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Hampshire
County Council

NOTICE OF MEETING

Meeting	Regulatory Committee
Date and Time	Wednesday 17th June, 2020 at 10.00 am
Place	Virtual Teams Meeting - Microsoft Teams
Enquiries to	members.services@hants.gov.uk

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

FILMING AND BROADCAST NOTIFICATION

This meeting will be recorded and broadcast live on the County Council's website.

AGENDA

1. APOLOGIES FOR ABSENCE

To receive any apologies for absence received.

2. DECLARATIONS OF INTEREST

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

3. MINUTES OF PREVIOUS MEETING (Pages 5 - 10)

To confirm the minutes of the previous meeting

4. DEPUTATIONS

To receive any deputations notified under Standing Order 12.

5. CHAIRMAN'S ANNOUNCEMENTS

To receive any announcements the Chairman may wish to make.

6. FRYERN JUNIOR SCHOOL, CHANDLERS FORD (Pages 11 - 40)

To consider a report from the Head of Strategic Planning, regarding the phased demolition of the existing two storey 2FE Junior School and construction of a new single storey 2FE Junior School and associated external works at Fryern Junior School, Oakmount Road, Chandlers Ford SO53 2LN (No. CS/20/87438) (Site Ref: EAE044)

7. GRANGE COUNTY JUNIOR SCHOOL, GOSPORT (Pages 41 - 72)

To consider a report from the Head of Strategic Planning regarding the construction of a replacement single story Junior School followed by the demolition of the existing school, including landscaping, hard play area, improved pedestrian and vehicular access and additional parking at Grange County Junior School, Franklin Road, Gosport PO13 9TS (No. 20/00122/HCC3) (Site Ref: GPE007)

8. LAND AT ROESHOT, CHRISTCHURCH (Pages 73 - 76)

To consider a report from the Head of Strategic Planning regarding the extraction and processing of minerals, importation and treatment of inert materials, the erection of a concrete batching plant, workshop, offices, weighbridge and internal access to the A35 with progressive restoration using residual inert materials to agriculture, woodland and grassland at Land at Roeshot, Christchurch, Hampshire (No. 16/10618) (Site Ref: NF269)

ABOUT THIS AGENDA:

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

Agenda Item 3

AT A MEETING of the Regulatory Committee of HAMPSHIRE COUNTY
COUNCIL held at the castle, Winchester on Wednesday, 18th March, 2020

Chairman:

* Councillor Peter Latham

* Councillor Lance Quantrill	* Councillor Gary Hughes
* Councillor Christopher Carter	* Councillor Wayne Irish
Councillor Mark Cooper	* Councillor Alexis McEvoy
Councillor Rod Cooper	Councillor Neville Penman
Councillor Roland Dibbs	* Councillor Stephen Philpott
Councillor Jane Frankum	* Councillor Roger Price
Councillor Marge Harvey	* Councillor Jan Warwick
Councillor Keith House	

*Present

182. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Mark Cooper, Rod Cooper, Roland Dibbs, Jane Frankum, Marge Harvey and Keith House.

183. DECLARATIONS OF INTEREST

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

184. MINUTES OF PREVIOUS MEETING

The minutes of the last meeting were reviewed and agreed.

185. DEPUTATIONS

It was confirmed that there were two deputations present for the meeting, which would have a maximum of 10 minutes to address the Committee.

186. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

187. **UNIT 5-6 WATERBROOK ESTATE WATERBROOK ROAD ALTON
(APPLICATION NO. 51471/007 SITE REF: EH156)**

It was confirmed that this item had been withdrawn from the agenda at the applicant's request and would come to a future meeting.

188. **KINGSLEY QUARRY, BORDON**

Eastern extension of the existing sand extraction area, extend the end date of quarry operations and restoration and amend the approved restoration schemes at Kingsley Quarry, Bordon, Hampshire (EIA) (No. 51188/003) (Site Ref: EH025)

The Committee considered a report from the Head of Strategic Planning regarding an application for an extension to the sand extraction area, and extension to the end date for quarry operations and amendments to the restoration schemes.

The Officer introduced the item and the Committee was shown aerial photographs of the site and its location. Access routes were highlighted, as well as the pipeline used to move materials between the extraction and processing site areas.

The constraints for the application were shown, including the nearby South Downs National Park (SDNP) and various watercourses. The dredger used to remove mineral from the lake was shown, along with photos of the dredger in operation. Photos of the proposed extension area were also shown. The former railway embankment within the proposed extension area included many trees in poor condition that would require removal, and it was proposed that more tree planting would take place as part of the application.

There were no plans to change any of the operational conditions at the site and the export of sand would continue using the main access to the site. Proposed restoration plans for the entire site were also shared with the Committee.

It was confirmed that there is a 10 year requirement to plan for the extraction of silica sand at each silica sand site to meet national planning policy as well as the policies of the adopted Hampshire Minerals and Waste Plan (2013). This is different to the 7 year land bank requirement for sharp sand and gravel and soft sand quarries. Currently, Kingsley and Frith End Quarry are the only two Hampshire sites able to extract and process silica sand.

The Committee received two deputations on this item.

Steve Lamb spoke on behalf of the applicant, emphasising the importance of the sand processed at the site, a lot of which was used by Premiership football clubs and high end sporting venues/events. The dredger used was silent with no noise implications. Kingsley had almost depleted its reserves and so it was crucial that operations started again as soon as possible. The applicant had consulted with many different partners and was looking to implement liaison meetings again with the local community.

Councillor Mark Kemp-Gee addressed Committee on behalf of the Parish Council. It was felt important that the applicant liaise and get involved with the community in order to build and maintain a positive relationship. The Parish Council did not object to the application, but wanted implications for the local community to be mitigated – predominantly lorries travelling through, which was felt to be the biggest issue to residents. There were particular concerns for parents with young children and also older people with the size of lorries and frequency they went through the village. Councillor Kemp-Gee proposed that the output of sand be restricted to 100,000 tonnes per annum and concrete crushing limited to 5,000 tonnes per annum.

During questions of deputations, the following points were clarified:

- Kingsley was situated on a main road network and vehicles relating to the Tarmac operation formed a very small percentage of overall traffic.
- Concrete crushing had been considered and found to be acceptable and there were no proposals to increase activity going forward.
- Condition 34 related to how many days a year the concrete crushing took place, as there was not a crusher kept on site. 36 days was felt to be sufficient.
- The applicant was aware of the proposal to limit the output of sand to 100,000 tonnes per annum but not the request to limit concrete crushing limited to 5,000 tonnes per annum.
- The concrete crushing could take place elsewhere, but the site was ideal with appropriate infrastructure to do it.
- No direct application had been made to the community fund for a pedestrian crossing and this had not been prioritised by the applicant. There was potential funding for traffic calming from the Whitehill/Bordon Major Development. The Highway Authority had not required any further developer contribution from this proposal.
- Of the 369 HGV movements recorded in 2019, 52 had been related to sand extraction, 16 related to aggregate.
- The applicant had funded £16 million of projects nationally, but no request had been received by Kingsley.
- Concerns around traffic calming measures had been raised with the Highway Authority, but they confirmed that the development didn't trigger the need for further traffic calming.

During questions of officers, the following points were clarified:

- Conditions 15-17 were with regards to noise. The Environmental Health Officer (EHO) had been consulted on the application. Their response did not include any information on complaints received by the EHO in relation to the operation of the site.
- The site is safeguarded for quarrying, aggregate recycling and concrete batching through the adopted Hampshire Minerals and Waste Plan. Planning permission had previously been granted for the concrete crushing and no recent complaints had been received by the Council in relation to activities.

- Liaison panels sometimes fail to meet when there are few issues to discuss, but the need had become apparent in this case and this would be re-established to monitor activities going forward.
- There was a range of potential measures that could be put in place going forward, including signage and operator protocol around operations and vehicle driver awareness if required – these could be discussed at the liaison panel.
- No recent noise complaints had been received by the Council.

The site had been visited by the majority of Members, but it was agreed that there was a disappointing history with a lack of liaison between the applicant and local community. There were other successful cases where the community funding has been sought and used well, and this was encouraged for Kingsley.

It was proposed that the Local Member should be Chairman of the liaison panel.

RESOLVED:

Planning permission was GRANTED subject to the conditions listed in the update report.

Voting:

Favour: 9 (unanimous)

189. **APPLICATION FOR A DEFINITIVE MAP MODIFICATION ORDER TO RECORD A BRIDLEWAY AT IRONGATE, OSSEMSLEY, PARISH OF NEW MILTON**

The Committee considered a report from the Director of Culture, Communities and Business Services regarding an application to record a bridleway at Irongate in New Milton.

The officer showed the Committee a location plan depicting the wider area along with an aerial photograph of the area surrounded the claimed route.

The application had been first received in 2005 and photos of the path were shown from that time. The history and motivations for the application were detailed to Committee and the complexities were explained. Members were shown elevation photos from the path along with the signage that had remained since the application was first received.

An 1871 Ordnance Survey map show the route A-F being available and more recent user evidence showed evidence of use back to the 1950's with witness accounts being summarised.

Legal tests had been applied and a lot of horse owners are in the local area, but this did not necessarily mean that the path had been used to any extent. The legal test for Section 31 was explained to Members, along with reasons it had not been met.

The Committee received one deputation from Matthew Dale-Harris who spoke on behalf of the land owner in objection to the application. Mr Dale-Harris supported that there had been interruption in the 20 year period as confirmed by the officer. Broader area formally in a single land holding and private permissions were granted later on. Some users owned freehold land with the private easements, but those users should be discounted due to being freeholders and therefore it being a private right of way. Tenants on the freehold land could not be seen as exercising private rights, but Section 62 of Law and Property Act felt to extend leases to easements to enable access. A number of users felt they had private right of way and should not be included in the user evidence chart.

During questions of deputations, the following points were clarified:

- Private rights of way more often the case as opposed to subsequent public rights of way, but this could only be determined if it was apparent what the use of the path was for.

During question of officers, the following points were clarified:

- In paragraph 65, it should read – “whilst the horse riders use the route.....exercise of private right would not contribute”.

RESOLVED:

The application was REFUSED for the reasons set out in the report

Voting:

Favour: 9 (unanimous)

After the item had been completed, Sylvia Seeliger was thanked for her work and dedication over her 22 years of service in Countryside and the Chairman and Committee wished her the very best for her retirement.

Chairman,

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HAMPSHIRE COUNTY COUNCIL Decision Report

Decision Maker:	Regulatory Committee
Date:	17 June 2020
Title:	Phased demolition of the existing two storey 2FE Junior School and construction of a new single storey 2FE Junior School and associated external works at Fryern Junior School, Oakmount Road, Chandlers Ford SO53 2LN (No. CS/20/87438) (Site Ref: EAE044)
Report From:	Head of Strategic Planning

Contact name: Judith Smallman

Tel: 01962 847870

Email: judith.smallman@hants.gov.uk

Recommendation

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

Executive Summary

2. The planning application is for phased demolition of the existing Junior School and construction of a new single storey 2FE Junior School and associated external works at Fryern Junior School Oakmount Road, Chandler's Ford.
3. Fryern Junior School occupies a site within a residential area of Chandlers Ford with Fryern Recreation Ground along its western boundary.
4. This application is being considered by the Regulatory Committee as it is a major Regulation 3 development.
5. When considering the application, the key issues to be considered are design, scale and massing of the proposed school buildings, highway safety, visual impact and landscape, ecology and sustainability.
6. The development of a new 2 FE primary school is considered to be in accordance with the relevant saved policies of the [Eastleigh Borough Local Plan \(2001-2011\) 2006](#) as it makes provision for primary education and will provide new educational facilities to meet the needs of the local community. The proposal is also in accordance with Saved Policy 186IN as well as the relevant paragraphs of [the National Planning Policy Framework \(2019\)](#) as it makes provision for primary education and will provide new educational facilities to meet the needs of the local community in addition to the wider development site. The design, appearance and proposed materials are considered appropriate (Saved Policies 59.BE– Design criteria, 45.ES Sustainable drainage and 38.ES Renewable energy) and the incorporated

landscaping will enhance both the natural and built environment and maximise the potential to improve local biodiversity (Saved Policies 25.NC Promotion of biodiversity, 26.NC Promotion of wildlife network and 18.CO Protection of the landscape).

7. The proposal encourages walking and cycling, through a School Travel Plan (Saved Policy 186.IN Criteria for new facilities). The proposals will not have a significant impact on the safety or operation of the local road network (Policy 100.T Transport and new development) and on-site car parking provision is in accordance with the relevant standards (Saved Policy 63.BE Car park design).
8. Appropriate sustainability features to accord with requirements will ensure that energy loss is minimised (Saved Policy 37.ES Energy efficiency) and appropriate measures will be taken to ensure surface water run-off from the development will be managed in a sustainable way and will not increase the risk of flooding off site (Saved Policy 45.ES Sustainable drainage). Measures to reduce noise emissions are also included within the proposal in accordance with Saved Policy 32.ES Pollution Control.
9. The proposed development is not an Environmental Impact Assessment development under the [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017](#).
10. It is recommended that planning permission be granted subject to the conditions listed in Appendix A.

