

NOTICE OF MEETING

Meeting	Regulatory Committee
Date and Time	Wednesday 18th October, 2023 at 10.00 am
Place	Ashburton Hall - HCC
Enquiries to	members.services@hants.gov.uk

Carolyn Williamson FCPFA
Chief Executive
The Castle, Winchester SO23 8UJ

FILMING AND BROADCAST NOTIFICATION

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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 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 Personal Interest in a matter being considered at the meeting should consider, having regard to Part 5, Paragraph 4 of the Code, whether such interest should be declared, and having regard to Part 5, Paragraph 5 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 - 6)

To confirm the minutes of the previous meeting.

4. DEPUTATIONS

Deputations are taken at the relevant item in which they apply.

5. CHAIRMAN'S ANNOUNCEMENTS

To receive any announcements the Chairman may wish to make.

6. BEREWOOD, WEST OF WATERLOOVILLE - NEW PRIMARY SCHOOL (Pages 7 - 64)

To consider a report from the Assistant Director of Waste and Environmental Services, which seeks planning application for a new 1.5 form entry (FE), 315 pupil place Primary School to be located on the "Southern School Site" of the Berewood development, to the west of Waterlooville at Berewood South development.

7. MONITORING AND ENFORCEMENT UPDATE (Pages 65 - 80)

To receive a report from the Director of Universal Services, which provides the Regulatory Committee on the Monitoring and Enforcement work undertaken by the Development Management team (including monitoring and enforcement) during the period June 2023 – September 2023.

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, 13th September, 2023

Chairman:

* Councillor Peter Latham

- | | |
|---------------------------------|-------------------------------|
| * Councillor Lance Quantrill | * Councillor Adam Jackman |
| * Councillor Lulu Bowerman | * Councillor Lesley Meenaghan |
| Councillor Steven Broomfield | * Councillor Sarah Pankhurst |
| * Councillor Mark Cooper | * Councillor Stephen Parker |
| Councillor Rod Cooper | * Councillor Roger Price |
| Councillor Christopher Donnelly | Councillor Kim Taylor |
| * Councillor Michael Ford | * Councillor Alex Crawford |
| * Councillor Pal Hayre | |
| * Councillor Keith House | |

*Present

72. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Stephen Broomfield, Rod Cooper, Chris Donnelly and Kim Taylor. Councillor Alex Crawford attended as a deputy for Kim Taylor.

73. 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 5 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.

74. MINUTES OF PREVIOUS MEETING

The minutes of the last meeting were reviewed and agreed.

75. DEPUTATIONS

It was confirmed that six deputations had been received for the meeting, along with a County Councillor. Each deputation would have up to 10 minutes to address the Committee.

76. **CHAIRMAN'S ANNOUNCEMENTS**

The Chairman welcomed the new officers that were introduced to the Committee.

77. **FUNTLEY REFUSE TIP (FORMER), TITCHFIELD LANE, WICKHAM, FAREHAM**

This item was withdrawn from the meeting.

78. **FIELD TO WEST OF A30 WINCHESTER ROAD, HOUNSOME FIELDS, BASINGSTOKE**

This item was taken last at the meeting. Councillor Lulu Bowerman rejoined the meeting for this item and Councillor Mike Ford left the meeting. The voting total remained at 12.

Councillor Lance Quantrill declared a non-pecuniary interest as a member of the Retired Association of Golf Secretaries (RAGS)

Proposed new build 2 Form Entry (2FE), 420 pupil place, Primary School with SEN Resource Provision for 8 pupils serving the 'Hounscome Fields' housing development to the south-west of Basingstoke at Field to west of A30 Winchester Road, Hounscome Fields, Basingstoke (No. 23/00750/CC3) (Site ref: BAE067)

The Committee considered a report from the Assistant Director of Waste and Environmental Services (item 7 in the minute book), seeking approval for a new Primary School in Basingstoke.

The report was summarised and the Committee was shown aerial and elevation photos of the site. It was confirmed that updates featured in the update report, which had been circulated and published online ahead of the meeting.

The Committee received two deputations on this item. Councillor Julian Jones from Dummer Parish Council shared concerns over the nearby roads and the speed of vehicles so close to a school and Michael Bates and Liam Presley spoke on behalf of the applicant in support of the application, which was the first of three new schools planned ahead of September 2025.

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

- The building would be red brick with a 25yr roof.
- Any expansion at the school in future years would be to the south of the site as a separate wing (and require separate planning permission)
- The school was future proofed for green technologies, including a ground floor heat pump should this be required going forward.
- Any weekend or evening use would be down to the Academy (and require separate planning permission).

During questions of the officers, it was recognised that there were concerns regarding the speed of vehicles and pedestrian/pupil safety at the as yet unbuilt crossing over the A30 from the Golf Course housing development, but this was not within the remit of the Committee to condition, particularly as there were no concerns raised by Highways. It was agreed that an informative concerning lowering the 50mph speed limit here would be added to the application so this could be looked at further by the applicant.

During debate, some Members felt that they couldn't support the application due to the design of the building whereas others welcomed the design and the future proofing that had been done in terms of expansion and green technology.

RESOLVED

Planning permission was GRANTED subject to the recommended conditions set out in Appendix A, the update report and an informative being included regarding reducing the speed along the A31 close to the school.

Voting

Favour: 10

Abstentions: 2

79. **ALTON MATERIALS RECOVERY FACILITY, A31 ALTON**

This item was taken as the first substantive item at the meeting.

Councillor Lulu Bowerman declared an interest as a Member of Project Integra and left the meeting whilst this item was considered, taking the voting total down to 12.

Development of an anaerobic digestion facility and waste transfer station, including partial demolition and reuse of existing buildings and infrastructure at Alton Materials Recovery Facility, A31 Alton GU34 4JD (No. 33619/008) EH141

The Committee considered a report from the Assistant Director of Waste and Environmental Services (item 8 in the minute book) on an application for an anaerobic digestion facility on the A31 in Alton.

Officers summarised the proposals, highlighting that this was a very different application to that received for the ERF. The Committee was shown aerial and elevation photos of the site and it was confirmed that updates feature in the update report, which had been circulated and published online ahead of the meeting.

The Committee received four deputations on this item. Local resident Mark Weldon, Alton Natural History Society member June Chatfield and Binsted Parish Councillor Alison Melvin all spoke against the application. Andy Russell spoke in support of the application on behalf of the applicant and County Councillor Mark Kemp-Gee also shared concerns.

During questions of deputations, the following points were clarified:

- It was in the applicants interest to keep as much of the biogas produced as possible and so all available steps and safety measures would be taken to ensure that the emergency release of any gas in the atmosphere was avoided. To support this, the recommended safety requirements had been doubled.
- A lot of work and promotion by Hampshire County Council, as Waste Disposal Authority, would be done to encourage as much recycling of food waste as possible.
- The site was primarily for Hampshire, but there was capacity to take waste from elsewhere if necessary or economically viable.

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

- Landscaping missing from previous applications was likely due to dieback. Officers will assess the compliance with the existing landscaping scheme and report back to committee.
- Capacity had been looked at as part of the proposals, including capture rates.
- A net gain of 10% would only be mandatory from autumn 2023, but the proposals would provide an onsite uplift of 13%.
- The conditions on site would be monitored on site by Hampshire County Council enforcement team as well as the Environment Agency as waste permitting authority.

During debate, Members acknowledged that a liaison panel would be a good way of maintaining a good relationship with local residents and businesses and agreed that concerns raised were addressed in the report as well as at the meeting.

RESOLVED

Planning permission was GRANTED subject to the conditions listed in Appendix A, the update report and completion of a section 106 agreement to secure restrictions to prevent Heavy Good Vehicle U-turns on the A31 at Froyle.

Voting

Favour: 12 (unanimous)

Chairman,

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Regulatory Committee
Date:	18 October 2023
Title:	New 1.5 Form Entry Primary School located on the "Southern School Site" of the Berewood development to the west of Waterlooville at Berewood South development, west of Waterlooville (No. 21/02122/HCS) (Site Ref: WRE063)
Report From:	Assistant Director of Waste and Environmental Services

Case Officer Tim Felstead

Tel: 07761 330557 Email: tim.felstead@hants.gov.uk

Recommendation

1. That planning permission be GRANTED subject to the recommended conditions set out in **Appendix A**.

Executive Summary

2. The planning application is for a new 1.5 form entry (FE), 315 pupil place Primary School. It is proposed to be located on the "Southern School Site" of the Berewood development, to the west of Waterlooville at Berewood South development. It would serve the emerging 'Berewood' housing development to the west of Waterlooville – the wider housing development is considered and granted by Winchester City Council (outline planning permission [10/02862/OUT](#)) and Havant Borough Council (outline planning permission [APP/10/00828](#)).
3. This planning application is being considered by the Regulatory Committee as a major Regulation 3 development proposal for a new school. Regulation 3 of the [Town and Country Planning General Regulations 1992](#) (SI 1992/1492) enables the County Council to make planning applications to itself as long as the development is to be carried out by (or on behalf of) the Council and the interest in the development by the Council is significant. In this case, the County Council is the landowner and therefore has a significant interest in the completed development.
4. The site lies within the Winchester City Council administrative area. The wider West of Waterlooville Development straddles the border with Havant Borough Council.
5. Key issues raised are:
 - Suitability of the Land Use/Need;

- Access, Servicing and Connectivity;
 - Design and Visual Impact on adjoining countryside setting;
 - Ecology and Biodiversity; and
 - Amenity and hours of use.
6. As a discrete development, the proposed school has been assessed as not being an Environmental Impact Assessment (EIA) development under the [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017](#). The wider 'Berewood' development (planning permission [10/02862/OUT and APP/10/00828](#)) was reviewed as an EIA development and the presence of a school at the location proposed under this current application was reviewed within that wider planning permission and associated Environmental Statement.
 7. It is considered that the proposal would be in accordance with the relevant policies of the adopted Winchester District Local Plan (2013) which establishes the need for the school and the principle of development. The location of the school is established in the approved masterplan forming part of the outline consent.
 8. It is considered that the proposal would be in accordance with the Winchester District Local Plan Part 1 (2013) and Part 2 (2017) as it is within a planned area for development (Policy SH2) and would meet the needs of the local community (Policy CP6 and Paragraph 95 of the [National Planning Policy Framework](#) (2023) (NPPF)). The design, appearance and proposed materials are considered appropriate (Policy DM16), the proposed landscaping will ensure the development fits with the landscape character of the area and will not cause any loss of amenity and will enhance the ecological value around the site (Policies CP15 and CP16). The site is located within a low flood risk area 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 (CP17). Appropriate sustainability features will ensure that energy loss is minimised, and renewable energy production is provided on site (Policy CP11). The proposal is acceptable in terms of highway safety and convenience (Policy CP10).
 9. It is recommended that planning permission be granted subject to the conditions listed in **Appendix A**.

The Site

10. The Outline Planning permission for the wider development of the West of Waterlooville Major Development Area (MDA), was granted on 30 March 2012 by Winchester City Council in respect of the land within their administrative area (planning permission [10/02862/OUT](#)) and was granted on 18 April 2012 by Havant Borough Council in respect of the land within their administrative area (planning permission APP/10/00828), incorporating 2,550 new homes, employment, mixed use and amenity space. The site lies partly in Winchester City Council and partly in Havant

Borough Council administrative area. The wider development covers 209 hectares (517 acres) of land.

11. The site is defined as land to the 'West of Waterlooville', south of Hambledon Road and east of Newlands Lane, continuing southward to Purbrook Heath Road.
12. There is extensive ongoing development to the east of the site where the West of Waterlooville Major Development Area (MDA) is currently under construction.
13. The MDA site is owned and under development by Grainger PLC. Development commenced shortly after permission was granted in March 2012, with the rate of house building delivered in phases, to match market conditions. The MDA is expected to be fully completed around 2030.
14. Two school sites were identified in the outline planning application. The first known as the Northern School Site was completed by Hampshire County Council in 2014 (planning permission [12/02281/HCS](#)). This is an Academy Primary school managed by the University of Chichester Academy Trust. The accompanying **Wider Development Environmental Statement Non-Technical Summary and The Site Location (P12045-HCC-ZZ-00-DR-A-1000)** provide more information on the site in the context of the wider development.
15. The proposed location for Berewood South Primary School is situated on land east of Newlands Lane, Denmead, Waterlooville within the City of Winchester District.
16. The immediate and ultimate context for the primary school is as follows:
 - 'Suburban' Housing to the North and East; and
 - Countryside to the South and West.
17. The site area is 2 hectares and therefore sufficient for a school site for the proposed capacity in line with the [Government's Guidelines: Building Bulletin 103](#).
18. Purbook village is located approximately 720 metres (m) south east of the site and Waterlooville town centre is located over 1 kilometre (km) north east of the site.
19. The nearest existing residences are Newlands Farm 230 metres to the south west and Marrelsmoor Avenue approximately 480 metres to the south east. Once the wider MDA development has been implemented, the site will lie closer to residents (housing to be located only on opposite of road east of school site) but these are yet to be built.
20. There are no protected or environmentally sensitive areas within the proximity of the proposed development.
21. The wider landscape comprises a rural setting with a mix of agricultural fields and woodland habitats. The site currently comprises fields bounded by hedges and mature trees, with a mature boundary hedge and hedge

running north-south through the centre of the site. There is further arable land to the north, south and east.

22. The site is located on agricultural land which is classified by the Government as Grade 4 (poor). It is therefore not considered to be of high value. The principal of loss of agricultural land has already been established by the outline consent for the Masterplan.

Access and Parking

23. The school site is located adjacent to ‘the western link road’ which connects the western side of the development from North to South. There are shared surface pedestrian and cyclist links through the development connecting the housing to the school site.

Existing Public Right of Way

24. There is an existing Public Right of Way which crosses the site. It is known as Footpath 29 in the Parish of Southwick & Widley. Grainger (the wider site developer) has submitted an application to Winchester City Council for the diversion of this route (application [21/00958/PTH](#)).

