

HAMPSHIRE COUNTY COUNCIL Decision Report

Decision Maker:	Regulatory Committee
Date:	21 June 2017
Title:	Application for construction of single and two storey buildings to create a new 900 pupil place 6 Form Entry (FE) Secondary School with associated car parking and external works at Former Recreation Ground, Budds Lane, Bordon. Application No. 57112. Site Ref: EHE051.
Report From:	Head of Strategic Planning

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1. Executive Summary

- 1.1 Planning permission is sought for a new 900 pupil place 6 form entry (FE) Secondary School consisting of single and two storey buildings with sports facilities, associated car parking and external works at the former Recreation Ground in Budds Lane, Bordon.
- 1.2 The proposed development site is identified within the East Hampshire District Council Local Plan: Joint Core Strategy June 2014 as part of a comprehensive development of former Ministry of Defence land at Bordon. A [hybrid planning permission](#) (part outline, part full – Ref. 55587/001) was granted by East Hampshire District Council in November 2015 for a comprehensive redevelopment to include 2,400 homes, a new town centre, employment uses, sports and leisure facilities, nursing care home and a range of associated infrastructure as well as a new secondary school. Outline planning permission was granted for most of the development but the southern section of the Bordon relief road was granted full permission.
- 1.3 In addition to school place provision, there are also a number of sport and community use requirements for the secondary school set out in the Section 106 Agreement (S106) relating to hybrid permission.
- 1.4 The planned school is to replace the existing Mill Chase Academy which is located in Mill Chase Road on the north-east side of the town and will serve the existing town and the proposed housing development. It has been designed with the infrastructure to allow for a future planned expansion to raise the capacity of the school by a further 2 FE providing for 1,200 pupils.

- 1.5 This application is being considered by the Regulatory Committee as it is a significant major development.
- 1.6 When considering the application the key issues to be taken into account are design, scale and massing of the proposed school buildings, highway safety, biodiversity and landscape and visual impact.
- 1.7 The development of a new 8FE secondary school has already been granted outline planning permission. It is considered that the proposal is in accordance with the development plan (summary attached) as it makes provision for secondary education and would provide new educational facilities to meet the needs of the local community in addition to the wider development site (Policies CSWB1 - Strategic allocation, CP17 - Provision of open space, sport and recreation and built facilities & CP8 - Town and village facilities and services, of the East Hampshire District Local Plan: Joint Core Strategy June 2014 (EHDLPJCS 2014)) and para 72 of the National Planning Policy Framework (NPPF) (2012). The design, appearance and proposed materials are considered appropriate (Policies CSWB5 – Design & CSWB6 - Sustainable construction) and the incorporated landscaping will enhance both the natural and built environment and maximise the potential to improve local biodiversity (Policies CSWB9 – Biodiversity & CSWB10 - Green infrastructure & CP20 – Landscape).
- 1.8 The proposal encourages walking and cycling, through a full School Travel Plan (Policies CSWB12 - Pedestrian and cycle routes & CSWB14 - Travel plans). The proposals will not have a significant impact on the safety or operation of the local road network (Policy CSWB11 - New roads and traffic management on the A325) and on site parking provision is in accordance with the relevant standards (Policy CP31 – Transport).
- 1.9 Appropriate sustainability features to accord with requirements for the school development zone will ensure that energy loss is minimised, (Policy CSWB6 - Sustainable construction). The site is located within Flood Zone 1 and appropriate measures will be taken to ensure surface water run-off from the development will be managed in a sustainable way and will not increase the risk of flooding offsite (Policy CSWB8 - Sustainable water management). Measures to reduce noise emissions are also included within the proposal in accordance with Policy CP27: Pollution.
- 1.10 The proposed development is not an Environmental Impact Assessment development under the [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2011](#). Screening under the EIA Regulations has been carried out on the proposed development as supplied. The development is classified as a Schedule 2 development as it falls within category 10, (Infrastructure projects) and exceeds the size threshold. However whilst being identified under the Regulations, it is not deemed as an EIA development requiring an Environmental Statement.

- 1.11 It is recommended that planning permission be granted subject to the conditions listed in integral Appendix B.

2. The Site

- 2.1. A Hybrid planning permission was granted in November 2015 by East Hampshire District Council to the Defence Infrastructure Organisation (DIO) giving outline permission for the development of 2,400 dwellings, a new town centre, secondary school, employment, sports and leisure facilities including changing accommodation, nursing care home, access roads and parking provision and landscape buffer, and a full permission for Suitable Alternative Natural Green Space (SANG) at the Hogmoor Enclosure and the southern section of the A325 relief road. ([East Hampshire District Council Ref 55587/001](#)). The approved hybrid application was subject to a number of conditions relating to ecology, environment, drainage (both foul and surface water) and arboriculture which are all relevant to this Regulation 3 application.
- 2.2. The proposed site is currently used as a public recreation ground, north of Budds Lane and adjacent to the existing Bordon Infant and Junior Schools. Budds Lane runs from the edge of the current settlement of Bordon to the north-west, perpendicular to the central north-south A325 Petersfield Road that runs through the centre of the town. The site is currently open for public use.
- 2.3. The land to the south of Budds Lane and opposite the proposed school site is the former Prince Philip Barracks which is owned by the DIO. The Ministry of Defence relocated from Bordon in 2015 and this site is proposed to be redeveloped. To the west of the site a section of the current recreation ground is being retained by the DIO's developer agent, Whitehill and Bordon Regeneration Company (WBRC) for future development. To the east of the site are the existing 2FE Bordon Infant and Junior schools, which are to be expanded in the future and will be subject to a separate application in due course. To the north and on the site is an area of woodland which is owned and managed by East Hampshire District Council.
- 2.4. The site is mainly flat grass and laid out as pitches marked for football and rugby. In the middle of the site is a hard play area with a generic skateboard park mounted on the surface, which is to be relocated by WBRC to the residential site to the west. The far eastern area of the site is occupied by the Garrison football ground, known locally as the Daly Ground, with grandstand and changing rooms, that are to be demolished by the WBRC and floodlighting that is to be retained. Between the Garrison football ground and the recreation pitches, and around some edges of the site, is mature woodland. To the far northern corner of the site is a brick built former scout hut.

- 2.5. The demolition of the existing buildings, the required tree clearance and other outlined mitigation will be completed prior to the site ownership being transferred to Hampshire County Council.
- 2.6. The site is within the Mineral/Sand Safeguarding zone identified in the Hampshire Minerals and Waste Plan 2013. It is located within Flood Zone 1, where the annual probability of river flooding is less than 1 in 1000.

