FE (420 places) Primary school with the potential for the school to be expanded by 1FE (630 places).

- 5.2 The net floor space proposed for this development is 2,074m² comprising 14 classrooms, 3 Group rooms, associated accommodation in addition to a main hall, music and drama studio (connected to the main hall) library and ICT Learning Resource Centre which will be available for community use. At full capacity, there will be 45 staff comprising 19 teaching and 26 non-teaching staff.

Highways and Access

- 5.3 The location of the Primary School and access points for pedestrians and vehicles has been co-ordinated with the wider Masterplan. Vehicular and pedestrian access will be provided by the Boorley Green Consortium. The proposed access road from the south-west will connect via the development spine road, to Winchester Road and Maddoxford Road. It has been designed to deter and prevent on-street parking and will serve, in addition to the Primary School, the future Pre-School. A further vehicular access point is to be provided to the north eastern boundary for service vehicles to enter the site and any future construction traffic.
- 5.4 Reference has been made to both the existing and proposed public access and cycle network to ensure exclusive access is provided to and within the school site. The main pedestrian and cycle accesses will be from the south and west of the school site and designed to ensure that it provides a safe and attractive approach to the school entrance and reception areas. The access from the west of the site will be from a public footpath (Footpath No 2 Botley) and it is anticipated that this will be used by those using the sports facility's car park for Park and Stride. This public footpath currently runs within the Primary School site but will be diverted by the Consortium. Discussions with the County Council's Right of Way Officer are advanced on the agreement of the revised route and a planning application will be submitted imminently for determination by Eastleigh Borough Council. Hampshire County Council has been assured the footpath will be re-directed prior to the occupation of the school.
- 5.5 An on-site staff car park is proposed that will provide 37 spaces including 2 disabled bays and spaces for two minibuses and two powered two-wheelers. Provision will also be made for 30 cycle spaces and 48 scooter spaces for pupils and 6 cycle spaces for staff. Cycle storage will be covered. Both car parking and cycle provision is in accordance with Hampshire's On-site School Parking Guidelines (April 2013).
- 5.6 The submitted Transport Statement has assumed that all of the pupils attending the school will live within the new Boorley Park development and the existing village of Boorley Green. However, it is likely that a proportion of pupils will be living outside the catchment area in the early years until the surrounding housing is fully built and occupied.

5.7 The anticipated modal split is set out in the tables below:

Pupil Trip Generation

Mode	Pupil Numbers
Car Alone	108
Car Share	0
Public Transport	5
Walk & Cycle	307
TOTAL	420

Staff Trip Generation

Mode	Staff Numbers
Car Alone	32
Car Share	5 (3 vehicles)
Public Transport	0
Walk & Cycle	5
Other (not specified)	5
TOTAL	45

- 5.8 As this is a new school, baseline travel trends will need to be ascertained once the school is operational to check that there are no major deviations from the expected modal split and to enable the travel plan to be finalised and implemented.
- 5.9 It is estimated that there are likely to be 108 pupil-related and 35 staff vehicles travelling to and from the school in both the morning and afternoon school peaks. Overall, it is considered that this anticipated level of traffic can be accommodated on the local roads without compromising network capacity.
- 5.10 The proposals for the Boorley Park development include sports facilities to the south of the school with provision of 70 car parking spaces and it has been agreed that these can be used by parents for school drop-off and pick-up as a Park and Stride facility. It is stated that any residual demand for parking would need to be found at the community centre, local retail store or on-street once this infrastructure is in place. The community centre, sports facilities and MUGA are being developed concurrently with the school and will be available at the time the school becomes operational.
- 5.11 A Framework School Travel Plan (STP) included with the application is of a good standard. It outlines how the Full School Travel Plan will be developed by the school and sets out examples of actions that could be undertaken to try and reduce the number of pupils brought to school by car and to promote walking and cycling. These include setting up a 'Walk Once a Week' initiative and providing scooter and pedestrian training for pupils.

Design

- 5.12 The “heart” of the school consists of the Learning Resource Centre, studio and main hall. On entering the building a secure lobby opens into a generous light filled area featuring a double height void. This space extends outdoors via generous size glazed screens. The hall and studio are easily accessed from this space as well as the main spine of the teaching block and main staircase.
- 5.13 The teaching wing is a compact two storey building block accessed via a central spine which allows for easy navigation and passive supervision. Skylights and light wells provide the central spine with daylight. Vertical circulation consists of two conveniently located staircases on each end of the teaching wing, one of them featuring a lift.
- 5.14 All classrooms orientated south-west are sheltered by a deep roof structure. Each ground floor classroom opens on to a landscaped courtyard. Large glazed screens and doors are proposed to connect interior and exterior spaces and promote outdoor teaching. Canopies will be provided to Year R (Reception) classroom entrance. Each classroom benefits from designated cloakroom and teaching storage space.
- 5.15 The Consortium has issued a design code for the housing development. The proposed new school takes reference from the design code” and the Masterplan design principles set out in the approved Design and Access Statement in particular to key buildings.
- 5.16 The proposed Primary School is classified as a ‘feature building’ within the approved Masterplan. In the context of the proposed vernacular housing and mature landscape the new Primary School and other feature community buildings may adopt “modern building styles” and forms appropriate to their setting/context. As a feature building, the Primary School addresses the public/civic realm and other community buildings to the south and yellow/buff brickwork is proposed as the dominating cladding material. In contrast strips of powder coated aluminium cladding will be introduced to the teaching wing. The teaching block and main entrance will benefit from large glazed screens and doors. The south-west façade benefits from roof overhang cladded in buff yellow brick. Paving, upper floor decking and soffits will be in a light neutral colour to reflect daylight to the interior spaces and compliment the façade.
- 5.17 The scale and massing of the built form has been carefully considered in relation to the existing site topography and context. Simple and compact form design is proposed to respond to the adjoining natural environment. The rectangular plan layout of the teaching wing allows for a strong outdoor-indoor connection. The height of the teaching wing is determined by the floor to ceiling storey heights and room proportions to provide adequate daylight and ventilation. The projecting roof structure shelters the classrooms and

helps to modulate and break down the layered elevations and forms with light and shade.

5.18 External building envelope materials can be summarized as follows:-

- Brick cladding as a main external building envelope material;
- Powder coated aluminium cladding strips to teaching wing; and
- Powder coated aluminium framed glazing, doors and rooflights.

Landscape

5.19 The mature tree belt and hedgerows which bounds the school site to the north, east and south provides natural enclosure and a green buffer between the school and the surrounding housing. The proposals will aim to enhance and maintain this zone as a habitat area and integrate a 'woodland walk' to the edges of the school site. This will provide a valuable resource area to support outdoor learning. The key design consideration is to maximise the available open space to the east and west of the school, canopies, a variety of natural and artificial soft and hard surface, seating areas, playgrounds and sports pitches will also be provided.

Sports Provision

5.20 Site constraints have limited the size of the large grass pitch but the size is still within the recommended guidelines by the Football Association. Two smaller pitches can be accommodated at right angles to the large pitch if the school needed to accommodate this need. The proposed all weather multi use games area (MUGA) located directly to the south of the school site can be used by the school which helps in the provision of soft outdoor physical education space.

