

**HAMPSHIRE COUNTY COUNCIL**  
**Decision Report**

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

**Contact name:** Judith Smallman

**Tel:** 01962 847870

**Email:** [judith.smallman@hants.gov.uk](mailto:judith.smallman@hants.gov.uk)

**Recommendation**

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

**Executive Summary**

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

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

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

## **The Site**

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

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

### **The Proposal**

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

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

#### Sustainability

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

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

#### Landscaping

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

#### Parking and access

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

## Environmental Impact Assessment

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

## **Development Plan and Guidance**

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

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

The following paragraphs are relevant to this proposal:

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

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

The following policies are relevant to the proposal:

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

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

## Consultations

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

## Representations

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

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

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

## **Climate Change**

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

## **Commentary**

### Principle of the development

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

### Visual impact and landscape

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

### Ecology

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



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

### Design

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

## Sustainability

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

## Highways

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

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

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

#### Pollution

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

#### Surface Water Management

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

#### Sports Provision

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

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

## **Conclusion**

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

## **Recommendation**

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

## **Appendices**

Appendix A – Conditions

Appendix B - Committee Plan

Appendix C - Location Plan

Appendix D - Proposed Site Plan

Appendix E - North East Elevation Plan

Appendix F – North West Elevations Plan

Other documents relating to this application:

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

## REQUIRED CORPORATE AND LEGAL INFORMATION:

### Links to the Strategic Plan

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

OR

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

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

CS/20/87438

Hampshire County Council

EAE044

Fryern Junior School Oakmount Road,  
Chandler's Ford SO53 2LN

(Phased demolition of the existing two  
storey 2FE Junior School and construction  
of a new single storey 2FE Junior School  
and associated external works

## **EQUALITIES IMPACT ASSESSMENTS:**

### **1. Equality Duty**

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

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

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

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

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

## **CONDITIONS**

### **Conditions**

#### **Time Limits**

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

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

#### **Hours of Working**

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

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

#### **Materials**

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

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

#### **Highways**

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

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

5. A revised School Travel Plan demonstrating the interventions, incentives and targets which will be implemented to promote a reduction in single occupancy car trips by pupils to the site should be submitted to and approved in writing by the Local Planning Authority within 12 months of the school being occupied.

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

### **Landscaping**

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

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

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

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

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

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



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

## **Ecology**

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

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

## **Protection of Sport Provision**

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

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

## **Environmental Impacts**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## Plans

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

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

## Informatives

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

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