Planning History

25. The planning history of the site is as follows:

Application No.	Proposal	Decision	Date Issued
12/02281/HCS	A new two form entry primary school for the northern site of the West of Waterlooville Housing development, to include school accommodation, teaching rooms, halls, staff parking and landscaping	Granted	14/03/2013
APP/10/00828 (Havant)	Outline application for the development of approx 2,550 no. dwellings including the construction of a new access from Ladybridge Roundabout, Milk Lane and completion of Maurepas Way access, a local centre (comprising retail, community building, land for healthcare, land for elderly care) public house, land for 2 primary schools, land for a nursery, land for employment uses, associated amenity space along with substantial green infrastructure, SuDS, land for allotments, main pumping station, land for cemetery, restoration of River Wallington, together with landscape structure	Granted	18/04/2012

	<p>planting (Matters for Approval Access only) Full planning application for the development of Phase 1 comprising 194 no. dwellings, internal roads, garages, driveways, pathways, boundary treatment, substation, pedestrian/cycleways, including to Maurepas Way, associated parking spaces, flood attenuation ponds, temporary play provision, associated amenity space and hard and soft landscape works. Full planning for engineering operations associated with infrastructure requirements and service provision for the detailed Phase 1 application, the temporary closure of Havant footpath No.11 and Southwick and Widley footpath No.30 with suitable alternative route provided.</p>		
<p>10/02862/OUT (Winchester)</p>	<p>Outline application for the development of approx 2,550 no. dwellings including the construction of a new access from Ladybridge Roundabout, Milk Lane and completion of Maurepas Way access, a local centre (comprising retail, community building, land for healthcare, land for elderly care) public house, land for 2 primary schools, land for a nursery, land for employment uses, associated amenity space along with substantial green infrastructure, SuDS, land for allotments, main pumping station, land for cemetery, restoration of River Wallington, together with landscape structure planting (Matters for Approval Access only) Full planning application for the development of Phase 1 comprising 194 no. dwellings, internal roads, garages, driveways, pathways, boundary treatment, substation, pedestrian/cycleways, including to Maurepas Way, associated parking</p>	<p>Granted</p>	<p>30/03/2012</p>

	spaces, flood attenuation ponds, temporary play provision, associated amenity space and hard and soft landscape works. Full planning for engineering operations associated with infrastructure requirements and service provision for the detailed Phase 1 application, the temporary closure of Havant footpath No.11 and Southwick and Widley footpath No.30 with suitable alternative route provided.		
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The Proposal

26. The application is for the construction of a 1.5 form entry (FE) primary school which will have capacity for 315 pupil places plus eight place Special Educational Needs (SEN) Resource Provision (RP) for ages four and eleven years. The school has been designed to allow for future expansion to 2 form entry (FE) in the future should demand arise. Future expansion is not part of this current planning application and a new planning application would be required for this.
27. The proposed development is the second of two schools identified in the original outline planning applications for the 'Berewood' housing development to the West of Waterlooville (planning applications [10/02862/OUT](#) & [APP/10/00828](#)). It is also known as the 'Southern School Site'. A previous application for the school development was submitted in August 2021 was withdrawn by the applicant shortly before consideration by the Regulatory Committee in February 2022.
28. The new southern school site will be located towards the western boundary of the MDA, approximately 800 metres (m) south-west of the current Berewood Primary School. The school would be located on the Eastern edge of the site facing proposed housing and behind a strip of frontage landscaping.
29. The location of the primary school site was established by the housing developer in consultation with Hampshire County Council and is included within the outline approved masterplan.
30. The proposed school at the application site will ultimately serve the West of Waterlooville MDA.
31. The development has been brought forward by Hampshire County Council as applicant. The County Council have funded the project and will construct it. An Academy Trust has not yet been appointed to manage the school after construction but the County Council will still maintain an interest in the site.

Design

32. The gross internal area (GIA) proposed for this development is 1907 sq. m. the proposed site area is 2 hectares. **Ground Floor GA Plan (P12045-HCC-ZZ-00-DR-A-2001RevP2), First Floor GA Plan (P12045-HCC-ZZ-00-DR-A-2002RevP2), Roof Plan Proposed (P12045-HCC-ZZ-00-DR-A-2003RevP2) and Elevation Plans P12045-HCC-ZZ-ZZ-DR-A-3001 Rev - P2 and P12045-HCC-ZZ-ZZ-DR-A-3002 Rev - P2, and Elevation Visuals Visual of Approach to Main Entrance (P12045-HCC-ZZ-ZZ-DR-A-1801-Rev-P1 and P12045-HCC-ZZ-ZZ-DR-A-1802** have all been prepared to support the planning application.
33. A **Planning/Design and Access Statement** has been submitted as part of the application. The proposed design follows a more compact design based on principles established at Stoneham Park (Planning application [CS/18/84183](#)).
34. The scheme is based on the following design concepts.
- Reduced building footprint to maximise external areas for outdoor learning;
 - Compact and energy efficient form to reduce energy and maintenance costs; Future-proofing measures to allow expansion with minimal disruption to the school;
 - Main Hall location and size for community access and use;
 - Place the Library and Learning Resource Centre to the 'heart' of the school;
 - Provide a welcoming main entrance and approach;
 - Provide good shading to reduce solar gain and glare;
 - Maximise opportunities for efficient and cost effective off-site construction;
 - Use robust and low maintenance materials; and
 - Minimising carbon footprint in the selection of materials.
35. The school will include:
- 11 Classrooms;
 - 3 Group rooms;
 - Specialist Practical classroom;
 - Staffroom and Staff workspace;
 - Administration Offices;
 - Pupil and Staff toilets;
 - Accessible toilets and a Hygiene Room;
 - Kitchen;
 - Integrated Specialist Educational Needs Resource Provision (RP) Base
 - Various Group Rooms, Break Out Spaces, and 1 to 1 facilities; and
 - Other support facilities include plant room, storage and caretaker's room.
36. With the following spaces identified for potential wider, extended access by the community and pupils from other schools:
- Main Hall;
 - Future Music and Drama Studio (2FE expansion);

- Library and ICT rich Learning Resource Centre;
 - Sen/MI/Parents rooms; and
 - WC's (including two fully accessible).
37. The design aims to provide a lean, compact and energy efficient building akin to a 'School House'. The two-storey building has a small footprint on the site and thereby maximises the available site areas for external play and outdoor learning. The proposed Primary School has been designed as an efficient and flexible solution to meet the [Building Bulletin 103 area guidance for schools](#) (BB103) and is based on the Education Funding Agency (EFA) baseline design, generic brief and specifications. Internal and external areas are fully inclusive for both school and community use.
 38. The **Site Plan Proposed (P12045-HCC-ZZ-ZZ-DR-A-102)**, **Aerial Visual Proposed Site (P12045-HCC-00-DR-A-1800)** and **Visual Approach to Main Entrance (P12045-HCC-00-DR-A-1801)** provide more information on the school layout.
 39. The main entrance approach is from the east via a semi-public/private garden court that fronts onto the 'Western Link Road'. Visitors access the school via a secure lobby that leads to the Learning Resource Centre and waiting area. An interview room is provided off the secure lobby. The double height Learning Resource space is top lit and connects upper and lower Learning Resource Centre areas to the teaching wing and main hall. This is the 'heart' of the school. The two-storey teaching wing provides reception and Key Stage 1 classrooms to the ground floor and Key Stage 2 classrooms to the first floor. Reception and Key Stage 1 classrooms open directly to external areas to promote and encourage outdoor learning.
 40. Key Stage 2 classrooms and associated areas are accessed via internal stairs and a lift. The classrooms on upper and lower levels are placed each side of a central circulation 'spine' that opens on to shared teaching areas. Toilet areas are grouped along the central 'spine' to reduce travel distance and improve passive supervision. Reception toilets are 'en-suite' for direct access from the classrooms. Accessible WC's are located at each level with a Hygiene room located centrally to the ground floor.
 41. The SEN Resource Provision classroom has been included on the ground floor to enable ease of separation and access as necessary. In placing it in this location, the block is also future proofed for expansion.
 42. The scale and massing of the building provides a compact form that establishes an efficient building footprint and surface area. The height of the two storey block is determined by the floor to ceiling dimensions required for good daylighting and ventilation to the teaching areas. The building height and form also responds to the height required for the main hall and community/sports use as recommended in [BB93](#), [BB101](#) and [Sport England guidance](#).
 43. The east facing front elevation establishes a hierarchy of public to private and responds to local farm vernacular through the material use of timber

and brick. The main entrance portal is conceived in scale and form so as to establish primacy over the classroom wing. It thereby ensures clear wayfinding and shading of the main entrance area.

44. The ground floor classrooms have an overhead canopy which creates a threshold between the internal and external environment. This is seen as particularly critical in the reception classrooms where the option of internal and external play is seen as having significant educational advantages.
45. The typical classroom bay has been carefully configured to provide openings that optimise daylight and ventilation without compromising 'views out' to the exterior. A combination of vertical and horizontal shading to east and west facing classrooms is provided to control glare and solar gain.
46. Timber cladding is proposed across the main teaching block. It is considered that this responds to local vernacular. The timber specified will have Forestry Stewardship Council (FSC) accreditation, or equal, meaning that Hampshire can be confident that it is sustainably sourced and thereby of great benefit in minimising the carbon footprint of the proposal.
47. All main entrances to the school are lobbied and sheltered. The main entrance on the east facade is articulated and sheltered by a roof overhang. Parents and carers of Reception and Key Stage 1 children are able to drop off and collect pupils directly to/from the enclosed play areas. Key Stage 2 pupils are expected to enter and leave the building via the staircases at each end of the building and are dropped off and collected on the hard areas to the west. Access for kitchen deliveries and plantroom servicing is via the staff car park and footpaths to the north of the main building.
48. The building is based on two simple classroom types. The Reception (Year R) classroom type varies slightly from the Key Stage 1/Key Stage 2 classroom type but all work to a regular 7.2m wide grid or 'structural bay'. The classrooms are approximately 8.3m deep and ceiling heights are designed so as to ensure good levels of daylight and ventilation. Wet areas are located to the rear of the classrooms to ensure teaching areas benefit from the maximum amount of available natural light.
49. 'Break-out' spaces and group rooms are provided to each level. The circulation 'spine' to the ground floor widens to provide a useful break-out space centrally to serve Key Stage 1 classrooms. This is top-lit by daylight/ventilation shafts at each end of the space. Upstairs larger break-out spaces are centred on Key Stage 2 classrooms, each with a rooflight to provide appropriate daylight and ventilation.
50. A specialist Food/Science/Tech classroom is provided to the north of the main hall. This space will be 'future-proofed' for relocation as it would convert to a Music/Drama Studio if an extension to the school were required. Infrastructure will be provided to install a future moveable acoustic wall so that this space can connect to the main hall via a 'proscenium'.

51. The main hall is a simple ‘community’ space that measures 10m wide x 18m long. The dimensions comply with current [BB103](#) and Sport England recommendations for community use. As noted above this space is designed so that it could connect to a Music/Drama Studio to the west if future expansion is required. Daylighting is provided by clerestory windows to the north and ‘borrowed light’ via glazed screens and skylight over the LRC Library to the south. External access and means of escape are provided via glazed doors that open on to the north.
52. A palette of natural/healthy finishes with low Volatile Organic Compounds (VOC) are proposed. Accent colours with appropriate light reflectance and visual contrast will be developed with the Academy Trust. Natural materials with low maintenance will be used where possible to ensure the building interior is both robust and well maintained.
53. The schedule of proposed external materials includes the following:

Table 1: Schedule of external materials

Schedule of Proposed External Materials: Material:	Finish / Colour:
External walls to teaching facilities External walls to kitchen and plant room Parapet copings	Buff Brick plinth with Forestry Stewardship Council or similarly accredited sustainable Timber Cladding above. Buff Brick Powder coated aluminium
Windows and External Doors	Powder coated aluminium
Roof lights	Powder coated aluminium
RWP’s/Hoppers	Powder coated aluminium
Roof finish	High performance 3ply membrane

54. All external cycle and bin store shelters will be from the same ‘family’ of materials and details to complement the building and landscape. External furniture and play equipment will be carefully selected to complement the building and natural landscape setting. External paving details and drainage channels will be coordinated with the building and landscape finishes.
55. The proposal has been designed to allow a future 0.5FE expansion to a 2FE school (420 pupil places). This planning application relates to the 1.5FE proposals and indicates the future expansion footprint proposed to the south of the building.

Design, Climate change and sustainability

56. Hampshire County Council utilises two decision making tools, the [Climate Change Adaption Tool](#) and the [Carbon Mitigation tool](#), to assess the carbon emissions and resilience of its projects and decisions. An assessment has

been submitted as part of the application have been included in the submitted planning documents.

57. As part of the planning application preparation, the Climate Change Adaption tool has been used to assess vulnerability. The initial vulnerability score for the extension is 17 out of 100. Consequently, a full assessment has not been completed, this being required for projects which score 25 or above. However as will be the case with all school buildings it was concluded that extreme heat waves could impose additional cooling loads on the building in the future. Mitigation measures have therefore been proposed as set out in the climate change section below.
58. The Carbon Mitigation tool was also used to assess carbon emissions for the project. The applicant carried out concept Lifecycle Carbon Analysis to inform decisions regarding sub structure, super structure, and cladding. Proceeding into technical design this will also inform decisions regarding internal wall build up and general finishes. It is proposed that a timber frame will be utilised which will be specified from a sustainable source thereby reducing the carbon impact of the proposals. detailed analysis of the recently completed Stoneham Park Academy Primary School - on which much of the specification and design of the proposals for Berewood have been informed and it is the intention that this analysis will further inform the technical design stage and allow the applicant to learn from this project and, where possible, improve performance.
59. The design seeks to incorporate a number of features that enable the building to be efficient, in terms of energy reduction and thermal performance. The proposed design and construction are based on 'fabric first' principles with a highly efficient 'form factor' to reduce energy demand and use and improve internal comfort.
60. The school design, layout and compact form has a direct relationship to the site context, topography and orientation. Classrooms are clustered 'back to back' on two levels to create a compact form and a reduced footprint. The building 'form factor' (ratio of entire building envelope to treated floor area) is highly efficient. Based on 'fabric first' principles the optimisation of the thermal envelope will reduce the heating demand/load and carbon footprint and should reduce running costs. Other benefits include improved health, comfort and wellbeing for the building occupants.
61. Glazing areas are shaded so as to maximise views out and daylighting factors whilst minimising glare and solar gain. Thermal modelling, testing the overheating of the building against present day temperatures confirms that with appropriate solar glass specification the building will pass current statutory requirements. Thermal modelling has additionally been carried out on temperatures as predicted for 2050 weather patterns. A more detailed appraisal will take place during the technical design phase to ensure suitable solutions are implemented to mitigate expected increase in UK temperatures.
62. Daylight analysis has also been carried out. Both of these assessments have been used 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.

63. The 'fabric first' principles adopted for construction, will ensure the floor, wall and roof build up exceed the minimum requirements of the building regulations, having higher than required levels of insulation and air-tightness to ensure a high performing building envelope. Although subject to further detailed design, these will achieve the following as a base line which is implemented on all County Council projects.
 - Wall: **0.24 W/m² K**;
 - Roof: **0.16 W/m² K**;
 - Floor: **0.20 W/m² K**;
 - Glazing (inc frame): **1.77 W/m² K**;
 - Centre pane **1.27 W/m² K**;
 - Air permeability for the building to be designed at least to achieve < 5 m³/(h.m²) @ 50Pa.
64. Other passive measures include extended canopies, roofs, and solar control coatings to the glass to avoid over-heating and glare. High and low level opening vents, provide cross ventilation, ensuring teaching spaces and halls benefit from fresh air.
65. Photo Voltaic (PV) panels are proposed to supplement electrical supply, see **P12045-HCC-ZZ-ZZ-DR-A-202 Roof Plan – Proposed**. The PV array will be installed on the main roof section which has the capacity for a maximum array size of approx. 130 m². A PV array of 130 m² will generally equate to a system size of a nominal 14 kWp which represents a small increase on the nominal allowance of a 10-12 kWp system recommended for a typical primary school.
66. The ventilation of the school will be designed to be compliant with Technical Memorandum 52 (TM52) and either Natural Ventilation with Heat Recycling units will be installed in each classroom or a full Mechanical Ventilation with Heat Recovery system will be implemented. Both of these systems reuse exhaust heat to temper incoming external air and reduce the heating load of the building. Hampshire County Council is currently undergoing an assessment as to which offers best value and provides optimum performance. The preferred approach will be implemented during the technical design phase.
67. The proposed systems also work to provide passive night-time cooling of the building so as to help avoid over heating in the summer. SMART meters will be fitted post occupancy to evaluate building use and provide energy monitoring.
68. 2 numbered twin outlet Electric vehicle Charging Points are proposed, subject to agreement on terms of use with the end user academy trust. Final location is to be agreed with end user.
69. A **BREEAM Pre-Assessment** report is included as part of the application and concludes that the project is on target to achieve an 'Excellent' rating.

When an Academy Trust sponsor is appointed the key design principles for improved energy conservation and performance will be promoted and developed to ensure the project maintains the sustainable design objectives.