The Site

11. The Federation of Fryern Infant and Junior School occupies a site in the residential area of Chandlers Ford in the Borough of Eastleigh.
12. The site is approximately 2.8 hectares, is relatively level and is bounded to the north and south by residential development. A public recreation ground is adjacent to the west boundary and a sports pitch abuts the east boundary.
13. The Infant and Junior School share a single vehicular access point from Oakmount Road. There are three pedestrian access points to the site, one from Oakmount Road and two on the east site boundary.
14. The school car park occupies the north of the site and is shared between the Infant and Junior School.
15. The original Junior School was constructed in 1963 and is made up of single storey and two storey elements. The single storey section includes the kitchen, stores, toilets and circulation spaces. An assembly hall sits at the heart of the school and classrooms are provided within the two storey elements to the perimeter.
16. The building is timber framed with lightly insulated spandrel panels finished with vertical tiling or painted timber boarding. Roofs are flat with bituminous membranes. The cladding is in poor condition and a structural assessment of the timber frame has determined that the full replacement of the existing building is required.

17. There are two temporary modular buildings on the site, one single classroom and one double classroom. The classrooms were installed on a temporary basis to meet the immediate need for places at the school.
18. The school boundary is made up of close boarded timber and chain link fencing, supplemented with hedges and planting along the north boundary and painted metal railings on the east, south and west boundary. Most of the east, south and west boundaries are lined with trees.
19. Metal bow top fencing and gates defines the secure line within the school site and provides segregation between hard play areas and the school car park.
20. A hard play area is located to the north east and a sports field, shared by the Infant and Junior School, is to the south. Footpaths connect the Junior School ground floor classrooms to the hard and soft play areas.
21. External gym equipment has been installed to the north east of the sports field and there is a small area of adventure play equipment adjacent to the hard play area. There is also a fenced habitat area with a pond surrounded by trees adjacent to the east site boundary.
22. A privately-run Pre-School operates from within the Infant School building.

The Proposal

23. A structural survey and condition assessment of the existing Junior School has determined that it is unable to support a refurbishment proposal to align it with modern building standards, so a full replacement of the existing building is required.
24. The proposal comprises of the construction of the new single storey school with improvements to external play areas, car parking and footpaths. A proportion of the existing accommodation will need to be demolished to facilitate the new building and upon completion of the replacement school the remaining elements of the original school will be removed, and the area landscaped.
25. To support the federated nature of the Infant and Junior School a single shared main entrance and shared administration facilities will be provided. This will be created by refurbishment works within the existing Infant School. There will be a covered link from the newly created shared entrance through to the new building.
26. The proposed 2FE Junior School building will comprise of:
 - nine general teaching classrooms with adjacent break out spaces;
 - a Library/Learning Resource Centre;
 - a main hall with stores and kitchen (which also serves the infant school);
 - pupil and staff toilets; and
 - staff room.

27. The proposal includes minor adjustments to the existing car park to improve vehicular and pedestrian segregation within the site. Existing vehicular and pedestrian access to the site will be unaffected and emergency services remain as existing.
28. The massing of the building is a single-storey compact rectangular form with flat roofs, the roof level is lifted to accommodate the hall. The accommodation is organised around a central circulation spine. The classrooms, open plan group rooms, learning resource centre, toilets, hygiene / changing place and stores open onto the central circulation route.
29. The proposed internal floor area is less than the existing building, because the proposed single storey building has no stair cores and a more efficient layout.
30. The classrooms face north east and south west, glazing to the classrooms will be shaded with solid canopies to avoid overheating and glare. Rooflights have been positioned to ensure good levels of natural daylight throughout the building.
31. The library and open group room, at the heart of the school, opens onto a small courtyard space semi-enclosed by the staff room and hall, which also opens onto this external space. The hall, with its larger volume is located at the north west end of the building, adjacent to the existing Infant School building. A circulation route through the hall opens to a covered link to the shared reception within the Infant School building. The hall has high level glazing to the north west and south east facing elevations. A deep overhang from the roof provides shade and avoids overheating and glare. There is also glazing to the west facing elevation, providing views of the existing site and small external courtyard.
32. The kitchen and servery are located next to the hall, centrally positioned within the site to help facilitate deliveries.
33. Proposed building envelope materials have been selected to compliment the adjacent Infant School building and are as follows:
 - buff colour facing brickwork;
 - grey cladding panels;
 - high performance roof covering; and
 - grey aluminium framed windows and doors.

Sustainability

34. The scheme will be incorporating principles of sustainability through the design proposals to minimise the building's energy demand. In line with Building Regulations Approved Document Part L, the building has been designed with high levels of insulation and air tightness to limit heat loss and conserve energy.
35. Water use will be minimised by installing flow restrictors on hot and cold outlets, low flush cisterns and non-concussive taps.

36. An array of photovoltaic panels will be installed on the roof of the proposed building and infrastructure will be installed to allow electric vehicle charge points to be installed in the future.
37. The classrooms will be ventilated using natural ventilation heat recovery (NVHR units) which improve internal air quality whilst reducing space heating requirements, reducing the carbon footprint. Openable windows will also allow for natural ventilation if required.
38. Daylight will be maximised through large windows and rooflights, minimising the demand for artificial lighting. Rooflights have been positioned within the deepest parts of the plan, ensuring good levels of daylight throughout the building.
39. To reduce the risk of overheating, windows will be shaded with canopies and deep overhanging roofs.

Landscaping

40. The site falls approximately 0.5 metres (m) across the length of the proposed building. Level access will be provided to the shared entrance within the Infant School building.
41. The surface around the building join grass banks that gently connect back to existing site levels. A small retaining structure is required to the east of the building, with steps and footpath leading to the existing hard play area. Several low-quality trees will be removed to facilitate the new build. The proposed landscape strategy mitigates this loss and seeks to enhance the site's biodiversity with replacement trees and shrub planting.
42. Security and connectivity will be improved across the site with several new and improved fences and footpaths.

Parking and access

43. Minor adjustments to the existing car park will improve vehicle and pedestrian segregation. An area of the existing car park will be reconfigured to provide additional parking spaces in line with Hampshire County Council on site School Parking Standards. A disabled parking bay will be relocated to position it as close to the school main entrance as possible. Existing cycle and scooter shelters will be maintained.
44. Deliveries, refuse collection, grounds maintenance and emergency services access will remain as existing, with access from Oakmont Road.
45. Temporary access for construction vehicles will be formed to the south of the site from Cumberland Avenue. The site compound will be located to the east of the existing sports field. This approach has been developed to ensure safe ingress and egress of construction traffic and segregation of the contractor's compound area.
46. A contractor has been appointed and has developed a Construction Traffic Management Plan. Holidays will be utilised for demolition work wherever possible.

Environmental Impact Assessment

47. The proposed development has been assessed under [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017](#). Screening under the EIA Regulations has been carried out on the proposed development as supplied. The development is classified as a Schedule 2 development as it falls within category 10, (Infrastructure projects) and exceeds the size threshold. However, whilst being identified under the Regulations, it is not deemed as an EIA development requiring an Environmental Statement.

Development Plan and Guidance

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

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

The following paragraphs are relevant to this proposal:

- Paragraph 11: Presumption in favour of sustainable development;
- Paragraph 80: Support of sustainable economic growth;
- Paragraph 94: Ensuring sufficient choice of school places is available to meet the needs of existing and new communities;
- Paragraph 102-103: Sustainable transport;
- Paragraph 148: Meeting the challenge of climate change, flooding and coastal change; and
- Paragraph 170: Contributions and enhancement of natural and local environment.

[Eastleigh Borough Local Plan \(2006\) \(EBLP \(2006\)\)](#)

The following policies are relevant to the proposal:

- 18.CO (Protection of the landscape);
- 19.CO (Protection of landscape features);
- 25.NC (Promotion of biodiversity);
- 26.NE (Provision of wildlife networks);
- 32.ES (Pollution control);
- 33.ES (Air quality);
- 34.ES (Reduction of greenhouse gases);
- 36. ES (Lighting);
- 37.ES (Energy efficiency);
- 38.ES (Renewable energy);
- 45.ES (Sustainable drainage);
- 59.BE (Design Criteria);
- 63.BE (Car park design);
- 100.T (Transport and new development); and

- 186.IN (Criteria for new facilities).
49. A previous draft Local Plan covering the period 2011-2029 was submitted for formal examination in 2014. Following hearings held 10-13 November 2014, the Government's Planning Inspector issued his Preliminary Conclusion that the plan was not sound because it did not provide enough housing provision, with concerns about affordable housing provision. The Inspector recommended the Council produce a new Local Plan. As a result, work started on a new Local Plan and an emerging Eastleigh Borough Local Plan 2016-36 was recommended to the Council in December 2017. This was subject to a public Examination in early 2020 the Planning Inspector has now written to the Borough Council on the [next steps for the examination process](#).

Consultations

50. **County Councillor Grajewski:** Has no objection and supports application.
51. **Eastleigh Borough Council:** Was notified.
52. **Eastleigh Borough Council Environmental Health Officer (EHO):** No objection subject to conditions relating to land contamination, a Construction Environment Plan to include a noise assessment, any fixed plant and details of the cooking extraction system.
53. **Chandlers Ford Parish Council:** Was notified.
54. **Sport England:** Has no objection subject to a condition for the submission of a scheme for the removal of the temporary haul road and the reinstatement of the playing field land, and advice note.
55. **Local Highway Authority:** Has no objection.
56. **Lead Local Flood Authority (LLFA):** Has no objection subject to a condition and advice note.
57. **Landscape Planning and Heritage (Landscape) (HCC):** Was notified.
58. **County Ecologist (HCC):** Has no objection subject to a condition for biodiversity enhancements.

Representations

59. Hampshire County Council's [Statement of Community Involvement \(2017\)](#) (SCI) sets out the adopted consultation and publicity procedures associated with determining planning applications. In complying with the requirements of the SCI, Hampshire County Council:
- published a notice of the application in the [Hampshire Independent](#);
 - placed notices of the application at the application site and local area;
 - consulted all statutory and non-statutory consultees in accordance with [The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#); and

- notified by letter all residential properties within 100 metres of the boundary of the site.

60. As of 26/05/2020, no representations to the proposal have been received.

Climate Change

61. Hampshire County Council declared a climate change emergency on 17 June 2019. This proposed development has been subject to consideration of Paragraph 148: (Meeting the challenge of climate change, flooding and coastal change) of the National Planning Policy Framework (2019) and Policy 34.ES: (Reduction of greenhouse gases of the Eastleigh Borough Local Plan (2006) (EBLP (2006))).

Commentary

Principle of the development

62. The principle of a school in this location is accepted as it is on an established school site. The existing building needs replacement due to the failure of the existing building fabric and a structural assessment has determined that a full replacement of the existing building is required. Provision for primary education on the site is supported in principle by Policies 186.IN (Criteria for new facilities) of the Eastleigh Borough Local Plan (2006) (EBLP) as well as paragraph 94 (Ensuring sufficient choice of school places is available to meet the needs of existing and new communities) of the NPPF (2019).

Visual impact and landscape

63. The design has been developed to respond to the surrounding area and the existing adjoining Infant School. All trees which have been retained on site will be subject to tree protection measures in accordance with Policies 18.CO (Protection of the landscape) and 19.CO (Protection of landscape features) of the EBLP (2006) to the satisfaction of the County Arboriculturalist and any forthcoming consent will be subject to conditions pertaining to this. Arboriculture had no objection to the proposal subject to the inclusion of conditions relating to the protection of retained trees and the replacement for the loss of several low-quality trees which will be mitigated with replacement trees and scrub planting. These conditions are included in integral Appendix A together with the approval of further details of all the hard and soft landscaped areas. The proposal is in accordance with Policies 18.CO (Protection of the landscape) and 19.CO (Protection of landscape features) of the EBLP (2006).

Ecology

64. An extended Phase 1 Ecological Survey for the site concluded that no specific recommendations to mitigate or compensate for impacts to habitat were required. Impact on badgers, bats and birds are identified as negligible.

The County Ecologist has been consulted and raises no objection subject to a condition and advice note. This condition and advice note are included in integral Appendix A. The proposal is in accordance with Policies 25.NC (Promotion of biodiversity) and 26.NC (Provision for wildlife networks) of the EBLP (2006).