Environment

5.21 All external lighting will be high efficiency and designed to prevent light pollution and nuisance to neighbouring residential properties to the east and north in winter months. External lighting will be controlled with photocells and timers, to avoid disturbance to residents and wildlife, in particular bats and dormice, along the woodland/hedgerow margin adjacent the staff car park to the south.

5.22 Due to the underlying soil type and sloping site the overall surface water drainage strategy has been based on an attenuated discharge system. It is proposed to provide sustainable drainage system (SuDS) as follows:

- Water butts;
- Permeable surfaces in courtyard areas; and
- Cellular storage beneath the car park.

Sustainability

5.23 The proposals for the school have been designed to embody a number of sustainability features that enable the buildings to be efficient in terms of energy reduction and thermal performance to ensure key principles of sustainable design and energy use are followed and will be implemented as an alternative to following the formal BREEAM process. It is proposed to achieve the equivalent reference to BREEAM New Construction principles with a target of BREEAM 'Very Good'. A BREEAM consultant has been appointed to advise the County Council. Thermal modelling and daylight analysis has been undertaken to inform the design and ensure good levels of internal comfort, indoor air quality and daylighting is provided to teaching spaces, halls and resource areas.

5.24 To summarise the following measures are being proposed:

Energy:

- Compact form, highly insulated and airtight building envelope to reduce energy consumption;
- Provision of extended roof canopies to protect teaching spaces from summer solar gain and minimise glare and avoid summer time overheating;
- Energy efficient lighting and heating controls; and
- SMART meters to ensure efficient building use and energy monitoring.

Ventilation:

- Natural ventilation to as many spaces as possible, with full coordination with the thermal model to ensure comfortable spaces; and
- Passive ventilation including night-time ventilation/cooling to improve summer comfort levels.

Rainwater:

- Ecological roof to aid in the attenuation / rainwater run-off, to improve thermal performance and enhance biodiversity; and
- Sustainable rainwater attenuation, to minimise impact on the existing storm water drainage system.

Lighting:

- Good daylighting to teaching areas to reduce lighting energy use.

Building Context:

- The exclusive use of timber FSC certified and from a sustainable source;
- A site waste management plan to ensure that during construction the principles of minimising waste are maintained; and
- Potential use of quality control and reduction of material for transportation waste.

Water Management:

- Use of ultra-water saving WC's and taps to new toilet areas; and
- Integration of rainwater butts to serve garden areas and feed irrigation to a brown biodiversity roof.

Re-cycling:

- Horticulture/education garden for 'grow-your-own veg' including composting; and
- Promotion of recycling stations and collection areas.

5.25 The building's design has been developed to take into account of the neighbourhood context and road network. Due to the semi-rural/suburban location an external noise survey is not required. An acoustic consultant has however been appointed to advise on acoustic design of teaching areas and halls.

5.26 The proposals aim to reduce the possibility of crime taking place at the new Primary School. General 'Secured by Design' measures include:-

- The site access to the staff car park has electrically operated entrance gates and secure boundary wall/fencing to provide controlled access linked to main reception;
- The north, east and west boundaries are fenced and considered to be adequate;
- Lighting around the site;
- Height and security of perimeter fencing and gates;
- Burglar alarms to each building;
- Appropriate ironmongery and glazing standards to all new build areas;
- Lockable bin stores located more than 6m from buildings;
- Secure entrance lobbies;
- Covered circulation areas and canopies which are open and visible and well lit by soffit lighting.

5.27 Wildern School is the academy sponsor secured for the project and key principles will be promoted and developed to ensure the project maintains the sustainable design objectives.

6. Development Plan and Guidance

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

[National Planning Policy Framework \(2012\) \(NPPF\)](#)

6.2 The following paragraphs are relevant to this proposal:

- Paragraph 11: Determination in accordance with the development plan;
- Paragraph 14: Presumption in favour of sustainable development;

- Paragraph 17: Set of core land-use planning principles which should underpin decision-taking;
- Paragraph 19: Support of sustainable economic growth
- Paragraph 34: Sustainable transport;
- Paragraph 72: Ensuring sufficient choice of school places is available to meet the needs of existing and new communities; and
- Paragraph 118: Conserving and enhancing the natural environment.

Eastleigh Borough Local Plan (2001-2011) (2006) (EBLP (2006))

6.3 The following saved policies are relevant to the proposal:

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

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

7. Consultations and Equalities

- 7.1 **Lead Local Flood Authority** has no objection in principle but further consents are required which are separate to planning permission before commencement of development.
- 7.2 **Public Health - HCC** was notified of the proposal.
- 7.3 **Sport England** has no objection subject to conditions relating to detailed assessment of ground conditions and associated subsequent scheme, use of the playing field/artificial grass pitch, construction of the playing field/s and pitch/es, community use scheme and details of the design and layout of the MUGA.
- 7.4 **County Landscape Architect** has no objection.
- 7.5 **Arboriculture** has no objection subject to conditions requiring supplementary Arboricultural Method Statement and the provision of a detailed planting plan.
- 7.6 **County Archaeologist** has no objection.
- 7.7 **County Ecologist** has no objection subject to conditions for the protection of dormice, an updated badger survey and bio-diversity enhancements.
- 7.8 **Rights of Way Manager** has no objection subject to a condition that no works shall commence on any land which currently forms part of Botley Footpath 2 until the diversion of the public right of way has been confirmed by the relevant planning authority.
- 7.9 **Highway Authority** has no objection subject to conditions requiring a Construction Traffic Management Plan and a Full School Travel Plan.
Environmental Health has no objection.
- 7.10 **Botley Parish Council** has no objection to the principle but comments that the design of the school building is bland and regimented, and the flat roof is not cost effective. It is requested the quality and quantity of ventilation and air flow is carefully considered to avoid over heating during hot weather and care is taken in the choice of trees to be planted close to the school buildings to avoid allergic reactions to the public.
- 7.11 **West End Parish Council** has no objection in principle but disappointed there is no site provision for pick-up/drop off.
- 7.12 **Eastleigh Borough Council** has no objection subject to conditions imposed by the outline planning consent and additional site specific conditions.
- 7.13 **Councillor Kyrle** was notified of the proposal.

8. Representation

- 8.1 Eastleigh Ramblers raised objection as no details have been submitted on how the right of way (Footpath No 2) is going to be preserved or diverted.
- 8.2 Hampshire County Council's [Statement of Community Involvement \(2017\)](#) (SCI) sets out the adopted consultation and publicity procedures associated with determining planning applications.
- 8.3 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](#); and
- 8.4 The above issue will be discussed and addressed within the following commentary.

9. Commentary

Principle of the development

- 9.1 The principle of a school in this location was accepted as part of the planning permission (ref. 0/12/71514) granted in November 2013 by Eastleigh Borough Council for a comprehensive development which included a site for a primary school. Provision for primary education at Boorley Green is supported in principle by Policies 1.CO (Criteria for development in the countryside); 11.CO (Extension for non residential buildings within the countryside & 186IN in the [EBLP \(2006\)](#) as well as paragraph 72 of the [NPPF \(2012\)](#).