70. The applicant has undertaken **Concept Lifecycle Carbon Analysis** of the proposals which have informed design decisions regarding cladding material choice and potentially structural frame solution.
71. Timber products, including the proposed cladding and preferred structural frame solution, will be specified to come from sustainable forestry sources and be certified by the Forest Stewardship Council or similar.
72. Environmental Performance Declaration certificates will be required to be provided by contractors and suppliers. These will further inform decisions regarding the embodied Carbon, and potentially can be used to assess the embodied carbon of the building in detail at completion.
73. A site waste management plan will be required from the appointed contractor to ensure that during construction the principles of minimising waste are maintained.
74. The proposed design will aim to control internal CO₂ levels to teaching areas in accordance with BB101 and TM52 recommendations.
75. The applicant intends to specify Gas Boilers with NO_x emissions of less than 24 mg/kWh.

Water environment

76. A **Flood Risk Assessment, Drainage Strategy, SUDS Design Document (Addendum)** and **additional drainage site details** have been submitted to support the planning application.
77. The site is located with Flood Zone 1 and is not at risk from any source of flooding. Surface water drainage will be dealt with in a sustainable way by discharging runoff to a system designed to cater for the 1% AEP (1:100 year) storm with 40% additional storage to allow for climate change in line with current Environment Agency Guidelines.
78. A sustainable drainage solution is being implemented across the wider development. The school site will connect to this system. The proposed runoff rates for the site have been determined and agreed as part of the outline More information is set out in the **SUDS Design Document (Addendum) (Ref. GTWVILLE WLR_RPT_DR_01ADD)**.

Amenity impact

79. A **Wider Development Noise and Vibration Assessment** was also submitted to support the planning application.
80. The school is sited on the edge between suburban housing development and a rural environment. The applicant has indicated that the building's design has been developed to take into account the neighbourhood context

and road network. The school site and building are set back from the main road whilst the playgrounds are screened by the main building and/or planting on the boundary.

81. It is proposed that the School site will be open for staff from 7:30am until 6:30pm, Monday to Friday. The proposed School day will run from 9.00am until 3.30pm. It is intended that the School will host before and after school activities. It is anticipated that the breakfast club will runs from 8:00am until 9:00am and after school clubs from 3.30pm until 6:00pm.
82. The School will be available for community use in the evenings from 5:00pm until 9:00pm, Monday to Friday and from 9:00am to 5:00pm Saturdays and Sundays. This will be subject to the times agreed with the School's Academy Trust, when appointed.

Highways, access and parking

83. A **Design & Access Statement, Transport Statement and School Travel Plan** have been submitted to support the planning application.
84. The main vehicular access point to the School will be taken from a newly created primary access road that will link from the existing northern section of the development, which is already constructed. The School site is proposed to have one main vehicular access point and three pedestrian only access points, all located to the front of the site, from the new access road.
85. 3 pedestrian access points are proposed from the Eastern Boundary. This allows the school to manage the various requirements for public access throughout the school day. 1 additional pedestrian access from the bridleway to the north of the site is proposed by the applicant subject to cost. A planning condition is proposed to secure this pedestrian access.
86. One vehicular access point has been included. This would service the staff car park, deliveries, refuse collection and maintenance access.
87. There is an expectation that the land between the western link road and the school site, across which the site is accessed, will ultimately be adopted by the Highways Authority.
88. It is not anticipated that there will be any parent parking on the school site apart from agreed visitors and parents requiring access to the accessible bays. The expected number of staff will be approximately 35, 15 teaching and 20 non-teaching staff. In line with Hampshire County Council Parking Requirement Guidelines (Table 3) a total of four-cycle spaces, two powered two-wheeler and 31 car parking spaces will be required, of which two of these parking spaces will be accessible bays. The car park is positioned separated from the main pedestrian access point beyond a secure boundary and gates.
89. Construction and permanent access are required to be provided to the school under the terms of the Section 106 agreement ([10/02862/OUT and APP/10/00828](#)) on the adjoining site.

90. The new two-storey building is fully inclusive and accessible. Stair cores at each end of the building provide access to the upper floor teaching areas which include appropriate refuge areas for means of escape. A lift is centrally located adjacent the first stair core with Accessible WCs and a Hygiene room in close proximity. The main school entrance and approach will have level access. Pathways or routes across the site will achieve 1:21 gradients to ensure inclusive access. All other entrances to rear stair lobbies and classrooms will be wheelchair accessible. The main entrance will incorporate auto-sliding doors to a secure draught lobby.

Ecology

91. An **Ecology Report** accompanies the planning application.
92. The existing baseline ecological value of habitats (protected species presence notwithstanding) is relatively low as the site is predominantly arable fields. The key ecological feature is the central north-south hedge. Although this will be lost, the landscape plan for the site shows substantial areas of new habitats being created across the site.
93. The Grainger appointed ecologist provided a report carried out for the wider development site. This identifies that European Protected Species licences are already in place across the wider development site for Greater Crested Newts and Dormice, and that further licences will be obtained to enable the clearance of the school site. There is an existing hedgerow running centrally across the site which does provide good habitat for native species. The school site including the central hedge row can therefore be cleared under appropriate mitigation with all necessary licenses obtained, and a clear site delivered to Hampshire County Council to allow the construction to proceed with no outstanding ecological constraints. All ecological mitigation is to be carried out by Grainger as agreed under the original section 106 agreement for the 'Berewood' residential development.
94. The site will deliver an overall net gain in biodiversity through the measures proposed.

Landscaping

95. The **proposed site plan** intends to respond both to the existing character of the site and the proposed future condition. The building itself is sited toward the eastern boundary to protect the countryside edge and efficiently arrange the site. Existing boundary trees are to be retained ensuring their important character is preserved. Existing Hedging is to be extended and increased in density to soften the boundary. Native mix planting support biodiversity.
96. Additionally, wildflower areas are proposed to extend the existing character into the site and provide educational benefits to the school.
97. The landscape design and its response to the school building and context are based on the following design principles:
- The reduced building footprint provides ample external space for outdoor learning and play areas. Use of the 'whole site' for outdoor

learning may be developed in the future to support other outdoor activities;

- Reception and Key Stage 1 play areas are enclosed and secure with direct access to/from classrooms to encourage outdoor use;
- Canopies are provided to the ground floor classrooms to provide outdoor shelter and shading to the façade; beyond this, existing mature trees and proposed new trees provide further shelter;
- Sheltered spaces will be created using existing/proposed trees and structures and seating where appropriate;
- Hard surface materials and colours will complement the building elevations with light finishes adjacent glazed areas to maximise light reflectance to the building interior; the palette of materials and colours will be developed during detail design stages;
- External signage and wayfinding will be provided where appropriate.
- The sports pitches will be established in accordance with BB103 and Sport England recommendations and standards;
- Proposed hedgerow and sensory planting areas to the front and south of the site will use carefully selected mainly native species to provide seasonal variation and colour and promote biodiversity on the site
- New additional trees will be carefully selected and located to complement the existing trees;
- Biodiversity enhancement planting areas to the rear of the site and a considerable area of wildflower meadow seeding will ensure that biodiversity net gain is achieved;
- Secure spaces for staff cycles and motorcycles are provided to the front of the school. Visitor cycle hoops are also located by the main entrance;
- Secure shelters for staff cycles and motorcycles are provided to the front of the school. Visitor cycle hoops are located by the main entrance;
- Future expansion of the school to the south will allow the Reception play and specialist teaching areas to be extended.
- Space is to be retained to allow the car park to extend with the future school expansion to 2FE;
- Accessible parking is located close to the school building and main entrance; and
- The 'bin store' is positioned, and the car park is arranged, so that the refuse vehicle can turn fully within the site boundary.
- An assessment has been made of the car park to ensure that 8 numbered pupils attending the SEN Resource Provision can be dropped off at site by taxi.

98. The Proposed **Landscape General Arrangement plan drawing P12045-HCC-L-7002 P3** provides further information on landscaping.

99. A **Topographical Survey** has been undertaken and provided by the developer. The site plateaus in the southeastern corner and falls gently from south to north.

100. A **Ground Investigation Report** also accompanies the application.

Trees

101. A **Tree Protection Plan, Arboricultural Impact Assessment and BS5837 Survey** support the application.
102. The existing trees that might be impacted are off-site. These are important boundary trees located within the marginal hedge lines. They are predominantly oak and of good stature. Their retention has been fully considered in the design and layout of the proposal. The retention of said trees helps retain something of the existing character of the site and promotes the reading of the site as a countryside edge.
103. In line with Hampshire County Council's declared climate change emergency strategy, a significant number of new trees will be planted within the school as a key part of the landscaping scheme. Their indicative positions are indicated on the proposed **Landscape Strategy P12045-HCC-L-7001-P9**, but the end position will consider their relationship with existing trees and not conflict with them. Others are in open spaces so will be able to develop full canopies. The outcome, in time, will be a significant increase in the canopy cover and associated ecosystem services of the site.
104. It is considered that the proposals offer enhancement to the amount of tree coverage and as such a mitigation strategy is not required.
105. Root protection of the mature existing trees will be established. This will be issued as a contract document to the appointed contractor, to ensure the required protection is in place during construction.
106. All new trees will be subject to intensive watering / maintenance checking under the main contract (watering to full capacity during prolonged dry conditions) and will then be watered and checked on a monthly basis (during prolonged dry conditions) for a further two years. The client organisation will also ensure any failures (for any reason) within the first five years will be replaced and maintained to the same specification for a further three years after the replacement tree is planted.

Lighting

107. A **Lighting Assessment** has been submitted to support the application. All external lighting will be high efficiency LED lighting. Light pollution will be minimized by limiting the amount of up lighting. Low level lighting to the main approach surfaces will be provided for wayfinding. The car park will be illuminated by LED downlighting (columns).

Playing fields and pitches

108. The proposals are based on the Football Association guidance and recommended pitch sizes of 79 x 51m for U11's and 61 x 43m for U9's including run-offs. **Drawing P12045-HCC-L-7001 P3** shows the proposed pitch layout to suit the site area and topography. The proposed layout and drainage design for the grass pitches will be undertaken in accordance with

the [Sport England Design Guidance Note for 'Natural Turf Sport' \(2011\)](#). A detailed specification will be produced by a competent grass pitch design consultant to include site clearance, subsoil and topsoil quality assessment, adjustment of levels to balance cut and fill, cultivation methods, seeding specification and management plan for establishment works.

Archaeology

109. A **Written Scheme of Investigation for Archaeological Evaluation** and **Archaeological Evaluation** were submitted as part of the planning application.
110. Condition 10 of the outline planning permissions required a preliminary archaeological survey (known as an evaluation). The site investigation plan for this was submitted and agreed, it was implemented and the results for phase 12 which includes the school site are as presented in the background papers to support the application.
111. 15 trenches were excavated on the land where the school is intended, and no substantive archaeological evidence was found.

Fire Safety

112. As part of Hampshire County Council Property Services Quality Assurance process the project team has consulted with Hampshire County Council internal fire officer and submitted the proposals to the County Council's Fire Review panel.
113. Additionally, the proposals will be submitted to Building Control for further review during the technical design phase. The proposed layout is in line with the project recently completed at Stoneham Park Academy, with appropriate means of escape and fire detection included.
114. The timber cladding will be specified to meet a Class 0 surface spread of flame standard.

Crime Prevention measures

115. Hampshire County Council has a legal obligation under [section 17 of the crime and Disorder Act 1998](#) to consider the impact of all the decisions it makes on the prevention of crime. The applicant has indicated that the proposals in the application are aimed at reducing the possibility of crime taking place at the new Primary School. Measures include:
 - The site access to the staff car park has lockable entrance gates and secure boundary fencing;
 - The boundaries are fenced to an appropriate height – see drawing P12045-HCC-L-7001;
 - Lighting around the site is suitable and links car park to main entrance;
 - Burglar alarms to the building;
 - Appropriate ironmongery and glazing standards to all new build areas;

- Bin stores will be lockable and more than 6m from buildings; and
- Secure entrance lobbies.

Development Plan and Guidance

116. Section 38(6) of the [Planning and Compulsory Purchase Act 2004](#) requires that applications are determined in accordance with the statutory 'development plan' unless material considerations indicate otherwise. Therefore, consideration of the relevant plans, guidance and policies and whether the proposal is in accordance with these is of relevance to decision making.
117. The key policies in the development plan which are material to the determination of the application, are summarised below. In addition, reference is made to relevant national planning policy and other policies that guide the decision-making process and which are material to the determination of the application.
118. For the purposes of this application, the statutory development plan comprises the following:

[Winchester Local Plan Part 1 - Joint Core Strategy \(2013\) \(WLPJCS\)](#)

119. The following paragraphs are relevant to this proposal:
- Policy DS1 - Development Strategy and Principles;
 - Policy SH2: Strategic Allocation – West of Waterlooville;
 - Policy CP6 - Local Services and Facilities; and
 - Policy CP7 - Open Space, Sport and Recreation;
 - Policy CP10 – Transport;
 - Policy CP11 – Sustainable Low and Zero Carbon Built Development;
 - Policy CP13 – High Quality Design;
 - Policy CP15 – Green Infrastructure;
 - Policy CP16 – Biodiversity;
 - Policy CP17 - Flooding, Flood Risk and the Water Environment; and
 - Policy CP20 – Heritage and Landscape Character.

[Winchester City Council Local Plan Part 2 - Development Management & Allocation \(2017\)](#)

120. The following paragraphs are relevant to this proposal:
- Policy DM15 – Local Distinctiveness;
 - Policy DM16 – Site Design Criteria;
 - Policy DM17 – Site Development Principles;
 - Policy DM18 – Access and Parking;
 - Policy DM19 – Development and Pollution;
 - Policy DM20 – Development and Noise;
 - Policy DM24 - Specimen trees, important hedgerows and ancient woodland); and
 - Policy DM26 – Archaeology.

121. Other areas of policy and guidance of relevance of to the proposal include:

[Havant Borough Local Plan Core Strategy \(2011\)](#)

122. The following paragraphs are material to this proposal, however they do not form part of the development plan for the site:

- Policy CS18 – Strategic Site Delivery.

[Havant Borough Local Plan Allocations \(2014\)](#)

123. The following paragraphs are material to this proposal, however they do not form part of the development plan for the site:

- Policy AL1 – Presumption in Favour of Sustainable Development.

[National Planning Policy Framework \(2023\)](#) (NPPF)

124. The following paragraphs are relevant to this proposal:

- Paragraphs 10-12: Presumption in favour of sustainable development;
- Paragraphs 38, 47: Decision making;
- Paragraphs 55 – 56: Planning conditions;
- Paragraphs 57: Planning obligations;
- Paragraphs 81: Support of sustainable economic growth;
- Paragraph 92: Healthy, inclusive and safe places;
- Paragraph 95: Ensuring sufficient choice of school places is available to meet the needs of existing and new communities;
- Paragraph 100: Public rights of way and access;
- Paragraphs 104, 110-113: Sustainable transport;
- Paragraph 120: Types of land;
- Paragraphs 126-236: Design;
- Paragraphs 153-158; Planning and climate change;
- Paragraphs 159-169: Planning and flood risk;
- Paragraphs 174, - 178: Contributions and enhancement of natural and local environment;
- Paragraphs 180-181: Biodiversity and planning; and
- Paragraphs 183-188: Ground conditions and pollution.

[National Design Guide \(NDG\) \(2019\)](#)

125. The National Design Guide is a material consideration in the determination of planning applications and appeals.

Consultations

126. A full record of all consultation responses received is [available](#).

127. **Lead Local Flood Authority (LLFA):** Has no objection subject to the inclusion of a condition securing works being done in accordance with the submitted drainage details.

Initial response required additional details regarding allowable discharge rates of the site in the context of the approved drainage plan for the sider development, evidence that demonstrated filling of the ditch running through the site would not impact drainage of the wider site, and 1 in 100 year flooded extents. The required information was submitted by the applicant to the satisfaction of the LLFA.