Design

65. The design of the new school is of high quality as required by Policy 59.BE (Design Criteria) of the EBLP (2006) and reflects the requirement for the school to respond to its surroundings. It relates well to the scale of the existing infant school and surrounding residential development. Opportunities have been taken to connect classrooms directly to external spaces to promote outdoor learning and generally maximise the use of the site and natural environment. The perceived scale and mass of the building has been reduced through the design with the building featuring internal and external spaces with differing scales, daylight and shade. The large areas of glazing areas also contribute to provide a link between inside and outside spaces. As already noted, the proposed building envelope materials have been selected to compliment the adjacent Infant School building and include buff colour facing brickwork, grey cladding panels, high performance roof covering and grey aluminium framed windows and doors. The choice in colour of the proposed brick reflects on the nature of the site and desire to impose its mark on the street scene.
66. The proposed school will be built in an energy efficient form that reduces the building footprint significantly. This is very beneficial in increasing the amount of available outside space which is important on this site in addition to a reduction in heating costs. Details of the proposed additional landscaping will be subject to a planning condition which will be reviewed by a qualified landscape architect who will ensure all trees and plants chosen for the school site will be safe and acceptable in public places whilst respecting existing landscape features on the site.
67. The building has also been designed to maximise views on site and a small internal courtyard and is in accordance with Policies 18.CO (Protection of the landscape) and 19.CO (Protection of landscape features) of the EBLP (2006). To support the federated structure of the Infant and Junior school, the design relates well to the existing infant school enabling shared use of spaces allowing staff and students to conveniently move between the buildings. This together with the proposed use of materials selected to compliment the adjacent Infant School building ensures it reflects its setting and context.
68. No objections have been received to the planning application on design grounds. The proposal is in accordance with Policy 59.BE (Design Criteria) of the EBLP (2006).

Sustainability

69. The new building has been designed to reduce energy consumption at source adopting fabrics/materials that will achieve sustainability principles. It also incorporates renewable or low carbon energy technologies where appropriate.
70. The building is to be insulated to reduce energy loss through the building envelope and exceed standards defined in the current Building Regulations. Other passive measures include external brise-soleil and deep overhanging roofs to avoid over-heating and glare.
71. Natural ventilation heat recovery (NVHR) units improve internal air quality whilst reducing space heating requirements, reducing the carbon footprint. Openable windows will allow for natural ventilation.
72. Natural daylight also assists in reducing the use of energy at source. Daylight will be maximised through large windows and rooflights minimising the demand for artificial lighting.
73. An array of photovoltaic panels will be installed on the roof and infrastructure will be installed to allow electric vehicle charge points to be installed in the future. The overall development is in accordance with Policies 34.ES (Reduction of greenhouse gases); 36.ES (Lighting); 37.ES (Energy efficiency); 38.ES (Renewable energy); 45.ES (Sustainable drainage) and 59.BE (Design criteria) of the EBLP (2006).

Highways

74. Existing vehicular and pedestrian access to the site is unaffected by the proposal. The Highway Authority has been consulted on the proposal and raises no objection.
75. The School Travel Plan (STP) is being updated outlining revised actions that can be undertaken to reduce the number of pupils brought to school by car and to promote walking and cycling. This will be subject to a planning condition, as set out in integral Appendix A. The number of pupils and students attending the school remain unaltered as a result of the proposed development. Most of the pupils will come from the adjoining residential areas with opportunities for pupils, parents and staff to travel by sustainable transport modes.
76. The temporary access point for construction vehicles being formed to the south of the site from Cumberland Avenue will ensure construction traffic is segregated from the school for the duration of the construction period. However, a Construction Traffic Management Plan (CTMP) should be provided that includes details on the daily and total number and size of lorries accessing the site, the turning of delivery vehicles and lorry routing as well as provisions for removing mud from vehicles. It is therefore recommended that one is provided as a condition of any consent and this is included in integral Appendix A. The proposal is in accordance with Policy

100.T (Transport and new development) of the Eastleigh Borough Local Plan (EBLP) (2006).

77. The proposed revisions to the car parking area improve vehicular and pedestrian segregation within the site. The re-configuration of the existing car park will provide additional spaces in line with Hampshire County Council parking standards and the relocation of the disabled parking bay will provide easier access for users to the main school entrance. The proposals are in accordance with Policy 63.BE (Car Park Design) of the EBLP (2006).

Pollution

78. The proposed development is currently in use as a school with areas of hardstanding and the proposals include the installation of areas of soft landscaping in the vicinity of former buildings. The site therefore has the potential to be impacted by contaminants associated with the former buildings and/or within the made ground likely to be located beneath any hardstanding. Eastleigh Borough Council Environmental Health Officer has raised no objection to the development subject to conditions and measures to be taken to minimise the risk from land contamination for public safety to accord with Policies 32.ES (Pollution control) and 33.ES (Air quality) of the EBLP (2006).

Surface Water Management

79. The information submitted by the applicant in support of this planning application indicates that surface water runoff from the application site will be managed through infiltration. This is acceptable in principle since the groundwater investigation showed acceptable infiltration rates, did not find ground water and the existing school is draining surface water through infiltration at present. Additional information has also addressed previous concerns regarding surface water management and flood risk. The County Council as Lead Local Flood Authority raise no objection to the proposal subject to a planning condition that the drainage system shall be constructed in accordance with the submitted Flood Risk Assessment and Drainage Strategy ref: P10692. The applicant also is directed to the Flood and Surface Water Management website <http://www3.hants.gov.uk/flooding/hampshirereflooding/drainagesystems.htm> for further information on recommended surface water drainage techniques. The proposal is in accordance with Policy 45.ES (Sustainable drainage) of the EBLP (2006).

Sports Provision

80. The proposal includes the re-instatement of the school playing field on completion of the works. Sport England has raised no objection to the proposals subject to conditions. One of the conditions requires the re-instatement of the school playing field in accordance with Sport England Guidance (Natural Turf for Sport) 2011. However, this standard would not relate very well to the existing school playing field which remains untouched

by the development so in the circumstances it is accepted its re-instatement shall be in an equivalent condition to that existing. The proposal is in accordance with Policy 19.CO (Protection of landscape features) of the EBLP (2006) of the EBLP (2006).

Conclusion

81. It is considered that the proposal would be in accordance with the relevant policies of the Eastleigh Borough Council Local Plan Review (2001-2011) (2006) and NPPF (2019) which supports the principle of a replacement primary school to support and serve the needs and requirements of the surrounding residential area subject to conditions.

Recommendation

82. That planning permission be GRANTED subject to the conditions listed in Appendix A.

Appendices

Appendix A – Conditions

Appendix B - Committee Plan

Appendix C - Location Plan

Appendix D - Proposed Site Plan

Appendix E - North East Elevation Plan

Appendix F – North West Elevations Plan

Other documents relating to this application:

<https://planning.hants.gov.uk/ApplicationDetails.aspx?RecNo=21004>

REQUIRED CORPORATE AND LEGAL INFORMATION:

Links to the Strategic Plan

Hampshire maintains strong and sustainable economic growth and prosperity:	No
People in Hampshire live safe, healthy and independent lives:	No
People in Hampshire enjoy a rich and diverse environment:	No
People in Hampshire enjoy being part of strong, inclusive communities:	No
OR	
This proposal does not link to the Strategic Plan but, nevertheless, requires a decision because:	
the proposal is an application for planning permission and requires determination by the County Council in its statutory role as the minerals and waste or local planning authority.	

CS/20/87438 EAE044 Fryern Junior School Oakmount Road, Chandler's Ford SO53 2LN (Phased demolition of the existing two storey 2FE Junior School and construction of a new single storey 2FE Junior School and associated external works	Hampshire County Council
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EQUALITIES IMPACT ASSESSMENTS:

1. Equality Duty

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

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

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

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

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

CONDITIONS

Conditions

Time Limits

1. The development hereby permitted shall be begun before the expiration of three years from the date on which this planning permission was granted.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

Hours of Working

2. No work relating to the construction of the development hereby permitted, (including works of preparation prior to operations, the delivery of construction materials, skips or machinery, nor the removal of waste materials) shall take place before 0800 or after 2100 Monday to Friday inclusive, before 0800 or after 1400 on Saturday and not at all on Sunday or recognised Public Holidays.

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

Materials

3. Prior to the commencement of the new school building, samples and/or details of the materials and finishes to be used for the external walls and roofs of the proposed buildings shall be submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity and to secure a high-quality development and in accordance with Policy 59.BE (Design Criteria) of the Eastleigh Borough Local Plan (2006). This is a pre-commencement condition as such details need to be considered during construction of the development and thus go to the heart of the planning permission.

Highways

4. Prior to commencement of development details of the temporary access shall be submitted to and approved by the Local Planning Authority. The access shall be implemented in accordance with the approved details.

Reason: In the interests of highway safety and in accordance with Policy 100.T (Transport) of the Eastleigh Borough Local Plan (2006). This is a pre-commencement condition as such details need to be considered during construction of the development and thus go to the heart of the planning permission.

5. A revised 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 Local Planning Authority within 12 months of the school being occupied.

Reason: To minimise trip generations associated with the development by the private car and encourage the use of alternative means of travel in compliance with the aims and objectives of the National Planning Policy Framework (2018) and in accordance with Policy 100.T (Transport) of the Eastleigh Borough Local Plan (2006).

Landscaping

6. Prior to the construction of the new school building full details of all the hard and soft landscaped areas, including the proposed car park, shall be submitted to and approved by the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with the approved plans.

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

7. The landscape details approved under condition 6 above, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any plants or trees which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

8. The trees/hedges to be retained as identified in the Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement dated October 2019 shall be protected during building operations by the erection of protective fencing or other measures in strict compliance with the requirements. The existing trees shall not be lopped, topped, felled or destroyed without the prior approval in writing of the Local Planning Authority.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality and in accordance with Policy 18.CO

(Protection of the landscape) of the Eastleigh Borough Local Plan (2006). This is a pre-commencement requirement because of the need to secure satisfactory protection to trees in advance of development commencing.

Ecology

9. Prior to the occupation of the new development provision shall be made for new native planting and the incorporation of at least two bird and bat boxes in the design of the new building or on retained trees.

Reason: To protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, the NERC Act (2006) Policy 25.NC (Promotion of biodiversity) of the EBLP (2006); and NPPF.

Protection of Sport Provision

10. On completion of the works the temporary haul road shall be removed and the school playing field re-instated to an equivalent standard as the existing school playing field.

Reason: To ensure the site is restored to a condition fit for purpose and to accord with Policy 186.IN (Criteria for new facilities) of the EBLP (2006).

Environmental Impacts

11. Prior to commencement of development the following is to be submitted to, and approved in writing by the Local Planning Authority:
 - (a) Report of preliminary investigation comprising a Desk Study, Conceptual Site Model and Preliminary Risk Assessment documenting previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Reports Nos. 11 CLR11, and BS10175:2011+A2 2017 Investigation of potentially contaminated sites Code of Practice, and, unless otherwise agreed with the Local Planning Authority;
 - (b) A report of a site investigation documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the Preliminary Investigation in accordance with BS10175:2011+A2 2017 and BS8576:2013, and, unless otherwise agreed with the Local Planning Authority;
 - (c) A detailed site-specific scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.

Reason: To minimise the risk from land contamination for public safety in accordance with Policy 32.ES (Pollution control) of the EBLP (2006) This is a pre-commencement requirement condition as such details need to be

considered during construction of the development and thus go to the heart of the planning permission.

12. Prior to the occupation of the development, the approved detailed site-specific scheme outlined in part (c) in condition 12 shall be implemented in full (unless varied with the written permission of the local planning authority in advance of implementation); and overseen by a nominated competent person.

Such verification shall comply with the guidance contained in CLR11 and EA guidance for the safe development of housing on land affected by contamination - R&D Publication 66:2008. Such a report to comprise:

- (a) A description of the site and its background, and summary of relevant site information;
- (b) A description of the remediation objectives and remedial works carried out;
- (c) Verification data including - sample locations/ analytical results, as built drawings of the implemented scheme, photographs of the remediation works in progress, etc;
- (d) Certificates demonstrating that imported and /or material left in situ is free from contamination. Thereafter the scheme shall be monitored and maintained in accordance with the approved scheme under condition A(c).

Reason: To minimise the risk from land contamination for public safety and in accordance with Policy 32.ES (Pollution control) of the EBLP (2006). This is a pre-commencement requirement condition as such details need to be considered during construction of the development and thus go to the heart of the planning permission.

13. Prior to the construction of development, a Construction Environmental Management Plan shall be submitted to and approved by the Local Planning Authority providing details on how noise, vibration and dust will be managed. The development shall be carried out in accordance with the approved Plan.

Reason: To minimise the risk of noise pollution for public safety and in accordance with Policy 32.ES (Pollution control) of the EBLP (2006). This is a pre-commencement requirement condition as such details need to be considered during construction of the development and thus go to the heart of the planning permission.