Design, Scale and Massing

- 9.2 Eastleigh Borough Council's concerns that it is proposed to use a yellow/buff brick rather than a red brick chosen for the surrounding residential development for the new school is noted. The Boorley Green Consortium has issued a design code for the housing development. In drawing up proposals for the school reference has been made to both the Design Code and the Masterplan principles set out in the approved Design and Access Statement in particular Built Form (Key Buildings) where a diverse range of external cladding roof materials and forms are proposed. The proposed Primary School is a "feature building" within the approved Masterplan. In the context of the proposed vernacular housing and mature landscape the new Primary School and other feature community buildings may adopt 'modern building styles' and forms appropriate to their setting/context. The design of the school takes account of its surroundings and retains where possible existing landscape features in accordance with Policies 18.CO and 19CO in the EBLP (2006).

- 9.3 Botley Parish Council's concerns in relation to design are noted. The school has been designed to the requirements to the ESFA's funding requirements and the design code set out by the Boorley Green Consortium. The design of the new school is of high quality as required by Policy 59.BE (Design Criteria) of the EBLP (2006) and reflects the requirement for the school to respond to its surroundings. Opportunities have been taken to connect classrooms directly to external spaces to promote outdoor learning and generally maximise the use of the site and natural environment. The perceived scale and mass of the building has been reduced through the design with the building featuring internal and external spaces with differing scales, daylight and shade. The large areas of glazing areas also contribute to provide a link between inside and outside spaces. The choice in colour of the proposed brick also reflects on the nature of the site and desire to impose its mark on the street scene.
- 9.4 The proposed school has been built in an energy efficient form that reduces the building footprint significantly. This is very beneficial in increasing the amount of available outside space which is important on this site as the slope of the site limits activities in this area in addition to a reduction in heating costs. Details of the proposed landscaping will be subject to a planning condition which will be reviewed by a qualified landscape architect who will ensure all trees and plants chosen for the school site will be safe and acceptable in public places

Highway Safety & Access

- 9.5 Eastleigh Ramblers have objected as the application does not include full details for the diversion of Public Footpath No 2 Botley. It is acknowledged that the impact on the existing right of way is a material planning consideration. However, the footpath, does not form part of this application as the diversion of the footpath is the responsibility of the Boorley Green Consortium as part of the overall development and as set out by legal agreement between the Consortium and the County Council. The Consortium consulted the County Council's Right of Way Officer to agree the route of the diversion, which as currently proposed, will be along the outside of the school's western boundary. If in the event the formal adoption of the route has not been completed prior to commencement of building works the existing footpath can be retained and protected by fencing, required by a planning condition, until such time that it can be diverted as its position on site will not interfere with building works. The Rights of Way Officer has been consulted on this planning application and has raised no objection to the proposals subject to a condition requiring that no works shall commence on any land which currently forms part of Botley Footpath 2 until the diversion of the public right of way has been confirmed by Eastleigh Borough Council. This condition is included in integral appendix B in accordance with Policy 152.OS (New Footpaths and cycleways).
- 9.6 The site is part of a comprehensive development where vehicular and pedestrian access is fundamental to the layout of the whole development in accordance with Policy 100T (Transport and new development) of the EBLP (2006). The school will be served by a new road, designed to discourage

drop-off by parents/carers. A pedestrian cycleway path will enable the school to be easily accessible to the proposed sports facility car park for the Park and Stride initiative. It is hoped this will reduce the need for indiscriminate parent parking. Any residual demand for parking will need to be found at the community centre, local retail store or on-street once this infrastructure is in place. The Highway Authority is satisfied that the anticipated trip generation can be accommodated on the new road without compromising network capacity, that sufficient car parking is available for staff in accordance with Policy 63.BE(car park design) of the EBLP (2006) and that adequate off site parking provision is available for pupil drop off and collection. A Construction Traffic Management Plan has not been provided within the Transport Statement. A management plan will be required through a planning condition together with the requirement for a full School Travel Plan demonstrating the interventions, incentives and targets which will be implemented to promote a reduction in single occupancy car trips by pupils to the site within 12 months of the school being occupied. These requirements are included as conditions in integral appendix B.

Visual impact and landscape

- 9.7 The landscape design has been developed to respond to the approved Boorley Green Masterplan. All trees which have been retained on site will be subject to tree protection measures in accordance with Policies 18 CO (Protection of the landscape) and 19CO (Protection of landscape features) of the EBLP (2006) to the satisfaction of the County Arboriculturalist and Eastleigh Borough Council and any forthcoming consent will be subject to conditions pertaining to this. Arboriculture had no objection to the proposal subject to the inclusion of a condition requiring the submission of an Arboricultural Method Statement. This condition is included in integral appendix B.
- 9.8 A condition is included in integral appendix B relating to the submission and approval of further details of all the hard and soft landscaped areas, including the proposed car park.

Sports Provision

- 9.9 It is accepted that site constraints limit the size of the large grass pitch but the area is still within the recommended guidelines set by the Football Association and is in accordance with Policy 186.IN of the EBLP (2006). Sport England has been consulted and raises no objection to the proposal subject to conditions relating to the detailed assessment of ground conditions on the land proposed for the new playing field land, the use of the playing field/artificial grass pitch to be for Outdoor sport only, the playing field/s and pitch/es to be constructed in accordance with standards and methodologies set out in guidance note 'Natural Turf for Sport', and details of a community use scheme and the design and layout of the MUGA to be submitted. These are included in integral appendix B.

Sustainability

- 9.10 Eastleigh Borough Council has raised concern that in terms of sustainability the school is targeting BREEAM 'very good' Policy ESD 1 of the [Environmentally Sustainable Development SPD \(2009\)](#) requires all multi-residential buildings over 500m² to reach the Building Research Establishment Environmental Assessment Method (BREEAM) 'Excellent' standard. With increasingly tight funding limits on publicly funded projects, Hampshire County Council has adopted a pragmatic approach of following the Best Practice principles required by BREEAM without pursuing the final certification. A suite of measures are therefore proposed which meet, where possible, the best practice criteria of sustainable design and provide a package of sustainability measures without using the formalised BREEAM marking system. The measures proposed are set out within the submitted Design and Access Statement. On balance, the proposal meets the relevant policies of the Environmentally Sustainable Development SPD and will match the BREEAM requirements of 'Very Good' and include, sustainable rainwater attenuation, passive heating and cooling, exclusive use of timber that is FSC certified, an ecological roof ultra water saving features and energy efficient lighting and heating controls pursuant to Saved policies 32 ES (Pollution control), 33 ES (Air quality), 34.ES (Reduction of greenhouse gases), 36. ES (Lighting) 37.ES Energy efficiency), 38.ES (Renewable energy) and 45.ES (Sustainable drainage) Review (2001-2011).
- 9.11 The sustainable design objectives and target of BREEAM 'very good' have been endorsed by Wildern School, the academy sponsor and is in compliance with the ESFA requirements.

Ecology

- 9.12 The proposal included an Ecological Assessment Report. The County Ecologist has no objection to the proposal, subject to conditions relating to dormice protection, an updated badger survey and biodiversity enhancement. These conditions are included in integral appendix B. The proposal is considered to be in accordance with Policies 24 NC (Protection of Site of Importance of Nature Conservation), 25 NC (Promotion of biodiversity) and 26 NC (Promotion of wildlife network) of the Eastleigh Borough Local Plan Review (2001-2011).

Archaeology

- 9.13 The proposal included an Archaeological Desk Based Assessment and an Archaeological Evaluation. The County Archaeologist has no objection to the proposal.

Existing Section 106 Agreement

- 9.14 The hybrid permission Section 106 Agreement was entered into by a number of parties, including Hampshire County Council. There is a range of obligations that relate to the school. The consideration and determination of this application will not change those obligations.