3. Planning History

- 3.1. 55587/001 – Hybrid permission for the redevelopment of land at and adjoining Bordon Garrison, Bordon- granted November 2015.
- 3.2. There is no other relevant planning history relating specifically to the site of the proposed school.

4. The Proposal

- 4.1. The proposed secondary school will initially be a 900 pupil capacity, ages 11-16 years, 6FE school. The existing secondary school is currently located on Mill Chase Road and has 487 pupils on roll with a Published Admission Number (PAN) of 150 pupils per year (5FE) and a total capacity of 750. It is anticipated that the total number of pupils will gradually build once the school has opened with an initial intake of 487 in September 2019 rising each year until the school reaches full 6FE capacity, anticipated by September 2023.
- 4.2. The school will be designed with the capacity to accommodate up to 1,200 pupils (8FE) so the school has the potential to expand if necessary, which will be subject to a separate planning application. At full 6FE capacity it is anticipated that there will be 100 staff at the site comprising 51 teaching and 49 non-teaching staff.
- 4.3. In addition to school place provision, there are also a number of sport and community use requirements for the secondary school set out in the Section 106 Agreement (S106) relating to hybrid permission 55587/001.
- 4.4. Through consultation with Children's Services, the Academy sponsor – the University of Chichester Academy Trust (UCAT) and the existing school, the following spaces have been identified for potential wider, extended access by the community:
 - School entrance and reception space;
 - External sports pitches, Synthetic Turf Pitch (STP) and Multi-Use-Games-Area (MUGA);
 - Sports hall, activity studio and changing rooms;
 - Music and drama classrooms, recital spaces, drama studio and assembly hall;
 - Learning Resource Centre (LRC), adjacent ICT classrooms and meeting room and hub space;
 - Classrooms x 6 (directly above LRC);

- Dining room served by an adjacent kitchen, to be operated by the school; and
- Art rooms x 2 and adjacent classrooms x 3.

4.5. Further spaces that will be provided for the exclusive use by the school include:

- General classrooms x 11;
 - Science classrooms x 7;
 - Special Educational Needs (SEN) teaching space;
 - Pastoral care spaces x 2;
 - Design technology (DT) classrooms x 5;
 - Staffroom, staff offices and staff workspaces;
 - Administration offices;
 - Conference room;
 - Pupil and staff toilets;
 - Accessible toilets and a hygiene room; and
- Other support facilities include plant rooms, storage and caretaker's room.

4.6 A floodlit Multi Use Games Area (MUGA) has been positioned adjacent to the all weather synthetic turf pitch (STP), both of which are located close to the main school buildings, sports hall and parking. This allows for an efficient floodlighting design to minimise the visual impact of floodlight columns within the wider landscape and allows fences to serve both the MUGA and STP.

4.7 The natural turf pitches will be laid to falls in accordance with Sport England's guidance for Natural Turf Pitches (updated May Revision 002, 2011) and positively drained with piped drainage and sand grooves.

4.8 The MUGA will be laid to a single fall, surfaced with a porous asphalt concrete and set out in accordance with Sport England's guide to the design, specification and construction of Multi Use Games Areas (MUGAs) including multi-sport synthetic turf pitches (STPs).

4.9 The STP will be laid to a single fall, surfaced with a 60mm thick 3rd generation all weather synthetic turf, suitable for Step 7 competitive football as required by the approved Section 106.

4.10 The MUGA will be floodlit to Lawn Tennis Association (LTA) standards and the STP to competitive adult football standards.

Design

4.11 The proposals position the school parallel to Budds Lane with an entrance court accessed from this main road along its southern boundary. The school is to actively engage with an entrance court on Budds Lane offering a public face to the local community.

4.12 The proposal is based upon a campus model with four standalone buildings, consisting of north and south teaching wings, an assembly hall with adjacent music drama faculty and a sports hall with associated changing spaces and

an adjacent activity studio. These buildings are arranged around a central courtyard at the heart of the school with both open space and sheltered areas.

- 4.13 The wider development will have a 'Green loop', a new shared use pedestrian and cycleway that will skirt the northern boundary of the proposed school site before diverting west at the northern most corner of the site. This route will service one of five pedestrian access points on to the school site that are to be managed by the Academy to provide a permeable site for busy drop-off and pick up periods but that will remain locked for safeguarding of pupils.
- 4.14 Access for cyclists will be via the same access points as pedestrians. Covered cycle storage – 90 cycle spaces for pupils and 5 for staff will be provided in accordance with Hampshire's On-site School Parking Guidelines (April 2013) for cycle and scooter parking. An on-site staff car park is proposed that will provide 84 spaces, including 4 disabled bays, which also complies with the County Council's On-site School Parking Guidelines (April 2013).
- 4.15 The application is accompanied by a School Travel Plan.
- 4.16 External sports facilities are provided in the northern areas of the site in accordance with BB103 guidance and the Section 106 requirements for the wider development. The MUGA and STP will be located nearest to the school buildings as these will have the highest amount of timetabled use during school hours, and by the community outside of school hours. Indoor provision of sports facilities will be equivalent to a total of 6 badminton courts, in two halls (4 courts in a bespoke main sports hall and 2 further courts in the assembly hall space). This approach provides flexibility for school and community uses. The original implication under the terms of the Section 106 Agreement was a single 6 court facility under one roof.
- 4.17 The separate buildings all have entrances accessed from the central courtyard, which will help students and staff to easily navigate around the school. Access points into both teaching blocks are defined with a number of staircases which minimise the volume of students travelling along the internal corridors.
- 4.18 The position of the school buildings and the main vehicular and pedestrians entrance are located to retain as much as possible of the existing tree line and drainage ditch along the southern boundary. The specialist teaching spaces, which could potentially be used by the adjacent Infant and Junior schools, are located at the east end of the secondary school teaching wings nearest to their site boundary. The existing Bordon Infant and Junior schools will be subject to a 1FE expansion as part of a separate project, and future planning application, the design and configuration of which be considered alongside the masterplan for the secondary school site.

