

HAMPSHIRE COUNTY COUNCIL
Decision Report

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| Decision Maker: | Regulatory Committee |
| Date: | 13 September 2023 |
| Title: | Proposed new build 2 Form Entry (2FE), 420 pupil place, Primary School with SEN Resource Provision for 8 pupils serving the 'Hounsome Fields' housing development to the south-west of Basingstoke at Field to west of A30 Winchester Road, Hounsome Fields, Basingstoke (No. 23/00750/CC3) (Site ref: BAE067) |
| Report From: | Assistant Director of Waste & Environmental Services |

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Recommendation

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

Executive Summary

2. The planning application is for a new 2 Form Entry (2FE), 420 pupil place, Primary School with SEN Resource Provision for 8 pupils. The proposed primary school is required to serve two new housing developments collectively known as 'Hounsome Fields' within Basingstoke & Deane Borough Council's Major Development Area (MDA). These housing developments - secured through Outline Planning permissions granted by the Borough Council - for the wider housing developments are known as the Hounsome Fields and Basingstoke Golf Course on the south-western edge of the town of Basingstoke, granted on 29 September 2017 and 25 March 2021 respectively. The Hounsome Fields development lies to the west of the A30 Winchester Road and comprises 750 new homes, employment, mixed use and amenity space, and the Basingstoke Golf Course development lies to the east of the A30 Winchester Road and comprises approximately 1,000 new homes.
3. This application is being considered by the Regulatory Committee as a major Regulation 3 development proposal for a new school. Regulation 3 of the [Town and Country Planning General Regulations 1992](#) (SI 1992/1492) enables the County Council to make planning applications to itself as long as the development is to be carried out by (or on behalf of) the Council and the interest in the development by the Council is significant. In this case, the County Council is the landowner and therefore has a significant interest in the completed development.
4. The site lies within the Basingstoke and Deane Borough Council administrative area.

5. Key issues raised are:
 - Suitability of the Land Use/Need;
 - Access, Servicing and Connectivity;
 - Design and Visual Impact on adjoining countryside setting;
 - Ecology and Biodiversity; and
 - Amenity and hours of use.
6. The proposed development has been assessed as not an Environmental Impact Assessment development under the [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017](#). The relevant assessment was carried out at outline planning stage for the wider development.
7. It is considered that the proposal would be in accordance with the relevant policies of the adopted [Basingstoke and Deane Borough Council adopted the Local Plan 2011 to 2029 \(2016\)](#) (B&DBC LP (2016) which establishes the need for the school and the principle of development. The location of the school is established in the approved masterplan forming part of the outline planning consent permissions for the wider housing developments of the Hounsome Fields and Basingstoke Golf Course, were granted on 29 September 2017 and 25 March 2021 respectively.
8. It is considered that the proposal would be in accordance with the relevant policies of the [B&DBC LP \(2016\)](#) as it is within a planned area for development (Policies SS3.12 and SS3.11) and would meet the needs of the local community (Policy CN8 as well as Paragraph 95 of the [NPPF \(2021\)](#)). The design, appearance and proposed materials are considered appropriate (Policy EM10), the proposed landscaping will ensure the development fits with the landscape character of the area and will not cause any loss of amenity and will enhance the ecological value around the site (Policies EM1, EM4 and EM5). The site is located within a low flood risk area and appropriate measures will be taken to ensure surface water run-off from the development will be managed in a sustainable way and will not increase the risk of flooding off site (Policies EM6, EM7 AND EM9). The proposal is acceptable in terms of highway safety and convenience (Policy CN9). On this basis, it is considered that the proposed represents a sustainable development in accordance with Policy SD1 of the [B&DBC LP \(2016\)](#) and paragraph 11 of the National Planning Policy Framework (2021).
9. It is recommended that planning permission be granted subject to the conditions listed in **Appendix A**.

The Site

10. The Hounsome Fields development lies to the west of the A30 Winchester Road and comprises 750 new homes, employment, mixed use and amenity space. The Basingstoke Golf Course development lies to the east of the A30 Winchester Road and comprises approximately 1000 new homes. The

Major Development Area (MDA) lies within the Basingstoke & Deane Borough Council district. The proposed primary school is required to serve both new housing developments.

11. The proposed location for Hounsome Fields Primary School is situated on land to the southern edge of Basingstoke and adjacent the existing residential area known as Kennel Farm. The school site lies to the north end of the new Hounsome Fields housing development that is currently being developed for up to 750 dwellings. To the south-east lies the A30 Winchester Road and former Basingstoke Golf course that is currently being developed for up to 1000 dwellings and beyond this the M3 motorway (see **Appendix C – Site Location inclusive of developer's proposed Masterplan**).
12. The location of the school is established in the approved masterplan forming part of the outline planning consent permissions for the wider housing developments of the Hounsome Fields and Basingstoke Golf Course, were granted on 29 September 2017 (planning permission [15/04503/OUT](#)) and 25 March 2021 (planning permission [19/00971/OUT-045750](#)) respectively.
13. The school site is a long-elongated shape orientated to the south-west. The site gently slopes down to the south-west by approximately 8 metres. At its highest point to the north, it has an elevation of approximately 164m above sea level and at its lowest point to the south 156m above sea level.
14. The site was formerly used as an arable field for cereal crops and is bounded by a mature tree belt to the eastern and western boundaries. To the north and west the first phases of the Hounsome Fields housing development has been completed. To the south land has been reserved for a future community centre, pre-school and retail unit with associated parking. The school site is relatively exposed to the south edge but enjoys long views south-west.
15. The school site is well placed for ease of access via the network of new roads and footpaths linking the new housing areas completed and currently under development. This includes the adjacent housing development under construction to the east on the former Basingstoke Golf course. A controlled crossing point to the A30 will be implemented by the Basingstoke Golf course developer to provide a safe route for pedestrians and cyclists to access the primary school and local centre facilities.
16. The agricultural land on the site is classified by the government as Grade 3a (good) but is of low biodiversity value. Further information relating to the existing school site is available in the developer's Outline Planning submission Environmental Statement for the wider previous planning permissions.
17. The wider landscape to the west comprises a rural setting with a mix of agricultural fields and woodland habitats. Local settlements to the school site include Oakley approximately 2.8km to the north-east, Dummer village approximately 2.5km to the south-west and Hatch Warren approximately

1.3km to the north east. The M3 motorway is approximately 950 metres to the south-east with junction 7 approximately 1.3km to the south-west.

18. There is extensive ongoing development to the south-west and south-east of the site where the Hounsome Fields and Basingstoke Golf course developments are currently under construction. The proposed school at the application site will ultimately serve both major developments.
19. The school is located between suburban housing development (Phase 1A) that lies to the north, a woodland to the west and the A30 Winchester Road to the east. The school site gently slopes down with open and distant views to the south-west towards the M3 motorway. A mature tree-belt east and west frames this vista and prevailing wind from the south-west.
20. There are no protected or environmentally sensitive areas within the proximity of the proposed development.
21. The location of the primary school site was initially established by the housing developer, Wates in consultation with Hampshire County Council. The Wates development masterplan (figure 3) received outline planning approval on 26 September 2017 and included the school site to the north-east quarter of the development.
22. The new housing developer, Vistry have subsequently submitted reserved matters applications to Basingstoke & Deane Borough council for each housing phase/parcel including revised proposals for the Local Centre which include a retail unit, pre-school nursery, community centre and MUGA to the south-west edge of the school site.
23. The immediate and ultimate context for the primary school is as follows:
 - school frontage addresses 'suburban' housing and public open space to North and West;
 - Woodland areas to the West;
 - Tree belt and A30 Winchester Road to the East; and
 - School building orientated to address playing field to the South.
24. The site is served by a new spine road to the west that links to the A30 'Winchester Road' via the new roundabout to the south-west. The A30 provides good access to Basingstoke to the north-east and the M3 (junction 7) to the south-west.
25. There are shared surface pedestrian and cyclist links through the development connecting the housing to the school site. Four pedestrian access points are proposed serving the western, northern and southern parts of the site. This allows the school to manage the various requirements for public access throughout the school day. The two pedestrian access points to the west link to the spine road and network of footpaths serving the Hounsome Fields housing parcels to the west and south. The single pedestrian access point to the north links to the existing Hounsome Fields housing and Kennel Farm. To the south-eastern corner of the site a single pedestrian access point is planned to link to the

proposed A30 crossing and Basingstoke Golf course development. One additional access point is provided to the south-west corner of the site for grounds maintenance access.

26. One vehicular access point has been included off the development spine road – this will service the staff car park, deliveries, refuse collection and maintenance access. This will have an automated gate entry system.
27. There is an expectation that the land between the development spine road and the school site, across which the site is accessed, will ultimately be adopted by Hampshire County Council Highways. The adoption process is separate to any grant of planning consent for the new school.

Planning History

28. The only planning history for the site is as follows:

| Application No. | Proposal | Decision | Date Issued |
|-------------------------------|---|----------|-------------|
| 19/00971/OU I | Outline planning application for the demolition of all existing building and removal of existing hardstanding and development of up to 1,000 home (C3), local centre (comprising a community facility (D1 / D2), a day nursery (D1), and local retail uses A1-5), formal and informal open space, sports provision, a Gypsy and Traveller pitch, pedestrian and cycle links, noise barriers, and vehicular access from Winchester Road (all matters reserved except for access) | Granted | 25/03/2021 |
| 15/04503/OU I | Outline application to include access to be considered, for up to 750 residential units with a mix of units, land for up to two pitches to accommodate Gypsies and Travellers, and a neighbourhood centre including principal community centre, private children's nursery, local retail facilities, and three form entry primary school and ancillary development | Granted | 29/09/2017 |

The Proposal

29. The application is for the construction of a proposed new build 2 Form Entry (2FE), 420 pupil place, Primary School with SEN Resource Provision

for 8 pupils serving the 'Hounsome Fields' housing development to the south-west of Basingstoke at Field to west of A30 Winchester Road.