128. **Public Health (Hampshire County Council):** Was notified.
129. **Sport England:** Supports application subject to planning conditions to secure a ground condition assessment prior to playing field works, playing fields being limited to outdoor sport use only, and that playing fields are constructed in line with Sport England policy and guidelines.
130. **County Landscape Architect (Hampshire County Council):** Recommends conditions requiring additional details to be submitted regarding:
- Updated arboricultural report and assessment identifying changes in level in Root Protection Areas of existing trees and a drawing and schedule showing trees to be removed;
 - Specification of fencing to ensure roots are not damaged during fencing installation prior to commencement;
 - Alternative material used instead of the proposed artificial grass;
 - A Soil Management Plan; and
 - The Ecological Mitigation and Management Plan (EMMP) to be submitted replace the non-native plants currently proposed around SUDS feature, and provide greater variety of plant species.
131. **County Arboriculturist (Hampshire County Council):** Has no objection subject to condition requiring implementation of Arboricultural Method Statement and Tree Protection Plan.
132. **County Archaeologist (Hampshire County Council):** No objection. Notes the wider development was subject to its own Archaeological Assessment.
133. **County Ecologist (Hampshire County Council):** No concerns subject to a condition requiring submission of an EMMP prior to commencement that sets out the mitigation measures and habitat creation, management and monitoring as detailed in the submitted Ecological Appraisal.
134. **Rights of Way Manager (Hampshire County Council):** Has no objection subject to diversion of FP 729 being approved prior to commencement.
- Initially had holding objection due to concerns the development would interfere with the legal route of FP 729 but was satisfied with use of pre-commencement condition to address the issue.
135. **Defence Infrastructure Organisation:** Was advised.

136. **Highway Authority:** No objection subject to submission of a School Travel Plan.
137. **Winchester City Council Environmental Health:** No adverse comments to make.
138. **Winchester City Council:** Recommended conditions securing proposed materials, compliance with the submitted documentation and submission of a Construction Environmental Management Plan (CEMP).
139. **Councillor Stallard:** Was notified.
140. **Southwick & Widley Parish Council:** Was notified.
141. **Havant Borough Council:** Was notified.

Representations

142. 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, the County Council:
 - Published a notice of the application in the Andover Advertiser, Hampshire Chronicle, Petersfield Post, Romsey Advertiser and the Southern Daily Echo;
 - Placed notices of the application at the application site and local area;
 - Consulted all statutory and non-statutory consultees in accordance with [The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#); and
 - The site has no close neighbours as it currently lies within open countryside around 300m from the current westernmost extent of the major development area completions in the Berewood South phase. The two nearest rural cottages to the West of the Site were consultant, Newlands Cottage and Searchlight Cottage.
143. As of 2 October 2023, one representation objecting to the proposal had been received. The objection related specifically to the need to divert the footpath Southwick & Widley 29 prior to development occurring.

Climate Change

144. Hampshire County Council declared a [climate change emergency](#) on 17 June 2019. This proposed development has been subject to consideration of Paragraph 152 of the [NPPF \(2023\)](#) and Policy CP11 of the Winchester District Local Plan (2013) as the proposed development reduces energy consumption through sustainable approaches to building design and layout, using low-impact materials and high energy efficiency. It also incorporates renewable or low carbon energy technologies, where appropriate.

145. As part of the planning application preparation, the [Climate Change Adaption tool](#) and the [Carbon Mitigation tool](#) have been used to assess vulnerability. The following aspects and mitigation measures have been proposed as part of the application:

- The materials proposed are of low embodied energy and the location is within the body of the community minimising the need to travel;
- A significant number of new trees will be planted within the school as a key part of the landscaping scheme to help with canopy cover and associated ecosystem services of the site;
- Proposed SUDs would meet the need of a 1 in 100-year storm +40%;
- The school design, layout and compact form has a direct relationship to the site context, topography and orientation;
- The 'fabric first' principles will reduce the heating demand/load and carbon footprint and should reduce running costs;
- Glazing areas are shaded so as to maximise views out and daylighting factors whilst minimising glare and solar gain;
- Appropriate solar glass specification the building will pass current statutory requirements;
- Other passive measures include extended canopies, roofs, and solar control coatings to the glass to avoid over-heating and glare;
- High and low level opening vents, provide cross ventilation, ensuring teaching spaces and halls benefit from fresh air;
- Photo Voltaic panels are proposed to supplement electrical supply;
- Ventilation has been designed to be compliant with Technical Memorandum 52 (TM52) and either Natural Ventilation with Heat Recycling units will be installed in each classroom or a full Mechanical Ventilation with Heat Recovery system will be implemented;
- Passive night-time cooling of the building so as to help avoid over heating in the summer.
- SMART meters will be fitted post occupancy to evaluate building use and provide energy monitoring; and
- 2 twin outlet Electric vehicle Charging Points are proposed.

146. The assessment of the application with the Climate Change Adaption tool gave an initial vulnerability score for the extension of 17 out of 100. Consequently, a full assessment has not been completed, this being required for projects which score 25 or above. However, as will be the case with all school buildings it was concluded that extreme heat waves could impose additional cooling loads on the building in the future.

147. The Carbon Mitigation tool was also used to influence the design process. The design seeks to incorporate a number of features that enable the building to be efficient, in terms of energy reduction and thermal performance. The proposed design and construction is based on 'fabric first' principles with a highly efficient 'form factor' to reduce energy demand and use and improve internal comfort.

148. The design approach is intended to achieve the lowest level of carbon emissions as is practical and viable. The potential impact of the proposal on the issue of climate change has been given due thought and various design and mitigation measures proposed to address this. This proposed development is therefore considered to be in accordance with Paragraph 152 of the [NPPF \(2023\)](#) as well as Policies CP11 (Sustainable Low and Zero Carbon Built Development) and CP13 (High Quality Design) of the Winchester District Local Plan (2013).

Habitats Regulation Assessment

149. This was previously assessed as part of the outline stage of development under planning permissions 10/02862/OUT and APP/10/00828. This determined that there would be no likely significant effects as a result of development. As this includes the provision of a school on the site subject to this current application no further assessment needed at this reserved matters stage.

Commentary

150. Consideration of the proposal against each of the identified key issues is as follows:

Principle of the Development and Need

151. Paragraph 95 of the [NPPF \(2023\)](#) states it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:
- a) *give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and*
 - b) *work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.*
152. The principle of the development, as part of a major development area, and need for the new School is firmly established in the [Winchester Local Plan Part 1 - Joint Core Strategy \(2013\)](#) (WLPJCS) through Policies DS1 (Development Strategy and Principles) and SH2 (Strategic Allocation – West of Waterlooville). Policy DS1 - Development Strategy and Principles allocates 4,000 houses to the PUSH area including West of Waterlooville. Policy SH2 (Strategic Allocation – West of Waterlooville) also allocates around 3,000 houses and supporting uses to West of Waterlooville and specifically requires the provision of *'primary school places and contributions to off-site improvements to secondary education to accommodate the development, along with other physical and social infrastructure'*.

153. Policy CP6 (Local Services and Facilities) states that *‘the County Planning Authority will support proposals for the development of new, extended or improved facilities and services in accordance with the development strategies set out [in the local plan]’*.
154. Furthermore, Policy CS18 (Strategic Site Delivery) of the [Havant Borough Local Plan Core Strategy \(2011\)](#) (HBLPCS) requires that the Major Development Area should provide up to 2 new primary schools. Currently, only one school has been provided and this development proposal would provide the second.
155. The West of Waterlooville MDA development, as a whole, is predicted to generate approximately 795 pupils of primary school age (in accordance with the County Council’s developer contributions policy = 0.3 primary school children per dwelling). The catchment areas of the site are divided into two sections with this new build school catering for pupils living within the southern part of the site.
156. The new School is planned to be 1.5 form entry (FE) and will have a capacity for 315 pupils aged between four and eleven years. However, the site is being developed so that it will be possible that it could become a 2FE school (420 pupil capacity) in the future, if and when additional capacity is required as the development progresses.
157. The need for the school is clearly set out in local planning policy. The principle of a school in this location is already accepted as approved under the outline planning permissions [10/02862/OUT](#) and [APP/10/00828](#). Therefore, it is considered that the proposal would be in accordance with the [WLPJCS \(2013\)](#) and [WLPpt2 \(2017\)](#) as it is within a planned area for development (Policy SH2) and would meet the needs of the local community (Policy CP6 and Para 95 of the [NPPF \(2023\)](#)).
158. The design, appearance and proposed materials are considered appropriate (Policy DM16), the proposed landscaping will ensure the development fits with the landscape character of the area and will not cause any loss of amenity (DM17) and will enhance the ecological value around the site (Policies CP15 and CP16).
159. The site is located within a low flood risk area 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 (CP17). Appropriate sustainability features will ensure that energy loss is minimised and renewable energy production is provided on site (Policy CP11). The proposal is acceptable in terms of highway safety and convenience (Policy CP10).

Highways impacts, Parking, Access, Servicing and Connectivity

160. The School site will be accessed via a new primary link road joining from the existing road in the northern section of the MDA and then to the south of the MDA, onto the A3, feeding into a newly constructed arm of an

existing roundabout at Ladybridge Road / London Road (A3). The primary vehicular access point will be to the east of the site, off the new primary access road. A further two pedestrian and cycle only access points will be created to the north and south of this access points. These new pedestrian and cycle routes will offer good links to the site at a number of points along London Road (A3) from the southeastern corner to the northern section, as well as the new School site.

161. Construction and permanent access is required to be provided to the school under the terms of the S106 agreement ([10/02862/OUT](#) and [APP/10/00828](#)) on the adjoining site. A proposed Grampian condition prevents construction until such access is provided. This is included in **Appendix A**.
162. Two powered two-wheeler and 28 car parking spaces will be provided, of which two of these parking spaces will be accessible bays. The staff car park will provide 60 parking spaces of which 3 will be accessible spaces. Hampshire County Council's On-site School Parking Guidelines (April 2013) requires the provision of 61 on-site spaces for staff as a result of this expansion. It is stated that the forecast modal split assumed for staff will result in 59 staff members using their cars to access the school once it reaches pupil capacity and therefore the number of spaces provided will be sufficient. It is also noted that "*...the staff modal split and level of demand will be monitored as part of the school's continued commitment to implement a School Travel Plan (STP) and in particular encourage staff to use public transport, walk or cycle and car share.*" The proposed level of staff car parking, pupil cycle / scooter parking and the aim to encourage and promote sustainable methods of travel via the STP, will all help mitigate the increase in traffic to the school site and on local residential roads.
163. In terms of trip generation, as a worst-case scenario if the modal split stays the same as predicted and once the school has reached full capacity then there would be 266 car trips each way in the AM and PM peaks associated with parent drop off / pick up. There would be an additional 59 staff vehicles travelling to the school in the morning and from the school in the afternoon. Overall, it is considered that this anticipated level of traffic can be accommodated on the local roads without compromising network capacity.
164. The Framework School Travel Plan (STP) included with the application is considered to be of a good standard by the Highway Authority. A condition is included on the submission of a Full School Travel Plan and this is included in **Appendix A**.
165. Provision will also be made for the covered storage of cycles for pupils and staff; 18 cycle spaces and 32 scooter spaces will be provided for pupils and 4 covered cycle spaces will be provided for staff. This provision meets the requirements of Hampshire's On-site School Parking Guidelines (April 2013). Conditions are proposed to secure electric vehicle charging points and cycle/non-motorised Scooter parking and are included in **Appendix A**

166. It is recognised that this development will result in a number of additional vehicles accessing and parking on the roads surrounding the school for school drop off / pick up. However, it is considered that the local highway network can accommodate both the anticipated level of vehicle movements and number of cars parking on the local highway network without compromising network capacity or safety. The Highway Authority raises no objection to the scheme subject to the inclusion of the conditions outlined above and these are included in **Appendix A**, detailed above, and as such, the proposal is considered to be in accordance with Policy CP10 (Transport) of the [WLPJCS \(2013\)](#) and Policies DM16 (Site Design Criteria) and DM18 (Access and Parking) of the [WLPpt2 \(2017\)](#).

Design and Visual Impact on adjoining countryside setting

167. The site is located within the Garden Suburb design area and the countryside edge river corridor area of the MDA. The layout would result in the amenity space and play areas located within the countryside area which is acceptable.
168. The design of the proposed building is contemporary with buff brick and timber cladding.
169. The design for the “Generic Primary School” is in response to a revised emerging brief from the Education Skills and Funding Agency and “Free School” programme and has been developed and benchmarked against the ESFA Baseline Design Type 2. The design aims to provide a lean, compact and energy efficient building with a small footprint and a low profile that relates well to the scale.
170. The Design Code for Berewood’s Garden Suburb identity area only refers to residential material’s finishes. However, the proposed materials are found within the Design code and are therefore considered to be acceptable. The flat roof design is not featured within the Design Code, however as this would be a community building it is expected that the design would be different to the surrounding architecture and therefore considered to be acceptable as a design code breaker on the basis that the principles of the design have already been considered acceptable at the existing northern MDA school already developed under planning permission [12/02281/HCS](#).
171. It should be noted that the flat roof design also allows for the provision of Photo-Voltaic panels, which increases the sustainability of the building and helps address climate change issues in accordance with Policies CP11 (Sustainable Low and Zero Carbon Built Development) CP13 (High Quality Design) of the [WLPJCS \(2013\)](#).
172. The [National Design Guide \(NDG\) \(2019\)](#) emphasises the importance of responding positively to context, creating locally distinctive character, building strong communities, responding to future issues such as climate change and ensuring places sustain their quality.

173. The building being low slung and of natural materials would have an acceptable visual impact when seen from countryside and the diverted right of way to the west.
174. Winchester City Council noted the overall 'BREEAM Excellent' level proposed to be achieved by the development and did not object, but encouraged any possible additional credits be taken to achieve 'BREEAM Outstanding' standard. Specifically, Policy CP11 (Sustainable Low and Zero Carbon Built Development) of the [WLPJCS \(2013\)](#), requires non-residential development to have an Energy Performance Certificate to meet 'BREEAM Outstanding' standards. The BREEAM pre-assessment report for the proposed development predicts a score of 85.71% for the BREEAM Energy category which is above the 85% level required to meet 'Outstanding'. A condition is attached (see **Appendix A**) to require that this is achieved. These elements will ensure there is minimal energy loss and consumption, with a proportion of energy requirements being met on site.
175. The proposal incorporates sustainability measures to improve biodiversity by way of landscaping which accords with Policies CP13 (High Quality Design) and CP16 (Biodiversity) of the [WLPJCS \(2013\)](#). It also ensures that surface water drainage will be dealt with in a sustainable way by discharging runoff to a system designed to cater for the 1% AEP (1:100 year) storm with 40% additional storage to allow for climate change in line with current Environment Agency Guidelines in accordance with Policy CP17 (Flooding) of the [WLPJCS \(2013\)](#).
176. The **Landscape Plan** submitted details mixed planting around the site with more formal planting to the front and more relaxed grass and wildlife areas to the side and rear. This is considered acceptable by Winchester City Council. The landscape details submitted ensures the final hard and soft landscape scheme for the school and adjoining the public realm is attractive, safe and accessible in accordance with Policies DM17 (Site Development Principles) and DM24 (Specimen trees, important hedgerows and ancient woodland) of the [WLPPT2 \(2017\)](#) and no objection has been received on landscape grounds.
177. External lighting plans have been submitted that demonstrate that the proposed lighting would be down lighters and limited to the main building. The playing fields is not identified as being lit under the current proposal and would have to be approved under a separate planning application in the future if required. The lighting design is also considered to be acceptable by Winchester City Council. A condition is attached (see **Appendix A**) to require that this is achieved and that there is no lighting of sport pitches.
178. A SUDs Report has been submitted to support the planning application. These conclude that the proposed drainage would meet the need of a 1 in 100-year storm +40%. The City Council and Lead Local Flood Authority raise no objection to the flooding and drainage proposals, subject to the inclusion of a condition that works are carried out in accordance with the submitted details. This has been included in **Appendix A**. On this basis,

the development is seen to be in accordance with Policy CP17 (Flooding) of the [WLPJCS \(2013\)](#).