14. Prior to the occupation of the new school building, details of the location and design of the cooking extract system to serve the kitchen shall be submitted to and approved by the Local Planning Authority. A suitable system should be designed in accordance with the EMAQ Guidance on the control of noise and odour from commercial kitchen exhaust systems 2018 (<https://estore.ricardo.com/store/publications/ventilation-systems-for->

[commercial-kitchens/c-23/c-70/p-416](#)). The approved details shall be implemented before the kitchen is first used.

Reason: To control noise and odour pollution in the interest of safety and in accordance with Policy 32.ES (Pollution control) of the EBLP (2006).

15. Prior to the occupation of the new school building, a report shall be submitted demonstrating that noise from the location and design of any proposed fixed plant shall not impact upon residential amenity as set out against an appropriate acoustic design standard requiring an assessment of background noise levels representative of conditions at residential properties as the basis for applying BS4142 methodology.

Reason: To control noise pollution in the interest of safety and in accordance with Policy 32.ES (Pollution control) of the EBLP (2006).

Plans

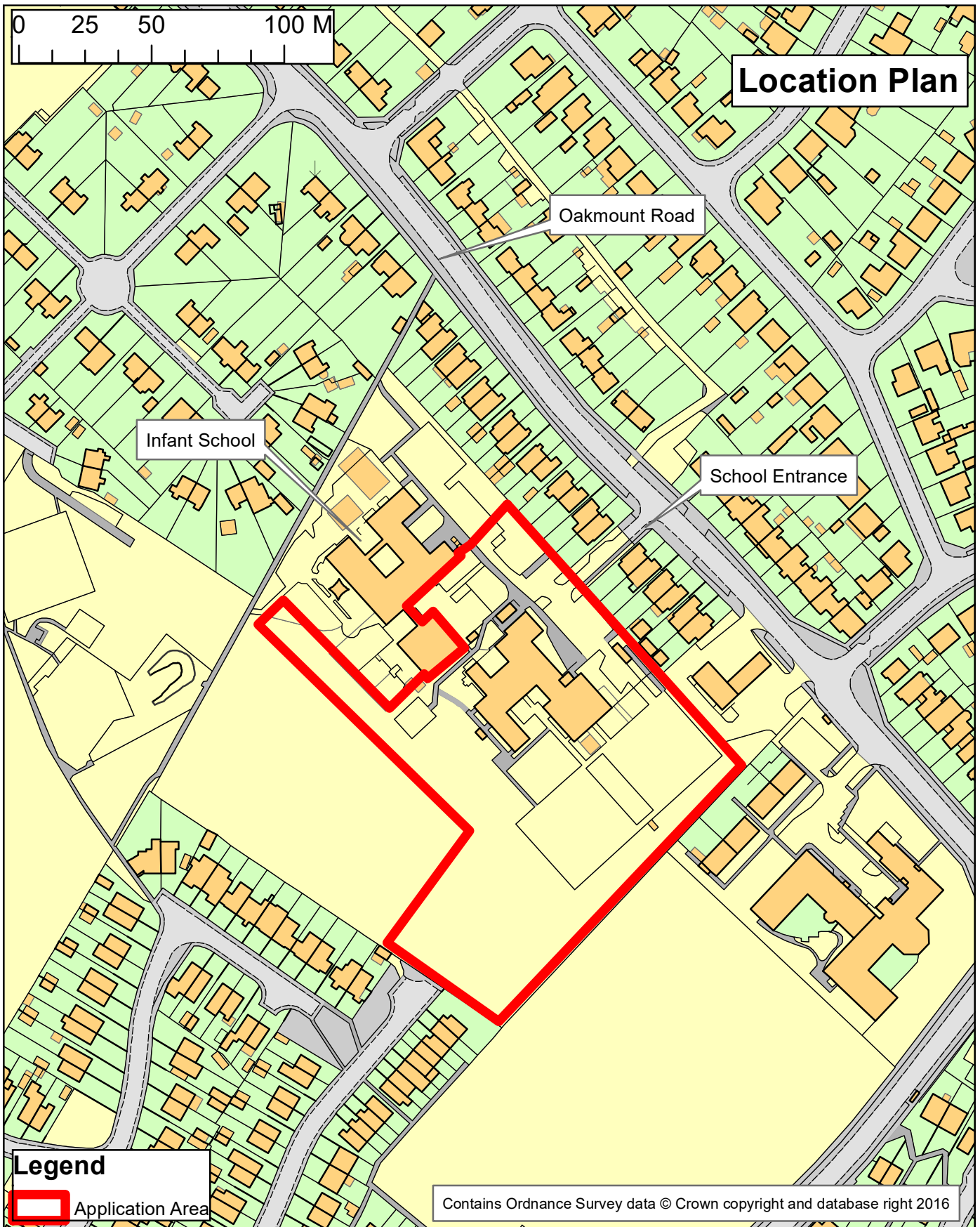
16. The development hereby permitted shall be carried out in accordance with the following approved plans: **P10692-HCC-00-DR-A-1000, P10692-HCC-00-DR-A-1010, P10692-HCC-00-DR-A-1015, P10692-HCC-00-DR-A-1800, P10692-HCC-00-DR-A-1805, P10692-HCC-00-DR-A-1810, P10692-HCC-00-DR-A-2000, P10692-HCC-00-DR-A-2005, P10692-HCC-00-DR-A-2900, P10692-HCC-00-DR-A-3000, P10692-HCC-00-DR-A-3005, P10692-HCC-00-DR-A-3010, P10692-HCC-00-DR-A-3015, P10692-HCC-00-DR-A-3050, P10692-HCC-00-DR-A-7000, P10692-ECH-ZZ-XX-DR-C-0001Rev01.2, P10692-ECH-ZZ-XX-DR-C-0002Rev01.2**

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

Informatives

1. It is recommended that the applicant is directed to Hampshire County Council Flood and Water Management website <http://www3.hants.gov.uk/flooding/hampshireflooding/drainagesystems.htm> for further information on recommended surface water drainage techniques.
2. Birds' nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is advisable to undertake building works and vegetation clearance outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is no alternative to doing the work in during this period, then a thorough examination of the affected areas must be carried out before works starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.

- 3 It is recommended that a restoration scheme for playing field land is undertaken by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical Design Guidance Note entitled "Natural Turf for Sport" (2011) and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch sport National Governing Bodies, for example the Football Association.



Phased demolition of the existing two storey 2FE Junior School and construction of a new single storey 2FE Junior School and associated external works at Fryern Junior School Oakmount Road, Chandler's Ford SO53 2LN
APPLICATION NUMBER: CS/20/87438

SITE RE: EAE044

Drawn by: Strategic Planning

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Regulatory Committee

Date: 17 June 2020

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Hampshire
County Council

Economy, Transport and Environment

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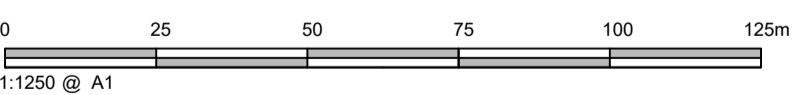
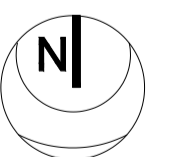
Fryern Junior Replacement

Location Plan

Key

- HCC Freehold
- Planning application area

- ① Fryern Infant and Junior School Site
- ② Fryern Recreation ground
- ③ Fernhill residential homes
- ④ M3



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P10692-HCC-00-DR-A-1000

January 2020






PLANNING

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Fryern Junior Replacement

Proposed Site Plan

Key

-  HCC Freehold
-  Planning application area
-  Existing Pedestrian Access
-  Existing Vehicular Access
-  Existing Junior School footprint



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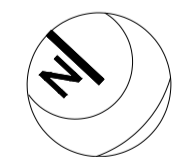
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January 2020

PLANNING

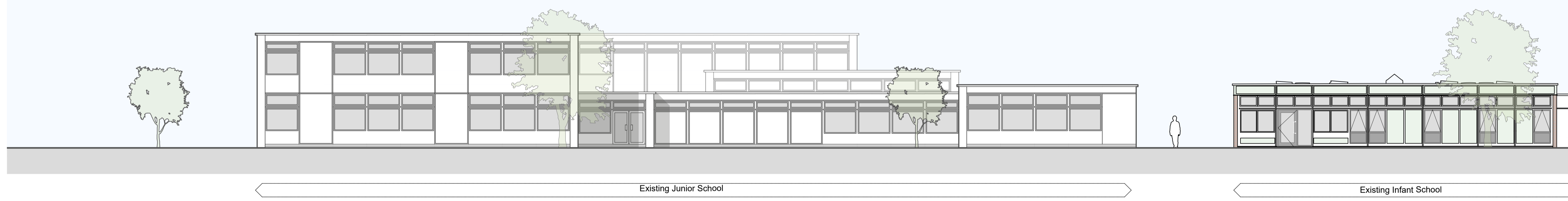


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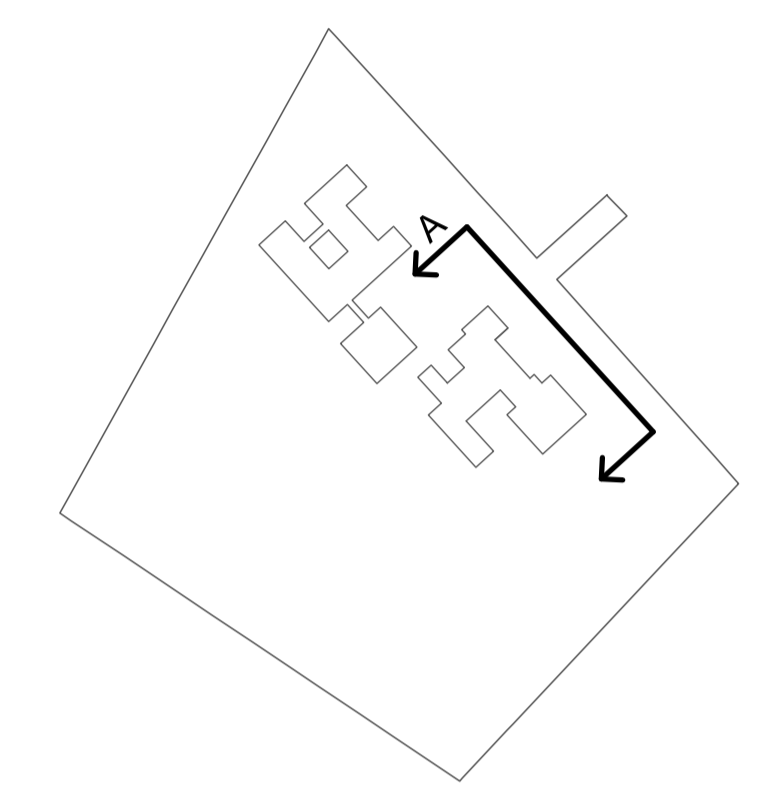
Fryern Junior Replacement

Existing & Proposed North East Elevation

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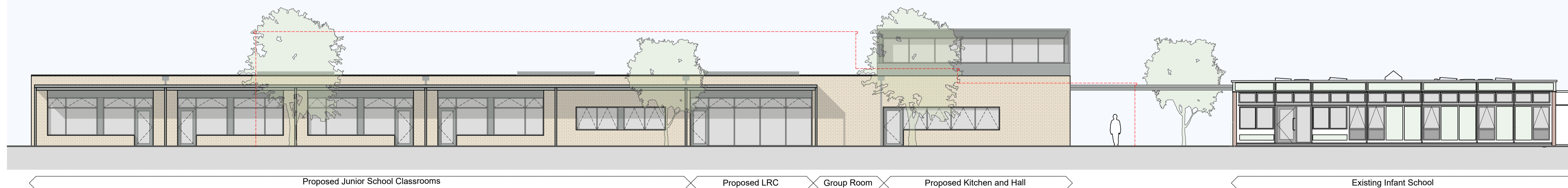