30. Hampshire County Council Children's Services Department, in its role as Local Education Authority, has forecast pupil numbers in the area and established the need for a primary school facility to cater for a maximum of 420 pupils (2 Forms of Entry) aged from 4 to 11 years plus Resourced Provision for 8 SEMH/ASD pupils (see 3.1.2 below for brief description of needs). The initial client brief for a new Primary School with SEND provision was issued in Spring 2019. A site viability study was undertaken to check the nett site area and identify site constraints/risks. A feasibility study for a 2FE Primary School with was undertaken in Spring 2020. The study was based on a compact two storey form and included the potential future expansion on the site. The final brief for a 2FE Primary School with SEN Resource Provision was agreed in Autumn 2021.
31. The site area is 3.0 hectares and therefore suitable for a school site for the proposed capacity in line with the [Government's Guidelines: Building Bulletin 103](#). The net floor space proposed for this development is 2,250sq. m.
32. A new primary school is required to serve the above housing developments and is sited close to the existing housing to the north known as Kennel Farm. The site initially allocated for the school under the Outline Planning approval for Hounsome Fields and the associated S106 agreement was 3.18 hectares. The site area has been reviewed and now agreed with the housing developer at 3.00 hectares.
33. The strategic brief from Children's Service for the proposed 2 Form Entry (2FE), 420 pupil place, Primary School with SEN Resource Provision for up to 8 pupils is as follows:

The overall pupil yield from the Hounsome Fields and Golf Course developments may exceed the number of primary places provided in the new school. Schools are best organised into whole forms of entry, where a form of entry is 30 pupils per year group, and therefore the new primary school will not be able to accommodate pupils if they exceed the two forms of entry planned. There are other primary school places locally should demand exceed the 2 forms of entry. There is no expectation the school will grow to 3 forms of entry albeit the site is large enough should this be necessary.
34. Consequently, the proposed site layout has be configured to allow for potential future expansion of the building and car park (see **Appendix C – Site Location inclusive of developer's proposed Masterplan**). These do not form part of these current proposals and would be subject to a separate future planning application.
35. **Appendix D - Site Plan Proposed** provides more information on the site alongside **Appendix E – General arrangement plan** which provides more context on the proposed site.

36. The applicant has indicated that wider potential benefits and opportunities include:
- A new community primary school;
 - Good access to the Primary School for community use;
 - Good pedestrian access and links to the new housing via a network of public footpaths, open spaces to support the sustainable transport plan;
 - Ability to provide a new school facility that allows future expansion
 - Subject to school management approval the building facilities can be utilised for after school activities such as after school clubs and sports.
37. It is anticipated that the school will operate typical hours of use. However, the applicant has indicated that if the school management utilise the facilities for additional community use these opening hours may extend into early evening or weekend. Providing such facilities locally is seen as a benefit to the community.
38. The County Council is applicant for the planning application as landowner, It is the intention that the school will be transferred to an Academy Trust post development. An Academy Trust has not yet been appointed to manage the school.

Design

39. A **Design and Access Statement** has been submitted as part of the application.
40. The proposed accommodation is based on proposals recently completed by Hampshire County Council at Stoneham Park (Planning Reference [CS/18/84183](#)). Reference to the Department for Education guidance BB103 Generic Design Brief formed the basis for the development of the building design. 'Baseline Design Type 2' was initially reviewed and analysed to consider how to best optimise the design solution and allow potential future expansion.
41. From this study, a compact two storey proposal was developed for 1.5 form entry (FE), 2FE and 3FE options. The 2FE option has been used as the baseline design for the proposal at Hounsome Fields but with an additional class base added for SEN Resource Provision. The intention is to utilise this as the basis for this scheme whilst adjusting the building envelope to respond to context and orientation. The scheme is therefore based on the following design concepts.
- Reduced building footprint to maximise external areas for outdoor learning;
 - Compact and energy efficient form to reduce energy and maintenance costs;
 - Future-proofing measures to allow expansion with minimal disruption to the school;
 - Main Hall location and size for community access and use;
 - Place the Library and Learning Resource Centre to the 'heart' of the school;

- Provide a welcoming main entrance and approach; Provide good shading to reduce solar gain and glare;
 - Maximise opportunities for efficient and cost effective off-site construction;
 - Use robust and low maintenance materials.
 - Minimising Carbon footprint in the selection of materials.
42. It anticipated that the following spaces would provide the School the flexibility to support potential community use to suit their management approach.
- Main Hall;
 - Music and Drama Studio;
 - Library and ICT rich Learning Resource Centre;
 - SEN/MI/Parents rooms;
 - WC's (including two fully accessible);
 - Playing field pitches.
43. Further spaces that will be provided for the exclusive use by the school include:
- Classrooms x 14;
 - Specialist Resource Provision Classroom;
 - Group rooms x 3;
 - SEN Resource Provision
 - Specialist and Practical classroom;
 - Staffroom and Staff workspace;
 - Administration Offices;
 - Pupil and Staff toilets;
 - Accessible toilets and a Hygiene Room;
 - Kitchen;
 - Other support facilities include plant room, storage and caretaker's room.
44. The school has been designed to allow a potential future expansion up to a 3FE school (630 pupil places) but this will be subject to future demand and capital funding. This planning application relates to the 2FE with SEN Resource Provision proposals only. The site layout has been carefully configured to allow for potential future expansion to the south of the building.
45. It is anticipated that there will be approximately 47 FTE members of staff, this includes a headteacher, 19 class teachers (inclusive of a Special Needs teacher and co-ordinator), 16 teaching assistants, and 11 support staff comprising of site managers, office staff, cooks, lunchtime supervisors and cleaning staff.

SEN Resource Provision

46. Children's Services have confirmed the following statement of need for SEN Resource Provision for SEMH/ASD pupils: *Pupils who attend this provision will have an Education Health and Care Plan (EHCP) whose*

primary area on need is likely to fall within the category of Social, Emotional and Mental Health (SEMH), although it is not necessarily a requirement that they do. This provision is targeted towards those pupils who typically present with high anxiety, reluctance to engage, school refusal, mood disorders, need additional support with their Mental Health or may exhibit traits of, or a diagnosis of Autism. They may also have presented with emotionally based school avoidance or have spent a period of time refusing to leave home, but it is not anticipated that they will display a level of challenging or disruptive behaviour that is often associated with an SEMH Provision.

47. The SEN/RP classroom will be located at the ground floor level located to the north-east corner with its own dedicated external play area. This location allows good access to other teaching and social areas to promote inclusive learning opportunities. Morning drop-off and afternoon pick-up of these pupils will be arranged and managed by the school.

Building Layout:

48. **Appendix F – Proposed site layout** provides more detail on the proposed site layout alongside **Appendix G- Roof Plan – Proposed**.
49. The design for the 'Standard Primary School' commenced in March 2017 in response to a revised brief emerging from the DfE and 'Free School' programme. The design was developed and benchmarked against the DfE Baseline Design Type 2 which is a two storey 2FE Primary School with 26 place nursery. The initial HCC design was developed for 1.5FE, 2 FE and 3FE primary models with the aim to make the building simple and easy to expand in the future. Common to each model was the conceptual diagram of a compact form based on a 'head, heart and wing'. The 'head' contains the communal hall and kitchen; the 'heart' is a double height Learning Resource Centre / Library that connects to the teaching 'wing' with classrooms on two levels.
50. The applicant has indicated that the design aims to provide a lean, compact and energy efficient building akin to a 'School House'. The two-storey building has a small footprint on the site and thereby maximises the available site areas for external play and outdoor learning. The proposed Primary School has been designed as an efficient and flexible solution to meet the Building Bulletin 103 area guidance for schools and is based on the EFA baseline design, generic brief and specifications. Internal and external areas are fully inclusive for both school and community use.
51. The main entrance approach is from the east via a semi-public/private garden court that fronts onto the 'Western Link Road'. Visitors access the school via a secure lobby that leads to the Learning Resource Centre and waiting area. An interview room is provided off the secure lobby. The double height Learning Resource space is top lit and connects upper and lower Learning Resource Centre areas to the teaching wing and main hall. This is the 'heart' of the school. The two-storey teaching wing provides reception and Key Stage 1 classrooms to the ground floor and Key Stage 2

classrooms to the first floor. Reception and Key Stage 1 classrooms open directly to external areas to promote and encourage outdoor learning.

52. Key Stage 2 classrooms and associated areas are accessed via internal stairs and a lift. The classrooms on upper and lower levels are placed each side of a central circulation 'spine' that opens on to shared teaching areas. Toilet areas are grouped along the central 'spine' to reduce travel distance and improve passive supervision. Reception toilets are 'ensuite' for direct access from the classrooms. Accessible WC's are located at each level with a Hygiene room located centrally to the ground floor.

Building Form, Scale and Materiality:

53. The scale and massing of the building provides a compact form that establishes an efficient building footprint and surface area. The height of the two-storey block is determined by the floor to ceiling dimensions required for good daylighting and ventilation to the teaching areas. The building height and form also responds to the height required for the main hall and community/sports use as recommended in [BB93](#), [BB101](#) and [Sport England guidance](#).
54. **Appendix H – Proposed elevations** provides more information on the proposed elevations and materials.
55. The north facing front elevation establishes a hierarchy of public to private and responds to the context of the public open space and predominant elevational materials of traditional brickwork. The main entrance portal is conceived in scale and form to establish primacy over the classroom wing. It thereby ensures clear wayfinding and shelter to the main entrance area.
56. The ground floor classrooms have an overhead canopy which creates a threshold between the internal and external environment. This is seen as particularly critical in the reception classrooms to the north and the KS1 classrooms to the south where the option of internal and external play is seen as having significant educational advantages.
57. The typical classroom bay has been carefully configured to provide openings that optimise daylight and ventilation without compromising 'views out' to the exterior. A distinctive colonnade structure provides both horizontal shading and shelter to south facing classrooms to control glare and solar gain.
58. Traditional brickwork cladding is proposed across the main teaching block. It is considered that this responds to the local context and design code adopted for the housing development. Brickwork has been chosen as the predominant cladding material for robustness, low maintenance and longevity. This was based on an embodied carbon assessment comparing timber to masonry brickwork for both a 60 year and 120 year life cycle.

Building Entrances:

59. All main entrances to the school are lobbied and sheltered. The main entrance on the north facade is articulated and sheltered by a roof overhang. Parents and carers of Reception and Key Stage 1 children are

able to deposit and collect pupils directly to/from the enclosed play areas. Key Stage 2 pupils are expected to enter and leave the building via the staircases at each end of the building and are deposited and collected on the hard play areas to the south. Access for kitchen deliveries and plantroom servicing is via the staff car park and footpaths to the north of the main building.

Classrooms:

60. The building is based on two simple classroom types. The Reception (Year R) classroom type varies slightly from the Key Stage 1/Key Stage 2 classroom type but all work to a regular 7.2m wide grid or 'structural bay'. The classrooms are approximately 8.3m deep and ceiling heights are designed so as to ensure good levels of daylight and ventilation. Wet areas are located to the rear of the classrooms to ensure teaching areas benefit from the maximum amount of available natural light. A Specialist Resource Provision classroom and ancillary areas are located to the north-east corner of the building with its own dedicated outdoor play and social areas.