Conclusions

9.15 It is considered that the proposal would be in accordance with the relevant policies in the development plan, including the policies of Eastleigh Borough Council Local Plan Review (2001-2011) (2006).which support the principle of provision of a primary school as part of the wider comprehensive development of the area.

Appendices:

Integral Appendix A – Corporate or Legal Information

Integral Appendix B – Conditions

Appendix C - Location Plan

Appendix D – Layout Plan

Other documents relating to this application:

<https://planning.hants.gov.uk/ApplicationDetails.aspx?RecNo=19086>

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

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

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

Planning application CS/18/82664

Site code: EAE046

Location: Land North of Maddoxford Lane,

Boorley Green Nr Botley SO32 2EQ

Proposal: Construction of Development of the site for a new 2 form-entry primary school, consisting of a two-storey building with single storey kitchen/plantroom attached, inclusion of a grass sports pitch and hard courts as well as staff car-parking

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.

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 59.BE (Design criteria) of the Eastleigh Borough Local Plan (2006). This is a pre-commencement condition as such details need to be taken into account during construction of the development and thus go to the heart of the planning permission.

Highways

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

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

5. A full School Travel Plan shall be submitted to and approved by the Local Planning Authority in writing within 12 months of the development hereby permitted becoming operational.

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 (2012) and in accordance with Policy 100.T (Transport) of the Eastleigh Borough Local Plan (2006).

Public Right of Way

6. No works shall commence on any land which currently forms part of Public Footpath No 2 Botley until the diversion of the public right of way has been confirmed by the relevant planning authority.

Reason: In the interest of public safety and in accordance with Policy 152.OS (New footpaths and cycleways) of the Eastleigh Borough Local Plan (2006). This is a pre-commencement condition because of the need to secure public rights of way during the whole construction period.

7. Prior to commencement of development, in the event that Public Footpath No 2 Botley has not been diverted, it shall be fenced to provide safe protection to the users of the footpath. Such fencing shall be retained until the permanent route of Public Footpath No 2 Botley has been opened.

Reason: In the interest of public safety and in accordance with Policy 152.OS (New footpaths and cycleways) of the Eastleigh Borough Local Plan (2006). This is a pre-commencement condition because of the need to secure public rights of way during the whole construction period.

Landscaping

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

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

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

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

10. No excavation, demolition or development related works shall commence until evidence has been submitted to and approved in writing by the Local Planning Authority that the tree protection measures have been installed, as detailed in the Arboriculture Report "18016", produced by Duramen. Tree Protection must be addressed as per the Tree Protection Plan enclosed within the report, including the alterations to its location as detailed within the report. . Once approved, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the fenced area. Tree protection measures shall be retained in their approved form for the duration of the work. This condition may only be fully discharged upon completion of the proposed development, subject to submission of supervision statements.

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

Ecology

11. Works shall be carried out in accordance with measures set out in sections 6.3.1.2, 6.3.2.2, 6.3.3.2, 6.3.4.2, and 6.3.5.2 of the Ecology Assessment Report (Capita, December 2017) unless otherwise approved in writing by the Local Planning Authority.

Reason: In order to provide adequate mitigation for protected species in accordance with Policy 24.NC (Protection of Protective species) of the Eastleigh Borough Local Plan (2006)

12. A detailed scheme of biodiversity enhancements to be incorporated into the development (including features such as bird and bat boxes on the proposed buildings or other habitat features around the site) shall be submitted for written approval to the Local Planning Authority prior to occupation of the development. Development shall subsequently proceed in accordance with any such approved details.

Reason: To enhance biodiversity in accordance with National Planning Policy Framework (2012), the local authority's duty under the NERC Act and in the interests of nature conservation.

13. No development shall take place until an updated badger survey has been submitted to and agreed in writing by the Local Planning Authority. If the setts have become active, a protected species licence should be obtained from Natural England. Development shall be carried out in accordance with any identified mitigation measures.

Reason: To ensure no harm to the badger population in accordance with Policy 25 NC (Promotion of wildlife network) of the Eastleigh Borough Local Plan (2006) This is a pre-commencement condition and is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national planning policy.

14. Within 3 months of the date of this Decision a scheme for footpath and roadway lighting within the school site shall be submitted to and approved by the Local Planning. The scheme shall be implemented as approved.

Reason: In the interests of the amenity of the site and to minimise impacts of lighting on the ecological interest of the site and in accordance with

Policy 26.NC (Promotion of wildlife network) of the Eastleigh Borough Local Plan (2006).

Piling/Foundations/Ground Investigation

15. Prior to the commencement of development, the ground gas assessment referred to in the report “Phase 2 Ground Investigation & Assessment by Capita Ltd on Land Contamination shall be completed and a remedial scheme submitted and approved to the Local Planning Authority for approval.

Reason: To deal with any unacceptable risks should they be determined. 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.

16.
 1. No development shall take place unless and until:
 - a. A detailed assessment of ground conditions of the land proposed for the new playing field land as shown on drawing no 094035-PL-001F 2FE Landscape Masterplan shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
 - b. Based on the results of this assessment to be carried out pursuant to (a) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

The works shall be carried out in accordance with the approved scheme within a timescale to be first approved in writing by the Local Planning Authority after consultation with Sport England.

Reason: To ensure that site surveys are undertaken for new or replacement playing fields and that any ground condition constraints can be and are mitigated to ensure provision of an adequate quality playing field and to accord with Policy 186. IN (Criteria for new facilities) of the Eastleigh Borough Local Plan (2006). This is a pre-commencement condition as such details need to be taken into account during construction of the development and thus go to the heart of the planning permission.

17. No development shall take place until a scheme of work detailing the extent and type of any piling proposed has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

18. No development shall take place until a naturalised Sustainable Drainage Systems (SuDS) strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include details of the following:

- the SuDS layout;
- 3 filtration processes within the treatment drain to ensure no pollutants leave the site;
- Management details to maintain operational water quality.

The development shall be carried out in accordance with the approved details.

Reason: To ensure no impact on the Solent Complex, from pollution within the operational phase in accordance with Policy 32 ES (Pollution control) of the Eastleigh Borough Local Plan (2006). This is a pre-commencement condition as such details need to be taken into account during construction of the development and thus go to the heart of the planning permission.

Environmental Control

19. No development shall commence until a Construction Environmental Management Plan (CEMP) and a construction phase public communication strategy has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the following:-The phasing of the works;

- Location of temporary site buildings;
- Plant and material storage areas;
- Arrangement for construction deliveries;
- Construction traffic movements, lorry routing and temporary construction car parking;
- Site security measures;
- Temporary lighting;
- Measures to deal with mud on the road;

- Protection of pedestrian routes;
- A scheme for controlling noise;
- Measures for controlling dust with regard to the details contained in the Best Practice Guidance – The Control of Dust and Emissions from Construction and Demolition, 2006 (London Authorities) and Guidance on the Assessment of Dust from Demolition and Construction, 2014 (Institute of Air Quality Management);
- The safeguards to be used within the construction process to ensure surface water contains no pollutants on leaving the site;
- Safeguards to waterways, adjacent to the site, from pollution impacts.

The development shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety in accordance with Policies 100.T (Transport) and 32 ES (Pollution control) of the Eastleigh Borough Local Plan (2006). This is a pre-commencement requirement because of the need to secure satisfactory traffic management during the whole construction period.