179. A Ground Investigation Report has been submitted to support the application. This states that no contaminated land was found. The reports are considered acceptable.
180. The County Landscape Officer has reviewed the proposal and does not object but has requested extra details be submitted. In terms of landscaping appearance there were concerns about the use of astro-turf in the landscape design – it has since been clarified by the applicant that this is necessary for the segregated Year R all-weather playground area and not for wider external landscaping. In addition, it was requested that a soil management plan should be approved – this has been added as requirement within the CEMP. Conditions have been included in **Appendix A**. Additional conditions relating to arboriculture aspects of the design are provided below under '[Arboriculture](#)'.
181. The scheme design and concept level landscape design complies with Policies DM15 (Local Distinctiveness), DM16 (Site Design Criteria) and DM17 (Site Development Principles) of the [WLPPt2 \(2017\)](#).

Ecology

182. The presence of both dormouse and Great Crested Newts (GCN) have been recorded in proximity to the site. There is a breeding pond for GCN is present south of the school site, and dormouse are recorded in surrounding hedgerows and presumed present onsite. Due to the school site being terrestrial habitat for GCN and dormouse, and as the north south hedge is to be removed, the clearance works will be undertaken under an approved Natural England licence by the developer's ecologist.
183. The **Ecology Technical Note** provided with the application concludes that the existing baseline ecological value habitats (protected species presence notwithstanding) is relatively low as the site is predominantly arable fields.
184. A Biodiversity Net Gain Assessment has been undertaken which shows that the planting scheme will increase biodiversity by 8%, with species rich grassland, scrub, hedgerow and tree planting. The 8% biodiversity net gain falls short of the new minimum net gain which is to be introduced by the Environment Act 2021 of 10% - latest Government guidance indicates this will become mandatory for applications submitted after January 2024.
185. The County Ecologist has no outstanding concerns regarding the site clearance works and proposed landscaping providing the mitigation and management is adhered to. They have requested a condition that prior to commencement an Ecological Mitigation and Management Plan (EMMP) that includes the recommendations made within Section 4 and 5 of the Ecological Appraisal and Biodiversity Net Gain Assessment by Hampshire County Council (April 2023). This condition is included in **Appendix A**.

186. In terms of the construction works, a Construction and Environmental Management Plan (CEMP) is required prior to commencement. This shall include details of the need for: construction works under a Natural England Licence such as newt fencing, pre works checks for badgers and environmental protection measures set out within a CEMP. This condition is included in **Appendix A**.
187. With the inclusion of the above condition the County Ecologist judges the scheme to be acceptable. On this basis, the proposal is considered to be in accordance with Policies CP15 (Green Infrastructure) and CP16 (Biodiversity) of the [WLPJCS \(2013\)](#).

Amenity and Hours of Use

188. The **Noise and Vibration Reports** submitted as part of the application indicate that disturbance would be created during construction. The reports make recommendations for mitigation which are considered to be acceptable to address this. A condition requiring the submission of a CEMP is included in **Appendix A**.
189. A condition is included in **Appendix A** on hours of use. On this basis, the proposal is considered to be in accordance with Policies DM16 (Site Design Criteria) and DM17 (Site Development Principles) of the [WLPpt2 \(2017\)](#).

Arboriculture

190. An **Arboricultural Impact Assessment and BS5837 Survey** has been carried out for the wider MDA development including the school site by the developer's appointed consultant, Awbridge Arborists. A **Tree Protection Plan** specifically for the school site has also been provided. Any work to these trees proposed under the wider development does not form part of this application.
191. The school site itself is within a field boundary and will not affect the existing trees that surround the boundary. No trees will be removed as part of this proposal.
192. The Root Protection Area of T7 is under the proposed overflow parking and drainage run. This will be fenced off for protection, the overflow parking will be of no dig construction and the area within the RPA will be hand dug to reduce the impact on the tree.
193. The County Arboriculture Officer has no objection and the proposal includes additional tree planting, leading to a net increase in trees on site.
194. The County Landscape Architect has requested additional information be added for completeness to the Arboricultural Method Statement and Tree Protection Plan. These should show which trees will be removed from the site (though not objecting to their removal), details of the fencing system to ensure it does not require excavation where it passes through Root Protection Areas, and confirmation of management of finished levels to allay concerns that these might impact the RPA. They also requested that

non-native plantings are removed from the proposed planting scheme and greater variety added to the mix of trees to ensure future resilience – this would be addressed in through a detailed Landscape Scheme. Relevant conditions are included in **Appendix A**

195. It is therefore in accordance with Policy DM24 (Specimen trees, important hedgerows and ancient woodland) of the [WLPPT2 \(2017\)](#).

Historic environment

196. As already noted, condition 10 of the outline planning approval (planning application [10/02862/OUT and APP/10/00828](#)) required a preliminary archaeological survey (known as an evaluation). The site investigation plan for this was submitted and agreed, it was implemented and the results for phase 12 which includes the school site are as presented in the background papers to support this planning application.
197. The application is supported by a **Written Scheme of Investigation** for phases 1, 2, 11, 12 and 13 of the outline development. This proposed school site is located to the west of Phase 12 as shown on the Berewood Masterplan. As per the submitted evaluation WSI and Evaluation Report the site has been subject to evaluation trenching. Based on the results of this trenching no further work is required on the proposed school site.
198. The County Archaeologist was consulted on the planning application and didn't raise archaeological concerns. The development is therefore considered to be in accordance with Policy CP20 (Heritage and Landscape Character) of the [WLPJCS \(2013\)](#) and Policy DM26 (Archaeology) of the [WLPPT2 \(2017\)](#).

Rights of Way

199. A Public Right of Way currently runs north – south through the proposed site (Southwick and Widely FP729).
200. An application is currently being considered to formally divert this footpath so it runs outside of the school site boundary to the west. The proposed path has already been constructed as part of the wider housing development. A link to the proposed new alignment from the school site is included as part of the school planning application with the developer of the wider housing development completing the link outside the red line area to the diverted footpath.
201. The Hampshire County Council Rights of Way Officer has expressed a holding objection based on concerns that the legal alignment of the PROW should be resolved. To address these concerns, a condition has been included in **Appendix A** that requires no development to occur that would obstruct or alter the existing footpath across the site until it is formally diverted.

Sport England – Open Space and Recreation

202. Policy CP7 (Open Space, Sport and Recreation) of the [WLPJCS \(2013\)](#) states that ‘*New housing development should make provision for public open space and built facilities in accordance with the most up to date standards*’.
203. The proposals are based on the FA guidance and recommended pitch sizes of 79 x 51m for U11’s and 61 x 43m for U9’s including run-offs. **Drawing P12045-HCC-L-7001** shows the proposed pitch layout to suit the site area and topography. The proposed layout and drainage design for the grass pitches will be undertaken in accordance with the Sport England Design Guidance Note for ‘Natural Turf Sport’ (2011). The sports pitches will be established in accordance with BB103 and Sport England recommendations and standards.
204. Sport England offers its support for this this application, as it is considered to meet Objective 3 “To provide new opportunities to meet the needs of current and future generations” of their policy and they encourage the community use of the site and the implementation of a future community use agreement. They have also recommended conditions for a ground conditions assessment to be provided, for the playing field to have a sports use specification, and for the construction of the fields/pitches to be carried out in accordance with guidance. These have been included in **Appendix A** below.

Conclusion

205. In conclusion, it is considered that the proposal would be in accordance with the relevant policies of the Winchester District Local Plan Part 1 (2013) and Part 2 (2017), Havant Borough Local Plan (2011) and the [NPPF \(2023\)](#). It would implement the Educational Provision requirements of the West of Waterlooville Masterplan and meet need for primary school places in the area (Policy SH2 of the [WLPJCS \(2013\)](#), Policy CS18 of the HBLP 2011 and Paragraph 95 of the [NPPF \(2023\)](#). The scheme is of a good design and the site is sufficiently large and well located (Policy CP13 of the WDLP 2013 and Policies DM16 and DM17 of WDLP 2017) The scheme has appropriate access and parking arrangements (Policy DM18 of the WDLP 2017). The scheme with the proposed conditions would provide community access including for sport (Policy CP7 of the [WLPJCS \(2013\)](#)). The scheme complies with the development plan and national policy and there are no other material planning considerations.

Recommendation

206. That planning permission GRANTED subject to the recommended conditions set out in **Appendix A**.

Appendices:

Appendix A – Conditions

Appendix B – Committee Plan

Appendix C – Site Location inclusive of developer's proposed Masterplan
(P12045-HCC-ZZ-ZZ-DR-A-100)

Appendix D - Site Plan Proposed (P12045-HCC-ZZ-00-DR-A-1100 Rev P1)

Appendix E - Aerial Visual of Proposed Site (P12045-HCC-00-DR-A-1800)

Appendix F – Visual approach to Main Entrance (P12045-HCC-ZZ-ZZ-DR-A-1801-Rev-P1) and Visual of Western [Rear] elevation (P12045-HCC-ZZ-ZZ-DR-A-1802)

Other documents relating to this application:

<https://planning.hants.gov.uk/Planning/Display/HCC/2023/0316>

REQUIRED CORPORATE AND LEGAL INFORMATION:

Links to the Strategic Plan

Hampshire maintains strong and sustainable economic growth and prosperity:	No
People in Hampshire live safe, healthy and independent lives:	Yes
People in Hampshire enjoy a rich and diverse environment:	No
People in Hampshire enjoy being part of strong, inclusive communities:	No

Other Significant Links

Links to previous Member decisions:	
Title	Date
Direct links to specific legislation or Government Directives	
Title	Date

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
HCC/2023/0316 WRE063 Berewood South development, west of Waterlooville (New 1.5 Form Entry Primary School located on the "Southern School Site" of the Berewood development to the west of Waterlooville	Hampshire County Council

EQUALITIES IMPACT ASSESSMENTS:

1. Equality Duty

- a. The County Council has a duty under Section 149 of the Equality Act 2010 ('the Act') to have due regard in the exercise of its functions to the need to:
 - Eliminate discrimination, harassment and victimisation and any other conduct prohibited by or under the Act with regard to the protected characteristics as set out in section 4 of the Act (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation);
 - Advance equality of opportunity between persons who share a relevant protected characteristic within section 149(7) of the Act (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation) and those who do not share it;
 - Foster good relations between persons who share a relevant protected characteristic within section 149(7) of the Act (see above) and persons who do not share it.
- b. Due regard in this context involves having due regard in particular to:
 - The need to remove or minimise disadvantages suffered by persons sharing a relevant protected characteristic that are connected to that characteristic;
 - Take steps to meet the needs of persons sharing a relevant protected characteristic that are different from the needs of persons who do not share it;
 - Encourage persons sharing a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

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

CONDITIONS

Commencement of Development

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.

Prior Notification

2. The developer shall ensure that at least 14 days prior to the commencement of the development, notification of the intended start date shall be given in writing to the County Planning Authority.

Reason: To enable the County Planning Authority to monitor the operations and to ensure compliance with this permission.

Hours of Working

3. The hours of working on site during the construction phases of the development shall be restricted to 07:30 to 18:00 hours Mondays to Fridays, 07:30 to 13:00 hours on Saturdays and no working shall take place on Sundays, Bank or Public Holidays, unless otherwise agreed in writing with the County Planning Authority.

The term 'working' shall, for purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery, deliveries to and from the site and the movement of construction vehicles within the curtilage of the site.

Reason: To safeguard the residential amenity of the area in accordance with Policy DS1 (Development Strategy and Principles) of the Winchester Local Plan Part 1 - Joint Core Strategy (2013) and Policy DM17 (Site Development Principles) of the Winchester City Council Local Plan Part 2 - Development Management & Allocation (2017).

Hours of Use

4. The school shall not operate outside the following hours of use:
 - Open for staff from 7:30am until 6:30pm;
 - School day will from 9.00am until 3.30pm. Monday to Friday;
 - Pre and After school Activities breakfast club 8:00am until 9:00am and after school clubs from 3.30pm until 6:00pm;
 - Community use in the evenings from 5:00pm until 9:00pm, Monday to Friday, and 9:00am to 5:00pm Saturdays and Sundays.

Reason: To safeguard the residential amenity of the area in accordance with Policies DS1 (Development Strategy and Principles), DM17 (Site Development Principles) and DM20 (Development and Noise) of the Winchester City Council Local Plan Part 2 - Development Management & Allocation (2017).

Public Right of Way

5. No development that obstructs or alters Footpath 29 Parish of Southwick & Widley shall take place until public right of way - Footpath 29 Parish of Southwick & Widley has been formally diverted away from the site (Planning Permission 21/00958/PTH).

Reason: To ensure continuity of the public rights of way system. This is required to be a pre-commencement condition to ensure that the public right of way is maintained in accordance with Policy DM18 (Access and Parking) of the Winchester City Council Local Plan Part 2 - Development Management & Allocation (2017).

Access

6. Construction vehicles shall access the site either using:
 - i An adopted road access which has been completed to the main site entrance in accordance with the planning obligation pertaining to consent 10/02862/OUT; or
 - ii A temporary construction access road which has been completed in accordance with details submitted to and approved in advance by the County Planning Authority and the approved access road so implemented. The temporary access road shall be removed and the land restored once a permanent highway to the site is completed.

No occupation of the school for school use shall commence until the adopted road access has been completed to the main site entrance in accordance with the planning obligation pertaining to consent 10/02862/OUT.

Reason: To ensure there is proper access to the site for construction in accordance with Policy CP10 (Transport) of the Winchester Local Plan Part 1 - Joint Core Strategy (2013). This is required to be a pre-commencement condition to ensure amenity is not harmed by construction starting without sufficiently good access.

Highways and parking

7. The development hereby permitted shall not be occupied until an area for cycle/non-motorised scooter storage facilities in line with County Planning Authority Parking Standards has been made available for use in accordance with details to be submitted to and approved by the County Planning Authority and those facilities shall be maintained for the duration of the development.

Reason: To ensure the provision and availability of adequate cycle/non-motorised scooter parking in accordance with Policy DM18 (Access and Parking) of the Winchester City Council Local Plan Part 2 - Development Management & Allocation (2017).

8. 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 should be submitted to and approved in writing by the County Planning Authority within 12 months of the school being occupied. The School Travel Plan should include details of its implementation and ongoing monitoring.

Reason: To support sustainable transport policy and encourage the use of alternative means of travel in compliance with the aims and objectives of the National Planning Policy Framework (2021) and in accordance with Policy CP10 (Transport) of the Winchester Local Plan Part 1 - Joint Core Strategy (2013).

Materials

9. 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 CP13 (High Quality Design) of the Winchester Local Plan Part 1 - Joint Core Strategy (2013). This is a pre-commencement condition to ensure the development has appropriate high quality materials and thus goes to the heart of the permission.

Pre-commencement - Landscape

10. Prior to the commencement of any tree felling, demolition or construction works as a full landscape scheme, in compliance with the broad details of the landscape strategic scheme P12045-HCC-L-7001 Rev P3, dated 4 April 2023, shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include, but not be limited to:
 - i. A plan showing existing vegetation to be retained and safeguarded during construction which shall be consistent with any Construction Environmental Management Plan;
 - ii. Details of works undertaken under the S106 of planning permission [10/02862/OUT](#);
 - iii. Details of species, number, density, and size of shrubs/trees to be planted and composition of any wildflower or grass seeding mix or turfing taking account of the County Landscape Architect's consultation response, dated 18 July 2023;

- iv. Design, type and location of biodiversity structures, features or habitats;
- v. Methods of establishment plus short-term and long-term after-care of all landscape features, plants and biodiversity structures, features and habitats to be installed and retained;
- vi. Organisation or personnel responsible for implementation of the scheme;
- vii. Detailed planting / sowing specifications including species, size, density spacing, cultivation protection (fencing, staking, guards) and methods of weed control;
- viii. Details of surfacing, boundary treatments and landscaping structures including design, location, size, colour, materials and openings.