Shared Teaching:

61. 'Break-out' spaces and group rooms are provided to each level. The circulation 'spine' to the ground floor widens to provide a useful break-out space centrally to serve Key Stage 1 classrooms. This is top-lit by daylight/ventilation shafts at each end of the space. Upstairs larger break-out spaces are centred on Key Stage 2 classrooms, each with a rooflight to provide appropriate daylight and ventilation.

Specialist Teaching:

62. A specialist Food/Science/Tech classroom is provided to the ground floor on the north side of the teaching wing with its own dedicated outdoor social area. This teaching space opens on to a sheltered canopy and private terrace to the north for outdoor teaching and dining.

Main Hall/Studio:

63. The main hall is a simple 'community' space that measures 10m wide x 18m long. The dimensions comply with current BB103 and Sport England recommendations for community use. The hall opens on to the public forecourt to the front of the school. Daylighting and natural ventilation is provided by glazed screens to the north, clerestory windows to the west, a linear skylight and 'borrowed light' via glazed screens and skylight over the LRC Library.
64. The main hall is designed so that it connects to a Music/Drama Studio to the south via a 'proscenium' and moveable acoustic wall. Daylighting and natural ventilation to this double height space is provided by glazed screens to the south and a linear skylight. The studio space opens on to a south facing private terrace to the rear of the school.
65. External access and means of escape is provided via glazed doors that open to the north (main hall) and south (music/drama studio).

Interior Design:

66. A palette of natural/healthy finishes with low VOC are proposed. Accent colours with appropriate light reflectance and visual contrast will be developed with the Academy Trust. Natural materials with low maintenance will be used where possible to ensure the building interior is both robust and well maintained. Where appropriate low embodied carbon interior materials and finishes will be specified to support the Sustainability Strategy and targets.

Proposed External Materials:

67. The following materials are proposed.

Table 1: Schedule of Proposed External Materials

| Schedule of Proposed External Materials: | Finish / Colour: |
|--|---|
| External walls to main building External walls to kitchen block and plant room enclosure Parapet copings | Multi-red facing bricks Multi-red facing bricks with FSC accredited sustainable timber louvres above. Powder coated aluminium |
| Windows and External Doors | Powder coated aluminium |
| Roof lights | Powder coated aluminium |
| RWP's/Hoppers Roof finish Canopy shelter to north Canopy shelter and Brise Soleil shading to south | Powder coated aluminium High performance 3ply membrane FSC accredited sustainable timber structure with powder coated aluminium fascia's and soffits FSC accredited sustainable timber structure with powder coated aluminium fascia's, soffits and horizontal louvres |

Landscape Design and Access:

68. The landscape design and its response to the school building and context and includes the following key design principles:

- The reduced building footprint provides ample external space for outdoor learning and play areas. Use of the 'whole site' for outdoor learning may be developed in the future to support other outdoor activities.
- Year R and resource provision play areas are enclosed and secure with direct access to/from classrooms to encourage outdoor use.
- Canopies are provided to all ground floor classrooms to provide outdoor shelter and shading to the façade; beyond this, existing mature trees and proposed new trees provide further shelter.
- Gathering and learning spaces will be created around the site and seating will be provided for parent waiting and pupil learning uses.
- Hard surface materials and colours will complement the building elevations with light finishes adjacent glazed areas to maximise light reflectance to the building interior; the palette of materials and colours will be further developed during detail design stages.
- External signage and wayfinding will be provided where appropriate.

- The sports pitches will be established in accordance with BB103 and Sport England recommendations and standards.
 - Proposed hedgerow and sensory planting areas to many areas on the site will use carefully selected mainly native species to provide seasonal variation and colour and promote biodiversity on the site.
 - New trees will be carefully selected and located to provide framing for views, shade and softening to hard areas and the building facade.
 - Considerable areas of wildflower meadow turfing/seeding will ensure that biodiversity net gain is achieved.
 - Secure spaces for staff motorcycles are provided to the front of the school.
 - A secure shelter for staff cycles is provided to the front of the school. Visitor cycle hoops are located by the main entrance.
 - Space is to be retained to allow the car park to extend with the future school expansion.
 - Accessible parking is located close to the school building and main entrance.
 - The 'bin store' is positioned, and the car park is arranged, so that the refuse vehicle can turn fully within the site boundary.
 - A bioretention will provide surface water run-off filtering and will also provide a learning resource for the school.
 - Orchard trees will frame an area that can be developed as the schools 'Forest School' learning zone.
69. Soft landscape proposals have been carefully considered to maximise opportunities to the site edges for establishing wildflower habitat creation utilising chalk meadow mixture (see **Appendix I - Proposed Landscape GA plan drawing**).
70. The ecology survey for the wider development site has identified some adjacent habitat that supports, dormice, breeding birds, and reptiles. The school site. However is not considered important for any of these species.
71. External furniture and play equipment will be carefully selected to complement the building and natural landscape setting. External paving details and drainage channels will be coordinated with the building and landscape finishes.
72. Multiple pedestrian access points on the western boundary will support the implementation of the school travel plan .
73. A significant number of new trees will be planted within the school as a key part of the landscaping scheme. Their indicative positions are indicated on the **Appendix J - Proposed biodiversity strategy**. These include many native species as well as street trees around the car park and orchard trees for particular biodiversity gain. The outcome, in time, will be a significant increase in the canopy cover and associated ecosystem services of the site.
74. Root protection of the mature existing trees on neighbouring land will be established in line with recommendation provided by County Councils

Arboricultural Officer outlined on the submitted **Tree Protection Plan**. This will be issued as a contract document to the appointed contractor, to ensure the required protection is in place during construction. The applicant has indicated that all new trees will be subject to intensive watering / maintenance checking under the main contract for 12 months after planting (watering to full capacity during prolonged dry conditions) and will then be watered and checked on a monthly basis (during prolonged dry conditions) for a further two years. The client organisation will also ensure any failures (for any reason) within the first five years will be replaced and maintained to the same specification for a further three years after the replacement tree is planted.

Ecology:

75. The existing baseline ecological value of habitats (protected species presence notwithstanding) is relatively low as the site is predominantly arable fields. The key ecological feature is the tree belt to the eastern boundary and the woodland to the western boundary of the school site.
76. The Vistry appointed ecologist, have provided a report carried out for the wider development site. This identifies that European Protected Species licences are already in place across the wider development site for dormice, and that further licences will be obtained to enable the clearance of the school site and/or adjoining areas if required. The school site can therefore be cleared under appropriate mitigation with all necessary licenses obtained, and a clear site delivered to Hampshire County Council to allow the construction to proceed with no outstanding ecological constraints. All ecological mitigation is to be carried out by Vistry as agreed under the original section 106 agreement for the development.
77. An **Ecological Assessment and Biodiversity Net Gain Assessment** has been undertaken for these proposals. The proposal would result in the loss of 7.27 biodiversity units. However, post-development, the site would deliver 7.95 biodiversity units of newly created habitats and the enhancements of retained habitats would result in an increase of 0.07 biodiversity units in these areas. Overall, this represents a net gain of 10.21% of area-based biodiversity units at the site as a result of the development. The new hedge creation would result in a 100% gain in linear habitats at the site.
78. A bioretention pond has been specifically introduced for ecology and educational gains. This will be fed by storm water from the school building and hard surfaces. This will then over-flow to an off-site discharge pipe provided by the developer to off-site SUD's basins to the southern edge of the school site.

Access, sustainable transport and car parking:

79. A further pedestrian access to the south-east corner of the site is planned to serve the adjacent Basingstoke Golf Course development. At pick up and drop off times parents are expected to congregate in areas to both the front and rear of the school ensuring that congestion is minimised.

80. The main school visitor entrance the vehicular entrance are both accessed directly from the spine road to the west and will both include automated gate locking systems controlled from the school building.
81. Direct access to secure Reception and Resource Provision play areas are provided so that Parents/Carers are able to drop-off/ pick-up younger children direct from classroom doors. These areas are enclosed with a low 1.2m high estates fence and secure gates. The remaining school site boundary will be protected by secure fencing and gates to a height of 1.8m.
82. An acoustic fence is also planned for the boundary with the A30. This will be 2.8m high and will be of timber clad construction with hidden steel posts.
83. The applicant has indicated that it is not anticipated that there will be any parent parking on the school site apart from agreed visitors and parents requiring access to the accessible bays. This will include cars minibuses or taxi's that are bringing children to the SEN resource provision class.
84. Overall, the expected number of staff will be in total approximately 47 members of staff (20 teaching and 27 non-teaching). In line with the County Council's Parking Requirement Guidelines 2 powered two-wheeler and 40 car parking spaces will be required, of which 2 of these parking spaces will be accessible bays. The car park is positioned separated from the main pedestrian access point beyond a secure boundary and will have swipe card operated automated gates to restrict access to authorised vehicles only.
85. The applicant has also indicated that the travel requirements of the Resourced Provision places are not yet known. Any related impact on travel to the school will be updated for the Full School Travel Plan once the school is operational, and a designated Travel Plan Co-ordinator appointed.
86. Refuse and delivery vehicles have been fully tracked to make sure that a three-point turn is safe and viable on site.
87. Very occasionally larger coaches will be required for school trips, and these are expected to park off site or to reverse on to site with a banksman if necessary.
88. The location of the Primary School and access points for pedestrians and vehicles has been coordinated with the wider masterplan. Reference has been made to both the existing and proposed public access and cycle network to ensure inclusive access is provided to and within the school site.
89. In order to support sustainable transport to the school, cycle opportunities are encouraged by the provision of secure covered cycle stands for pupils and staff at appropriate areas located near both site entrances.
90. Multiple site entrances have been proposed to support sustainable transport approach from different areas of the two housing developments

and ensure that pupil numbers entering at each location are manageable for the school.

91. In accordance with the County Council's recommended parking guidelines it is proposed that there will be 3 covered cycle stores with a total of 15 covered hoops for pupils, providing cycle parking for up to 30 bicycles. There will also be 4 staff cycle spaces (2 hoops) located in a separate lockable shelter, near the main entrance. In addition, there will be 3 covered scooter storage racks, for up to 42 scooters. All external cycle and bin store shelters will be from the same 'family' of materials and details to complement the building and landscape.
92. The outline planning approved development masterplan includes a network of footpaths and links to the primary school site. This provides an attractive and sustainable approach to the school from the north, west and south. The pedestrian access point to the south-east corner of the site connects to a controlled crossing on the A30 Winchester Road to serve the Basingstoke Golf Course housing development (circa 1000 dwellings). The highway crossing is to be implemented by the Basingstoke Golf Course developer, Bloor Homes and coordinated with the Hounsome Fields developer, Vistry to ensure that the crossing design and implementation fully supports the overarching transport statement and school travel plan objectives.
93. A public bus route through the housing development is also proposed with bus stops expected in reasonably close proximity to the school site.