20. No burning of materials obtained by site clearance or from any other source shall take place during the demolition, construction and fitting out process, without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the occupiers of nearby dwellings phase in accordance with Policy 32 ES (Pollution control) of the Eastleigh Borough Local Plan (2006).

Sports Provision

21. The playing field/artificial grass pitch shall be used for Outdoor Sport and for no other purpose (including without limitation any other purpose in Class D2 Use Classes Order 2005, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To protect the playing field/artificial grass pitch from loss and/or damage, to maintain the quality of and secure the safe use of sports pitch/es and to accord with Policy 186. IN (Criteria for new facilities) of the Eastleigh Borough Local Plan (2006).

22. The playing field/s and pitch/es shall be constructed and laid out in accordance with the planning application CS/18/82664 and Drawing No.094035-PL-001F 2FE Landscape Masterplan and with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011), and shall be made available for use before first use of the development hereby permitted.

Reason: To ensure the quality of pitches is satisfactory and they are available for use before first use of the development and to accord with Policy 186. IN (Criteria for new facilities) of the Eastleigh Borough Local Plan (2006).

23. A community use scheme shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England within 6 months of commencement of the development. The scheme shall apply to the playing field/pitches and shall include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities, a mechanism for review and a programme for implementation. The approved scheme shall be implemented upon the start of use of the development and shall be complied with for the duration of the use of the development.

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

Lighting Strategy

24. Prior to commencement of development, details of a lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include details of:
- Safeguards put in place to limit light spill;
 - Position of the lighting columns;
 - Lux levels on the boundary vegetation (which should be under 1 lux);
 - Times when lighting can be switched off to create a dark site.

The development shall be carried out in accordance with the approved details.

Reason: To ensure no impact on potential habitats due to increases in lighting in accordance with Policy 26.NC (Promotion of wildlife network) of the Eastleigh Borough Local Plan (2006). This is a pre-commencement

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

Energy Efficiency

25. Precise details of the full suite of measures proposed to ensure an appropriate level of building energy efficiency is secured shall be submitted to and approved in writing by the Local Planning Authority within six months of commencement of development. The agreed details shall be implemented as approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development incorporates necessary mitigation and adaptation measures with regard to climate change in accordance with the Environmentally Sustainable Development Supplementary Planning Document of Eastleigh Borough.

Crime Prevention

26. Details of all crime prevention measures must be submitted to and approved in writing by the Local Planning Authority within six months of commencement of development. No development shall be carried out otherwise than in accordance with the approved details.

Reason: In the interest of crime prevention in accordance with Policy 59.BE (Design criteria) of the Eastleigh Borough Local Plan (2006).

Foul and Surface Water

27. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 year critical storm, including an allowance for climate change, will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details. Those details shall include:
- (i) information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

- (ii) a timetable for its implementation; and
- (iii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable urban drainage scheme throughout its lifetime.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance with Policy 45.ES (Sustainable drainage) of the Eastleigh Borough Local Plan (2006). This is a pre-commencement condition as such details need to be taken into account during construction of the development and thus go to the heart of the planning permission.

28. No development shall take place until a scheme is submitted to and approved in writing by the Local Planning Authority relating to the
- (i) disposal of foul and surface water (drainage); and
 - (ii) installation of pollution prevention devices for the surface water drainage scheme.

The scheme shall include a programme for implementation and be implemented as approved.

Reason: The site lies above the Lambeth Beds and there are several surface water courses that drain to the River Hamble. The quality of surface water runoff from the site needs to be carefully considered so that water pollution does not occur and in accordance with Policy 45.ES (Sustainable drainage) of the Eastleigh Borough Local Plan (2006). This is a pre-commencement condition as such details need to be taken into account during construction of the development and thus go to the heart of the planning permission.

Disabled Access

29. Prior to commencement of development, full details of the provisions to be made for access within the Primary School by people with disabilities shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate provision for people with disabilities and in accordance with Policy 62.BE (People with disabilities) of the Eastleigh Borough Local Plan (2006). This is a pre-commencement condition as such details need to be taken into account during construction of the development and thus go to the heart of the planning permission.

30. Details of the use of any sound amplification equipment to be used shall be submitted to and approved in writing by the Local Planning Authority prior to the use of any such equipment. The sound amplification equipment shall not be used otherwise than in accordance with the approved details.

Reason: In the interests of the amenities of occupiers of nearby properties and in accordance with Policy 32 ES (Pollution control) of the Eastleigh Borough Local Plan (2006).

31. The Primary School shall not be open for use outside of the following times without the prior written consent of the Local Planning Authority: 0700 hours to 2200 hours Mondays to Thursdays and on Sundays and Bank Holidays, and 0700 hours to 2300 hours on Fridays and Saturdays.

Reason: To protect the amenity of occupiers of nearby properties and in accordance with Policy 32 ES (Pollution control) of the Eastleigh Borough Local Plan (2006).

32. Areas used for the preparation of food within the school building, must include an odour neutraliser plant. Details of any equipment must be submitted to and approved in writing by the Local Planning Authority before it is installed.

Reason: To protect the amenity of occupiers of adjoining properties and in accordance with Policy 32 ES (Pollution control) of the Eastleigh Borough Local Plan (2006).