- 4.19 The pedestrian connection between Budds Lane, the school entrance court and the school central courtyard is reinforced with a physical opening through the school teaching wing, providing access to the sports hall, school hall, sports pitches and other potential community spaces.
- 4.20 The design proposals are for a 6FE secondary school with 8FE infrastructure. The future 2FE extension is to be located at the north-west corner of the current proposed building layout, adjacent to the future car park extension, which would be used as a contractor compound during construction. The future expansion, as and when required, would be subject to a separate planning application.
- 4.21 The planning application design and access statement for the Master plan of Whitehill & Bordon picks out key buildings of interest to be retained; the Sergeants' Mess and the Sandhurst block. The document states that these buildings are considered by the community to be important. Other key buildings near the school site are the Fire Station and the Phoenix Theatre. All these buildings use a Hampshire Stock Red Brick and it is proposed to use a similar brick for the school buildings. The halls and teaching block roofs will be finished with a high performance roofing system. Solid canopies and brise-soleil provide shade and cover to the south facing elevations and entrances to the key school spaces.
- 4.22 External building envelope materials can be summarized as follows:
- Brickwork to walls of teaching blocks and halls;
 - Polyester powder coated aluminium framed glazing, doors louvres, metal cladding and roof lights;
 - Metal soffits to the underside of external canopies; and
 - An external soffit board system to the main colonnade and pedestrian entrance areas.
- 4.23 Soffit lighting to external canopies and wall mounted lights to the buildings will provide safe access and egress from emergency escape routes during hours of darkness, whilst column lights will be used in the car park and adjoining footpath when the school is operational.
- 4.24 The STP and MUGA will have floodlights for evening use. These lights will be carefully designed to prevent light pollution and nuisance to adjoining properties. Furthermore, the lights to the car park will be controlled with photocells and timers, to avoid disturbance to residents and wildlife along the woodland margin.

Sustainability

- 4.25 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. Working closely with East Hampshire District Council and the national Energy Foundation (NEF) to ensure key principles of sustainable design and energy use are followed with

the school design, specification, construction and maintenance. These measures are being implemented as an alternative to following the formal BREEAM process.

4.26 To summarise the following measures are being proposed:

Energy

- Photovoltaic panels provide renewable energy;
- Thermal mass provides inertia against internal temperature fluctuations;
- Fabric First Approach with enhanced thermal insulation and air-tightness levels to the building envelope; and
- High Efficiency Condensing Boiler with variable speed pumping and smart metering.

Materials

- Robust and low maintenance materials;
- Locally sourced materials where possible; and
- Recycled materials where possible.

Rain Water

- Sustainable drainage systems connecting with the existing landscape;
- Water attenuation on site via existing ditches new ditches and ponds; and
- Permeable paving reduces surface water run-off.

Lighting

- North lights to art and music rooms;
- Maximising daylight with high levels of glazing reducing use of artificial lights;
- Brise Soleil to south facades reduces heat gain and glare; and
- Internal LED low energy lighting with daylight linking and outputting control.

Ventilation

- Natural ventilation with manually and automatically opening windows; and
- Mechanically assisted ventilation with low energy mixing boxes at high levels in classrooms and halls.

Wellbeing

- Views out maximised with large areas of glazing; and
- Strong connection to surrounding landscape providing wellbeing and happiness.

Building Context

- Positioning of buildings with main elevations facing north or south to reduce glare and heat gain; and
- Natural Solar Control with existing and new trees in front of south facing facades.

Landscape

4.27 The landscape design has been developed to respond to the approved Bordon Garrison Redevelopment proposals prepared for the DIO. The position of the school buildings within the allocated site have been designed

and orientated to front onto Budds Lane. The buildings have been set back to avoid impacting on mature trees and to avoid an existing medium pressure gas main. The main pupil entrance has been positioned to align with a natural break in the tree line.

- 4.28 Although the site appears to be generally flat there will be a 2 metre change in level from east to west where the school buildings are positioned. This allows the Sports Hall to be set at a lower level to the main school buildings and school hall to reduce the impact of this large volume building and to create a terraced outdoor seating area. Within the courtyard, canopies are to be introduced to offer shade and shelter from the elements. The position of the existing sports pitches has been respected and retained to the north east corner of the site and a number of mature oak trees where possible that run north to east have been retained together with the copse of mature trees along Budds Lane.
- 4.29 A significant volume of topsoil will need to be stripped across the area as part of the school's construction. To avoid moving soil off site all soil is proposed to be reused within the site boundary. This will be used to make up levels and to form the grass pitches, used around the buildings in other planted and grassed areas and utilised to resort areas of hard standing, grubbed up following the demolition of the Daly Ground, to grass immediately north of the Junior school.
- 4.30 To maintain the landscape character of the site, a large area of mature woodland is being retained between the proposed running track and Daly ground as well as a small group of trees within the sports pitches.
- 4.31 Vehicle access to the bus loop, staff car park and the main building footprints have been positioned and set beyond Root Protection Areas deep into the site to avoid impacting on mature trees. Where vehicle access passes through trees along Budds Lane an existing ditch needs to be bridged and culverted.

Biodiversity

- 4.32 A key element of the proposed design is to enrich the bio-diversity of the site. This will be achieved by creating a variety of wildlife habitats around the site and linking these to the existing woodland and watercourses off site. This will provide a valuable educational resource for staff and students and help raise awareness within the local community of the ecologically rich and varied landscape in Bordon.
- 4.33 The Hybrid permission was subject to a number of mitigation measures relating to impacts on ecology. The information previously submitted with regard to the assessment of European Protected Species (bats, dormouse, great crested newt) and other species and habitat has been reviewed and mechanisms currently in place provide delivery of appropriate mitigation of previously identified effects.

- 4.34 All clearance of habitat identified during development of the wider site mitigation strategy, implementation of that Mitigation Strategy, and compliance with conditions applicable to the wider-site consented by the hybrid permission 55587/001 are to be completed at handover of the site to Hampshire County Council.
- 4.35 Notwithstanding the above, additional mitigation requirements, identified in Section 5 of the Mill Chase Academy Ecology Appraisal, HCCET 2016 (during updated assessment) are required and will be subject to a further planning condition.