Development shall be carried out in accordance with the approved scheme and in accordance with the landscape implementation phasing plan.

If at any time in the five years following planting any tree, shrub or hedge shall for any reason die, be removed or felled it shall be replaced with another tree, shrub or hedge of the same species during the next planting season to the satisfaction of the County Planning Authority.

Reason: In accordance with the principles of good design and the incorporation of biodiversity in and around developments, and in the interests of landscape character and visual amenity, and to ensure the scheme is established and maintained in accordance with Policies CP13 (High Quality Design), CP15 (Green Infrastructure) of the Winchester Local Plan Part 1 - Joint Core Strategy (2013). This is a pre-commencement condition to ensure effective landscape mitigation and management and therefore goes to the heart of the permission.

Arboriculture

11. Prior to installation of the site safeguarding fencing, details of how the fence will be constructed to ensure there is no impact to the Root Protection Area of trees shall be submitted to and approved in writing by the County Planning Authority.

The fence shall be installed shall be carried out in full accordance with the approved details.

Reason: In accordance with the principles of good design and the incorporation of biodiversity in and around developments, and in the interests of landscape character and visual amenity, and to ensure the scheme is established and maintained in accordance with Policies CP13 (High Quality Design), CP15 (Green Infrastructure) of the Winchester Local Plan Part 1 - Joint Core Strategy (2013).

Pre- commencement - Arboriculture

12. Prior to commencement, an update of the Arboricultural Report and Assessment, Tree Protection Plan (P12045-HCC-L-7002 Rev P3, dated 4 April 2023), and Arboricultural Method Statement shall be submitted to and approved in writing by the County Planning Authority. These shall address changes in ground levels in Root Protection Areas of existing trees, describe how protective fencing will be moved during the alteration of ground levels during construction, and identify which existing trees will be removed from the site.

The development shall be carried out in full accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Reason: In accordance with the principles of good design and the incorporation of biodiversity in and around developments, and in the interests of landscape character and visual amenity, and to ensure the scheme is established and maintained in accordance with Policies CP13 (High Quality Design), CP15 (Green Infrastructure) of the Winchester Local Plan Part 1 - Joint Core Strategy (2013). This is a pre-commencement condition to ensure effective landscape mitigation and management and therefore goes to the heart of the permission.

Pre-commencement - Ecology

13. Prior to commencement an Ecological Mitigation and Management Plan shall be submitted for approval, that includes the recommendations made within Sections 4 and 5 of the Ecological Appraisal and Biodiversity Net Gain Assessment by HCC, dated April 2023. This shall also include details of additional habitat features including bird and bat boxes.

The development shall be carried out in full accordance with the approved Ecological Mitigation and Management Plan.

Reason: In the interests of nature conservation and to ensure that biodiversity gains are delivered for enhancement and improvements of habitats and to enhance biodiversity in accordance with Paragraph 174 of the National Planning Policy Framework (2023), the local authority's duty under the Natural Environment and Rural Communities Act (2006), with the Habitat and Species Regulations 2017, Wildlife and Countryside Act 1981, and Policy CP16 (Biodiversity) of the Winchester Local Plan Part 1 - Joint Core Strategy (2013). This is a pre-commencement condition to ensure effective ecological mitigation and management during construction and therefore goes to the heart of the permission.

Pre-commencement - Construction Environmental Management Plan

14. Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by

the County Planning Authority. 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:

- i. The identification of stages of works;
- ii. Procedures for maintaining good public relations including complaint management, public consultation and liaison;
- iii. Details of all plant and machinery to be used during the construction stage;
- iv. Details for avoiding vegetation clearance during the bird nesting season;
- v. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
- vi. Details of external lighting - including site lighting whether required for safe working or for security purposes;
- vii. Details of measures to remove/prevent colonisation of non-native species; and
- viii. Confirmation of the appointment of the Ecological Clerk of Works to oversee the wider development as require by the S106 under planning permission [10/02862/OUT](#);
- ix. A Soils Management Plan demonstrating excavation, handling, storage and re-laying soil will be in accordance with DEFRA Code of Practice for Sustainable Use of Soils on Construction Sites to ensure sustainable soil use on site.
- x. Measures to avoid harm to protected species under a Natural England Licence such as newt fencing, pre works checks for badgers and environmental protection measures;
- xi. Procedures for emergency deviation of the agreed working hours as set out under condition 3;

All machinery shall be regularly serviced and service logs kept on site for inspection. Records shall be kept on site which details proof of emission limits for all equipment. This documentation shall be made available to County Planning Authority as required until construction of the development is completed.

The construction of the development shall only be carried out in accordance with the approved CEMP.

Reason: To safeguard residential amenity, protect areas of nature conservation interest and prevent increases in local problems of air quality in accordance with Policies DS1 (Development Strategy and Principles), DM17 (Site Development Principles) and DM19 (Development and Pollution) of the Winchester City Council Local Plan Part 2 - Development Management & Allocation (2017). This a is pre-commencement to ensure the construction of the development is undertaken in a manner that protects ecology and amenity and therefore goes to the heart of the permission.

Lighting

15. Site lighting shall be implemented in accordance with the External Lighting Strategy, dated March 2023 for the duration of the development.

Reason: To safeguard residential amenity, protect areas of nature conservation interest and prevent increases in local problems of air quality in accordance with Policies DS1 (Development Strategy and Principles), DM17 (Site Development Principles) and DM19 (Development and Pollution) of the Winchester City Council Local Plan Part 2 - Development Management & Allocation (2017).

Playing Field

16. Within 24 months of occupation of the development, a Community Use Agreement should be prepared in consultation with Sport England and be submitted to and approved in writing by the County Planning Authority, and a copy of the completed approved agreement must be provided to the County Planning Authority. The agreement shall apply to the school's sports facilities including the playing field/pitches and hard-surface courts and 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 in accordance with Policy CP7 (Open Space, Sport and Recreation) of the Winchester Local Plan Part 1 - Joint Core Strategy (2013)

17. No development of the school playing field shall take place unless and until:
 - a. A detailed assessment of ground conditions of the land proposed for the new/retained/replacement playing field land as shown on drawing number P12045-HCC-L-7001 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 County 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 County 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 fields in accordance with Policy CP7 (Open Space, Sport and Recreation) of the Winchester District Local Plan (2013). This is a pre-commencement condition to ensure the proposed playing field is usable as such.

18. The playing field 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 from loss and/or damage, to maintain the quality of and secure the safe use of sports pitch in accordance with Policy CP7 (Open Space, Sport and Recreation) of the Winchester Local Plan Part 1 - Joint Core Strategy (2013).

19. The playing field/s and pitch/es shall be constructed and laid out in accordance with the Drawing No. P12045-HCC-L-7001 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 upon occupation in accordance with Policy CP7 (Open Space, Sport and Recreation) of the Winchester Local Plan Part 1 - Joint Core Strategy (2013).

Sustainability

20. Within three months of occupation of the building hereby permitted, a copy of the building's Energy Performance Certificate verifying that the building has achieved the equivalent of BREEAM "Outstanding" rating in terms of energy performance, shall be submitted to the County Planning Authority.

The development shall adhere to the BREEAM credit strategy in the 'Berewood South Primary School 2018 BREEAM Pre-assessment report' which would deliver a BREEAM 'Excellent' rating.

Reason: To ensure the development achieves the lowest level of carbon emissions and water consumption in accordance with Policy CP11 (Sustainable Low and Zero Carbon Development) of the Winchester Local Plan Part 1 - Joint Core Strategy (2013).

Protection of the water environment

21. Development shall be in accordance with the attenuation scheme shown in the 'Flood risk Assessment and Drainage Strategy', dated 05 May 2023, and on drawing P12045-ECH-XX-XX-DR-C-7502 Rev P06, dated 11 July 2023, and drawing P12045-ECH-XX-XX-DR-C-7503 Rev P05, dated 12 May 2023, before the development is first brought into use/occupied.

Drainage shall be maintained in accordance with the 'Drainage Management Plan – Berewood Southern Primary School', submitted 25 May 2023, for the duration of the development.

Reason: To ensure the health and safety of owners/occupiers of the site and to minimise the risk of damage to property. In accordance with Policy CP17 (Flooding, Flood Risk and the Water Environment) of the Winchester Local Plan Part 1 - Joint Core Strategy (2013).

Compliance with Approved Plans

22. Unless otherwise required by conditions attached to this permission, the development hereby permitted shall be carried out in accordance with the submitted planning application 23/01386/HCS, together with the following approved drawings:

<u>Location/Site Plans:</u>	<u>Drawing ref:</u>
Location Plan	P12045-HCC-ZZ-ZZ-DR-A-1000
Existing Site Plan	P12045-HCC-ZZ-ZZ-DR-A-1050
Proposed Site Plan	P12045-HCC-ZZ-ZZ-DR-A-1100
Proposed Landscape Site Strategy Plan	P12045-HCC-L-7001
<u>GA Plans:</u>	
Ground Floor proposed	P12045-HCC-ZZ-ZZ-DR-A-2001
First Floor – proposed	P12045-HCC-ZZ-ZZ-DR-A-2002
Roof Plan – proposed	P12045-HCC-ZZ-ZZ-DR-A-2003
<u>Elevations:</u>	
GA Elevations East & West	P12045-HCC-ZZ-ZZ-DR-A-3001
GA Elevations North & South	P12045-HCC-ZZ-ZZ-DR-A-3002
<u>Sections:</u>	
GA Sections 1-200	P12045-HCC-ZZ-ZZ-DR-A-3005
<u>Perspectives:</u>	
Aerial Visual of Site	P12045-HCC-ZZ-ZZ-DR-A-1800
Visual of Approach	P12045-HCC-ZZ-ZZ-DR-A-1801
Visual of Western Elevation	P12045-HCC-ZZ-ZZ-DR-A-1802
<u>Vehicle Tracking:</u>	
TRACKING Taxi Manoeuvres	P12045-ECH-XX-XX-DR-C-7102
TRACKING refuse freighter	P12045-ECH-XX-XX-DR-C-7103
<u>Drainage Proposals:</u>	
Existing Topo Survey	P12045-ECH-XX-XX-DR-C-7401
Notes and Drawing Key Plan	P12045-ECH-XX-XX-DR-C-7500
Below Ground Drainage around Building	P12045-ECH-XX-XX-DR-C-7501
Below Ground Drainage Sheet 1	P12045-ECH-XX-XX-DR-C-7502
Below Ground Drainage Sheet 2	P12045-ECH-XX-XX-DR-C-7503

Exceedance Route

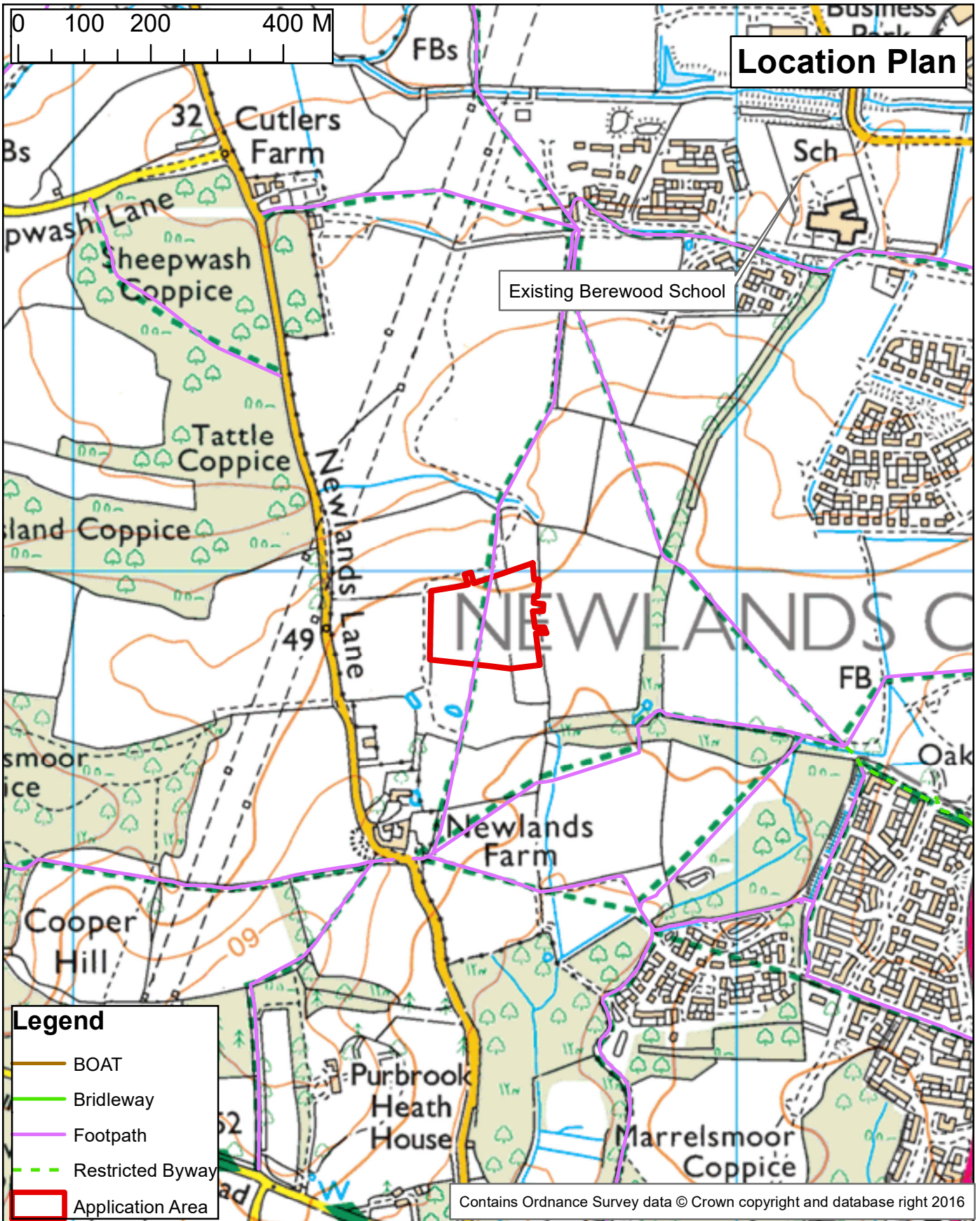
P12045-ECH-XX-XX-DR-C-7504

Reason: For the avoidance of doubt and in the interests of proper planning, as well as to define the scope of this permission and to ensure that the impact on the surrounding built environment and the amenity of neighbouring residents is mitigated in accordance with the policies of the Winchester Local Plan Part 1 - Joint Core Strategy (2013) and 2 (2017).

Note to Applicants (Informative)

1. In determining this planning application, the County Planning Authority has worked with the applicant in a positive and proactive manner in accordance with the requirement in the National Planning Policy Framework (2018), as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
2. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.
3. It is important to ensure that the long-term maintenance and responsibility for Sustainable Drainage Systems is agreed between the Local Planning Authority and the applicant before planning permission is granted. This should involve discussions with those adopting and/or maintaining the proposed systems, which could include the Highway Authority, Local Planning Authority, Parish Councils, Water Companies and private management companies.
4. For SuDS systems to be adopted by Hampshire Highways it is recommended that you visit the website at: <https://www.hants.gov.uk/transport/developers/constructionstandards> for guidance on which drainage features would be suitable for adoption. Where the proposals are connecting to an existing drainage system it is likely that the authorities responsible for maintaining those systems will have their own design requirements. These requirements will need to be reviewed and agreed as part of any surface water drainage scheme.
5. Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplications/> .
6. The Outline Planning permission for the wider development of the West of Waterlooville Major Development Area (MDA), was granted on 18 April 2012 (planning permission [10/02862/OUT](#)) and was granted by Havant Borough Council on 18 April 2012 (outline planning permission APP/10/00828).