Existing North East Elevation

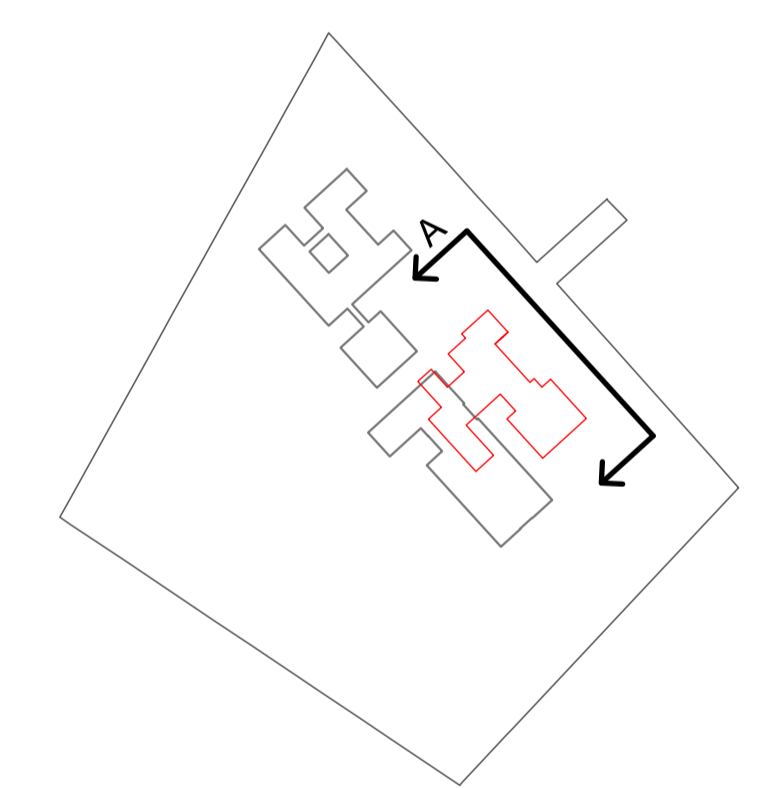


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10m
5
4
3
2
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0



Proposed North East Extension



- Existing Junior School Outline
- Brick
- Glazing
- Curtain walling / PPC Aluminum spandrel / cladding

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P10692-HCC-00-DR-A-3000
January 2020

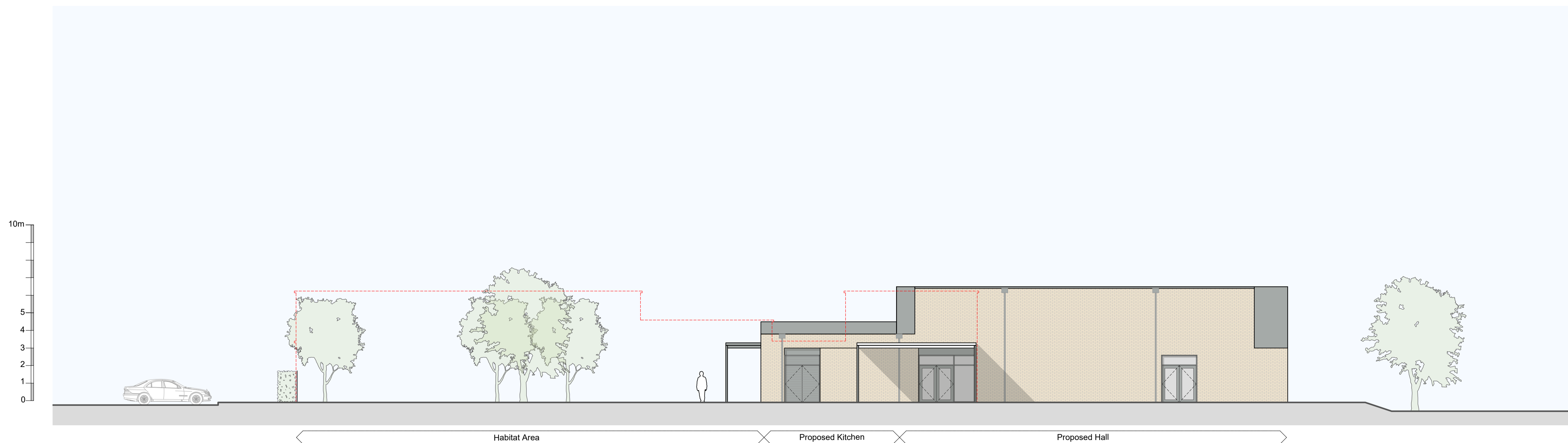
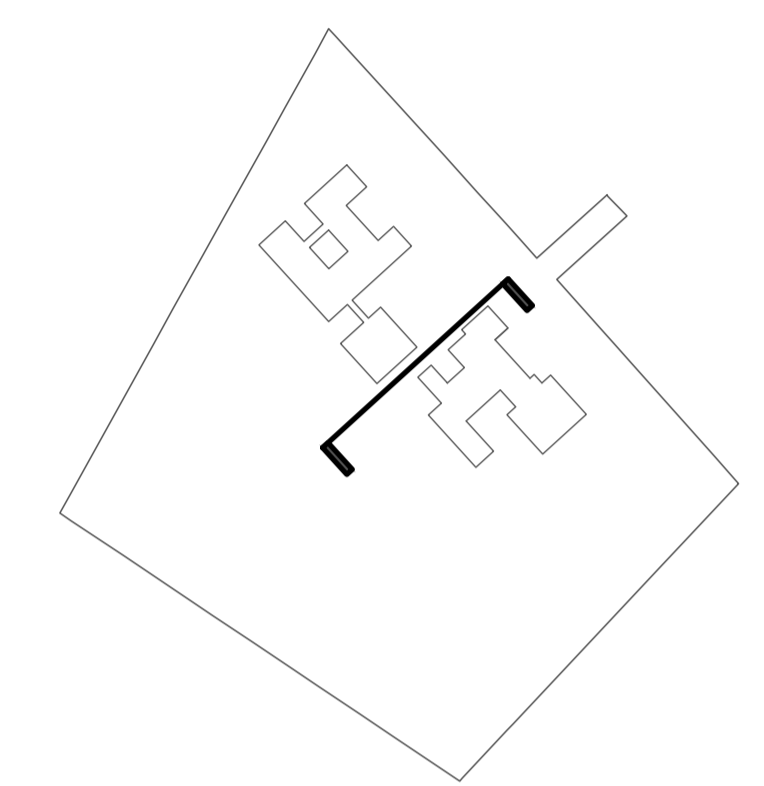
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Fryern Junior Replacement

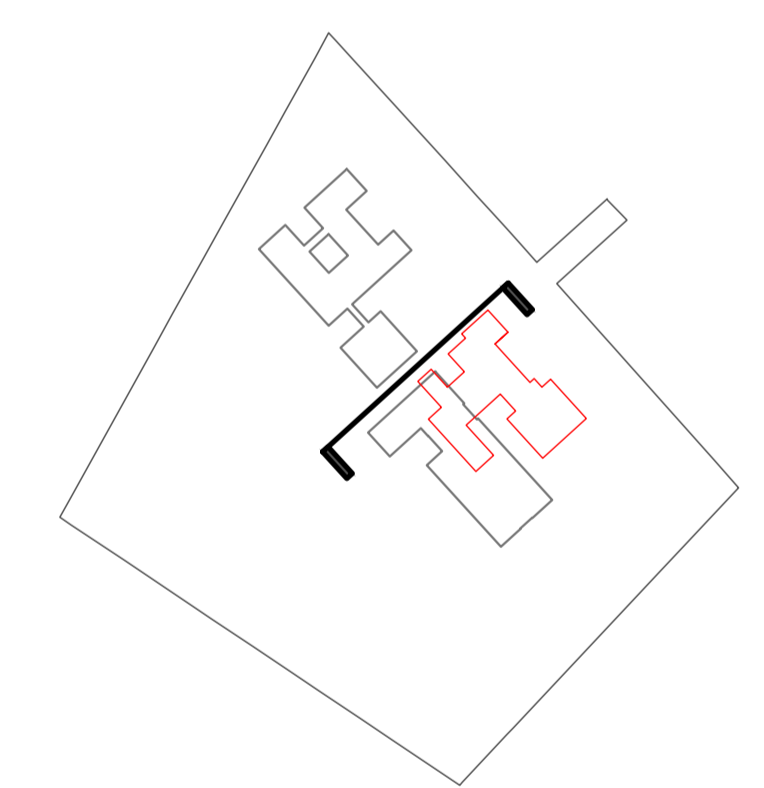
Existing & Proposed North West Elevation



Existing North West Elevation



Proposed North West Elevation



--- Existing Junior School Outline

- Brick
- Glazing
- Curtain walling / PPC Aluminum spandrel / cladding

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January 2020

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HAMPSHIRE COUNTY COUNCIL Decision Report

Decision Maker:	Regulatory Committee
Date:	17 June 2020
Title:	Construction of a replacement single story Junior School followed by the demolition of the existing school, including landscaping, hard play area, improved pedestrian and vehicular access and additional parking at Grange County Junior School, Franklin Road, Gosport PO13 9TS (No. 20/00122/HCC3) (Site Ref: GPE007)
Report From:	Head of Strategic Planning

Contact name: Amy Dales

Tel: 01962 845461

Email: Amy.Dales@hants.gov.uk

Recommendation

1. That planning permission be GRANTED subject to the conditions listed in Appendix A.

Executive Summary

2. The planning application is for construction of a replacement single story Junior School followed by the demolition of the existing school, including landscaping, hard play area, improved pedestrian and vehicular access and additional parking at Grange County Junior School, Franklin Road, Gosport PO13 9TS.
3. The school site is shared with Grange Infant School and Pre-school which are all accessed from Franklin Road to the western boundary of the site. It is located in an urban setting surrounded by residential development to the east, south and west, with an open public green space abutting the northern boundary of the site.
4. The proposed Junior School is to replace the existing Grange County Junior School, which is to be demolished as it is in poor condition and a structural assessment of the timber frame has determined that a full replacement of the existing building is required. The proposal would not result in any increase to pupil numbers.
5. This application is being considered by the Regulatory Committee as it is a major Regulation 3 development.
6. Key issues to be considered are:

- the principle of the development;
 - design, scale and massing of the proposed school buildings;
 - sustainability;
 - visual impact and landscape; and
 - ecology.
7. The proposed development is not an Environmental Impact Assessment (EIA) development under the [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017](#).
 8. It is considered that the proposal would be in accordance with the relevant policies of the adopted Gosport Borough Local Plan 2011-2029 (2015) as it will provide an improvement to the existing educational facilities which will be better able to meet the needs of the local communities within its catchment area.
 9. Appropriate sustainability features will ensure that energy loss is minimised (Policies LP10 Design and LP38 Energy Resources) 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 (Policy LP39 Water resources). The parking and access provision are acceptable in accordance with policies LP22 (Accessibility to New Development) and LP23 (Layout of sites and parking). Measures to reduce noise and light emissions are also included within the proposal in accordance with Policy LP46 Pollution Control of the Gosport Borough Local Plan (2015).
 10. That planning permission be granted subject to the conditions listed in integral Appendix A.

The Site

11. Grange County Junior School is located in Rowner, a suburb of Gosport. The school shares a site with Grange County Infant School and Preschool and the Junior School occupies approximately 2.05 hectares (ha). The Infant and Junior School currently share a single vehicular access point from Franklin Road and there are 3 pedestrian access points onto the site, two from Grange Lane and one from Franklin Road. A new vehicular access and egress on Grange Lane is proposed as part of the development.
12. The School enrolls pupils through Year 3 to Year 6 from ages 7 to 11. The current permanent capacity of the School is 360, although there are only 318 pupils on roll as of September 2019. The School functions at 3 Form Entry (FE), or 90 pupils in each year group.

13. The school car park occupies the north of the site and is shared between the Infant and Junior School.
14. The nearest residential properties are located on St Nicholas Avenue approximately 75 metres to the south east of the proposed new location of the Junior School.
15. The Wildgrounds Site of Special Scientific Interest (SSSI) and Ancient Woodland is located 380 metres to the south west of the site, and Rowner Copse Site for Importance of Nature Conservation (SINC) is located 260 metres north of the site.
16. The original Junior School building is a timber frame system. It was originally constructed in 1963, comprising a single storey building with a raised height assembly hall, and an attached two storey classroom block. Extensions of similar design were then added in 1966 and 1970 providing a further single storey building and two storey classroom block.
17. A further single storey classroom extension incorporating an office was completed in September 2014, which adjoins the two-storey block. This extension was constructed independently and is not connected to the main school building.
18. The school has a number of ancillary buildings and storage sheds, the most significant being a timber 'Lodge' building used for small group work.
19. The school boundary is protected by a weld mesh fence and the majority of the east, south and west boundary is lined with trees. There is an open field to the northern boundary.