Plans

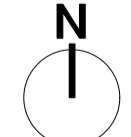
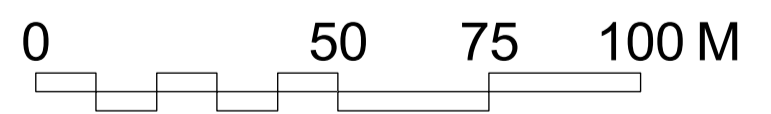
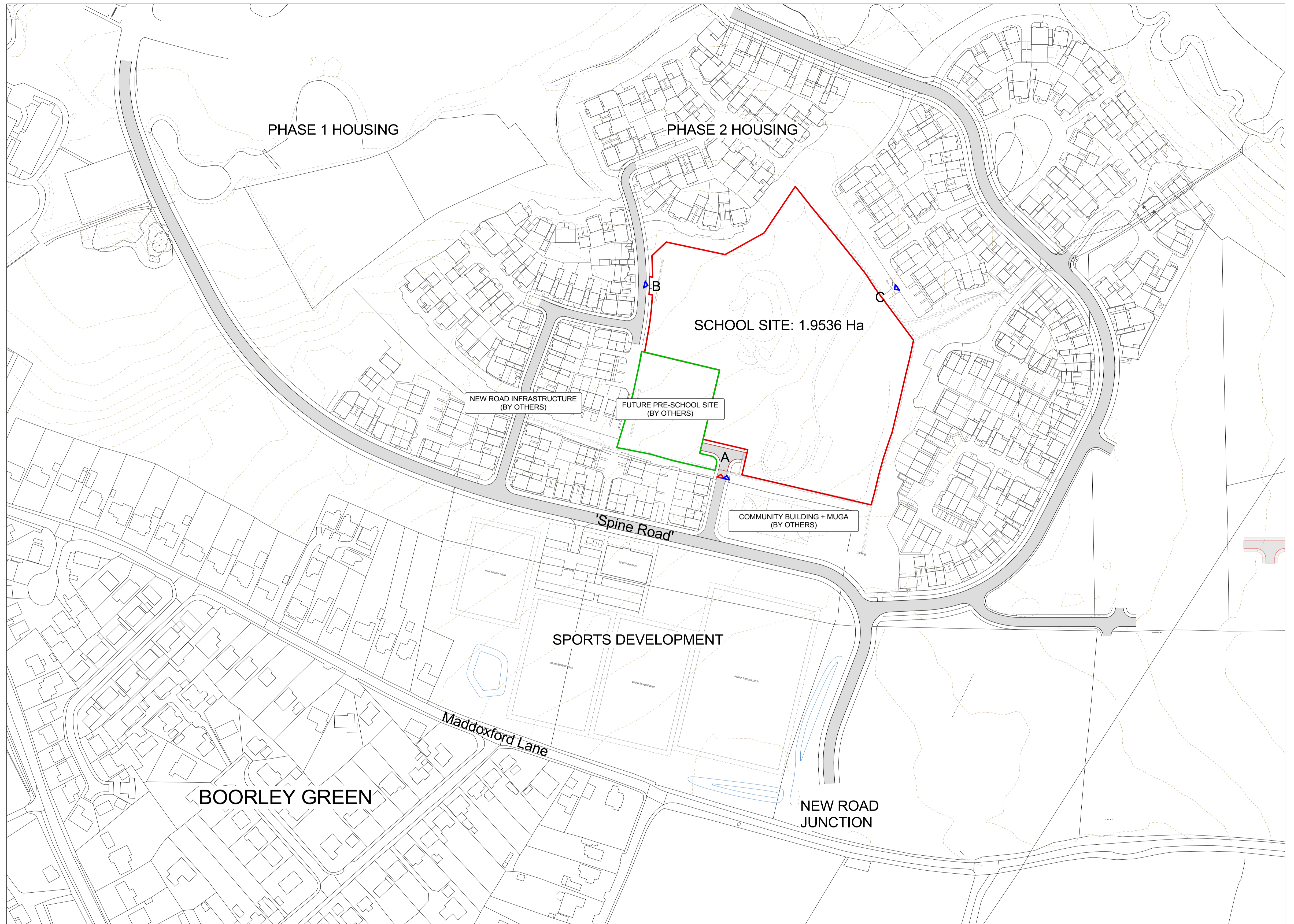
33. The development hereby permitted shall be carried out in accordance with the following approved plans: **BOR-CAP-XX-00-DR-A-91004Rev6, BOR-CAP-XX-00-DR-A-91002Rev3, BOR-CAP-XX-00-DR-A-91005, A102RevB, A110RevD, 094035-PL-001F, 094035-PL-002F, 094035-CA-0-GF-DR-S-001RevP01, BOR-CAP-XX-00-DR-A-061101, BOR-CAP-XX-01-DR-A-061102, BOR-CAP-XX-01-DR-A-061103, BOR-CAP-XX-YY-DR-A-062001Rev8, BOR-CAP-XX-YY-DR-A-062002Rev5, BOR-CAP-xx-YY-DR-A-062101Rev5, BOR-CAP-XX-00-DR-A-062003Rev5, BOR-CAP-XX-YY-DR-A-062101Rev5, BOR-CAP-XX-YY-DR-A-063002, BOR-CAP-XX-XX-XX-A-910100, BOR-CAP-XX-XX-XX-A-910101.**

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

Notes to Applicants

1. 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.
2. 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 (2012), as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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DRAFT

KEY :

	EXISTING PEDESTRIAN ACCESS		SITE DEVELOPMENT BOUNDARY
	PROPOSED VEHICULAR ACCESS		FUTURE PRE-SCHOOL SITE BOUNDARY
	PROPOSED PEDESTRIAN ACCESS		DEVELOPMENT BOUNDARY
			COMMUNITY MUGA BOUNDARY
			EXISTING PROW FP2
			SPINE ROAD

Notes

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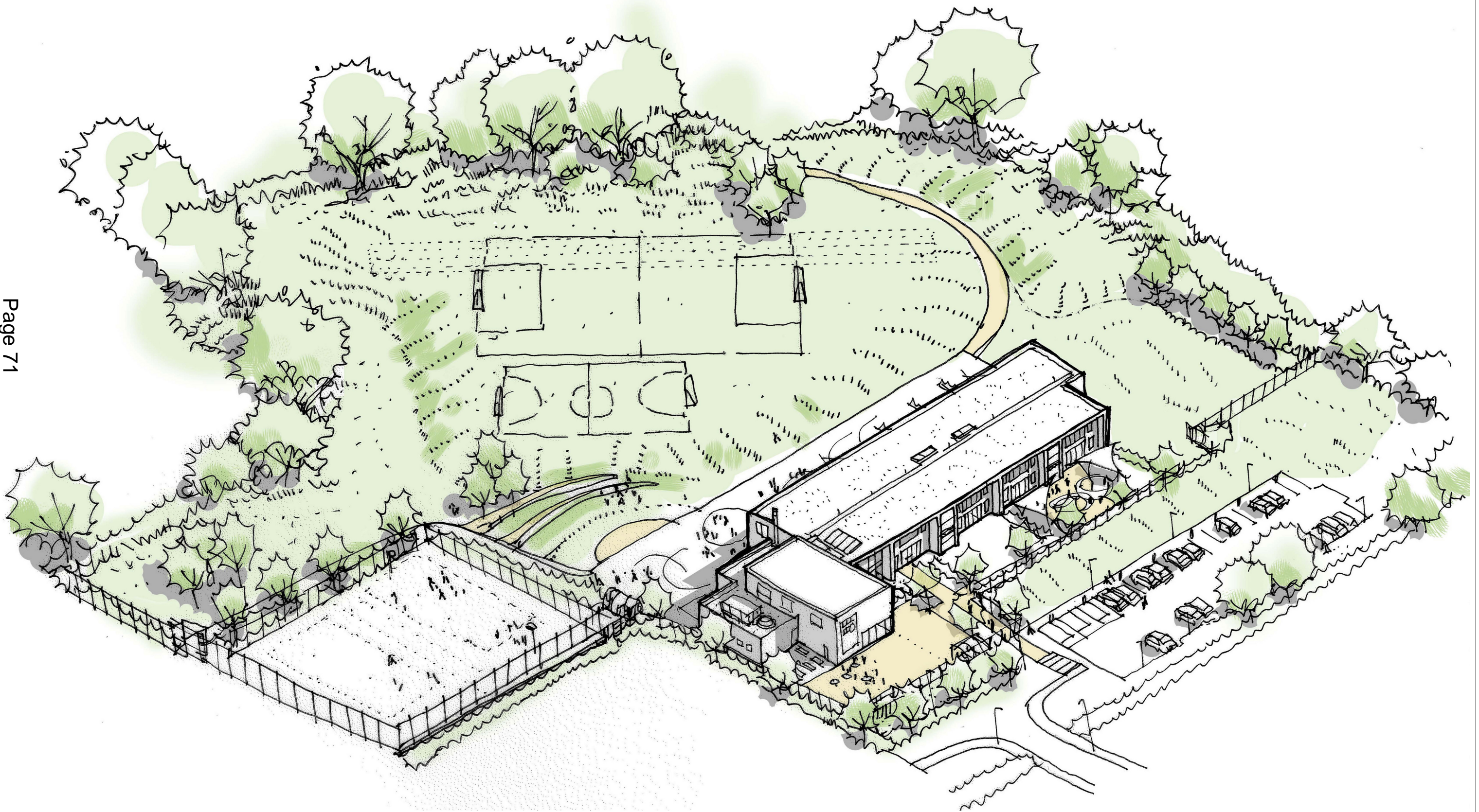
rev	description	date	by
A	School site boundary updated to exclude access road turning head	14.09.17	dpk
B	School site boundary updated to suit revised adoptable road profile FINAL	17.10.17	dpk
C	Countrywide Service PROW Footpath 2 line and coordinates added	12.01.18	dpk
D	Site boundary/area updated and agreed with developer	23.02.18	dpk