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New 1.5 Form Entry Primary School located on 'Southern School Site' of the Berewood development to the west of Waterlooville

Regulatory Committee

Date: 18 October 2023

Application No: 23/01386/HCS

Site Ref: WRE063

1:8,000



**Hampshire
County Council**

Universal Services

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Property Services

**Berewood South Primary
1.5FE with Resource
Provision**

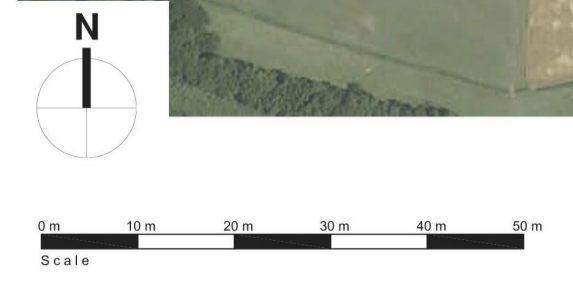
**Site Location inclusive of developer's
proposed Masterplan**

Key

- Wider Development Site Boundary
- Existing Berewood Primary School North - Leased to and Managed by Academy Trust
- Proposed Southern Primary School Site Development Boundary



Phase	No. of Units
Phase 1	194
Phase 2	246
Phase 3A	296
Phase 3B	122
Phase 4	48
Phase 5	356
Phase 6	169
Phase 7	20
Phase 8	171
Phase 9A & B	179
Phase 9C	102
Phase 10A	43
Phase 10B	151
Phase 11	232
Phase 12	74
Phase 13A	73
Phase 13B	70
PRS	104
Total	2650

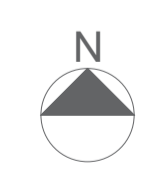


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granger plc
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client
GRAINGER PLC
project
BEREWOOD, HAMPSHIRE
description
MASTERPLAN

scale
NTS
date
MARCH 2018
status
PRELIMINARY
2677-C1-2001-SK1



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HCC 100019180.

PLANNING

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P12045-HCC-ZZ-00-DR-A-1000

March 2023





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**Berewood South Primary
1.5FE with Resource
Provision**

Site Plan - Proposed

Key:

-  Vehicular Entrance
-  Pedestrian Entrance

 Proposed Southern Primary School Site Development Boundary

Please refer to drawing Site Strategy Plan P12045-HCC-ZZ-ZZ-DR-L-7001 for more details.



5 0 5 10 25 Metres
Scale 1:500

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PLANNING

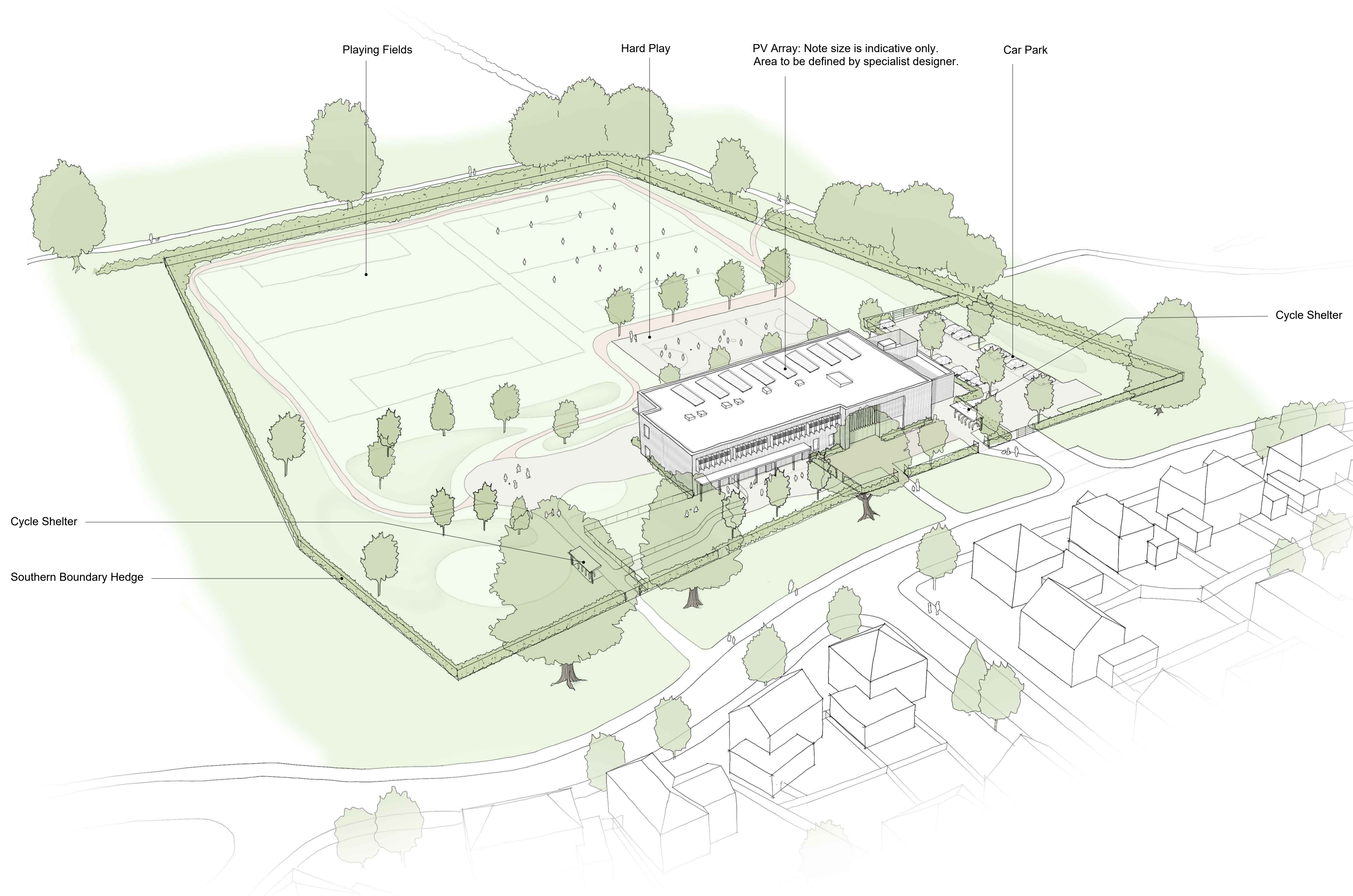
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1 : 1000 @ A3

P12045-HCC-ZZ-00-DR-A-1100 Rev-P1

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**Berewood South Primary
1.5FE with Resource
Provision**

Aerial Visual of Proposed Site



1.0 Aerial Visual of Proposed Site

PLANNING

Not to Scale

P12045-HCC-ZZ-ZZ-DR-A-1800-Rev-P1

March 2023

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**Berewood South Primary
1.5FE with Resource
Provision**

Visual of Approach to Main Entrance



1.0 Main Approach to School

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PLANNING

Not to Scale

P12045-HCC-ZZ-ZZ-DR-A-1801-Rev-P1

May 2023

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**Berewood South Primary
1.5FE with Resource
Provision**

Visual of Western Elevation



1.0 Visual of Western Elevation

PLANNING

Not to Scale

P12045-HCC-ZZ-ZZ-DR-A-1802

March 2023

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HAMPSHIRE COUNTY COUNCIL

Information Report

Decision Maker:	Regulatory Committee
Date:	18 October 2023
Title:	Monitoring and Enforcement Update
Report From:	Director of Universal Services

Contact name: David Smith

Tel: 01962 845891

Email: david.smith@hants.gov.uk

Purpose of this Report

1. The purpose of this report is to provide information to the Regulatory Committee on the Monitoring and Enforcement work undertaken by the Development Management team (including monitoring and enforcement) Planning during the period June 2023 – September 2023.

Recommendation

2. That the contents of this report be noted.

Executive Summary

3. The report details the number of complaints on authorised and unauthorised sites, and the outcome of negotiations, including, when necessary, enforcement action undertaken.
4. The report also details development control work dealing with Planning Condition (Article 27) applications and Non-Material Amendments.

Complaints

5. The majority of complaints received during the period June 2023 – September 2023 related to unauthorised development (10 sites) and breaches of operational planning conditions on existing mineral and waste sites (9 sites). Investigation and negotiation have followed with planning applications under consideration for 4 of the sites, with 3 more planning applications pending. Investigations are still ongoing at 2 sites. The remainder have been resolved or were enquiries made about general site operations, fly-tipping, odour and waste related development that were dealt with in-house or referred to either the Environment Agency (EA) or Local Planning Authorities as non-County matters.

Enforcement Actions

6. In the period up to September 2023, one Enforcement Notice was served with 2 previous Breach of Condition Notices (BCN) are still extant, with all other

matters either addressed through the planning system or remedied through negotiation.

7. The following provides an update on the latest Notice and enforcement activities since they were previously reported to the committee.

Table 1: Update on enforcement activities

Site	Update
<p>Yokesford Hill Estate, Yokesford Hill, Romsey</p>	<p>Site monitoring determined that stockpile heights had increased substantially over the Covid lockdown period, and the operator had contacted Officers discussed the submission of an application for a washing plant to address the issue, by improving the product and increasing available markets. An application was subsequently approved (21/02392/CMAS) (under delegation). To address the excess height during the construction of the washing plant a subsequent application was submitted to allow a temporary increase of stockpiles to the maximum height which allows the site to remain operational whilst being stable (23/00071/CMAS). However, in the interim, the northern slope of the stockpile slipped and encroached into the adjacent, associated nature reserve area and the eastern slope also threatened to encroach onto the adjacent land. Consequently, a PCN was served to identified which company was directly responsible for the stockpile and its maintenance.</p> <p>Once this information was provided, 2 BCNs and a TSN were served on the operator. The BCNs required the pulling back of the material from the reserve area and the re-planting of any damaged or destroyed trees, the removal of any material from under surrounding trees and from off the surrounding bunds and the regrading of the slopes of the stockpile. The BCNs also prohibit the addition of any further material on to the stockpile until the other requirements have been satisfied. The TSN was served to prevent any material being added in the period before the BCNs came into effect. The initial time period allowed were 3 months for the pulling back from the woodland area and re-planting and 6 months for the regrading of the slopes. However, following discussion with the operator it was accepted that the stockpile was too wet to safely enable a machine to be working on the slopes, so the 3 and 6 month period were extended so that they effectively ran from the beginning of April 2023. The exception is the re-planting requirement which was amended so that the area that had been cleared is re-planted this season with the remaining area re-planted next season.</p>

	<p>Works required by the BCNs has continued although this has had a knock-on effect on the height of the stockpile. The washing plant is still only in the commissioning phase which has delayed addressing the volume of the stockpile as a whole. Consequently, to keep the slopes less steep, the height has not come down as quickly as hoped. This is under discussion with the operator and may require a further BCN to impose further time restrictions on the period to get back on track. The first tranche of planting has been undertaken.</p>
<p>Bunny Lane, Timsbury</p>	<p>The site has been subject of numerous planning applications over the last couple of years, with the permanent retention of the washplant approved in 2022 (22/01323/CMAS) with some minor changes approved March 2023 (23/00149/VARS) in the interest of fire safety. The first periodic site noise assessments has been undertaken and this indicated that noise levels at one of the receptors were too high. This has been discussed with the EA and Environmental Health Officer and the members of the Liaison Panel. Remedial measures have been proposed and these are in the process of being implemented. A further Assessment will then be undertaken to measure whether these measures have produced any improvement.</p>
<p>Waterbrook Industrial Estate, Alton</p>	<p>The site was subject to a planning application to allow for restricted night-time activities including importation of road planings with a resolution to approve subject to a Legal Agreement on lorry routing (51471/007).</p> <p>A Liaison Panel was also to be set up for the site to encourage greater interaction between the operator and local residents. However, the site then closed. A new owner subsequently acquired the site and recommenced operations. They indicated that they were keen to engage with the Liaison Panel and the first virtual meeting was held November 2021. Unfortunately, due to disagreements between several parties, joint visits have been put on hold, and instead separate resident and operator meetings have been held.</p> <p>Due to the new owners taking over at a late stage, the commencement of the night-time deliveries did not start. Consequently, an application was submitted for a further trial period until 31 March 2023 (51471/008). This application was approved on 14 September 2022 and night-time deliveries of road planings apparently began soon thereafter.</p>

	<p>A further planning application (51471/009) has now been submitted to vary the conditions of the previous permission to allow the night-time deliveries as well as some changes from the original site permissions. Further information has been supplied to address some of the concerns about aspects of this application and these are out for comment with consultees.</p> <p>The Environment Agency did undertake some action to get one of the tenants on the site to reduce the quantity of waste paper and plastic on site on fire safety grounds. This is now under control.</p>
<p>Carousel Dairy (Basingstoke AD Plant), Manor Farm, Farleigh Wallop, Basingstoke</p>	<p>An application to make the vehicle increases permanent, with other negotiated changes to conditions, was approved at the February 2019 Committee meeting (18/03001/CMA).</p> <p>The ANPR cameras have been retained and access to the database for monitoring HGV movements secured so that any issues in the future can be investigated. There have been no subsequent complaints about HGVs to and from the site and amendments to the Traffic Management Plan, including some changes to road signage, have been agreed by the company and members of the Liaison Panel. The ANPR cameras are to be retained but will now need a Data Protection Impact Assessment under the GDPR.</p> <p>There had been issues of odour nuisance to the nearest properties, which were reported to the Environment Agency with increasing frequency since Summer 2019. A new biofilter was installed, but, as there had been no discernible improvement in the situation, the Environment Agency (EA) issued an Enforcement Notice requiring measures to be undertaken to improve the odour control process. This led to a number of changes to processes and installation of new equipment, including an application to amend the location and configuration of a previously approved building to contain the screening equipment. The EA were satisfied that their Notice had been complied with and the works undertaken. Further works have continued with improved cooling systems, and the latest results appear to indicate that the problem has largely been addressed. Monitoring is still ongoing with regular Liaison Panels, the last of which was newly constituted under the updated protocol.</p> <p>An NMA has recently been agreed to allow the installation of a new scrubber to further improve the odour control system.</p> <p>The operator keeps good lines of communications with local residents and informs them when any works or</p>

	<p>digestate removal or spreading is to take place and there have been no complaints since the latest changes were made. Another Liaison Panel is due to be arranged.</p>
<p>Four Dell Farm, Pole Lane, Otterbourne</p>	<p>A site with multiple planning permissions for different operations on units within the industrial estate including biomass plant with Adblue production and inert waste recycling. Concerns have recently been raised through Cllr Warwick and by residents about loud noise from the biomass plant in the early hours of the morning. Investigations by the MWPA and WCC EHO ascertained that the issue was due to a mechanical issue with a stuck pressure valve during a power outage on site. Subsequent engineer's investigation found that the back up battery power on the auxiliary pressure relief valve had failed preventing the valve from opening as required. The operator has installed a new battery pack and put testing procedures in place to ensure there is no repeat.</p> <p>The operator has implemented the plan of action to remedy the situation with the height of the stockpile and this has been satisfactorily addressed.</p>
<p>Bowling Alley, Crandall</p>	<p>Planning application (HCC/2021/0302) for a change of use of part of land forming Redfields Plant Centre to use for recycling of inert materials was approved by Committee on 17 November 2022. The permission was subject to the usual conditions, including on operating hours and restricting any screening or crushing on Saturdays, the construction of a wall and dust netting and a commitment to set up a Liaison Panel. The Panel has now met every quarter chaired by Councillor Glen.</p> <p>The operator has made good progress in getting all planting undertaken and constructing the retaining wall and installing the dust netting. No further complaints have been received. The issue of the planning status of the remainder of the wider yard has been clarified by Hart District Council with the other uses confirmed to be established uses. These do not have any conditions on working hours and so residents are advised to report any issues of noise or out of hours activities from these operations to Hart's EHO. Discussions are ongoing between the operator and the nearest resident to determine how to identify the source of any out of hours noise.</p> <p>Concern was raised about activity outside of the authorised yard, but this was determined to be permitted development related to the construction of</p>

	the bund granted permission by HDC and maintenance of tracks across the field.
Alton MRF	Planning permission was recently granted for development of an anaerobic digestion facility and waste transfer station, including partial demolition and reuse of existing buildings and infrastructure (planning application 33619/008). During the Committee Meeting discussions a question was raised whether the approved planting had ever been undertaken. Subsequent investigation determined that the Landscaping Scheme was submitted and approved as required during 2004 and the planting undertaken in the following planting season. A Liaison Panel will be established for the site.