Accessibility:

94. The new two-storey building is fully inclusive and accessible. Stair cores at each end of the building provide access to the upper floor teaching areas which include appropriate refuge areas for means of escape. A lift is centrally located adjacent the first stair core with Accessible WCs and a Hygiene room in close proximity.
95. The main school entrance and approach will have level access. Pathways or routes across the site will achieve 1:21 gradients to ensure inclusive access. All other entrances to rear stair lobbies and classrooms will be wheelchair accessible. The main entrance will incorporate auto-opening doors to a secure draught lobby.
96. Consultation has been undertaken with the Hampshire County Council's Access Team, Highways & Transport and Fire Safety Review Group and the applicant has indicated that all parties are satisfied that the proposals are sufficiently accessible to the individual requirements. A Disability Access audit has also been carried out with the Access Officer and submitted to support the application.

Playing Field and Pitches:

97. The proposals are based on the FA guidance and recommended pitch sizes of 79 x 51m for U11's and 61 x 43m for U9's including run-offs. Drawing P11378-HCC-DR-L-7001 shows the proposed pitch layout which

are orientated to suit the site shape and gradient. The layout and detailed design for the grass pitches has been undertaken in accordance with the [Sport England Design Guidance Note for 'Natural Turf Sport' \(2011\)](#).

98. Prior to construction, a detailed specification will be produced by a competent grass pitch design consultant to include site clearance, subsoil and topsoil quality assessment, adjustment of levels to balance cut and fill, cultivation methods, seeding specification and management plan for establishment works.

External Lighting/Signage:

99. All external lighting will be high efficiency LED lighting. Light pollution will be minimized by limiting the amount of up lighting. Low level lighting to the main approach surfaces will be provided for wayfinding. The car park will be illuminated by LED downlighting (columns). More information is set out on the submitted **External Lighting Layout drawing P11378-HCC-ZZ-L-DR-E-8001**.

Sustainability / Climate Change:

100. The applicant has indicated that the proposals for the new school have been designed to address the issues of climate change, sustainability, and embodied carbon.
101. The design seeks to incorporate a number of features that enable the building to be efficient, in terms of energy reduction and thermal performance. The proposed design and construction is based on 'fabric first' principles with a highly efficient 'form factor' to reduce energy demand and use and improve thermal comfort internally.
102. The applicant has indicated that when an Academy Trust sponsor is appointed the key design principles for improved energy conservation and performance will be promoted and developed to ensure the project maintains the sustainable design objectives.

Building Fabric and Thermal Performance:

103. The school design, layout and compact form has a direct relationship to the site context, topography and orientation. Classrooms are clustered 'back-to-back' on two levels to create a compact form and a reduced footprint. The building 'form factor' (ratio of entire building envelope to treated floor area) is highly efficient. Based on 'fabric first' principles the optimisation of the thermal envelope will reduce the heating demand/load and carbon footprint and should reduce running costs. Other benefits include improved health, comfort and wellbeing for the building occupants.
104. Glazing areas are shaded to maximise views out and daylighting factors whilst minimising glare and solar gain. Thermal modelling, testing the overheating of the building against present day temperatures confirms that with appropriate solar glass specification the building will pass current statutory requirements. Thermal modelling has additionally been carried out on temperatures as predicted for 2050 weather patterns. A more detailed

appraisal will take place during the technical design phase to ensure suitable solutions are implemented to mitigate expected increase in UK temperatures.

105. Daylight analysis has also been carried out. Both of these assessments have been used to inform the design and ensure good levels of internal comfort, indoor air quality and daylighting is provided to teaching spaces, halls and resource areas.
106. 'Passivhaus' and 'fabric first' principles adopted for construction, will ensure the floor, wall and roof build up exceed the minimum requirements of the building regulations, having higher than required levels of insulation and airtightness to ensure a high performing building envelope. Although subject to further detailed design, these will target the following u-values based on the Passivhaus 'Classic' standard and principles adopted:
 - Wall: 0.15 W/m² K;
 - Roof: 0.125 W/m² K;
 - Floor: 0.15 W/m² K;
 - Glazing (inc frame): <0.85 W/m² K;
 - Centre pane <0.7 W/m² K; and
 - Air permeability for the building to be designed at least to achieve < 0.6 m³/(h.m²) @ 50Pa.
107. Other passive measures include extended canopies, roofs, and solar control coatings to the glass to avoid over-heating and glare. High- and low-level opening vents, provide cross ventilation, ensuring teaching spaces and halls benefit from fresh air.

Sustainable technologies:

108. Photo Voltaic panels are proposed to supplement electrical supply, see **Appendix G- Roof Plan – Proposed**. The PV array will be installed on the main roof section which has the capacity for a maximum array size of approx. 130 m². A PV array of 130 m² will generally equate to a system size of a nominal 32 kWp which represents a large increase on the nominal allowance of a 10-12 kWp system recommended for a typical primary school.
109. With regard the ventilation the school will be designed to be compliant with BB101 and TM52 with a Mechanical Ventilation with Heat Recovery (MVHR) system. The centralised MVHR unit recovers between 80-90% heat energy from outgoing air that is used to temper incoming fresh air. This provides 'hygienic ventilation' by means of a constant supply of filtered fresh air to the building interior resulting in excellent indoor air quality. Combined with a super-insulated and airtight building envelope this will improve thermal comfort during winter and summer seasons and reduce the heating and cooling load of the building.
110. The proposed MVHR system in conjunction with secure louvred window vents will also be used to provide passive night-time cooling of the building interior to help mitigate summer overheating during daytime use. SMART

meters and dataloggers will be fitted post occupancy to evaluate building use and provide energy monitoring.

111. Four twin outlet Electric vehicle Charging Points are proposed by the County Council, subject to agreement on terms of use with the end user academy trust. Final location is to be agreed with end user.

Embodied Carbon:

112. The applicant has undertaken Concept Lifecycle Carbon analysis of the proposals which have informed design decisions regarding cladding material choice and potentially structural frame solution.
113. Timber products, including the proposed cladding and preferred structural frame solution, will be specified to come from sustainable forestry sources and be certified by the Forest Stewardship Council or similar.
114. Environmental Performance Declaration certificates will be required to be provided by contractors and suppliers. These will further inform decisions regarding the embodied Carbon, and potentially can be used to assess the embodied carbon of the building in detail at completion.
115. A site waste management plan will be required from the appointed contractor to ensure that during construction the principles of minimising waste are maintained.
116. The design approach to sustainability and embodied carbon and proposed systems is intended to achieve the lowest level of carbon emissions as is practical and viable.
117. The above proposals for both operational and embodied carbon are based on the benchmark project Stoneham Park Primary Academy
118. The project will be assessed against the RIBA Climate Challenge 2030 metrics for operational energy, embodied carbon and potable water use. Operational carbon and water use metrics will need to be monitored as the new school grows over a number of years until it is fully occupied.
119. More information can be found in the submitted **Sustainability Statement** and the **Sustainability/Climate Change Strategy**.

Drainage:

120. A sustainable drainage solution is being implemented across the wider development. The school site will connect to this system. The proposed runoff rates for the site have been determined and agreed as part of the outline planning application for the Hounsome Fields Development Area.
121. The foul water drainage system for the new school, will be discharged by gravity to a foul water sewer system, provided by the developer of the site wide housing scheme, this is located on the south-east boundary, within the school site.
122. Surface Water drainage for roofs and hard paved surfaces will be discharged through an onsite pond, to provide water quality criteria, to 3

offsite infiltration basins provided by the developer of the site wide housing scheme. The basins will be located on the developers side of the south west boundary. The system will be designed to cater for the 1:100 year storm return period with a 40% allowance for climate change. More information can be found in the submitted **Flood Risk Assessment** and the proposed '**Below Ground Drainage General Arrangement**' and '**Exceedance Route**'.

Noise and Acoustics Strategy:

123. The building's design has been carefully developed to take into account the immediate context of the housing development, and road network and the existing natural features of mature tree belts and woodland areas. The school building is set perpendicular to the busy A30 Winchester Road to the east with teaching spaces oriented south-west and north-east to optimise summer shading and winter solar gains. Ground floor classrooms for Reception (Year R) and Infant (KS1) pupils open directly on to playgrounds which are screened by the proposed 2.8m high noise barrier fencing to the eastern boundary. More information on this is set out on submitted **Landscape site plans P11378-HCC-DR-L-7001** and **7004**. The proposed noise barrier fencing combined with the existing mature tree belt and change in levels between the school site and A30 road will help reduce the impact of traffic noise on active indoor/outdoor teaching areas to the ground floor.
124. Teaching spaces to both ground and first floor are ventilated by means of a Mechanical Ventilation Heat Recovery (MVHR) system – see 3.1.28 below. During seasonally hot periods of weather this will allow occupants of the more exposed first floor classrooms the option to open or close window vents for controlling the impact of external ambient noise on the interior spaces. This approach should not compromise indoor air quality and thermal comfort during summer or winter periods.
125. The design for the new school will be in accordance with Building Bulletin 93. An Acoustic Consultant has been appointed to advise on acoustic design of teaching areas and halls and the proposed ventilation strategy. The application is supported by the development's Noise Impact Assessment for Phase 1A to the north of the school site (see **R7715 -6_Rev_3_ Hounsome_Fields_Phase_A1_Noise_Impact_Assessment-4313820**) and the **Ambient Noise Assessment for the school site**.

Air Quality:

126. The outline planning permission was accompanied by an EIA which outlined that the noise levels from the A30 and other sources could be adequately mitigated through layout and design. This is a matter which is also controlled by conditions 23 and 24 of the outline planning permission.
127. As already noted, the proposed design is based on Passivhaus principles with ventilation to all spaces provided by a centralised mechanical ventilation heat recovery (MVHR) unit. This provides a constant supply of fresh tempered air

that is filtered to remove pathogens and pollutants. The MVHR system will provide hygienic ventilation to teaching areas and control internal CO2 levels in accordance with BB101 and TM52 recommendations.

128. Low VOC materials and finishes will be specified throughout the building.
129. The heating and domestic hot water system will be served by a heat pump. This will eliminate gas and NOx emissions. The vehicular entrance and school car park are located to the north of the school building. With the prevailing wind from the south-west this will mitigate the risk of pollution from cars and delivery vehicles on external play areas and teaching spaces to the north side of the school. Additionally, the proposed 2.8m high acoustic barrier fence and existing mature tree belt to the east boundary will help to screen external play areas and teaching spaces from the A30 Winchester Road.

