

HAMPSHIRE COUNTY COUNCIL

Regulatory Committee Meeting 17 March 2021

Update Report from Head of Strategic Planning

Item No:

Development on vacant and surplus land to the east of The Samuel Cody Specialist Sports College to form a new 90 place SEMH campus with associated car park, play areas and sports facilities at Samuel Cody Specialist Sports College, Ballantyne Road, Farnborough GU14 8SN (Application No. 21/00013/HCC Site Ref. RME012)

1) Amendments to the report and clarification:

The applicant has submitted a finalised version of the Construction Traffic Management Plan which the Highway Authority have confirmed is satisfactory. Therefore, condition 3 contained within the original committee report can be removed. This new document can be viewed on the [webpage](#).

2) Consultations:

The Environmental Health Officer at Rushmoor Borough Council has now submitted a consultation response. They have raised no objection to the proposal but have suggested the inclusion of a number of conditions. Those that weren't already included in the original committee report have been included below.

3) Revisions to conditions

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 **1300** on Saturday and not at all on Sunday or recognised Public Holidays.

Reason: To protect the amenities of occupiers of nearby properties **and in accordance with Policy DE1 (Design of the Built Environment) of the Rushmoor Local Plan (2019)**.

Highways

Condition 3 (Construction Traffic Management Plan) to be removed as per the above.

Environmental Control

9. Prior to the construction of development, with the exception of site clearance and setting out, a site-specific Construction Environmental Management Plan has been submitted to and been approved in writing by the LPA. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:

- Procedures for maintaining good public relations including complaint management, public consultation and liaison;
- Arrangements for liaison with the Council's Environmental Protection Team;
- All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: **08 00** Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and; at no time on Sundays and Bank Holidays;
- Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
- Mitigation measures as defined in BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
- Procedures for emergency deviation of the agreed working hours;
- Control measures for dust and other air-borne pollutants; and
- Measures for controlling the use of site lighting whether required for safe working or for security purposes.

Reason: To protect the amenities of the occupiers of nearby properties during the construction period and in accordance with Policy DE1 (Design of the Built Environment) of the Rushmoor Local Plan (2019).

Additional Conditions to be added:

Contamination

On the request of the Environmental Health Officer, the following condition to be included:

11. Unless otherwise agreed in writing, no works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -

- i. a detailed scheme for remedial works and measures shall be undertaken to avoid risk from contaminants and gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works;
- ii. following completion of the measures identified in the approved scheme, a verification report that demonstrates the effectiveness of the remediation shall be submitted for approval in writing by the Local Planning Authority.

Reason: To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention in accordance with Policy DE10

(Pollution) of the Rushmoor Local Plan (2019).

Lighting

On the request of the Environmental Health Officer, the following condition to be included:

15. The lighting for the Multi-Use Games Area shall only be switched on when necessary and then only between the hours of 15.00 and 20.30 Monday to Friday, and between 08.30 and 20.30 on Saturdays, Sundays, during school closures and Bank Holidays. 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 DE1 (Design of the Built Environment) of the Rushmoor Local Plan (2019).

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