Planning History

20. The recent planning history of the site is as follows:

Application No	Proposal	Decision	Date Issued
14/00051/HCC3	Proposed extension for classroom and teaching accommodation	Granted	18/03/2014
16/00531/HCC3	Permanent retention of temporary building for use as a meeting facility	Granted	22/12/2016

The Proposal

21. A structural survey and condition assessment of the existing Junior School has determined that a full replacement of the existing building is required.
22. The proposal is for the demolition of the existing timber frame Junior School building and construction of a new single storey Junior School, with improvements to external play areas, car parking and vehicle access, and footpaths.
23. The proposed Junior School development would comprise of:
 - 10 General teaching classrooms with adjacent break out spaces;
 - A separate group room;
 - An IT Suite;
 - A Nurture Suite;
 - Reception Area and admin facilities;
 - Meeting room/office;
 - A Library/Learning Resource Centre;
 - Main Hall and adjacent kitchen (which also serves the Infant School);
 - Pupil and staff toilets;
 - Staff room; and
 - 2 Temporary modular classroom buildings.
24. The massing of the building is a single-storey compact rectangular form with shallow pitched roofs with brick parapets. It is organised around a central corridor with classrooms facing north east and south west. Glazing to the classrooms will be shaded, with solid canopies to avoid overheating and glare.
25. Rooflights have been positioned within the open plan group rooms and the learning resource centre to ensure good levels of natural daylight are achieved in the deepest parts of the building.
26. The hall, with its larger volume is located at the north end of the building. The hall has high level glazing and vents to the east and west allowing for cross ventilation and secure night time cooling.
27. The existing vehicular access is from Franklin Road. As part of the proposed development, a new vehicular access will be created from Grange Lane, which will be controlled with an access barrier. Due to the creation of the new vehicle access, the existing, informal pedestrian crossing on Grange Lane will be relocated and new pedestrian gates will be installed to the south of their current locations.
28. The Franklin Road access will still be used by authorised service, refuse and emergency vehicles as part of a one-way system to prevent a need for large vehicles to turn within the school site. This will be controlled by an access gate.

29. The existing shared parking provision between the Infant and Junior Schools is 34 parking bays, one of which is accessible. Although the proposal will not result in an increase to staffing levels, it has been agreed that an increased number of parking spaces will be provided as part of the redevelopment in line with HCC on site School Parking Standards. This will provide a total of 60 spaces, three of which will be accessible.
30. The redevelopment will also provide 12 staff cycle spaces, 3 powered two-wheeler bays, 18 pupil cycle spaces and 36 covered scooter storage spaces.
31. Temporary access for construction of the school will be located to the south of the site from St Nicholas Avenue and the contractor's compound will be located to the east of the existing sports field. The buildings will be manufactured off site and delivered to site in volumetric modules in order to minimise the on-site construction period and minimising school disruption.
32. The proposed development has been assessed under [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017.](#); The development is classified as a Schedule 2 development 10(b) Urban development projects (i) The development includes more than 0.5 hectares. However, whilst being identified under the Regulations, it is not deemed an EIA development requiring an Environmental Statement.

Development Plan and Guidance

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

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

The following paragraphs are relevant to this proposal:

- Paragraph 11: Presumption in favour of sustainable development;
- Paragraph 80: Support of sustainable economic growth;
- Paragraph 94: Ensuring sufficient choice of school places is available to meet the needs of existing and new communities;
- Paragraph 97: Existing open space, recreational buildings and land;
- Paragraph 102-103: Sustainable transport;
- Paragraph 148: Meeting the challenge of climate change, flooding and coastal change; and
- Paragraph 170: Contributions and enhancement of natural and local environment.

Gosport Borough Local Plan (GBLP) 2011-2029 (2015)

The following policies are relevant to the proposal:

- Policy LP1: Sustainable Development;
- Policy LP7: Rowner;
- Policy LP10: Design;
- Policy LP21: Improving Transport Infrastructure;
- Policy LP22: Accessibility to New Development;
- Policy LP23: Layout of Sites and Parking;
- Policy LP32: Community, Cultural and Built Leisure Facilities;
- Policy LP35: Protection of existing open space;
- Policy LP38: Energy Resources;
- Policy LP39: Water Resources;
- Policy LP41: Green Infrastructure;
- Policy LP42: International and Nationally Important Habitats;
- Policy LP43: Locally Designated Nature Conservation Sites;
- Policy LP44: Protecting Species and Other Features of Nature Conservation Importance;
- Policy LP45: Flood Risk and Coastal Erosion; and
- Policy LP46: Pollution Control.

Climate Change

34. Hampshire County Council declared a climate change emergency on 17 June 2019. This proposed development has been subject to consideration of Paragraph 148 of the NPPF (2019) 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.

Consultations

35. **Lead Local Flood Authority:** No objection subject to conditions for further details to be submitted for approval.
36. **Sport England:** No objection subject to condition.
37. **Arboriculture:** No objection subject to conditions.
38. **County Ecologist:** No objection subject to conditions and an updated Ecological appraisal.
39. **Highway Authority:** No objection subject to condition.
40. **County Archaeologist:** No objection.
41. **Gosport Borough Council:** No objection.

42. **Councillor Philpott:** Was notified.

Representations

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

44. In complying with the requirements of the SCI, HCC:

- Published a notice of the application in the [Hampshire Independent](#);
- Placed a notice of the application at the application site;
- Consulted all statutory and non-statutory consultees in accordance with [The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#); and
- Notified by letter residential properties surrounding the site.

45. As of 1st June 2020, no representations to the proposal have been received.

Commentary

Principle of the development

46. The principle of a school in this location is already accepted as there is already an existing junior school on the site. As already noted, a structural survey and condition assessment of the existing Junior School determined that a full replacement of the existing building is required. The redevelopment is supported by Policy LP7 (Rowner) of the GBLP (2015) and Paragraph 94 (Ensuring sufficient choice of school places is available to meet the needs of existing and new communities) in the National Planning Policy Framework (2019).

Design

47. The design of the new school is of high quality as required by Policy LP10 (Design) of the Gosport Borough Local Plan (2015) and reflects the requirement for the school to respond to its surroundings. It relates well to the scale of the existing infant school and surrounding residential development.

48. The proposed school building has been located much closer to the eastern boundary of the site than the existing, in order to create a better relationship and public presence with the frontage of Grange Lane. It will also help improve safeguarding for the school. The perceived scale and mass of the building has been reduced through the design with the building featuring internal and external spaces with differing scales, daylight and shade. The large areas of glazing also contribute to creating a link between inside and outside spaces.

49. The choice in colour of a buff brick represents an improvement to the existing building's cladding and also reflects on the nature of the site and the aim to have a positive impact on the street scene.
50. Details of the proposed additional landscaping will be subject to a planning condition which will be reviewed by a qualified landscape architect who will ensure all trees and plants chosen for the school site will be safe and acceptable in public places whilst respecting existing landscape features on the site. This condition is included in integral Appendix A.
51. No objections have been received in relation to the proposal on design or any other grounds. The proposal is therefore considered to be in accordance with Policy LP10 (Design) of the Gosport Borough Local Plan (2015).

Sustainability

52. The new building has been designed to reduce energy consumption at source adopting fabrics/materials that will achieve sustainability principles. It also incorporates renewable or low carbon energy technologies where appropriate.
53. The building is to be insulated to reduce energy loss through the building envelope and exceed standards defined in the current Building Regulations. Other passive measures include external brise-soleil and deep overhanging roofs to minimise solar gain and reduce energy needed to cool the building.
54. Natural ventilation heat recovery (NVHR) units improve internal air quality whilst reducing space heating requirements, reducing the carbon footprint. Openable windows will also allow for natural ventilation if required.
55. Natural daylight also assists in reducing the use of energy at source. Daylight will be maximised through large windows and rooflights minimising the demand for artificial lighting. Rooflights have been positioned within the deepest part of the school ensuring good levels of daylight throughout the building.
56. Water use will be minimised by installing flow restrictors on hot and cold outlets, low flush cisterns and non-concussive taps.
57. On the basis of the measures proposed, the development is seen to be in accordance with Policies LP1 (sustainable development), LP10 (Design), LP38 (Energy Resources) and LP39 (Water Resources) of the Gosport Borough Local Plan (2015).

Visual impact and landscape

58. The existing junior school building is in poor condition and is highly visible to the northern boundary as there is an open green field and no tree screening. The proposed development will provide an improvement to both the appearance and the sustainability of the school building.
59. There are a significant number of trees along the east, west and southern boundaries of the school which provide good screening of the school from public viewpoints.
60. Several trees will need to be removed in order to accommodate the new school building, but the landscape proposal includes additional tree planting to mitigate for this loss. The County Arboricultural Officer is satisfied with the proposal subject to the inclusion of conditions which are reflected below in integral Appendix A. The application is therefore considered to be in accordance with Policy LP41 (Green Infrastructure) of the Gosport Borough Local Plan (2015).

Ecology

61. The Ecological Appraisal (dated March 2020) that was submitted with the application concludes that the site is of low ecological value overall. However, it is also noted that the existing Junior School building was assessed as having moderate potential for roosting bats and so emergence surveys were carried out in 2017. These surveys found low levels of bat activity on site. The County Ecologist raised concerns over the validity of these surveys and a condition has therefore been recommended to update this. The Ecologist also raises concerns relating to foxes found on the site and its potential to support badgers. Conditions have also been included in relation to these in accordance with LP44 (Protecting species) of the Gosport Borough Local Plan (2015).
62. The balance of biodiversity losses and gains is not clear in the submitted appraisal and so a Biodiversity Enhancement Strategy is also required by way of condition which has been included in Appendix A below. With the addition of this condition it is considered that the application is in accordance with Policies LP42 (International and nationally important habitats), LP43 (Locally designated nature conservation sites) and LP44 (Protecting species) of the Gosport Borough Local Plan (2015).

Amenity Impacts

63. External lighting will be designed to conform with the Dark Skies initiative and BS5266 to provide safe access and emergency escape routes to the emergency assembly point(s) during hours of darkness. Lighting will be provided to the extended car park and connecting paths and will be designed to prevent light pollution and nuisance to neighbouring properties.

It will be controlled with a programmable timeclock, c/w photocells and a caretaker's override switch to enable lighting to be over-ridden for 1 hour, to restrict the hours of use. Consequently, there will be no significant adverse impacts from increased levels of light pollution on the environment or residential amenity due to the proposed development.

64. There may be some noise and dust impacts to neighbouring properties during the construction phase of the new junior school but due to the temporary and small scale nature of these, the development is seen to be in accordance with Policy LP46 (Pollution control) of the Gosport Borough Local Plan (2015).

Flooding

65. The site is located in a low risk flood area and there are no watercourses in proximity to the site. Surface water run-off from the proposed development will be attenuated within the site boundary and a flow control device will restrict the flows from the site to 34.9l/s prior to connecting into the public surface water sewer. Foul waste generated from the proposed development will connect into the existing foul drain system which connects to the public sewer.
66. The Lead Local Flood Authority is satisfied that the proposal will provide an improvement on the existing discharge rates and raise no objection subject to conditions securing these rates and the appropriate agreements from the surface water sewer Asset Owners. These are included in integral Appendix A. With the inclusion of these conditions the application is considered to be in compliance with Policy LP39 (Water resources), Policy 41 (Green infrastructure) and LP45 (flood risk and coastal erosion) of the Gosport Borough Local Plan (2015).

Sport England

67. Paragraph 97 of the NPPF (2019) states "playing fields should not be built on" unless the land is deemed surplus to requirements, the loss would be replaced by equivalent or better provision in terms of quantity and quality, or the development is for alternative sport and recreational provision, the needs for which clearly outweigh the loss.
68. Due to the new location of the proposed new Junior School, as well as the hard and soft landscaping proposed, there will be a small net loss of 570sqm of playing field. The south and eastern sections of the existing playing field are also going to be used temporarily for the contractor's compound and construction access. For this reason, Sport England initially raised a holding objection to the proposal. However, it has been confirmed that the proposal does not:
- result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);

- reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
 - result in the loss of other sporting provision or ancillary facilities on the site; or
 - prejudice the use of any remaining areas of playing field on the site.
69. Furthermore, the existing hard play provision is poorly drained and suffers ponding through most of winter. The proposed new hard play will benefit from an upgraded drainage system that is attenuated and will ensure increased availability of hard play throughout the school year. This includes 2 netball courts set out to Sport England Guidance.
70. The applicant has also confirmed that the existing football pitch is able to be safely maintained for the duration of the construction works as the compound will be suitably fenced or boarded as required.
71. The phasing of the construction works also mean that the new hard play space will be constructed prior to the works on the main building, ensuring that suitable play and sport provision will be available. Sport England have confirmed that they are satisfied that the development meets their Exception Policy 3 and have recommended the inclusion of a condition relating to the removal of the contractor's compound. This has been included and the development is therefore considered to be in accordance with Paragraph 97 of the NPPF (2019) and Policy LP35 (Protection of existing open space) of the Gosport Borough Local Plan (2015).

Parking and access

72. The existing main vehicular access is from Franklin Road and there are 3 pedestrian access points onto the site, two from Grange Lane and one from Franklin Road.
73. The proposed development includes a new vehicular access to be created from Grange Lane, controlled with an access barrier. As part of this new pedestrian gates will be installed to the south of their current locations.
74. The Franklin Road access will be retained for use by authorised service, refuse and emergency vehicles as part of a one-way system. This will be controlled by an access gate.
75. Due to the creation of the new vehicle access, the existing, informal pedestrian crossing on Grange Lane will be relocated to meet the new desire line and the existing Traffic Regulation Order (TRO) will be extended to ensure that vehicles do not obstruct the new crossing.
76. The existing shared parking provision between the Infant and Junior Schools is 34 parking bays, one of which is accessible, and it has been agreed that an increased number of spaces will be provided as part of the

redevelopment in line with HCC on site School Parking Standards. This will provide a total of 60 spaces, three of which will be accessible. This will alleviate current parking constraints and avoid overspill parking on local roads.