Transport Principles

- 4.36 The East Hampshire District Council approved Masterplan for the wider redevelopment of Whitehill and Bordon has been designed to encourage existing and future residents and visitors not to travel by car. This is to be implemented with a comprehensive and integrated network of footpaths and cycle routes.
- 4.37 As the relocated school will be within 1 mile of the new housing development that will provide the new population intake, total trip generation for the site once it is at full capacity is anticipated to be 226 vehicle trips (made up of 90 staff trips and 136 pupil related trips) travelling to/from the school in the morning and afternoon peaks. Travel patterns at the existing Mill Chase school have been used to inform this assessment. Overall it is considered that this anticipated level of traffic can be accommodated on the local roads without compromising network capacity.
- 4.38 Given the major changes to the local environment as a result of the wider Whitehill and Bordon development, it is not possible to identify how the demand for school parking will be accommodated precisely. There will be a new town centre to the south east of the site and part of that development includes the provision of a new leisure centre and retail outlets with associated parking. There is the potential for this parking provision to be used as a Park and Stride facility for the school subject to agreement.

Drainage

- 4.39 A foul and surface water drainage system for the new secondary school has been designed to flow into the proposed drainage system by others to be constructed as part of the wider Whitehill and Bordon development.

5. Development Plan and Guidance

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

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

5.2. 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 34: Sustainable transport;
- Paragraph 35: Design, access and layouts;
- 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.

Hampshire Minerals & Waste Plan (2013) (HMWP)

5.3. The following policies are relevant to the proposal:

- Policy 15 (Safeguarding - mineral resources);
- Policy 26 (Safeguarding - waste infrastructure)

East Hampshire and South Downs Joint Core Strategy (2014) (EHCS (2014))

5.4. The following policies are relevant to the proposal:

- CP8 - Town and village facilities and services
- CP17 -Provision of open space, sport and recreation and built facilities
- CP20 – Landscape
- CO27 - Pollution
- CP31 – Transport

Bordon and Whitehill only

- CSWB1 - Strategic allocation
- CSWB5 – Design
- CSWB6 - Sustainable construction
- CSWB8 - Sustainable water management
- CSWB9 – Biodiversity
- CSWB10 - Green infrastructure
- CSWB11 - New roads and traffic management
- CSWB12 - Pedestrian and cycle routes
- CSWB14 - Travel plans

6. Consultations

6.1. **County Councillor Carew:** Was notified.

6.2. **East Hampshire District Council:** Has no objection subject to the following:-

Containment of noise and light spill from the MUGA to protect the amenity of future residential development adjacent to the site;

Clarification on how BREEAM performance principles will be achieved by the buildings on site;

Ensure that the requirements of the legal agreement attached to the Hybrid Planning Application are secured as part of the delivery of the school;

Ensure adequate tree protection measures are secured particularly at the site entrance;

Conditions securing landscape protection, contamination and drainage are recommended be attached to any permission.

- 6.3. **East Hampshire District Council Environmental Health Officer (EHO):** Has no objection subject to details to alleviate any noise and external lighting impacts.

- 6.4. **Whitehill Parish Council:** Has no objection.

- 6.5. **Sport England:** Has no objection subject to conditions relating to;

The amended playing fields/sports facilities to be made available for use before the first occupation of the development;

No development to commence until final details of the design and layout of the 3G Artificial grass pitch and the floodlighting of the MUGA (Tennis/Netball) are submitted and approved after consultation with Sport England and constructed as approved;

Use of the development not until Artificial Grass Pitch certified and registered;

Use of development not to commence until a community use agreement prepared in consultation with Sport England has been submitted and approved;

A Management and maintenance scheme for the 3G AGP before it is brought into use is to be submitted and approved following consultation with Sport England;

- 6.6. **Local Highway Authority:** Has no objection subject to conditions relating to;

The bus loop is not to be available for parent drop off for 30 mins either side of the school's posted start and finish time;

Plans and particulars showing the detailed proposals for any offsite highway works;

A School Travel Plan signed by the Principal, Chair of Governors and Chichester Academy Trust to be submitted and approved in writing prior to the opening of the school;

No development until a Construction Traffic Management Plan is submitted and approved.

- 6.7. **County Archaeologist:** Has no objection.

- 6.8. **County Ecologist:** Has no objection subject to an Ecological Mitigation & Enhancement Strategy and Construction Environment Management Plan being submitted and approved prior to the commencement of the development.
- 6.9. **County Arboriculturalist:** Has no objection subject to conditions relating to tree protection.
- 6.10. **County Landscape Officer:** Has no objection subject to conditions relating to;
- Prior to commencement of development a Soil Management Strategy to be submitted;
- A Method Statement for soil excavation, handling, storage, deposition and measures to prevent compaction;
- Prior to commencement a detailed planting scheme to be submitted and approved;
- Prior to commencement details of land raising works shall be submitted showing which retained trees are to be protected from soil level changes. Cross section and levels to be provided as part of this submission;
- Any landscaping and planting works are to be completed by the end of the first planting season.
- 6.11. **County Street Lighting:** Was notified.
- 6.12. **Lead Local Flood Authority:** Has no objection.
- 6.13. **County Mineral and Waste Planning Policy:** Has no objection
- 6.14. **Thames Water:** Was notified.

7. Representations

- 7.1. Hampshire County Council's [Statement of Community Involvement \(2014\)](#) (SCI) sets out the adopted consultation and publicity procedures associated with determining planning applications.
- 7.2. In complying with the requirements of the SCI, Hampshire County Council:
- Published a notice of the application in the [Hampshire Independent](#);
 - Placed a notice 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 100 metres of the boundary of the site.
- 7.3. As of 25 April 2017, a total of 3 representations to the proposal have been received 2 of which objected to the proposal. The main areas of concern raised in the objections relate to the following areas:
- visual amenity and landscape impact;
 - noise impacts;

- impact of lighting associated with the development especially at night;
- traffic impact as a result of increased traffic on already busy roads and school parent parking on adjoining residential areas;
- pollution and emissions associated with the development; and
- impact on house prices (not a material consideration).

The 3rd representation has suggested that the proposed school should consider donating a strip of land to allow improved access for pupils walking to the school by widening the footpath along Hampshire Road as the existing footpath is already busy.

- 7.4. The above issues will be discussed and addressed primarily within the following commentary, except where identified as not being relevant to the decision or included as a factual record for clarification.

8. Commentary

Development Plan/Policy context/Principle of the development

- 8.1. The principle of a school in this location was accepted as part of the planning permission (55587/001) granted in November 2015 by East Hampshire District Council for a comprehensive development which included the site for a secondary school. Provision for secondary education at Whitehill/Bordon is supported in principle by Policy CSWB1 in the EHDLPJCS (2014) and paragraph 72 of the NPPF (2012).