Crime Prevention measures:

130. Hampshire County Council has a legal obligation under [section 17 of the crime and Disorder Act 1998](#) to consider the impact of all the decisions it makes on the prevention of crime. The proposals in this application are aimed at reducing the possibility of crime taking place at the new Primary School. Measures include:

- The site access to the staff car park has lockable entrance gates and secure boundary fencing;
- The boundaries are fenced to an appropriate height – see to **drawing P11378-HCC-DR-L-7004** General Arrangement site plan for details;
- Lighting around the site is suitable and links car park to main entrance.
- Burglar alarms to the building;
- Appropriate ironmongery and glazing standards to all new build areas.
- Bin stores will be lockable and more than 6m from buildings;
- Secure entrance lobbies.

Refuse Waste Collection:

131. The proposals include a new detached bin store enclosure set away from the school buildings on the south boundary. Refuse collection will be accessed from the staff car park. The location of the bin store has been coordinated with the turning head and tracking for a refuse vehicle. In addition to the bin stores, the enclosure will provide sufficient capacity for recyclable waste storage.
132. Construction phase waste will be managed by an agreed and adopted Site Waste Management Plan (SWMP) to minimize consumption and on-site generation of waste.
133. A vehicular tracking exercise has been undertaken and it has been confirmed that emergency and refuse vehicle access can be appropriately accommodated within the school site car park.

Fire Safety:

134. Consultation has been undertaken with the HCC Access Team, County Council Highways & Transport and Fire Safety Review teams and all parties

are satisfied that the proposals are sufficiently accessible to the individual requirements

Development Plan and Guidance

135. Section 38(6) of the [Planning and Compulsory Purchase Act 2004](#) requires that applications are determined in accordance with the statutory 'development plan' unless material considerations indicate otherwise. Therefore, consideration of the relevant plans, guidance and policies and whether the proposal is in accordance with these is of relevance to decision-making.

136. The key policies in the development plan which are material to the determination of the application, are summarised below. In addition, reference is made to relevant national planning policy and other policies that guide the decision-making process and which are material to the determination of the application.

137. For the purposes of this application, the statutory development plan comprises the following.

[Basingstoke and Deane Local Plan \(BDLP\) 2011-2029 \(2016\)](#)

138. The relevant policies are as follows:

- Policy SD1: Presumption in favour of sustainable development;
- Policy CN6: Infrastructure;
- Policy CN7: Essential facilities and services;
- Policy CN8: Community, leisure and cultural facilities;
- Policy CN9: Transport;
- Policy EM1: Landscape;
- Policy EM4: Biodiversity, geodiversity and nature conservation;
- Policy EM5: Green infrastructure;
- Policy EM6: Water quality;
- Policy EM7: Managing flood risk;
- Policy EM9: Sustainable water use;
- Policy EM10: Delivering high quality development;
- Policy EM11: The historic environment;
- Policy EM12: Pollution;
- Policy SS3: Greenfield site allocations;
- Policy SS3.11: Basingstoke Golf Course; and
- Policy SS3.12: Hounsome Fields:

139. Other relevant policy and guidance includes the following:

[National Planning Policy Framework \(2021\)](#) (NPPF)

140. The following paragraphs are relevant to this proposal:

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

National Design Guide (NDG) (2019)

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

Consultations

142. A full record of all consultation responses received are [available](#).
143. **County Councillor Henderson:** Was notified.
144. **Basingstoke and Deane Borough Council - Planning:** No objection
145. **Basingstoke and Deane Borough Council - Environmental Health:** No objection.
146. **Dummer Parish Council:** Was notified.
147. **Sport England:** Offers its support for this application subject to planning conditions to secure a ground condition assessment prior to playing field works and that playing fields are constructed in line with Sport England policy and guidelines. A Community Use Agreement being secured and agreed would be welcomed.
148. **Natural England:** No objection.
149. **Thames Water:** No objection subject to an adequate foul water drainage scheme being installed.
150. **Environment Agency:** Was notified.

151. **MOD Safeguarding:** No objection.
152. **County Council Arboriculturist:** No objection subject to the submitted Arboricultural Impact Assessment, ref: P-BDBC-HounsomeFidsNBSch-AIA-SK-1.0, dated 14/09/22 being conditioned.
153. **County Council Archaeologist:** No objection.
154. **County Council Ecologist:** No objection subject to an Ecological Management and Monitoring Plan, that includes the proposed native landscaping and recommendations made within Sections 4.17 and 5.25-5.29 of the Ecological Appraisal and Biodiversity Net Gain Assessment by HCC (January 2023) being secured by condition.
155. **Local Highway Authority:** No objection subject to the submission of a Construction Management Plan (CMP) to control the cleanliness of HGVs accessing and egressing the site, that imported materials are covered, that all works to accesses on to the public highway are built in accordance with approved plans and specifications all under conditions, and that legal agreements concerning HGV routeing of HGVs (to and from the south only) and surveys checking the condition of the public highway between the site and the A303 junction are entered into by all parties.
156. **County Council Landscape Architect:** No objection subject to the applicant's Landscape Environmental Management Plan (LEMP) and all planting and landscaping mitigatory works being imposed by condition. Details must include specifications describing plant species, numbers, density, sizes and planting operations together with all maintenance and management works to ensure successful plant establishment. This also to include safe working practices (risk assessment and method statements) to show how the steeper banks can be planted and maintained safely. Replacement of plants that fail to thrive in the first 5 years, should be undertaken in each and every year of that period.
157. **Lead Local Flood Authority:** No objection subject to a condition being imposed securing details for the suitable diversion of a natural surface water flow path running east to west in the northern part of the site due to the proposed increase in ground levels, to ensure continuing hydraulic continuity both upstream and downstream.
158. **Public Health (Hampshire County Council):** Was notified.

Representations

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

- Published a notice of the application in the Andover Advertiser, Basingstoke Gazette and Hampshire Chronicle
<http://www3.hants.gov.uk/publicnotices/public-notice-publication.htm>
 - 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
 - Delivered notification letters to thirty-two residential properties situated in close proximity to the application site in Treetop Avenue, Coulter Road, Farmington Road and Lunways Road.
160. As of 31 August 2023, 1 representation to the proposal has been received, objecting to aspects of the Transport Statement on behalf of Cycle Basingstoke.

Climate Change

161. Hampshire County Council declared a [climate change emergency](#) on 17 June 2019 and Basingstoke and Deane Borough Council declared theirs via [climate change emergency](#) on 19 September 2019. This proposed development has been subject to consideration of Paragraph 152 of the [NPPF \(2021\)](#) and via Basingstoke and Deane Borough Council's [Climate change and air quality strategy](#) (adopted 2021) 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.
162. As part of the planning application preparation, the [Climate Change Adaption tool and the Carbon Mitigation tool](#) have been used to assess vulnerability. The school design, layout and compact form has a direct relationship to the site context, topography and orientation. More information is set out in [The Proposal](#) section.
163. The assessment of the application with the Climate Change Adaption tool gave an initial vulnerability score for the development of 15 out of 100. Consequently, a full assessment has not been completed, this being required for projects which score 25 or above. However, as will be the case with all school buildings it was concluded that extreme heat waves could impose additional cooling loads on the building in the future, and further measures were taken at the design stage.
164. These measures included the use of 'Glazing areas' within the buildings where areas are shaded to maximise views out whilst minimising glare and solar gain. Thermal modelling, involving testing the overheating of the building against present day temperatures confirmed that with appropriate solar glass specification the building will pass current statutory requirements. Thermal modelling has additionally been carried out on temperatures as predicted for 2050 weather patterns. A more detailed

appraisal will take place during the technical design phase to ensure suitable solutions are implemented to mitigate expected increase in UK temperatures. Daylight analysis has also been carried out. Both of these assessments have been used to inform the design and ensure good levels of internal comfort, indoor air quality and daylighting is provided to teaching spaces, halls and resource areas.

165. The Carbon Mitigation tool was also used to influence the design process. The design seeks to incorporate a number of features that enable the building to be efficient, in terms of energy reduction and thermal performance. The proposed design and construction is based on 'Passivehaus' and 'fabric first' principles with a highly efficient 'form factor' to reduce energy demand and use and improve internal comfort, including through the employment of higher than levels of insulation and airtightness to ensure a 'high performing building envelope'. Measures including extended canopies, roofs, and solar control coatings to the glass to avoid over-heating and glare. High- and low-level opening vents, provide cross ventilation, ensuring teaching spaces and halls benefit from fresh air.
166. Sustainable technologies will also be employed within the proposed school site. These will include a PV array of 130 m² on the school roof that generally equates to a system size of a nominal 32 kWp. This represents a large increase on the nominal allowance of a 10-12 kWp system recommended for a typical primary school. Four twin outlet Electric vehicle Charging Points are proposed by the applicant, subject to agreement on terms of use with the end user academy trust. With regard to ventilation, the school will be designed to be compliant with BB101 and TM52 with a Mechanical Ventilation with Heat Recovery (MVHR) system. The centralised MVHR unit recovers between 80-90% heat energy from outgoing air that is used to temper incoming fresh air. This provides 'hygienic ventilation' by means of a constant supply of filtered fresh air to the building interior resulting in excellent indoor air quality. Combined with a super-insulated and airtight building envelope this will improve thermal comfort during winter and summer seasons and reduce the heating and cooling load of the building. The proposed MVHR system in conjunction with secure louvred window vents will also be used to provide passive night-time cooling of the building interior to help mitigate summer overheating during daytime use.
167. The design approach is intended to achieve the lowest level of carbon emissions as is practical and viable. The potential impact of the proposal on the issue of climate change has been given due thought and various design and mitigation measures proposed to address this. This proposed development is therefore considered to be in accordance with Paragraph 152 of the [NPPF \(2021\)](#) as well as Policies SD1 (Presumption in Favour of Sustainable Development), EM5 (Green Infrastructure), EM9 (Sustainable Water Use) and EM10 (Delivering High Quality Development) of the Basingstoke and Deane Borough Council adopted the Local Plan 2011 to 2029 (2016).

Habitats Regulation Assessment

168. This was previously assessed as part of the outline stage of development under planning permission [19/00971/OUT](#) and 15/04503/OUT. This determined that there would be no likely significant effects as a result of development and as such there is no further assessment needed at reserve matters stage.