		HCC Property Services, Three Minsters House, 76 High Street, Winchester SO23 8UL. tel: (01962) 847801	
PROJECT P11614 Boorley Green New 2FE Primary School		SHEET CONTENTS Site Location Plan Conveyancing Plan 1 of 2	
SCALE 1:1250 @ A1 1:2500 @ A3	DATE May 2017	DRAWN dpk	CHKD -
DRAWING No. A110		REVISION D	

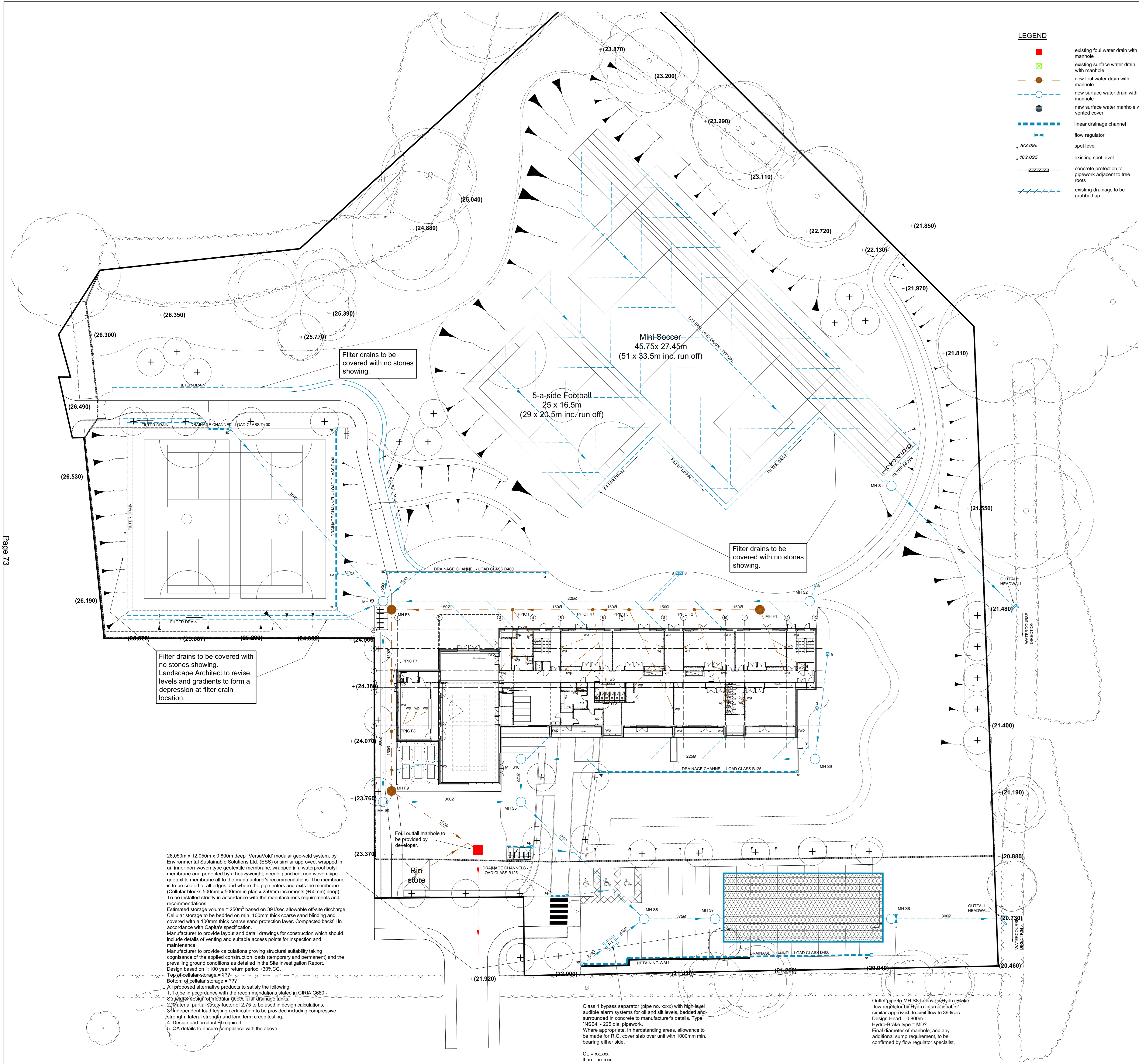
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LEGEND

- existing foul water drain with manhole
- existing surface water drain with manhole
- new foul water drain with manhole
- new surface water drain with manhole
- new surface water manhole with vented cover
- linear drainage channel
- flow regulator
- spot level
- existing spot level
- concrete protection to pipework adjacent to tree roots
- existing drainage to be grubbed up

- CL Cover Level
- IL Invert level
- SL Sump level
- S/A Soakaway
- R/A Reverse Action Interceptor
- bd backdrop
- rdp rodding eye
- swp soil & vent pipe (rodable)
- wvp waste and vent pipe (rodable)
- wp waste pipe (rodable)
- ss sub stack (rodable)
- sg shower gully (rodable)
- sp silt pit (rodable)
- ra rodding access
- rg 4500 x 900 deep precast concrete trapped, rodable, road gully with grating area greater than 900cm²
- fg floor gully (rodable)
- rwp rainwater downpipe (rodable)
- psdp primary siphonic downpipe
- ssdp secondary siphonic downpipe
- vp vent pipe (oil separator)
- av air admittance valve
- TOB Top of base level
- VC Cast iron
- CI Vitreous Clay
- R Flexible 'Rock' joint
- PPIC Polypropylene inspection chamber

Note: Final setting out of all drainage points at ground level to be the Architect's and M & E Engineer's details.

Refer to the Architect's details for the internal, above ground, drainage layout. Recommended minimum gradients for below ground foul drainage connections: 100 dia. at 1:40, 150 dia. at 1:50 with min 15 no. wc connection, 150 dia. at 1:150 with min 5 no. wc connections. Final foul drainage connections to be coordinated with the Architect's internal drainage layout plans.

Important Note:
The Contractor is to exercise extreme care when excavating for drainage pipes and manholes and not to undermine existing or new column bases and/or strip footings already cast. Refer also to note 4 on this drawing and 'concreting of drains laid near foundations' detail on drawing xxxxxx-CA-0-GF-DR-S-xxx.

For new construction, column foundations/strip footings must be taken down to below invert level of any nearby, adjacent services (drainage, gas, water, etc.).

Use of Thermoplastic Pipes
If thermoplastic pipes are to be used they are to be of the structured wall type and shall comply with BS 4-35-01 and BS EN 13476 and must be BS1 Kitemarked (e.g. Polysewer/Rigidsewer by Polypipe Civilis, Ultrafib by Wavin or similar). Pipes are to be installed strictly in accordance with the manufacturer's requirements and recommendations. Note: all installation must be in accordance with Building Regulations Part H, BS EN 752:2008, Specification for Highway Works and all relevant British and European Codes of Practice.