Design, Scale & Massing

- 8.2. The design of the school is of high quality as required by Policy CSWB5 (Design) in the EHDLPJCS (2014) and reflects the requirement for the school to be as open as possible and to provide an excellent array of diverse teaching environments which are able to adapt to changing learning styles. The position of the school buildings and main vehicular and pedestrian entrances respects the landscape setting as required by Policy CP20 (Landscape) in the EHDLPJCS (2014), as it retains as much as possible of the existing tree line and drainage ditch along the southern boundary. It is recommended that to ensure the materials, colours and finishes to be used are appropriate to the development and surrounding area, a condition should be attached requesting final details are submitted for approval. Through the use of materials, sustainability measures and design it can be demonstrated that the proposal will respect its historic and landscape setting in accordance with Policy CSWB5 (Design) in the EHDLPJCS (2014).
- 8.3. Careful consideration has been given to the use of the school buildings by the pupils, staff, community and the adjacent infant and junior schools. Based on a campus style model with four standalone buildings, the school buildings arranged around a central courtyard reduces internal circulation and enables students and staff easy navigation around the school. It also allows for blocks to be locked whilst another is used by the community. The

position of specialist teaching spaces located at the eastern end of the secondary school teaching wings also enables the potential use by the adjacent infant and junior schools.

Highway Safety

- 8.4. A local resident has objected to the potential increase in traffic and increasing congestion on existing roads caused by parent parking. The Local Highways Authority is satisfied that the proposed levels of on-site and visitor parking, and covered storage for cycles and scooters, are in line with the requirements of Hampshire's On-site School Parking Guidelines (April 2013), and are therefore in accordance with Policy CP31 (Transport) of the EHDL PJCS 2014.
- 8.5. Given the proposed catchment area for the new school and the opportunities for walking trips, the Highway Authority is satisfied that the anticipated trip generation can be accommodated on the road without compromising network capacity. The Highway Authority is satisfied that adequate off site parking provision is available for pupil drop off and collection with potential for a park and stride facility in the future at the new town centre. The school development is therefore not considered to represent a significant impact on the safety or operation of the local road network and is acceptable in promoting safe and sustainable access to the school. With regard to the suggestion by a local resident for the school to provide a strip of land to improve the local footpath, the school will be required to have a School Travel Plan when this can be considered if it is felt necessary. As part of the proposals the school will have a number of pedestrian entrances to the site so alleviating any pressures that might arise on any one particular footpath.
- 8.6. A Construction Traffic Management Plan has not been provided within the Transport Statement and will be required as a planning condition.

Visual impact and landscape

- 8.7. The landscape design has been developed to respond to the approved Bordon Garrison Redevelopment proposals prepared for the DIO. All trees which have been retained on site will be subject to tree protection measures in accordance with Policy CP20 (Landscape) in the EHDL PJCS 2014, to the satisfaction of the County Arboriculturalist and East Hampshire District Council and subject to a planning condition should planning permission be granted.

Noise & Light Pollution

- 8.8. A local resident has raised concerns to the increased lighting pollution at night by flood lights and general lighting around the school in an area which did not previously have any and the anticipated increased noise levels with intensity of use of the site. Measures will be put in place to ensure there will be no adverse impact on the local area, in accordance with Policy CP27 (Pollution) in the EHDL PJCS 2014. A condition will also be imposed on any

consent restricting the hours of operation of the flood lights to avoid any light/noise disturbance at unreasonable times.

- 8.9. A local resident has also raised concerns relating to potential noise impacts. The EHDC Environmental Health Officer has been consulted and accepted the results of the Acoustic Assessment submitted as part of the planning application relating to the internal noise levels at the proposed school and noise from external plant. Having regard to the fact that outline planning permission has already been granted for a school of this size, a further assessment on any noise implications from the school proposal as a whole is not considered to be necessary. EHDC officers have raised a concern relating to the potential for noise from the use of the MUGA, which is situated on the western boundary adjacent to an area that may be developed for housing (no detailed approval is in place as yet). In order to address this it is proposed to restrict the hours of use of this facility by condition to ensure there is no late night use of the space or the associated lighting. It is also proposed that a condition be attached requiring a solid close boarded fence on a section of the boundary adjacent to the MUGA.
- 8.10. Any air quality implications from providing a school of this scale were considered in the granting of the hybrid permission and there is no need for a specific condition relating to this issue.

Sports provision

- 8.11. The range of outdoor and indoor sports facilities has been developed to comply with the requirements set out in the hybrid planning permission and associated S106 Agreement. The precise form, content and delivery of the natural and synthetic pitches has been agreed in consultation with Sport England, who raise no objection to the proposals subject to a number of conditions which are set out in the recommendation.

Existing Section 106 Agreement

- 8.12. The hybrid permission S106 Agreement was entered into by a number of parties, including Hampshire County Council. There is a range of obligations that relate to the school and sports and community provisions. The consideration and determination of this application will not change those obligations and there is no need for them to be repeated in a new Section 106 Agreement.

9. Conclusion

- 9.1 In conclusion, it is considered that the proposal is in accordance with the relevant policies in the development plan, including the policies of the East Hampshire District Council Local Plan: Joint Core Strategy 2014, which support the principle of provision of a secondary school as part of the wider comprehensive development of the area.

10. Recommendation

10.1. That planning permission shall be GRANTED for the above reasons, subject to the conditions listed in integral Appendix B.

Appendices:

Integral Appendix A – Corporate or Legal Information

Integral Appendix B – Conditions

Appendix C - Location Plan

Appendix D – Site Plan

Appendix E – Masterplan

Appendix F – Aerial view

Appendix G – Entrance view

Other documents relating to this application:

[link to application](#)

CORPORATE OR LEGAL INFORMATION:**Links to the Corporate Strategy**

Hampshire safer and more secure for all:	No
Maximising well-being:	No
Enhancing our quality of place:	No
OR	
<p>This proposal does not link to the Corporate Strategy but, nevertheless, requires a decision because:</p> <p>The proposal does not link to the Corporate Strategy but, nevertheless, requires a decision because the proposal is an application for planning permission and requires determination by the County Council in its statutory role as the minerals and waste planning authority.</p>	

Other Significant Links**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.)

DocumentLocation

[Planning Application: No 57112](#)

Hampshire County Council

Site code: EHE051

Location: Former Recreation Ground,
Budds Lane, Bordon GU35 OBJ

Proposal: Construction of single storey and
two storey buildings to create a new 900
pupil place 6 Form Entry (FE) Secondary
School with Associated Car Parking and
External Works.