Commentary

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

Principle of the Development and Need

170. Paragraph 95 of the [NPPF \(2021\)](#) states it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- a) *give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and*
- b) *work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.*

171. The principle of the development, as part of a major development area, and need for the new School is firmly established in the adopted [Basingstoke and Deane Borough Council adopted the Local Plan 2011 to 2029 \(2016\)](#) (BDLP (2016) through Policy SS3.12 which allocates the school provision within the approved outline planning permission 15/04503/OUT for the 750 residential units adjoining the proposed

172. The new School is planned to be 1.5 form entry (FE) and will have a capacity for 315 pupils aged between four and eleven years. However, the site is being developed so that it will be possible that it could become a 2FE school (420 pupil capacity) in the future, if and when additional capacity is required as the development progresses. The evidence submitted within the application is limited to a 1.5FE school, and so a condition has been included in **Appendix A** limiting the school to a standard pupil number of 315 pupils / 1.5FE, unless further consent is granted.

173. The need for the school is clearly set out in local planning policy. The principle of a school in this location is already accepted as approved under the outline planning permissions [19/00971/OUT](#) and 15/04503/OUT. It is also supported by Policies SS3.11 and SS3.12 of the BDLP (2016). The proposal is located in an area of planned growth and would meet the needs

of the local community in accordance with Paragraph 95 of the [NPPF \(2021\)](#).

Highways impacts, Parking, Access, Servicing and Connectivity

174. The School site will be accessed via the new primary link road that also provides access to the new and adjoining residential area known as Hounsome Fields from the nearby A30, feeding into a newly constructed arm of an existing roundabout on the northern side A30. The primary vehicular access point will be to the east of the site, off the new primary access road.
175. Traffic associated with the proposed school development has been assessed with through a **Transport Statement (TS)** that references the requirements of the NPPF (2021), the County Council's 'On-Site School Parking Guidelines', The County Council's Local Transport Plan 4, the Basingstoke Transport Strategy and the Basingstoke LCWIP (draft). The TS should be read in conjunction with the proposed **School Travel Plan**.
176. Pupils are expected, in the main, to come from the two large residential developments - Hounsome Fields (750 homes) and Basingstoke Golf Course (1000 homes) - that are in part occupied and currently under construction. Both development areas lie within close proximity to the proposed school site and they form the catchment area from which the 420 pupils will come.
177. The published admission number (PAN) is 60 with a maximum capacity of 420 pupils. Teacher and non-teacher staff numbers are forecasted to be 20 teaching and 27 non-teaching staff. Thirty-eight car parking spaces will be provided on site, as will two accessible parking spaces, four electric vehicle charging points, plus forty cycle spaces (including six for visitors) and forty-two scooter spaces, all of which will be under cover and with some being lockable.
178. Access into the school is shown on the **Site Strategy Plan** showing all proposed pedestrian and vehicular accesses. Vehicular access will be via the spine road from the A30 roundabout junction and Treetop Avenue. There will be three pedestrian access due north of the site and one from the south. The southern access will provide direct access from the Winchester A30 road linking to a signal-controlled pedestrian and cycle crossing from the Basingstoke Golf Course residential development on the opposite side of the A30, which that developer will be delivering.
179. In terms of trip generation, accurately predict trip generation and mode share for the new School, an assessment of the most recent (2022) school census data for 7 neighbouring primary, infant and junior schools was undertaken. These schools were: Chalk Ridge Primary School, Hatch Warren Infant School, Kempshott Infant School, Manor Field Infant School, Oakley Infant School, Park View Primary School and St Mark's Church of England Primary School. The anticipated modal split is set out. As the catchment area for Hounsome Fields School is within one mile, it is anticipated that the percentage of pupils walking and cycling could be

higher than the average taken from neighbouring schools with potentially larger catchment areas. Staff It has been assumed as a worst-case scenario that all 47 staff trips will occur as single occupancy car driver trips. In reality there are likely to be some trips undertaken by other modes, as well as car sharing. The staff trips have been predicted to be 42 one-way trips in the morning peak hours (7:30–9:30) and 35 one-way staff trips during afternoon peak hours (15:30 – 17:30) with the remaining trips taken outside of the school peak times.

180. Overall, it is considered that this anticipated level of traffic can be accommodated on the local roads without compromising network capacity. However, as this is a new school, baseline travel trends will need to be ascertained once the school is operational to check that there are no major deviations from the expected modal split and so that the travel plan can be finalised and implemented
181. The Framework **School Travel Plan** (STP) included with the application is considered to be of a good standard by the Highway Authority.
182. Provision will also be made for the covered storage of cycles for pupils and staff; 40 cycle spaces and 42 scooter spaces will be provided for pupils and covered cycle spaces will be provided for staff. This provision meets the requirements of Hampshire's On-site School Parking Guidelines (April 2013). Conditions are proposed to secure electric vehicle charging points and cycle/non-motorised Scooter parking and are included in **Appendix A**.
183. A representation was received in relation to the timing of the school crossing opening alongside the wider housing development and associated safety issues. These concerns are acknowledged. The timing of the wider outline permission and wider connectivity is established by the wider outline consent. These are outside of the applicants control and relate specifically to the outline permissions. The layout proposed for the location of the cycle and scooter spaces has been established to encourage use from different directions and paths.
184. It is recognised that this development will result in a number of additional vehicles accessing and parking on the roads surrounding the school for school drop off / pick up. However, it is considered that the local highway network can accommodate both the anticipated level of vehicle movements and number of cars parking on the local highway network without compromising network capacity or safety. The Local Highway Authority raised no objection to the proposal subject to conditions relating to the submission of a Construction Traffic Management Plan and a updated School Travel Plan. These conditions are included in **Appendix A**. On this basis, the proposal is considered to be in accordance with Policy CN9 (Transport) of the BDLP (2016).

Design

185. Policy EM10 - Delivering High Quality Development of the BDLP (2016) is of relevance to the proposal. It states that 'all development proposals will be of high quality, based upon a robust design-led approach' and set a

number of design led criteria to govern this. This includes aspects such as access and connectivity, adaptable developments, positive design, energy consumption and sustainability. Part 2 of the policy also sets out a number of areas which developments will be required to adhere to.

186. A **Design and Access Statement** was prepared to support the planning application. This was supported by a **Sustainability Statement**.
187. The grant of outline consent is of relevance here as certain aspects related to the design will have been set out under the wider planning consent.
188. The proposal is based on the compact two storey County Council Generic Primary design (Stoneham layout). Reference to the Department for Education guidance BB103 Generic Design Brief formed the basis for the development of the building design. 'Baseline Design Type 2' was initially reviewed and analysed to consider how to best optimise the design solution and allow potential future expansion.
189. The proposal It comprises a new 420 place Primary School with SEN/RP for up to 8 SEMH/ASD pupils on a green-field site as part of a large housing development which is currently under construction to the south of Basingstoke. The 2FE school has been designed to allow for up to 1FE future expansion to the south. All aspects of the site and building design will be developed from a best practice approach.
190. The main design aspects (including sustainability measures) of the proposal are set out in the [Proposal](#) section of this report.
191. The **Sustainability Statement** notes that a BREEAM Consultant was initially commissioned for the benchmark project at Stoneham Park Primary Academy. A pre-assessment was undertaken, targeting BREEAM Excellent and demonstrated at feasibility stage a score of 73.6% could be achieved. However BREEAM is widely considered an unreliable prediction of actual energy performance as it relies on SBEM analysis to demonstrate compliance with Building Regulations Part L2A 'Conservation of Fuel and Power in new buildings other than dwellings'. Consequently this project intends to adopt Passivhaus design principles to achieve an appropriate standard for sustainability, notably reduced operational energy use.
192. A Certified Passivhaus Design Consultant has been appointed to work as part of the design team, from RIBA Stage 2 Concept Design, to ensure the Passivhaus methodology is followed, with outputs at the end of each RIBA design stage and confirm the designed energy usage and space heating demand remains on target. There is evidence that the rigorous Passivhaus methodology significantly reduces the performance gap between designed and actual energy performance. Outputs from modelling the proposal using a Passivhaus Planning Package (PHPP) will indicate:
 - space heating demand;
 - energy use intensity;
 - overheating risk (current climate and future);

- embodied carbon of construction materials can also be explored.
 - With energy usage reduced to a minimum through the Passivhaus design methodology, on site renewable technology can be introduced to achieve a carbon neutral or net zero building proposal. The RIBA Sustainable Outcomes Guide includes 'Passivhaus' in the list of Sustainability Assessment Tools (p.14/52) but notably defines BREEAM as 'optional'. The guide defines the most important outcomes and gives project teams flexibility to choose the sustainability assessment and certification methods that best suit the project.
193. In recognition of relevant Local Plan policies, the applicant will aim to address any specific Design and Sustainability guidance including BREEAM criteria.
194. Taking all matters into account, it is considered that the proposal would have an acceptable visual impact when seen neighbouring areas. No concerns about the design of the proposal have been raised by consultees. Conditions are included on some design aspects including on materials. On this basis, the proposal accords with Policy EM10 - Delivering High Quality Development of the BDLP (2016).

Visual impact and arboriculture

195. The visual impact of the wider outline consent has been established through planning permission. The wider development essentially screen the proposed school site visually.
196. It is acknowledged that the school site will be visible from the new residential areas but the location of the site has already been determined through the grant of the outline consent.
197. The application was supported by an **Arboricultural Assessment** as well as wider landscaping details. External lighting plans have also been submitted.
198. No objections have been received from consultees in relation to visual impact and arboriculture. Conditions have been requested in relation to planting, boundary fencing and other landscape matters. These are included in **Appendix A**.
199. On this basis, the proposal is considered to be in accordance with Policies SS3.12 (Hounsome Fields), EM1 (Landscape), EM5 (Green Infrastructure) and EM10 (Delivering high quality development) of the BDLP (2016).

Ecology

200. Policy EM4 – Biodiversity, Geodiversity and Nature Conservation of the BDLP (2016) is of relevance to the proposal.
201. The grant of the outline consent means there is a significant evidence base on ecological impacts across the wider site.

202. The school site was predominantly arable land with ecological receptors along the boundaries including woodland, hedgerows, badger setts and the presence of dormouse. This assessment identified some botanical value around the boundaries of the site and has emphasised the need for a management and monitoring plan for the proposed landscaping, to ensure the ecological receptors close to the boundaries of the site are protected and to ensure an ecological net gain.
203. An **Ecological Appraisal** and **Biodiversity Net Gain Assessment** was submitted to support the application.
204. Natural England and the County Ecologist raised no objection to the proposal. The County Ecologist requested conditions in relation to BNG and an Ecological and Management Plan
205. Conditions are proposed in relation to BNG and the requirement for an Ecological and Management Plan. These are included in **Appendix A**.
206. On the basis of the proposed mitigation and conditions, the proposal is considered to be in accordance with Policy EM4 – Biodiversity, Geodiversity and Nature Conservation of the BDLP (2016).