77. The redevelopment will also provide 12 staff cycle spaces, 3 powered two-wheeler bays, 18 pupil cycle spaces and 36 covered scooter storage spaces.
78. Temporary access for construction will be created to the south of the site on St Nicholas Avenue, to ensure safe ingress and egress of construction traffic and segregation of the contractor's compound area.
79. As the proposal will not affect staffing levels or pupil numbers, no School Travel Plan has been submitted with the planning application. The Highways Authority is satisfied that the proposal will not increase vehicles accessing the school, and that the proposed new vehicular access will not have a significant impact on safety or operation of the local highway network, subject to the submission of a Road Safety Audit. A condition has been added to this effect and the proposal is therefore seen to be in accordance with policies LP22 (Accessibility to New Development) and LP23 (Layout of sites and parking) of the Gosport Borough Local Plan (2015).

Conclusions

80. As It is considered that the proposal would be in accordance with the relevant policies of the adopted Gosport Borough Local Plan 2011-2029 (2015) as it will provide an improvement to the existing educational facilities which will be better able to meet the needs of the local communities within its catchment area. The design is appropriate and sustainability features will ensure that energy loss is minimised (Policies LP10 Design and LP38 Energy Resources). Appropriate measures will be taken to ensure surface water run-off from the development will be managed in a sustainable way (Policy LP39 Water resources). The parking and access provision is acceptable in accordance with policies LP22 (Accessibility to New Development) and LP23 (Layout of sites and parking). Measures to reduce noise and light emissions are also included within the proposal in accordance with Policy LP46 Pollution Control. Adequate sports provision will be retained and there will be no adverse impact on residential amenity.

Recommendation

81. That planning permission be GRANTED subject to conditions listed in Appendix A.

Appendices:

Appendix A – Conditions

Appendix B – Committee Plan

Appendix C – Existing Site Plan

Appendix D – Site Plan General Arrangement

Appendix E – Proposed Aerial View

Appendix F – Proposed Perspective View

Other documents relating to this application:

<https://planning.hants.gov.uk/ApplicationDetails.aspx?RecNo=21096>

REQUIRED CORPORATE AND LEGAL INFORMATION:

Links to the Strategic Plan

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

OR

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

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

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

Document

Location

20/00122/HCC3
GPE007

Hampshire County Council

Grange County Junior School, Franklin Road,
Gosport PO13 9TS
(Construction of a replacement single story
Junior School followed by the demolition of
the existing school, including landscaping,
hard play area, improved pedestrian and
vehicular access and additional parking

EQUALITIES IMPACT ASSESSMENTS:

1. Equality Duty

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

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

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

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

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

CONDITIONS

Time Limits

1. The development hereby permitted shall be begun before the expiration of three years from the date on which this planning permission was granted.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

Hours of working

2. No work relating to the construction of the development hereby permitted, (including works of preparation prior to operations, the delivery of construction materials, skips or machinery, nor the removal of waste materials) shall take place before 0800 or after 2100 Monday to Friday inclusive, before 0800 or after 1400 on Saturday and not at all on Sunday or recognised Public Holidays.

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

Materials

3. Prior to the commencement of the development, samples and/or details of the materials and finishes to be used for the external walls and roofs of the proposed buildings shall be submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity and to secure a high-quality development in accordance with Policy LP10 (Design) of the Gosport Borough Local Plan (2015). This is a pre-commencement condition as such details need to be considered during construction of the development and thus go to the heart of the planning permission.

Highways

4. No part of the development hereby approved shall commence until such time as a Stage 1 and 2 Road Safety Audit associated with the works to the highway as detailed in drawing number EC-P11364-002 Revision P3 have been submitted to and approved by the Local Planning Authority in writing. The works or measures agreed in the Road Safety Audits shall be fully implemented before the use hereby approved is occupied.

Reason: In the interests of highway safety and in accordance with Policies LP22 (Accessibility to new development) and LP23 (Layout of sites and parking) of the GBLP (2015). This is a pre-commencement condition as

such details need to be considered prior to construction of the development and thus go to the heart of the planning permission.

Landscaping and Arboriculture

5. The development hereby permitted shall be implemented in full accordance with the approved Arboricultural Impact Assessment and Tree Protection Plan.

Reason: To ensure there is adequate provision for the preservation of trees (as required by S197 of the Town and Country Planning Act 1990) and to improve the appearance of the site in the interests of visual amenity and in accordance with Policies LP10 (Design) and LP41 (Green Infrastructure) of the Gosport Borough Local Plan (2015).

6. Prior to commencement of development, a planting plan and a full 'young tree management programme' with 5-year budgetary provision is to be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any plants or trees which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure there is adequate provision for the planting (and long-term preservation) of trees (as required by Section 197 of the Town and Country Planning Act 1990). This is a pre-commencement condition as such details need to be considered during construction of the development and thus go to the heart of the planning permission.

Flood and Water Management

7. The drainage system shall be constructed in accordance with the Flood Risk Assessment & Drainage Strategy Ref: P11364. Surface water discharge to the public sewer network shall be limited to 19.3 l/s (1 in 1 year), 34,8 l/s (1 in 30 year) and 34.9 l/s (1 in 100 year + 40%). Any changes to the approved documentation must be submitted to and approved in writing by Local Planning Authority and Lead Local Flood Authority. Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations.

Reason: To ensure that the drainage system, quantum of development and layout sought is deliverable, whilst ensuring that flood risk will not be increased on or off site in accordance with the NPPF, Policies LP39 (water

resources), LP41 (Green infrastructure) and LP45 (Flood risk and coastal erosion) of the Gosport Borough Local Plan (2015) and the Non-Statutory technical standards for sustainable drainage systems.

8. No development shall begin until written agreement in principle from surface water sewer Asset Owner (Southern Water), has been submitted to and approved by the Local Planning Authority. This should include agreement for both the principle of connection and the discharge rate.

Reason: To ensure the development site has a secure outfall to discharge surface water runoff in accordance with Policy LP39 (Water resources) and LP45 (Flood risk and coastal erosion) of the Gosport Borough Local Plan (2015). This is a pre-commencement condition as such details need to be considered prior to construction of the development and thus go to the heart of the planning permission.

9. Details for the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development. The submitted details shall include:
 - a. Maintenance schedules for each drainage feature type and ownership, including the pumping stations; and
 - b. Details of protection measures.

Reason: To ensure that the drainage system will be in good condition for the lifetime of the proposal in accordance with Policies LP39 (water resources), LP41 (Green infrastructure) and LP45 (Flood risk and coastal erosion) of the Gosport Borough Local Plan (2015).

Ecology

10. Prior to commencement of phase 4 (demolition of the existing school building), an updated bat survey of the school building will be completed including a visual assessment and presence/absence surveys, if required.

Reason: To ensure the favourable conservation status of bats in accordance with Policy LP44 (Protecting species) of the Gosport Borough Local Plan (2015).

11. Prior to commencement of development, a Biodiversity Enhancement Strategy shall be submitted to and approved in writing by the Local Planning Authority. This should demonstrate how the development will deliver a net gain in biodiversity particularly where a loss to mature trees, woodland and scrub are anticipated.

Reason: To enhance biodiversity in accordance with Paragraph 170 of the National Planning Policy Framework and the local authority's duty under the Natural Environment and Rural Communities Act 2006. This is a pre-commencement condition as such details need to be considered during construction of the development and thus go to the heart of the planning permission.

12. Prior to commencement of development, a monitoring and exclusion strategy for foxes and badgers will be submitted to and approved in writing by the Local Planning Authority.

Reason: To avoid impacts to foxes, protected under the Wild Mammals Act (1996) and ensure no impacts to active badger setts as per the Protection of Badgers Act 1992, in accordance with Policy LP44 (Protecting species) of the Gosport Borough Local Plan (2015). This is a pre-commencement condition as such details need to be considered during construction of the development and thus go to the heart of the planning permission.

13. Prior to commencement of Phase 5, a monitoring and compliance report will be submitted and approved in writing by the Local Planning Authority which will include the results of the badger and fox monitoring strategy detailing any works undertaken.

Reason: To ensure appropriate steps and works were taken in relation to monitoring and where necessary excluding badgers and foxes, in accordance with Policy LP44 (Protecting species) of the Gosport Borough Local Plan (2015).

Playing Field

14. No development shall commence until a scheme for the removal of the contractors' compound, works and access and the reinstatement of the playing field land has been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The scheme must be in accordance with Sport England guidance "Natural Turf for Sport" (2011). The contractors' compound; works and access must be removed from the site before first use of the development in accordance with the approved scheme. Within three months of; or in the first planting season following the removal of the contractors' compound; works and access, the playing field land must be reinstated in accordance with the approved scheme.

Reason: To ensure the site is restored to a condition fit for purpose and to accord with Policy LP35 (Protection of existing open space) of the Gosport Borough Local Plan (2015). This is a pre-commencement condition as such details need to be considered during construction of the development and thus go to the heart of the planning permission.

Lighting

15. Within 3 months of the date of this decision a scheme for all external lighting shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.

Reason: In the interests of the amenity of the site and to minimise impacts of lighting on the ecological interest of the site and in accordance with Policies LP43 (Locally designated nature conservation sites) and LP44 (Protecting species) of the Gosport Borough Local Plan (2015).

Plans

16. The development hereby permitted shall be carried out in accordance with the following approved plans: **P11364-HCC-00-DR-A-1000, P11364-HCC-00-DR-A-1010, P11364-HCC-00-DR-A-1800, P11364-HCC-00-DR-A-1805, P11364-HCC-00-DR-A-2000, P11364-HCC-00-DR-A-2005, P11364-HCC-00-DR-A-2900, P11364-HCC-00-DR-A-3000, P11364-HCC-00-DR-A-3005, P11364-HCC-00-DR-A-3010, P11364-HCC-00-DR-A-3015, P11364-HCC-00-DR-L-7300 P1, P11364-HCC-00-DR-L-7302 P1, P12594-HCC-M2-00-DR-A-2002 P1.00 , P12594-HCC-M2-XX-DR-A-3002 P1.00, EC-P11364-001 P3, EC-P11364-002 P3, EC-P11364-003 P3, P11364-ECH-ZZ-XX-DR-C-0001 S2 P03, PJT10162-MCA-ZZ-ZZ-DR- - 0006RevP01**

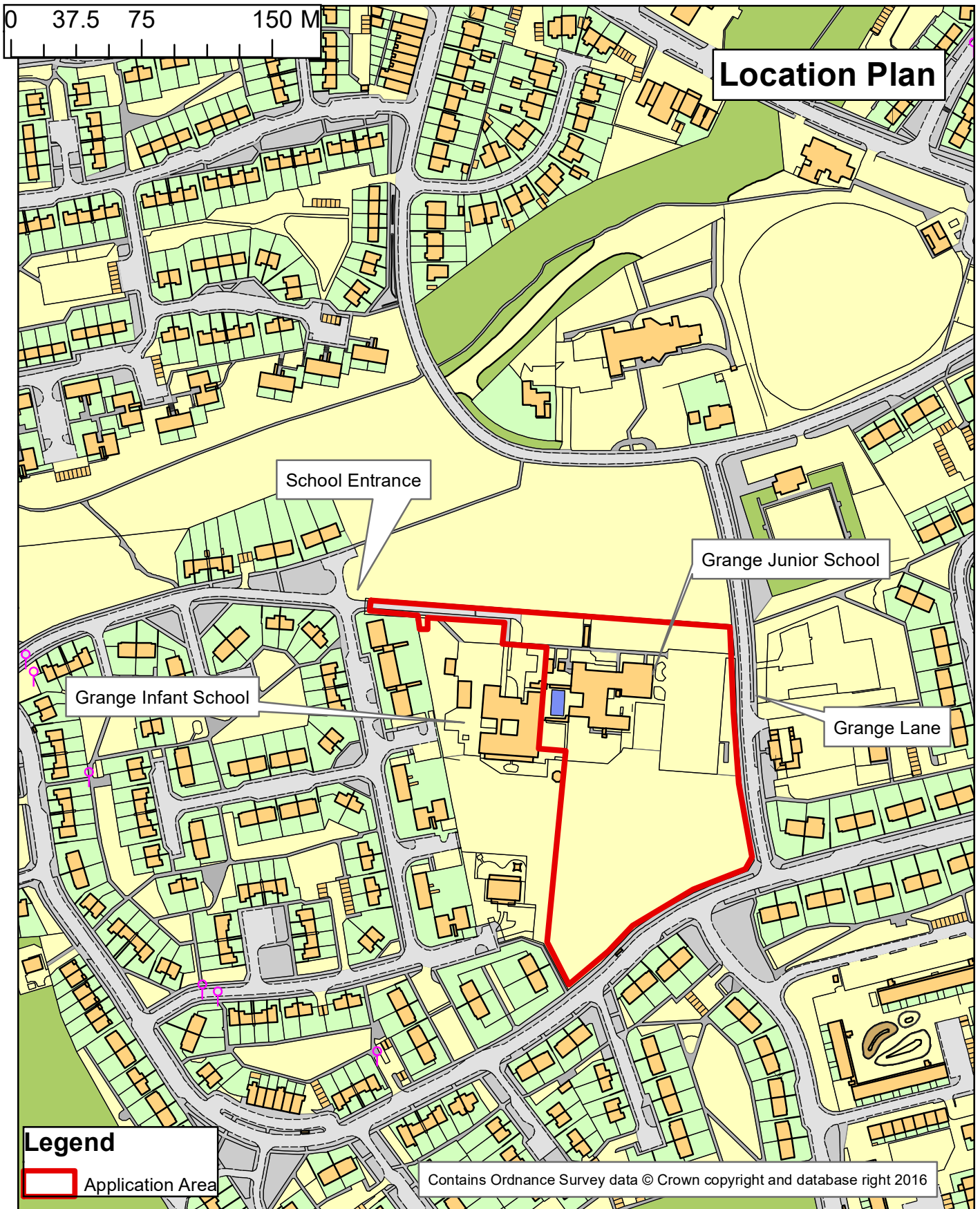
Reason: For the avoidance of doubt and in the interests of proper planning.