CONDITIONS

Commencement

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 in accordance with Policy CP27 (Pollution) of the East Hampshire District Council Local Plan: Joint Core Strategy, June 2014.

3. There shall be no access to the development site by any traffic associated with the construction/demolition (i.e. no delivery vehicles, no contractors' cars, nor plant and machinery) in the morning between 0830 and 0900; and in the afternoon between 1500 and 1545, Monday to Friday during school term time.

Reason: In the interests of public safety, to avoid traffic conflict at the times of the day when pupils are arriving at and departing from nearby schools in accordance with Policy CSWB11 (New roads and traffic management) of the East Hampshire District Council Local Plan: Joint Core Strategy, June 2014.

Materials

4. 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 CSWB5 (Design) of the East Hampshire District Council Local Plan: Joint Core Strategy, June 2014. This is a pre-commencement condition as such details need to be taken into account during construction of the development and thus go to the heart of the planning permission.

5. Prior to the commencement of the development, details of all external materials to be used for hard surfacing, including edging, boundary treatments and site furniture (including cycle stands, seating and bins) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to secure a high quality development in accordance with Policy CSWB5 (Design) of the East Hampshire District Council Local Plan: Joint Core Strategy, June 2014. 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.

Piling/Foundations

6. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to ground water. The development shall be carried out in accordance with the approved details.

Reason: There is the potential for contamination in the made ground non site. Piling through the material could potentially cause contaminants to migrate down to the water table. The applicant should consider the best method of reduce the risk to controlled waters.

Highways

7. The bus loop within the school grounds as shown on site layout plan P11176-HCC-XX-XX-DR-A-1502-P2 is not permitted to be used for pupil drop off for 30 minutes either side of the school's posted start and finish times.

Reason: In the interests of highway safety and in accordance with Policy CSWB11 (New roads and traffic management) of the East Hampshire District Council Local Plan: Joint Core Strategy, June 2014.

8. Plans and particulars showing the detailed proposals for the offsite highways works that are required to create access and egress to the bus loop and parking area shall be submitted to and approved by the Local Planning Authority in writing before the development commences. The agreed details shall be fully implemented before the development hereby approved is occupied.

Reason: In the interests of highway safety and in accordance with Policy CSWB11 (New roads and traffic management) of the East Hampshire District Council Local Plan: Joint Core Strategy, June 2014.

9. Occupation of the buildings shall not commence until provision for the parking, turning, loading and unloading of vehicles has been made within the curtilage in accordance with the plans hereby approved.

Reason: In the interests of highway safety and in accordance with Policy 31 (Transport) of the East Hampshire District Council Local Plan: Joint Core Strategy, June 2014.

10. A School Travel Plan signed by the Principal, the Chair of Governors and the University of Chichester Academy Trust shall be submitted to and approved by the Local Planning Authority in writing prior to the opening of the school.

Reason: To support sustainable transport policy and in accordance with Policy CSWB14 (Travel Plans) of the East Hampshire District Council Local Plan: Joint Core Strategy, June 2014.

11. Plans and particulars showing the detailed proposals for the number, type, location and style of cycle parking/storage to be provided for the school development (having regard to Hampshire County Council's On Site School Parking Guidelines (April 2013) shall be submitted to and approved by the Local Planning Authority in writing and the approved measures shall be provided prior to occupation of the school.

Reason: To reduce reliance on the private car and in accordance with Policy CSWB14 (Travel Plans) of the East Hampshire District Council Local Plan: Joint Core Strategy, June 2014.

12. No development hereby permitted shall commence until a Construction Traffic Management Plan (to include details of the daily and total number and size of lorries accessing the site, the turning of delivery vehicles and lorry routing as well as provisions for removing mud from vehicles) and a programme of works has been submitted to and approved in writing by the Local Planning Authority. The agreed details shall be fully implemented

before the development hereby permitted is commenced and retained for the duration of the development.

Reason: In the interests of highway safety in accordance with Policy CSWB11 (New roads and traffic management) of the East Hampshire District Council Local Plan: Joint Core Strategy, June 2014. This is a pre-commencement requirement because of the need to secure satisfactory traffic management during the whole construction period.

13. No development shall commence on site until a Construction Environmental Management Plan has been submitted to, and approved in writing by the Local Planning Authority in consultation with the Environment Agency. This shall deal with the treatment of any environmentally sensitive areas, their aftercare and maintenance as well as a plan detailing the works to be carried out showing how the environment will be protected during the works. Thereafter all works shall be carried out in accordance with the approved Statement throughout the construction period.

The Statement shall provide for the following where relevant:

- i) The parking of vehicles of site operatives and visitors
- ii) Loading and unloading of plant and materials (including times)
- iii) Storage of plant and materials used in constructing the development
- iv) Wheel washing facilities
- v) Measures to control the emission of dust and dirt during construction
- vi) Measures to control noise and vibration during construction
- vii) Locations and measures to control the emissions where in situ bioremediation or soil washing takes place.
- viii) A method for ensuring that such minerals that can be viably recovered during the development operations are so recovered and put to beneficial use, such use to be referred to the Minerals Planning Authority for agreement, such agreement not to be unreasonably refused
- ix) A method to record the quantity of recovered mineral (re-use on site or off site)
- x) Hours of operation and working
- xi) The timing of the works
- xii) The measures to be used during the development in order to minimise environmental impact of the works, considering both potential disturbance and pollution
- xiii) Any necessary pollution protection methods
- xiv) Information on the persons/bodies responsible for particular activities associated with the method statement that demonstrates they are qualified for the activity they are undertaking. The works shall be carried out in accordance with the approved method statement.

Any submission needs to take account of the current land usage, surrounding the development.

Reason: In order that the Local Planning Authority can properly consider the effect of the works on the amenity of the locality. 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 and compliance with the Hampshire Minerals and Waste Plan policies.

Landscape

14. Prior to commencement of development, a detailed planting scheme shall be submitted to and approved by the Local Planning Authority in writing. The scheme shall include types, sizes and species of trees & shrubs; details of trees retained; details of fencing enclosure; timescales for works and provision for future maintenance.

Reason: To improve the appearance of the site in the interests of visual amenity and in accordance with Policy CP20 (Landscape) of the East Hampshire District Council Local Plan: Joint Core Strategy, June 2014. 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.