Historic environment

207. Policy EM11 – The Historic Environment of the BDLP (2016) is of relevance to the proposal as it relates to potential impacts on heritage assets.
208. Conditions 14,15 and 16 of the outline planning approval required a preliminary archaeological survey (known as an evaluation). The WSI for this was submitted and all relevant conditions were agreed and discharged. The approved details included a Geophysical Survey Report (and figures 1-10) Report Ref: J9000 Dated: November 2015, a Heritage Desk Based Assessment Report Ref: QU-0062/1 Dated: October 2015 and a Written Scheme of Investigation for Archaeological Excavation Report Ref: HFBH17 Dated: February 2019.
209. Pre application discussions with the County Archaeologist confirmed that *‘Owing to the presence of nearby significant later prehistoric archaeology (settlement and funerary) an archaeological evaluation was undertaken within Hounsome Fields in 2018, ahead of the wider development of the area. This archaeological evaluation covered the proposed school development site. The work demonstrated that there were no significant archaeological remains within the proposed development area and that no further archaeological work would be required for this area. As such, archaeology will have no impact upon the design of the development and it is likely that no archaeological issues will be raised during the planning process’*.
210. Based on the information available no further investigation is proposed within the school site and this is accepted.

211. The County Archaeologist was consulted on the planning application and didn't raise archaeological concerns. It was confirmed that all archaeological field work was completed as part of the wider archaeological mitigation for the residential development of Hounsme Fields.
212. The development is therefore considered to be in accordance with Policy EM11 – The Historic Environment of the BDLP (2016).

Impact on amenity

213. Policy EM12 - Pollution Development of the BDLP (2016) states that development will be permitted provided that it does not result in pollution which is detrimental to quality of life, or poses unacceptable risks to health or the natural environment. It sets a number of criteria to guide development.
214. A **Ground Investigation Report** was submitted with the application.
215. The **Noise Impact Assessment** was submitted as part of the application, prepared for the outline consent. It was concluded that with the required noise mitigation measures, the requirements of Conditions 23 and 24 of planning consent 15/04503/OUT will be met. A follow up assessment for the school was prepared to support the application. This concluded that acoustic modelling has been undertaken to predict traffic noise levels across the school site, based on data obtained by 24 Acoustics as part of the outline application and reserved matters submissions. Recommendations have been provided for an acoustic barrier along the site boundary with the A30. With the recommended barrier in place, it has been determined that natural ventilation via open windows would be feasible on ground floor façades that are not directly facing the A30. 5.5 In order to achieve BB 93 noise levels within the first floor teaching rooms, attenuated ventilation (passive or mechanical) would be required.
216. A **Lighting Assessment** was submitted to support the planning application.
217. No public representations have been received in relation to the scheme and there will be no adverse amenity impacts once the school is built.
218. No other concerns have been raised by consultees, including the EHO, in relation to amenity issues.
219. A condition requiring the submission of a Construction and Environmental Management Plan is included in **Appendix A** covering many areas relating to amenity such as noise, lighting. Conditions are also included on hours of use.
220. On this basis, and subject to the proposed conditions, the proposal is considered to be in accordance with the proposal is considered to be in accordance with Policy EM12 - Pollution Development of the BDLP (2016).

Impact on water resources and flooding

221. Policies EM6 - Water Quality and EM7 – Managing flood risk of the BDLP (2016) is off relevance to the proposal.
222. A **Flood Risk Assessment and Drainage Strategy** were prepared to support the planning application.
223. Surface water drainage will be dealt with in a sustainable way by discharging runoff to infiltration systems designed to cater for the 1% AEP (1:100 year) storm with 40% additional storage to allow for climate change. The new surface water drainage system will be designed as recommended by Building Regulations and the SUDS manual. The system will be capable of draining the site, without flooding, during a 1 in 30 year storm whilst retaining the 1 in 100 year storm flows plus 40% allowance for climate change within the site boundary without putting existing buildings, the proposed development and any third party land at risk from flooding.
224. The site is located with Flood Zone 1.
225. Thames Water initially raised concerns about the submitted drainage information. Concerns were also raised by the Lead Local Flood in relation to insufficient information provided in relation on the impermeable surfacing the drainage needs to manage nor are there drainage plans to highlight the drainage proposed, how the infiltration rates have been identified and required clarification in relation to maintenance responsibilities.
226. The applicant submitted additional information. The LLFA was consulted and noted that *'the drainage strategy has been amended and consists of trench soakaways and pond with interlinking pipework. Infiltration testing and calculations have been provided to show suitability of the network at the relevant return periods and as such this is considered acceptable'*. The response included some queries in relation to the design but it was noted that given the nature of these queries, it is considered that they can be addressed by a planning condition. This is included in **Appendix A**. On this basis, subject to the inclusion of a condition the development is in accordance with Policies EM6 - Water Quality and EM7 – Managing flood risk

Sport England – Open Space and Recreation

227. The proposed new primary school will comprise new playing field land consisting of a U11 9x9 natural turf football pitch and U9 7x7 natural turf mini soccer pitch. There is also a hard play area which is marked out for sport as indicated by the court markings. However, it is not clear to what extent this constitutes a formal sports facility i.e. Multi-Use Games Area (MUGA). It would appear that the facility is more of a hard play/recreational space. **Proposed Site Plan (P11378-HCC-ZZ-00-DR-A-110)** shows the proposed pitch layout. The proposed layout and drainage design for the grass pitches will be undertaken in accordance with the Sport England Design Guidance Note for 'Natural Turf Sport' (2011). The sports pitches will be established in accordance with BB103 and Sport England recommendations and standards.

228. Sport England was consulted on the application. They supported the application, as it is considered to meet Objective 3 “To provide new opportunities to meet the needs of current and future generations” of their policy and they encourage the community use of the site and the implementation of a future community use agreement. They have also recommended conditions for a ground conditions assessment to be provided, for the playing field to have a sports use specification, and for the construction of the fields/pitches to be carried out in accordance with guidance. Conditions and informatives relating to these matters have been included in **Appendix A** below.

Conclusion

229. In conclusion, it is considered that the proposal would be in accordance with the relevant policies of the Basingstoke and Deane Local Plan (2016). It would implement the Educational Provision requirements of the Hounsome Fields and Basingstoke Golf Club strategic residential developments and meet need for primary school places in the area (Policies SS3.11, SS3.12, CN7 and CN8 and Paragraph 95 of the [NPPF \(2021\)](#)). The scheme is of a good design and the site is sufficiently large and well located (Policy EM10). The scheme has appropriate access and parking arrangements (Policy CN9). The scheme is acceptable in relation to landscape, visual impact and ecology (Policies EM1 AND EM4). The scheme complies with the development plan and national policy and there are no other material planning considerations.

Recommendation

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

Appendices:

Appendix A – Conditions

Appendix B – Committee plan

Appendix C – Site Location inclusive of developer's proposed Masterplan

Appendix D - Site Plan Proposed

Appendix E – General arrangement plan

Appendix F – Proposed site layout

Appendix G - Roof Plan – Proposed

Appendix H – Proposed elevations

Appendix I - Proposed Landscape GA plan drawing.

Appendix J - Proposed biodiversity strategy.

Other documents relating to this application:

<https://planning.hants.gov.uk/Planning/Display/HCC/2021/0455>

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. | |

Other Significant Links

| | |
|--|-------------|
| Links to previous Member decisions: | |
| <u>Title</u> | <u>Date</u> |
| Direct links to specific legislation or Government Directives | |
| <u>Title</u> | <u>Date</u> |

| | |
|--|-----------------|
| Section 100 D - Local Government Act 1972 - background documents | |
| <p>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.)</p> | |
| <u>Document</u> | <u>Location</u> |

23/00750/CC3
BAE067

Hampshire County Council

Proposed new build 2 Form Entry (2FE),
420 pupil place, Primary School with SEN
Resource Provision for 8 pupils serving the
'Hounsome Fields' housing development
to the south-west of Basingstoke at Field
to west of A30 Winchester Road,
Hounsome Fields, Basingstoke

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

Reasons for approval

It is considered that the proposal would be in accordance with the relevant policies of the Basingstoke and Deane Local Plan (2016). It would implement the Educational Provision requirements of the Hounsome Fields and Basingstoke Golf Clue strategic residential developments and meet need for primary school places in the area (Policies SS3.11, SS3.12, CN7 and CN8 and Paragraph 95 of the [NPPF \(2021\)](#)). The scheme is of a good design and the site is sufficiently large and well located (Policy EM10). The scheme has appropriate access and parking arrangements (Policy CN9). The scheme is acceptable in relation to landscape, visual impact and ecology (Policies EM1 AND EM4). The scheme complies with the development plan and national policy and there are no other material planning considerations.

Commencement of Development

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

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

Hours of Working

2. The hours of working on site during the construction phases of the development shall be restricted to 07:30 to 18:00 hours Mondays to Fridays, 07:30 to 13:00 hours on Saturdays and no working shall take place on Sundays, Bank or Public Holidays.

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

Reason: To safeguard the residential amenity of the area in accordance with Policy EM12 (Pollution) of Basingstoke and Deane Borough Council Local Plan 2011 to 2029 (2016).

Access

3. With the exception of the earthworks required to achieve the levelling of the development site, no other development shall take place until either:
 - i. An adopted road access has been completed to the main site entrance in accordance with the planning consent 15/04503/OUT; or

- ii. A temporary construction access road has been completed in accordance with details submitted to and approved in advance by the Local Planning Authority and the approved access road so implemented. The temporary access road shall be removed and the land restored once a permanent highway to the site is completed.

No occupation of the school for school use shall commence until the adopted road access has been completed to the main site entrance in accordance with the planning consent 15/04503/OUT.

Reason: To ensure there is proper access to the site for construction in accordance with Policies CN9 (Transport) and EM12 (Pollution) of Basingstoke and Deane Borough Council Local Plan 2011 to 2029 (2016). This is required to be a pre-commencement condition in part to ensure amenity is not harmed by construction starting without sufficiently good access.

Highways and parking

4. With the exception of the earthworks required to achieve the levelling of the development site, no other development hereby permitted shall commence until a Construction Traffic Management Plan (to include 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) and a programme of works has been submitted to and approved in writing by the County Planning Authority. The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction.

Reason: In the interests of highway safety and in accordance with Policies CN9 (Transport) and EM12 (Pollution) of Basingstoke and Deane Borough Council Local Plan 2011 to 2029 (2016).

5. The development hereby permitted shall not be occupied until an area for cycles/non-motorised scooter storage facilities and four electric vehicle charging points in line with Hampshire County Council Parking Standards has been made available for use in accordance with details to be submitted to and approved by the Local Planning Authority and those facilities shall be maintained for the duration of the development.