Drainage Notes

1. All private drainage works are to be carried out in accordance with BS EN 752:2008 and Building Regulations Part H.
2. All drainage works within adoptable areas are to comply with the requirements of the Water UK/Water Research Centre publication 'Sewers for Adoption' (current edition).
3. All connections to existing public sewers to be in accordance with and to the satisfaction of the Local Authority.
4. Concrete protection (bedding class 'Z') to pipework to be provided as follows:
 - (i) all pipework within soft areas with a cover of less than 600mm.
 - (ii) all pipework beneath roads, car parks and all other trafficked hardstanding areas with a cover less than 1200mm.
 - (iii) all pipework adjacent to existing and proposed trees/deciduous vegetation in landscaped areas. An expansion joint shall be provided at all joint locations.
5. All below ground foul drainage from within building footprint to be 100mm dia. unless stated otherwise. Refer to separate note for recommended minimum gradients. All below ground surface water drainage from RWP locations to main carrier drains to match the diameter of the downpipe (to Architect's and specialist contractor's details) unless stated otherwise. All below ground drainage from road gullies to be 150mm dia. unless stated otherwise.
6. All pipework in manholes are to be laid soffit to soffit unless noted otherwise. All chamber invert levels, shown on the drawing, are for the outgoing pipe.
7. All internal drainage to be to the Architect's and M & E Engineer's drawings and details.
8. The position and invert levels of all existing drains, sewers and manholes to be confirmed by the contractor prior to the commencement of the proposed works and any discrepancies reported immediately to Capita Property and Infrastructure Ltd.
9. All pipes are to have a class 'S' bed and surround unless noted otherwise (see note 4 above).
10. All concrete pipes are to be high strength and to be in accordance with BS EN 1916 and BS 5911.
11. All vitrified clay pipes are to be in accordance with BS EN 295.
12. Refer to drawing nos. xxxxxx-CA-0-GF-DR-S-xxx and xxx for drainage construction details.
13. For setting out of foul and rainwater outlets refer to the Architect's drawings.
14. This drawing to be read in conjunction with all other relevant Engineer's and Architect's drawings, specifications and documentation.
15. The contractor is to allow for grease traps in the kitchen and other appropriate areas.
16. Drainage channels and silt pits to be designed by a specialist manufacturer for critical storms of 1:5 year return period, to suit site conditions and in accordance with load class requirements as shown on the plan. Design to be submitted for comment to Capita Property and Infrastructure Ltd. prior to ordering.
17. All external finished levels and manhole cover levels shown on this drawing are indicative and subject to adjustment on site to suit the finished ground levels. For final levels refer to the Architect's drawings.
18. All levels are in metres and all dimensions are in millimetres unless noted otherwise.
19. Any coordinates provided for manholes or inspection chambers are relevant to the main drainage run intersection and not the centre of the manhole.
20. Chalk and limestone are not to be used as bedding or backfilling material in soils with a pH value less than 7.
21. A CCTV drainage survey is to be carried out both at the pre-commencement of construction and at the completion of the contract to prove the integrity of the as-built drainage systems. At the completion of the contract this is to be carried out prior to the issue of the practical completion certificate.
22. Sewers, manholes, gullies, drainage channels and silt pits should be inspected at 6 monthly intervals and cleaned out at 12 monthly intervals. A full CCTV survey should also be carried out at 10 yearly intervals. Refer also to specialist drainage channel and petrol interceptor manufacturer's information and maintenance requirements. In all instances, inspection and clearing should be carried out only by a specialist contractor and in accordance with the guidelines given in 'Safe Working in Sewers and at Sewage Works' published by National Joint Health and Safety Committee for the Water Services.

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All other design team elements, where indicated, have been imported from the consultant's drawings and reference should be made to the individual consultant drawings for exact settings out, size and type of equipment.

Discrepancies and/or ambiguities within this drawing, between it and information given elsewhere, must be reported immediately to the architect for clarification before proceeding.

All works are to be carried out in accordance with the latest British Standards and Codes of Practice unless specifically directed otherwise in the specification.

All settings out to be in accordance with the Architect's details, the Architect's drawings to take precedence over any setting out shown on this drawing.

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION
Refer to the relevant Construction (Design and Management) documentation where applicable.

It is assumed that all works on this drawing will be carried out by a competent contractor, working where appropriate to an approved method statement.

Filter drains to be covered with no stones showing.

Filter drains to be covered with no stones showing.

Filter drains to be covered with no stones showing. Landscape Architect to revise levels and gradients to form a depression at filter drain location.

28.050m x 12.050m x 0.800m deep 'VersaVoid' modular geocoid system, by Environmental Sustainable Solutions Ltd. (ESS) or similar approved, wrapped in an inner non-woven type geotextile membrane, wrapped in a waterproof butyl membrane and protected by a heavyweight, needle punched, nonwoven type geotextile membrane all to the manufacturer's recommendations. The membrane is to be sealed at all edges and where the pipe enters and exits the membrane. (Cellular blocks 500mm x 500mm in plan x 250mm increments (+50mm) deep). To be installed strictly in accordance with the manufacturer's requirements and recommendations. Estimated storage volume = 250m³ based on 39 l/sec allowable off-site discharge. Cellular storage to be bedded on min. 100mm thick coarse sand blinding and covered with a 100mm thick coarse sand protection layer. Compacted backfill in accordance with Capita's specification. Manufacturer to provide layout and detail drawings for construction which should include details of venting and suitable access points for inspection and maintenance. Manufacturer to provide calculations proving structural suitability taking cognisance of the applied construction loads (temporary and permanent) and the prevailing ground conditions as detailed in the Site Investigation Report. Design based on 1:100 year return period +30%CC. Top of cellular storage = 722. Bottom of cellular storage = ??? All proposed alternative products to satisfy the following: 1. To be in accordance with the recommendations stated in CIRIA C680 - Structural design of modular geocoid drainage tanks. 2. Material partial safety factor of 2.75 to be used in design calculations. 3. Independent load testing certification to be provided including compressive strength, lateral strength and long term creep testing. 4. Design and product PI required. 5. CA details to ensure compliance with the above.

Class 1 bypass separator (pipe no. xxx) with high level audible alarm systems for oil and silt levels, bedded and surrounded in concrete to manufacturer's details. Type 'NSB4' - 225 dia. pipework. Design Head = 0.600m. Hydro-Brake type = MD? Final diameter of manhole, and any additional sump requirement, to be confirmed by flow regulator specialist.

Drainage layout and pipe sizes are all preliminary and not for construction. Adjustments may follow final design calculations.

Rev	Date	Description	Rev check
01	08.02.18	GM	SG

Interserve
Ingenuity at work

Client
INTERSERVE CONSTRUCTION LIMITED
INTERSERVE HOUSE - AIRFIELD WAY
CHRISTCHURCH BH23 3TF

Project
BOURLEY PARK PRIMARY SCHOOL

Drawing
FOUL AND SURFACE WATER DRAINAGE STRATEGY

Hampshire County Council

Scale @ A0
1:250

Project No.
CS/094035

Date
Feb 2018

Checked
G. Males

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