15. The approved landscape scheme 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 CP20 (Landscape) of the East Hampshire District Council Local Plan: Joint Core Strategy, June 2014.

16. Prior to the commencement of development an Arboricultural Method Statement, Tree Survey and Tree Protection Plan (to include cross section and level drawings detailing level changes in the vicinity of retained trees) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented in accordance with guidance and recommendations of BS5837:2012.

Reason: To protect the health and stability of the trees to be retained on the site and in accordance with Policy CP20 (Landscape) of the East Hampshire District Council Local Plan: Joint Core Strategy, June 2014. This is a pre-commencement requirement because of the need to secure satisfactory protection to trees in advance of development commencing.

17. No work, including deposition of soil, shall be carried out within the crown spread of any existing trees which are to be retained or within the landscape belts identified on the approved plan P11176-HCC-XX-XX-DR-L-7000-P1. No materials shall be stored nor any site huts located within the spread of the retained trees or within the protected landscape belts.

Reason: To protect the health and stability of the trees to be retained on the site and in accordance with Policy CP20 (Landscape) of the East Hampshire District Council Local Plan: Joint Core Strategy, June 2014.

18. No burning of materials shall take place where it could cause damage to any tree or tree group to be retained on the site or on land adjoining.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability.

19. Prior to commencement of development a Soil Management Strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include plans identifying top and sub soil to be stripped, areas for soil storage and for deposition. Method statements shall be submitted for soil excavation, handling storage, deposition and measures to prevent compaction. The works shall be in accordance with DEFRA Code of Practice for Sustainable Use of Soil on Construction Sites and MAFF Good Practice Guides for handling soils.

Reason: To improve the appearance of the site in the interests of visual amenity and in accordance with Policy CP20 (Landscape) of the East Hampshire District Council Local Plan: Joint Core Strategy, June 2014 and to ensure appropriate use of soils in the playing field construction. This is a pre-commencement requirement because the commencement of any development on site without approved details could compromise the management and re-use of soils across the site.

Ecology

20. Prior to commencement of the development, an Ecological Mitigation & Enhancement Strategy (which shall accord with the ecological mitigation and enhancement measures detailed within the supporting information submitted with hybrid planning application 55587/001 for the overall Bordon

Garrison redevelopment) shall be submitted to and approved in writing by the Planning Authority. This shall set out the measures that will be implemented to avoid and minimise impacts to the adjacent woodland and scrub habitats/and protected species including (not necessarily exclusively) enhancements, habitat translocation, pollution prevention measures, lighting controls, avoidance of disturbance of nesting birds, avoidance of encroachment of machinery and materials, and ongoing monitoring. Thereafter the works shall be carried out in accordance with the approved plan unless otherwise approved in writing by the Planning Authority.

Reason: In order to provide adequate mitigation for the adjacent woodland and scrub habitats and protected species and in accordance with Policy CSWB9 (Biodiversity) of the East Hampshire District Council Local Plan: Joint Core Strategy, June 2014. This is a pre-commencement requirement because of the need to secure satisfactory ecological protection in advance of development commencing.

Archaeology

21. No development shall commence until the applicant has submitted and the Local Planning Authority approved in writing, a written scheme for the programme of archaeological mitigation within the development site. The programme of archaeological mitigation shall then be implemented in accordance with the agreed written scheme.

Reason: To mitigate the effect of works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations. This is a pre-commencement requirement because of the need to secure satisfactory archaeological protection in advance of the development.

Foul and Surface Water Drainage

22. With the exception of undertaking advance clearance works (as defined in planning permission 55587/001), no development shall commence until a detailed scheme for site foul and surface water drainage management (consistent with the overall Bordon Garrison redevelopment Surface Water Plan as approved under condition 16 of permission 55587/001), including details of measures to prevent surface water from the site discharging on to the adjacent highway, 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 which shall be completed before occupation of the development and retained thereafter.

Reason: To ensure adequate provision for drainage. This is a pre-commencement requirement because the method of drainage provision is an integral part of the scheme construction which needs to be agreed in advance of development commencing.

Environmental Control

23. All development shall be stopped immediately in the event that contamination not previously identified is found to be present on the development site and details of the contamination shall be reported immediately in writing to the Local Planning Authority. Development shall not re-start on site until the following details have been submitted to and approved in writing by the Local Planning Authority:-
- (a) a scheme outlining a site investigation and risk assessments designed to assess the nature and extent of any contamination on the site.
 - (b) a written report of the findings which includes, a description of the extent, scale and nature of contamination, an assessment of all potential risks to known receptors, an update of the conceptual site model (devised in the desktop study), identification of all pollutant linkages and unless otherwise agreed in writing by the Local Planning Authority and identified as unnecessary in the written report, an appraisal of remediation options and proposal of the preferred option(s) identified as appropriate for the type of contamination found on site and (unless otherwise first agreed in writing by the Local Planning Authority).
 - (c) a detailed remediation scheme designed to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and a verification plan outlining details of the data to be collected in order to demonstrate the completion of the remediation works and any arrangements for the continued monitoring of identified pollutant linkages; and before any part of the development is occupied or used (unless otherwise first agreed in writing by the Local Planning Authority) a verification report demonstrating the effectiveness of the remediation works carried out and a completion certificate confirming that the approved remediation scheme has been implemented in full shall both have been submitted to and approved in writing by the Local Planning Authority.
- The above site works, details and certification submitted shall be in accordance with the approved scheme and undertaken by a competent person in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

24. Within 3 months of the date of this decision, a detailed scheme for footpath and roadway lighting and the floodlighting for the Multi Use Games Area and the Artificial Grass Pitch shall be submitted to and approved by the Local Planning Authority in writing. The external lighting plan for the School development, must comply with the Guidance for the Reduction of Obtrusive light criteria "E2" (Institute of Lighting Professionals, GNO:2011). The scheme shall be implemented as approved before the use of the development commences.

Reason: To protect the visual amenity within the locality and to minimise the light pollution affecting the night sky and in accordance with Policies CSWB9 (Biodiversity) & CP27 (Pollution) of the East Hampshire District Council Local Plan: Joint Core Strategy, June 2014.

25. The Multi-Use Games Area shall only be used between the hours of 08.30 and 21.30 Monday to Saturday and 09.30 and 20.30 on Sundays and Bank Holidays. The floodlights shall only be used when necessary and then only between the hours specified above. A security light will be permitted for 15 minutes after the floodlights are switched off. In any event, the floodlights hereby permitted shall only be illuminated when the Multi-Use Games Area is in use or undergoing maintenance.