Reason: To ensure the provision and availability of adequate cycle/non-motorised scooter parking in accordance with Policy CN9 (Transport) of Basingstoke and Deane Borough Council Local Plan 2011 to 2029 (2016).

6. A full School Travel Plan demonstrating the interventions, incentives and targets which will be implemented to promote a reduction in single occupancy

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

Reason: To support sustainable transport policy and encourage the use of alternative means of travel in compliance with the aims and objectives of the National Planning Policy Framework (2021) and in accordance with Policy CN9 (Transport) of Basingstoke and Deane Borough Council Local Plan 2011 to 2029 (2016).

Landscape

7. Prior to the commencement of any tree felling, demolition or construction works as a full landscape scheme shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include, but not be limited to:
 - i. A plan showing existing vegetation to be retained and safeguarded during construction which shall be consistent with any Construction Environmental Management Plan;
 - ii. Details of works undertaken under the Section 106 of planning permission 15/044503/OUT.
 - iii. Details of species, number, density, and size of shrubs/trees to be planted and composition of any grass seeding mix or turfing;
 - iv. Design, type and location of biodiversity structures, features or habitats;
 - v. Methods of establishment plus short-term and long-term after-care of all landscape features, plants and biodiversity structures, features and habitats to be installed and retained;
 - vi. Organisation or personnel responsible for implementation of the scheme;
 - vii. Detailed planting / sowing specifications including species, size, density spacing, cultivation protection (fencing, staking, guards) and methods of weed control;
 - viii. Details of surfacing, boundary treatments and landscaping structures including design, location, size, colour, materials and openings;

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

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

Reason: In accordance with the principles of good design and the incorporation of biodiversity in and around developments, and in the interests of landscape character and visual amenity, and to ensure the scheme is established and maintained in accordance with Policies EM1 (Landscape and EM4 (Biodiversity, geodiversity and nature conservation) of Basingstoke and Deane Borough Council Local Plan 2011 to 2029 (2016).

Noise

8. Prior to the occupation of the development hereby permitted, details need to be submitted and agreed by the County Planning Authority for the installation of an acoustic barrier along the site boundary with the A30. The scheme shall be implemented as approved.

Reason: In the interests of public amenity and the users of the school in accordance with Policy EM10 (Delivering high quality development) of the Basingstoke and Deane Borough Council Local Plan 2011 to 2029 (2016).

Ecology

9. With the exception of the earthworks required to achieve the levelling of the development site, no other development shall not commence until a Biodiversity Net Gain Plan has been submitted to and approved in writing by the County Planning Authority. This should include details of features such as bird and bat boxes or other habitat features around the site and other measures to enhance biodiversity to meet Biodiversity Metric 3 requirements (or whatever metric applies at the point of commencement) and to demonstrate how the development will contribute to achieving a post development biodiversity value shall be a minimum of 10% higher than site pre-development biodiversity value. The post development biodiversity value may include off-site biodiversity gain under the control of the applicant and/or purchased biodiversity credits. The Plan should include details on how features will be managed after implementation.

The development shall be carried out in full accordance with the approved Biodiversity Net Gain Plan.

Reason: In the interests of nature conservation and to ensure that biodiversity gains are delivered for enhancement and improvements of habitats and to enhance biodiversity in accordance with Paragraph 152 of the National Planning Policy Framework (2021), the local authority's duty under the Natural Environment and Rural Communities Act (2006) and Policy EM4 (Biodiversity geodiversity and nature conservation) of Basingstoke and Deane Borough Council Local Plan 2011 to 2029 (2016).

10. With the exception of the earthworks required to achieve the levelling of the development site, prior to the commencement of any other development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the County Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:
- i. The identification of stages of works;
 - ii. Procedures for maintaining good public relations including complaint management, public consultation and liaison;
 - iii. Details of all plant and machinery to be used during the construction stage;
 - iv. Details for avoiding vegetation clearance during the bird nesting season;
 - v. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
 - vi. Details of external lighting - including site lighting whether required for safe working or for security purposes;
 - vii. Details of measures to remove/prevent colonisation of non-native species; and
 - viii. Confirmation of the appointment of the Ecological Clerk of Works to oversee the wider development as require by the Section 106 under planning permission 15/04503/OUT.
 - ix. measures to avoid harm to protected species under a Natural England Licence such as newt fencing, pre works checks for badgers and environmental protection measures;
 - x. Procedures for emergency deviation of the agreed working hours.

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

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

Reason: To safeguard residential amenity, protect areas of nature conservation interest and prevent increases in local problems of air quality in accordance with Policies EM12 (Pollution) of Basingstoke and Deane Borough Council Local Plan 2011 to 2029 (2016).

Playing Field

11. With the exception of the earthworks required to achieve the levelling of the development site, no other development of the school playing field shall take place unless and until:

- a. A detailed assessment of ground conditions of the land proposed for the new/retained/replacement playing field land shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
- b. Based on the results of this assessment to be carried out pursuant to (a) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) shall be submitted to and approved in writing by the County Planning Authority after consultation with Sport England.

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

Reason: To ensure that site surveys are undertaken for new or replacement playing fields and that any ground condition constraints can be and are mitigated to ensure provision of an adequate quality playing fields in accordance with Policy CN8 (Community, leisure and cultural facilities) of Basingstoke and Deane Borough Council Local Plan 2011 to 2029 (2016).

12. The playing field/s and pitch/es shall be constructed and laid out in accordance with the approved plans and with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011), and shall be made available for use before first use of the development hereby permitted.

Reason: To ensure the quality of pitches is satisfactory and they are available for use upon occupation in accordance with Policy CN8 (Community, leisure and cultural facilities) of Basingstoke and Deane Borough Council Local Plan 2011 to 2029 (2016).

Sustainability

13. Within three months of occupation of the building hereby permitted, a copy of a post-construction completion certificate, verifying that the building has achieved a BREEAM "Very Good" rating (or equivalent accreditation) or above, must be submitted to the County Planning Authority.

Reason: To ensure the development achieves the lowest level of carbon emissions and water and energy consumption in accordance with Policy SD1 (Presumption in Favour of Sustainable Development) of Basingstoke and Deane Borough Council Local Plan 2011 to 2029 (2016).

Protection of the water environment

14. The development hereby permitted shall not be occupied until drainage plans for the disposal of foul water have been submitted to and approved in writing by the County Planning Authority.

The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason: To ensure the health and safety of owners/occupiers of the site and to minimise the risk of damage to property. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for the health and safety of owners/occupiers and visitors to the site. It will also ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution. In accordance with Policy EM6 (Water quality) of Basingstoke and Deane Borough Council Local Plan 2011 to 2029 (2016).

15. With the exception of the earthworks required to achieve the levelling of the development site, no other development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment and Drainage Strategy report rev P02, has been submitted and approved in writing by the County Planning Authority. The submitted details should include:
- a) A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment and Drainage Strategy.
 - b) Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.
 - c) Exceedance plans demonstrating the flow paths are routed away from buildings; and
 - d) Maintenance information in relation to trench soakaways.

Reason: To ensure the health and safety of owners/occupiers of the site and to minimise the risk of damage to property in accordance with Policy EM7 (Managing flood risk) of Basingstoke and Deane Borough Council Local Plan 2011 to 2029 (2016).

Compliance with Approved Plans / Documentation

16. The development hereby permitted shall be carried out in accordance with the following plans/documentation:

| <u>Location/Site Plans:</u> | <u>Drawing ref:</u> |
|-----------------------------|---------------------------|
| Location Plan | P12045-HCC-ZZ-ZZ-DR-A-100 |
| Existing Site Plan | P12045-HCC-ZZ-ZZ-DR-A-101 |

Proposed Site Plan P12045-HCC-ZZ-ZZ-DR-A-102

Proposed Landscape Site Strategy Plan P12045-HCC-L-7001

GA Plans:

Ground Floor proposed P12045-HCC-ZZ-ZZ-DR-A-200

First Floor – proposed P12045-HCC-ZZ-ZZ-DR-A-201

Roof Plan – proposed P12045-HCC-ZZ-ZZ-DR-A-202

Elevations:

Proposed GA Elevations 1-100 P12045-HCC-ZZ-ZZ-DR-A-300

GA Elevations East & West P12045-HCC-ZZ-ZZ-DR-A-301

GA Elevations North & South P12045-HCC-ZZ-ZZ-DR-A-302

Sections:

GA Sections 1-200 P12045-HCC-ZZ-ZZ-DR-A-311

Perspectives:

Swept Path Analysis Refuse Lorry P12045-ECH-XX-XX-DR-C-7101

Existing Topo Survey P12045-ECH-XX-XX-DR-C-7401

Notes and Drawing Key Plan P12045-ECH-XX-XX-DR-C-7500

Below Ground Drainage around Building P12045-ECH-XX-XX-DR-C-7501

Below Ground Drainage Sheet 1 P12045-ECH-XX-XX-DR-C-7502

Below Ground Drainage Sheet 2 P12045-ECH-XX-XX-DR-C-7503

Exceedance Route P12045-ECH-XX-XX-DR-C-7504

And in accordance with the following approved documents:

- Design and Access Statement;
- School Travel Plan;
- Noise and Vibration Assessment Report;
- Sustainability Strategy;
- Flood Risk and Drainage Strategy.

Reason: For the avoidance of doubt and in the interests of proper planning, as well as to define the scope of this permission and to ensure that the

impact on the surrounding built environment and the amenity of neighbouring residents is mitigated in accordance with the policies of the Basingstoke and Deane Borough Council Local Plan 2011 to 2029 (2016).

Note to Applicants

1. In determining this planning application, the County Planning Authority has worked with the applicant in a positive and proactive manner in accordance with the requirement in the National Planning Policy Framework (2018), as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
2. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.
3. It is important to ensure that the long-term maintenance and responsibility for Sustainable Drainage Systems is agreed between the County Planning Authority and the applicant before planning permission is granted. This should involve discussions with those adopting and/or maintaining the proposed systems, which could include the Highway Authority, County Planning Authority, Parish Councils, Water Companies and private management companies.
4. For SuDS systems to be adopted by Hampshire Highways it is recommended that you visit the website at: <https://www.hants.gov.uk/transport/developers/constructionstandards> for guidance on which drainage features would be suitable for adoption. Where the proposals are connecting to an existing drainage system it is likely that the authorities responsible for maintaining those systems will have their own design requirements. These requirements will need to be reviewed and agreed as part of any surface water drainage scheme.
5. Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplications/> .
6. The Outline Planning permission 15/045013/OUT is of relevance.