Notes to Applicants

1. It is recommended that a restoration scheme for playing field land is undertaken by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical Design Guidance Note entitled "Natural Turf for Sport" (2011) and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch sport National Governing Bodies, for example the Football Association.
2. In determining this planning application, the Local Planning Authority has worked with the applicant in a positive and proactive manner in accordance with the requirement in the National Planning Policy Framework (2019), as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

3. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts

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Construction of a replacement single story Junior School followed by the demolition of the existing school, including landscaping, hard play area, improved pedestrian and vehicular access and additional parking at Grange County Junior School, Franklin Road, Gosport PO13 9TS

Regulatory Committee

Date 17 June 2020

1:3,000



Application No: 20/00122/HCC3
Site Ref: GPE007

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Hampshire
County Council

Economy, Transport and Environment

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Grange Junior Replacement

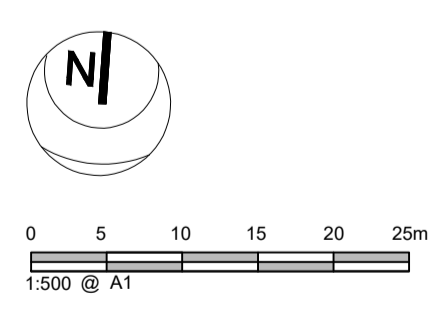
Existing Site Plan

Key

- HCC Freehold
- Site Development Boundary
- ▶ Existing Pedestrian Access
- ▶ Existing Vehicular Access
- 1 Existing Infant School
- 2 Existing Shared school entrance
- 3 Existing Playing field
- 4 Existing Car Park
- 5 Existing Junior School
- 6 Existing Games Courts



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 1:1000 @ A3
P11364-HCC-00-DR-A-1010
 March 2020

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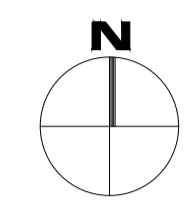


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General Notes

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2. No dimensions to be scaled from this drawing. Verify all dimensions prior to construction. Immediately report any discrepancies on the document to the Architect/Contract Administrator. This document shall be read in conjunction with associated models, specifications and related consultant's documents.
3. Drawing to be read with all relevant Architectural, Interiors, Structural, M&E, Drainage/Public Health, Landscape, Civils and Interiors drawings and specifications.
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Hampshire County Council



- Key:**
- Site Boundary
 - HCC Ownership Boundary
- Hard landscape**
- Existing macadam to be retained
 - Existing macadam to be resurfaced
 - Full depth vehicle macadam
 - Full depth pedestrian macadam
 - Open textured macadam
 - Permeable concrete flag paving
 - Small unit concrete block paving
 - Synthetic turf to be laid onto a bed of clean washed 2-5mm aggregate
 - Bark mulch 50mm
- Soft landscape**
- Existing grass to be retained
 - Existing trees to be retained
 - Existing trees to be removed
 - Existing vegetation to be retained
 - Existing vegetation to be removed
 - Proposed trees
 - Ornamental shrub planting
 - Ornamental hedge mix
 - Native hedge mix
 - Proposed grass

Rev	Description	Date	By	Chkd
P1	Planning Issue	27/3/2020	JMB	MR

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

PROJECT NAME
Grange Junior School, Gosport

SHEET NAME
Proposed Landscape Site Plan

SCALE
1:500 @ A1

DRAWN JMB
CHKD MR
APRV XXX

DRAWING No.
project code - originator - volume - level - type - role - number version

P11364-HCC-00-DR-L-7300 P1 00

SUITABILITY
code description

PLANNING

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Grange Junior Replacement

Proposed Aerial View



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Grange Junior Replacement

Proposed Perspective View

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NTS @ A1
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March 2020

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HAMPSHIRE COUNTY COUNCIL Decision Report

Decision Maker:	Regulatory Committee
Date:	17 June 2020
Title:	Extraction and processing of minerals, importation and treatment of inert materials, the erection of a concrete batching plant, workshop, offices, weighbridge and internal access to the A35 with progressive restoration using residual inert materials to agriculture, woodland and grassland at Land at Roeshot, Christchurch, Hampshire (No. 16/10618) (Site Ref: NF269)
Report From:	Head of Strategic Planning

Contact name: Judith Smallman

Tel: 01962 847870

Email: judith.smallman@hants.gov.uk

Recommendation

1. That an extension of time until 31 October 2020 is agreed for the satisfactory completion of the Section 106 Agreement to secure Ecological Protection and Restoration of the site, a revised Repair and Maintenance Scheme for Watery Lane (Byway Open to All Traffic (BOAT number 737) and a permissive path and that authority is delegated to the Director of Economy, Transport and Environment to grant permission in all other respects in accordance with the resolution made at the meeting held on 19 June 2019.

Background

2. This report relates to a planning application for extraction and processing of minerals, importation and treatment of inert materials, the erection of a concrete batching plant, workshop, offices, weighbridge and internal access to the A35 with progressive restoration using residual inert materials to agriculture, woodland and grassland at land at Roeshot, Christchurch. (Application No. 16/10618) (Site Ref: NF269).
3. The application was considered by Regulatory Committee on 19 June 2019 when it was resolved that: -
 - a. The Head of Law and Governance be authorised to draw up a Section 106 Agreement to secure the Ecological Protection and Restoration, the revised Repair and Maintenance Scheme for Watery Lane (Byway Open to All Traffic (BOAT number 737) and permissive path.
 - b. Provided that by 31 December 2019 all parties enter into the Section 106 Agreement with the County Council, authority be delegated to the

Director of Economy, Transport and Environment to GRANT permission subject to the conditions listed in Appendix A.

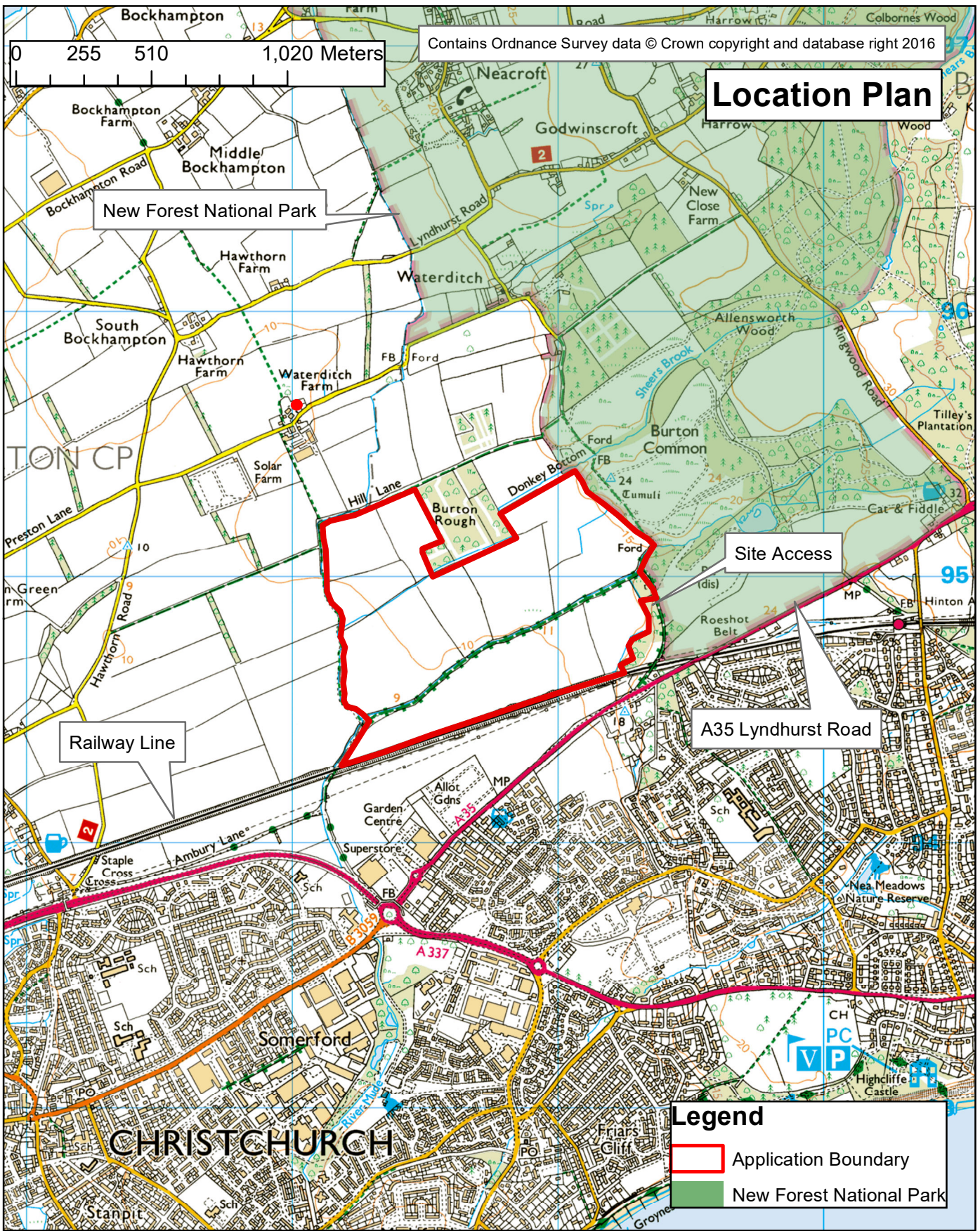
- c. In the event that the Section 106 Agreement is not completed by 31 December 2019 then the Director of Economy, Transport and Environment be authorised to refuse planning permission for that reason.
4. Due to the complexity of the required Agreement, completion by 31 December 2019 was not possible and at the meeting of the Regulatory Committee held on 11 December 2019 it was agreed to extend the period for completion of the Agreement to 30 June 2020.
5. Since that decision, despite County Council officers and the applicant working together proactively to secure the necessary obligations, the Section 106 Agreement has not been completed.
6. Agreement has been reached on many of the issues and the applicant and their consultants are continuing to engage in discussions on the outstanding issues. The Agreement is at an advanced stage, but the Covid-19 pandemic has had an impact on the ability of all parties to progress at the pace originally anticipated.
7. It is therefore requested that a further period until 31 October 2020, is provided for the satisfactory completion of the Section 106 Agreement.

Recommendation

8. That an extension of time until 31 October 2020 is agreed for the satisfactory completion of the Section 106 Agreement to secure Ecological Protection and Restoration of the site, a revised Repair and Maintenance Scheme for Watery Lane (Byway Open to All Traffic (BOAT number 737) and a permissive path and that authority is delegated to the Director of Economy, Transport and Environment to grant permission in all other respects in accordance with the resolution made at the meeting held on 19 June 2019.

Link to the application

<https://planning.hants.gov.uk/ApplicationDetails.aspx?RecNo=17204>



Extraction and processing of minerals, importation and treatment of inert materials, the erection of a concrete batching plant, workshop, offices, weighbridge and internal access to the A35 with progressive restoration using residual inert materials to agriculture, woodland and grassland at Land at Roeshot, Christchurch

REGULATORY COMMITTEE

17 June 2020



Scale: 1:20,000

Drawn by: Strategic Planning

APPLICATION NUMBER: 16/10618
SITE REFERENCE: NF269



Hampshire
County Council

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