Reason: In the interests of the amenity of neighbouring residents and in accordance with Policy CP27 (Pollution) of the East Hampshire District Council Local Plan: Joint Core Strategy, June 2014.

26. The Artificial Grass Pitch shall only be used between the hours of 08.30 and 22.00 Monday to Saturday and 09.30 and 20.30 on Sundays and Bank Holidays. The floodlights shall only be used when necessary and then only between the hours specified above. A security light will be permitted for 15 minutes after the floodlights are switched off. In any event, the floodlights hereby permitted shall only be illuminated when the Artificial Grass Pitch is in use or undergoing maintenance.

Reason: In the interests of the amenity of neighbouring residents and in accordance with Policy CP27 (Pollution) of the East Hampshire District Council Local Plan: Joint Core Strategy, June 2014.

27. Unless otherwise agreed in writing by the Local Planning Authority, a close-boarded fence with a height of 1.8m shall be constructed on the western

boundary of the site, adjacent to the Multi Use Games Area, between the points marked X-X on the attached site plan extract. The fence shall be erected prior to the Multi Use Games Area being brought into use.

Reason: In order minimise the impact of the use of the Multi Use Games area on the amenity of any future occupants of potential adjacent residential development.

Playing field provision and specification

28. The playing fields/sport facilities shall be provided in accordance with the planning application supporting statement section on Sports Provision and with drawing no P11176-HCC-XX-XX-DR-A-1502-P2 and shall be made available for use before first occupation of the development hereby permitted.

Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures continuity of use (phasing provision), and in accordance with Policy CP17 of the East Hampshire District Council Local Plan: Joint Core Strategy, June 2014.

29. No development shall commence until final details of the design and layout of the 3G Artificial Grass Pitch (AGP) and the floodlighting for the MUGA (Tennis/Netball) have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The 3G AGP and floodlights for the MUGA shall not be constructed or installed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and in accordance with Policy CP17 of the East Hampshire District Council Local Plan: Joint Core Strategy, June 2014 .

30. Use of the development shall not commence until:

(a) certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf – FIFA Quality or equivalent International Artificial Turf Standard (IMS) and

(b) confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is fit for purpose and sustainable, provides sporting benefits and is in accordance with Policy CP17 of the East Hampshire District Council Local Plan: Joint Core Strategy, June 2014.

31. A schedule of playing field maintenance, including a programme for implementation for a minimum period of five years starting from the commencement of use of the development, shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The schedule shall be approved in writing prior to the occupation of the school and complied with thereafter.

Reason: To ensure that the playing field is first established as a functional playing field to an adequate standard and is fit for purpose and to accord with Policy CP17 of the East Hampshire District Council Local Plan: Joint Core Strategy, June 2014.

32. Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the playing field/grass sports pitches; 3G AGP; MUGA; sports hall (4-courts); school hall (2-courts) and ancillary facilities (changing rooms and parking) include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and in accordance with Policy CP17 of the East Hampshire District Council Local Plan: Joint Core Strategy, 2014.

33. Before the 3G AGP is brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. This should include a sustainable and viable business plan which sets aside funding in the form of a sinking fund to pay for the replacement of the artificial surface at the expiration of its lifespan (approximately 8-10 years). The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the 3G AGP.

Reason: To ensure that a new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport in accordance with Policy CP17 of the East Hampshire District Council Local Plan: Joint Core Strategy, June 2014.

Plans

34. The development hereby permitted shall be carried out in accordance with the following approved plans: **P11176-HCC-XX-XX-DR-A-1000-P1, P11176-HCC-XX-XX-DR-A-1001-P1, P11176-HCC-XX-XX-DR-A-1002-P1, P11176-HCC-XX-XX-DR-A-1400-P1, P11176-HCC-XX-XX-DR-A-1401-P1, P11176-HCC-XX-XX-DR-A-1402-P1, P11176-HCC-XX-XX-DR-A-1500-P8, P11176-HCC-XX-XX-DR-A-1501-P1, P11176-HCC-XX-XX-DR-A-1503-P1, P11176-HCC-XX-XX-VS-A-1800-P1, P11176-HCC-XX-XX-VS-A-1801-P1, P11176-HCC-XX-XX-VS-A-1802-P2, P11176-HCC-XX-XX-VS-A-1803, P11176-HCC-XX-XX-VS-A-1804-P2, P11176-HCC-XX-XX-VS-A-1805-P1, P11176-HCC-XX-XX-VS-A-1806-P2, P11176-HCC-XX-XX-VS-A-1807-VR, P11176-HCC-XX-XX-VS-A-1808-VR, P11176-HCC-XX-XX-VS-A-1810-P1, P11176-HCC-XX-XX-VS-A-1811-P1, P11176-HCC-XX-XX-PH-A-1820-P1, P11176-HCC-XX-XX-PH-A-1821-P1, P11176-HCC-XX-XX-PH-A-1822-P1, P11176-HCC-XX-00-DR-A-2000-P8, P11176-HCC-XX-01-DR-A-2001-P7, P11176-HCC-XX-XX-DR-A-3020-P1, P11176-HCC-XX-XX-DR-A-3021-P1, P11176-HCC-XX-XX-DR-A-3053-P1, P11176-HCC-XX-XX-DR-A-3054-P1, P11176-HCC-XX-XX-DR-L-7000-P1, P11176-HCC-XX-XX-DR-L-7200, EC-P11176-SK01 P1, EC-P11176-SK02 P1, EC-P11176-SK03 P1, EC-P11176-SK04 P1, EC-P11176-SK05 P1, EC-P11176-SK06 P1, P11176-HCC-XX-XX-DR-A-1502-P2**

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

Notes to Applicant

1. Informative: The applicant is advised that the design and layout of the sports facilities should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, National Governing Bodies for Sport. Particular attention is drawn to: FA's 3G Football Turf Pitch Design Principles and Layouts and Sport England's guide: Artificial sport lighting (2012).
2. It is recommended that the maintenance schedule and programme for implementation is developed by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical Design Guidance Note entitled 'Natural Turf for Sport' (2011) and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch team sports, for example the Football Association

3. Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplications> . For artificial grass pitches it is recommended that you seek guidance from the Football Association on pitch construction when determining the community use hours the artificial pitch can accommodate.
4. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.
5. 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.