

HAMPSHIRE COUNTY COUNCIL
Decision Report

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

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Recommendation

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

Executive Summary

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

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

The Site

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

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

Planning History

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

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

The Proposal

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

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

Development Plan and Guidance

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

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

The following paragraphs are relevant to this proposal:

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

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

The following policies are relevant to the proposal:

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

Climate Change

34. Hampshire County Council declared a climate change emergency on 17 June 2019. This proposed development has been subject to consideration of Paragraph 148 of the NPPF (2019) as the proposed development reduces energy consumption through sustainable approaches to building design and layout, using low-impact materials and high energy efficiency. It also incorporates renewable or low carbon energy technologies, where appropriate.

Consultations

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

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

Representations

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

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

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

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

Commentary

Principle of the development

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

Design

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

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

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

Sustainability

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

Visual impact and landscape

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

Ecology

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

Amenity Impacts

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

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

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

Flooding

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

Sport England

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

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

Parking and access

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

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

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

Conclusions

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

Recommendation

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

Appendices:

Appendix A – Conditions

Appendix B – Committee Plan

Appendix C – Existing Site Plan

Appendix D – Site Plan General Arrangement

Appendix E – Proposed Aerial View

Appendix F – Proposed Perspective View

Other documents relating to this application:

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

REQUIRED CORPORATE AND LEGAL INFORMATION:

Links to the Strategic Plan

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

OR

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

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

Section 100 D - Local Government Act 1972 - background documents

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

Document

Location

20/00122/HCC3
GPE007

Hampshire County Council

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

EQUALITIES IMPACT ASSESSMENTS:

1. Equality Duty

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

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

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

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

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

CONDITIONS

Time Limits

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

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

Hours of working

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

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

Materials

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

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

Highways

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

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

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

Landscaping and Arboriculture

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

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

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

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

Flood and Water Management

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

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

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

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

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

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

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

Ecology

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

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

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

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

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

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

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

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

Playing Field

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

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

Lighting

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

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

Plans

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

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

Notes to Applicants

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

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