8. Further information on the full suite of enforcement powers available to the County Council as Minerals and Waste Planning Authority (including powers to service PCNs, BCNs and ENs) are included in the County's [Enforcement and Site Monitoring Plan](#).
9. The following table provides information on the joint enforcement activities which have been undertaken with the Environment Agency, the Police and District Planning Authorities.

Table 2: Update on joint enforcement activities with the Environment Agency, the Police and District Planning Authorities

Site	Joint working with	Update
Shedfield Equestrian Centre	Winchester City Council, Environment Agency	<p>Shedfield Equestrian Centre has been the subject of numerous complaints and concern from local councillors over the past few months. This site has multiple uses and, as such, involves both the City Council and the County Council, as well as the Environment Agency. The main source of complaints relate to the number of HGVs, car transporters, etc visiting the site, burning, importation of waste materials, working hours and unauthorised mobile homes/residential uses. Unfortunately, the situation is complicated by the fact that many of the uses on site are permitted.</p> <p>The County Council are involved as part of the site has a Certificate of Lawful Use (CLU) for inert waste recycling, which was won on Appeal against an Enforcement Notice served by Hampshire County Council in 2013.</p>

		<p>Unfortunately, the nature of CLUs is that they do not impose any enforceable conditions on the operation, so we have no control over number of HGVs visiting, the hours of operation or height of stockpiles. The only control is that there is a red lined plan limiting where the activity can take place. In addition, they had allowed another company to start a small waste transfer activity in another (unauthorised) unit at the back of the business park. The operation of the waste transfer station, Avery B, had been granted a Permit by the Environment Agency, however the planning application was subsequently refused (22/01797/HCS). An Enforcement Notice was served at the end of August requiring the cessation of the waste use and the reinstatement of the land to agriculture. We have not been informed that the EN has been appealed, although the landowner has said that they will be appealing the refusal of the planning application. The EN is therefore considered to have taken effect and a meeting is to be arranged to check what is still happening on the land and next steps.</p> <p>Another retrospective application has also been submitted (22/02015/HCS) for the change of use to open storage of recycled aggregate materials and the retention of ancillary office and workshop and associated works as an extension of the Certificate of Lawful Use operation. This application is currently under consideration.</p>
Westwood, Botley Road, West End	Eastleigh Borough Council	<p>The County Council were contacted in November 2021 by Eastleigh Borough Council about at site at Westwood, Botley Road where they had refused planning permission for the use of the yard for the recycling of UPVC windows. They wanted the County Council to take on the enforcement of the site as the operation was a waste activity. On inspection of the site it was apparent that the landowner wanted to make</p>

		<p>changes to their original application to make it more acceptable. Consequently, they were given time to submit an amended application, this time to the County Council, so that we could consider against the policies of the Hampshire Minerals and Waste Plan. An application was submitted (CS/23/94884) and approved at Committee in July 2023.</p> <p>The required schemes and details have been submitted and are out for consultation.</p> <p>Subsequently, it has been reported that a nearby parcel of land under the applicant's control is being used for the storage of some skips and aggregates and building materials. The operator has been informed that there is no permission for any waste use or builder's yard on the land, so although the material can be stored for use on the site itself no material can be processed or exported.</p>
Ropley Quarry	Natural England, Hampshire Police	<p>Permission for chalk extraction at Ropley Quarry was initially granted in 1948 under an old Interim Development Order. In the early 1990s landowners and operators of such IDOs were required to register them with the local Mineral Planning Authority. This process also allowed the Mineral Planning Authority to impose a new set of up-to-date conditions on the permission. This resulted in a Reviewed permission being approved in 1994. However, the operator decided not to operate under these new conditions and the quarry was closed.</p> <p>In late 2016, an application was submitted to vary the dates by which a number of schemes and details had to be submitted and approved (20209/009). This was approved in April 2017.</p> <p>In November 2020, the various schemes and details were submitted and subsequently agreed in June 2021.</p>

		<p>In February 2022, work commenced on site to prepare it for the re-opening of the quarry. However, in the intervening years the site had been populated by dormice and a pair of peregrine falcons. Concern was raised about the impact of the site preparatory works on these protected species and the County Ecologist was consulted. The contractor was subsequently told to cease work until all the necessary approvals from Natural England had been received. The Police have also been involved as a possible case under the Wildlife Act.</p> <p>The appropriate Licences have now been issued by Natural England and amendments to the landscaping and tree schemes have been provided. An NMA has also been agreed to replace one of the derelict storage sheds on the site. Works were proposed to re-start in the Spring. The derelict storage sheds have been removed but there has been no work to construct the replacement or to re-commence any extraction.</p> <p>A Liaison Panel meeting has been arranged for beginning November so that the local community and the operator can discuss their concerns and explain the works undertaken.</p>
<p>Little Testwood Farm, Calmore</p>	<p>New Forest District Council, Environment Agency</p>	<p>Following their own investigations into the use of land as a caravan park, New Forest District Council reported the large-scale storage of packs of old PPE. It became apparent that thousands of packs of medical aprons had been dumped on the land with no obvious signs that they were being protected or stored for some future use. Following subsequent investigation by the EA and the MWPA, it became apparent that the PPE was being stored in preparation to being transferred to a plastic recycling company in Southampton. The use of the land for storage was not permitted and the landowner was given 2 months to clear the land. The MWPA undertook weekly visits to check on the clearance of the site. Good progress was made in clearing the material to the recycling facility and the land was finally cleared</p>

		at the end of August 2023, within the time limit stipulated by the EA.
Unit 10b Comley Hill, Rowlands Castle	Environment Agency, East Hants District Council	Reports of importation and burning of waste including by Cllr Marge Harvey. Joint investigations ongoing with the EA as evidence needed of importation of waste.
Gunboat Wharf, Gosport	Environment Agency, Gosport Borough Council	Reports of importation, dumping and burning of waste on the slipway. Investigations ongoing.
Dovecot, Hawthorn Lane, Four Marks	East Hants District Council, Environment Agency	Reports of unauthorised scrapyards and burning on land. The EA are investigating the burning and EHDC and ourselves looking into the use of the land. EHDC did grant a CLU in 1999 which allows the use of the land as a breaker's yard and for storage of other materials. The owner has indicated that they may want to construct a proper end of life vehicle recycling facility, which will require a new planning application. Meeting with EHDC and owner to be arranged.

Site Monitoring

Chargeable sites

10. Under the [Town and Country Planning \(Fees for Applications and deemed applications\) \(Amendment\) \(England\) Regulations 2006](#), as amended, the County Council is able to charge fees for the monitoring of quarries and landfill sites in the County. Fees are charged for a set number of monitoring visits, the number of visits being dependent on the stage of operations at each site; whether operational, in aftercare or inactive. The number of visits is agreed with each operator and is in line with an assessment of each site made by the County Council. The latest charges were set out in [The Town and Country Planning \(Fees for Applications, Deemed Applications, Requests and Site Visits\) \(England\) \(Amendment\) Regulations 2017](#). Active sites are charged at £397 per visit for between four and eight visits per year. Sites in aftercare are charged at £397 for one visit per year. Inactive sites are charged £132 for one annual visit.
11. There are now 22 active sites, 10 in aftercare and 7 dormant sites liable for chargeable visits.
12. This work is prioritised with inspections for the quarter likely to bring in approximately £7500 in fees.

Non-chargeable sites

13. Non-chargeable sites include waste processing sites, wastewater and treatment works and metal recyclers. These vary from the large Energy Recovery Facilities (ERF) and Materials Recovery Facilities (MRF) to the smaller scale recycling and transfer facilities and updating existing

wastewater treatment works. The larger developments attract much attention in their locality and require regular monitoring to ensure that the local amenity is not impacted, whereas the smaller, built developments require monitoring during construction and implementation, but once up and running need less regular attention and these sites only get further visits should complaints be received. Matrix working arrangements have been made with Waste & Resource Management that their officers undertaking visits to waste sites operating under the County's waste contract also look at planning issues to provide greater coverage. Under the Covid restrictions, routine monitoring was limited, concentrating on sites with issues or causing complaints. Monitoring of waste sites covered by the County's waste contract has also resumed, these sites having remained open during the pandemic as one of the essential sectors listed by Government.

Liaison Panels

14. Since the last update, Liaison Panel meetings have been held for:

- Bleak Hill Quarry, Somerley;
- Bowling Alley, Crondall;
- Roke Manor, Nr Romsey;
- Mortimer Quarry, Mortimer West End;
- Lee Lane, Nursling;
- Forest Lodge Home Farm Quarry, Hardley;
- Bunny Lane, Timsbury;
- Frithend Quarry, Kingsley; and
- North Winchester Recycling Facility.

15. Most panels now take place virtually, although some panels still have in person meetings.

Development Management

Relaxation of Planning Conditions due to Covid-19:

16. As reported in previous enforcement updates, the coronavirus pandemic led to a number of recommendations from Government including the need for Local Planning Authorities to use their discretion on the enforcement of planning conditions which hinder the effective response to COVID-19. The Planning team had numerous enquiries as to our view to relaxing planning conditions during this period for both minerals, waste and Regulation 3 developments. At the time, a report was produced in response to each request made and was signed off by the then Head of Strategic Planning under delegated powers. Local Members are informed on the relaxation. The periods for the relaxation of conditions have ended. The relaxation of conditions did not impact the authority's ability to use its enforcement powers. They were also subject to review should any significant complaints be received.

17. The below table provides an update on sites where an update is required.

Table 3: Update on sites where covid relaxations were agreed

Site	Update
A303 IBA Facility	<p>Temporary emergency use of adjacent land (formerly subject of the 'Wheelabrator EfW' proposal) for storage of excess IBA. Due to the existing site being almost filled to the increased levels as agreed above, the operator discussed the use of the adjacent site for a temporary period with both ourselves and the Environment Agency. Following submission of detailed information, the EA agreed that the land could be used, subject to 12 conditions (relating to operations) and the use ceasing on the 30 September 2020. Subsequent to this approval, the County agreed the temporary use of this land subject to a further 6 conditions, including setting a maximum stockpile height of 5m and a meeting to review the situation by the end of July. The operator was also required to inform the local Liaison Panel. Although only about a half of the capacity for storage was utilised, the market for IBAA in construction projects has still not recovered and the need for the emergency storage remains. A further temporary extension was therefore agreed until 31 March 2021 by both the County Council and the EA. This agreement was subject to the previous conditions and also on the recognition that there would be no future temporary extension of time. Should any further extension be necessary then a full planning application would be required so that the issue can be formally considered. An application (21/00812/CMAN) was submitted for permission to construct the needed concrete surfacing and drainage systems to allow the longer-term use of the land for storage of IBAA. However, this was withdrawn following consultation as it was then considered to be larger than actually needed. A further application (21/02681/CMAN) for a smaller area has now been submitted and is currently being considered.</p>

Planning Condition (Article 27) applications:

25. Where conditions of new permissions require details to be submitted and approved for the proper implementation and control of the development, Article 27 applications are required. Under the [Town and Country Planning \(Fees for Applications and Deemed Applications, Requests and Site Visits\) \(England\) Regulations 2012](#), a fee per submission is required for the discharge of any details submitted. This is now £116 per submission.

26. During the period, Article 27 applications were received and approved or are being determined for 10 submissions (5 for Regulation 3 developments and 5 County Matter), totalling £1160.
27. As detailed previously, following adoption of the Protocol for Dealing with Breaches in Planning Control relating to Development Undertaken by the County Council under Regulation 3 of the [Town and Country Planning General Regulations 1992](#), enforcement updates now also include information on Article 27 applications for County Council developments and any breaches of planning control.

Non-Material Amendments (NMAs):

28. Non-Material Amendments (NMAs) are minor changes to the operation of authorised sites that can be agreed by an application for non-material amendment if the change has no substantial impact on the local amenity. Such an application requires a fee but does not involve general consultation and determination by Committee.
29. Since the last update, Over the period 3 NMA application was received:
 - Slowhill Copse Wastewater Treatment Works, Bury Road, Marchwood:
The proposed non-material amendment seeks approval to change:
 - The position and size of the Interstage-pump station Motor Control Centre (MCC) kiosk. The permitted floor space of 44m² is now proposed to be a little larger at 44.85m². However, the height of the kiosk will be reduced from the permitted 3.61m to the proposed 3.17m. The position of the kiosk is proposed to be shifted by 90 degrees.
 - The position and size of the UV disinfection plant kiosk. The permitted floorspace of 32m² is proposed to be slightly larger at 34.44m². However, the overall height of the kiosk is proposed to be lowered from 3.56m on a 1.8m high platform to 3.17m on a 1.8m high platform. The position of the kiosk is proposed to be approximately 5 metres south of the permitted position.
 - Land at Woodhouse Lane, Botley: Change to mound heights and mound quantity in the area known as Holmesland Lane South - total quantity of material to remain the same.
 - Original - Two x 3m mounds opposite residential properties on Winchester Street as shown in drawing CJ008882 ECH ELS 13317040 DR M 0011 rev
 - P02 in the Uplands Development Infrastructure - Landscape & Ecological Management Plan & Implementation report September 2020

to

 - Three x 1.5m mounds and additional planting to provide a screen to residents. The additional planting will increase from 134 (mix of tree & shrub planting) to approximately 630 (mix of tree & shrub planting) shown in drawings CJ008882-ECH-ELS-13317040-DR-HE-0038 HOLMESLAND SOUTH PLANTING

- Hirtenberger Defence International Ltd, Craydown Lane, Middle Wallop Stockbridge
 - Amendment 1: On drawing SKT-BP-002B Sheet 2 (Issue E), the internal bund retaining wall is shown as having a thickness of 0.3m. The blocks to be used in the construction of the internal retaining wall are an industry standard of 0.215m. The non-material amendment is to change the thickness to the internal bund retaining wall to 0.215m as shown in drawing SKT-BP-002B Sheet 2 (Issue F).
 - Amendment 2: On drawing SKT-BP-002B Sheet 2 (Issue E dated 25.11.21), all the rainwater is shown as being collected for subsequent disposal by a licensed operator. This is also repeated in the Environmental Statement dated 10.05.22.

The non-material amendment is to allow uncontaminated rainwater to be diverted to an already existing soakaway and only contaminated rainwater to be collected for later disposal.

REQUIRED CORPORATE AND LEGAL INFORMATION:

Links to the Strategic Plan

Hampshire maintains strong and sustainable economic growth and prosperity:	yes
People in Hampshire live safe, healthy and independent lives:	yes
People in Hampshire enjoy a rich and diverse environment:	yes
People in Hampshire enjoy being part of strong, inclusive communities:	yes

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

None

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