

# HAMPSHIRE COUNTY COUNCIL

## Decision Report

Decision Maker:	Regulatory Committee
Date:	15 December 2021
Title:	New 1.5 Form Entry Primary School located on the "Southern School Site" of the Berewood development to the west of Waterlooville at Berewood South development, west of Waterlooville (No. 21/02122/HCS) (Site Ref: WRE063)
Report From:	Assistant Director of Waste, Planning and Environment

Case Officer      Amy Dales

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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 1.5 form entry (FE), 315 pupil place Primary School. It is proposed to be located on the "Southern School Site" of the Berewood development, to the west of Waterlooville at Berewood South development. It would serve the emerging 'Berewood' housing development to the west of Waterlooville.
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 sites lies within the Winchester City Council administrative area. The wider West of Waterlooville Development straddles the border with Havant.
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 Winchester District Local Plan (2013) which establishes the need for the school and the principle of development. The location of the school is established in the approved masterplan forming part of the outline consent.
8. It is considered that the proposal would be in accordance with the Winchester District Local Plan Part 1 (2013) and Part 2 (2017) as it is within a planned area for development (Policy SH2) and would meet the needs of the local community (Policy CP6 and Para 95 of the [NPPF \(2021\)](#)). The design, appearance and proposed materials are considered appropriate (Policy DM16), the proposed landscaping will ensure the development fits with the landscape character of the area and will not cause any loss of amenity and will enhance the ecological value around the site (Policies CP15 and CP16). The site is located within a low flood risk area and appropriate measures will be taken to ensure surface water run-off from the development will be managed in a sustainable way and will not increase the risk of flooding off site (CP17). Appropriate sustainability features will ensure that energy loss is minimised and renewable energy production is provided on site (Policy CP11). The proposal is acceptable in terms of highway safety and convenience (Policy CP10).
9. That planning permission be granted subject to the conditions listed in **Appendix A**.

### **The Site**

10. The Outline Planning permission for the wider development of the West of Waterlooville Major Development Area (MDA), was granted on 18 April 2012 (planning permission [10/02862/OUT](#)), incorporating 2,550 new homes, employment, mixed use and amenity space. The site lies partly in Winchester City Council and partly in Havant Borough Council administrative area. The wider development covers 209 hectares (517 acres) of land.
11. The site is defined as land to the 'West of Waterlooville', south of Hambledon Road and east of Newlands Lane, continuing southward to Purbrook Heath Road.
12. There is extensive ongoing development to the east of the site where the West of Waterlooville Major Development Area (MDA) is currently under construction.
13. The MDA site is owned and under development by Grainger PLC. Development commenced shortly after permission was granted in March

2012, with the rate of house building delivered in phases, to match market conditions. The MDA is expected to be fully completed around 2030.

14. Two school sites were identified in the outline planning application. The first known as the Northern School Site was completed by Hampshire County Council in 2014 (planning application [12/02281/HCS](#)). This is an Academy Primary school managed by the University of Chichester Academy Trust. The accompanying **Wider Development Environmental Statement Non-Technical Summary and Site Location inclusive of developer's proposed Masterplan (P12045-HCC-ZZ-ZZ-DR-A-100)** provide more information on the site in the context of the wider development.
15. The proposed location for Berewood South Primary School is situated on land east of Newlands Lane, Denmead, Waterlooville within the City of Winchester District.
16. The immediate and ultimate context for the primary school is as follows:
  - 'Suburban' Housing to the North and East; and
  - Countryside to the South and West.
17. The site area is 2 hectares and therefore sufficient for a school site for the proposed capacity in line with the [Government's Guidelines: Building Bulletin 103](#).
18. Purbook village is located approximately 720 metres (m) south east of the site and Waterlooville town centre is located over 1 kilometre (km) north east of the site.
19. The nearest existing residences are Newlands Farm 230 metres to the south west and Marrelsmoor Avenue approximately 480 metres to the south east. Once the wider MDA development has been implemented, the site will lie closer to residents but these are yet to be built.
20. There are no protected or environmentally sensitive areas within the proximity of the proposed development.
21. The wider landscape comprises a rural setting with a mix of agricultural fields and woodland habitats. The site currently comprises fields bounded by hedges and mature trees, with a mature boundary hedge and hedge running north-south through the centre of the site. There is further arable land to the north, south and east.
22. The site is located on agricultural land which is classified by the Government as Grade 4 (poor). It is therefore not considered to be of high value. The principal of loss of agricultural land has already been established by the outline consent for the Masterplan.

#### *Access and Parking*

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

*Existing Public Right of Way*

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

**Planning History**

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

<b>Application No.</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date Issued</b>
12/02281/HCS	A new two form entry primary school for the northern site of the West of Waterlooville Housing development, to include school accommodation, teaching rooms, halls, staff parking and landscaping	Granted	14/03/2013
10/02862/OUT (Winchester)	Outline application for the development of approx 2,550 no. dwellings including the construction of a new access from Ladybridge Roundabout, Milk Lane and completion of Maurepas Way access, a local centre (comprising retail, community building, land for healthcare, land for elderly care) public house, land for 2 primary schools, land for a nursery, land for employment uses, associated amenity space along with substantial green infrastructure, SuDS, land for allotments, main pumping station, land for cemetery, restoration of River Wallington, together with landscape structure planting (Matters for Approval Access only) Full planning application for the development of Phase 1 comprising 194 no. dwellings, internal roads, garages, driveways, pathways, boundary treatment, substation, pedestrian/cycleways, including to Maurepas Way, associated parking spaces, flood attenuation ponds, temporary play provision, associated amenity space and hard and soft landscape works. Full planning for engineering operations associated with infrastructure requirements and service	Granted	30/03/2012
APP/10/00828 (Havant)			18/04/2012

	provision for the detailed Phase 1 application, the temporary closure of Havant footpath No.11 and Southwick and Widley footpath No.30 with suitable alternative route provided.		
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## The Proposal

26. The application is for the construction of a 1.5 form entry (FE) primary school which will have capacity for 315 pupils aged between four and eleven years. It is the second of two schools identified in the original outline planning application for the 'Berewood' housing development to the West of Waterlooville (planning applications 10/02862/OUT & APP/10/00828). It is also known as the 'Southern School Site'.
27. The new southern school site will be located towards the western boundary of the MDA, approximately 800 metres (m) south-west of the current Berewood Primary School. The school would be located on the Eastern edge of the site facing proposed housing and behind a strip of frontage landscaping.
28. The location of the primary school site was established by the housing developer in consultation with Hampshire County Council and is included within the outline approved masterplan.
29. The proposed school at the application site will ultimately serve the West of Waterlooville MDA.
30. The development has been brought forward by Hampshire County Council as applicant. The County Council have funded the project and will construct it. An Academy Trust has not yet been appointed to manage the school after construction but the County Council will still maintain an interest in the site.

### *Design*

31. The net floor space proposed for this development is 1750 sq. m. the proposed site area is 2 hectares. **Ground Floor GA Plan (P12045-HCC-ZZ-00-DR-A-200), First Floor GA Plan (P12045-HCC-ZZ-01-DR-A-201), Roof Plan Proposed (P12045-HCC-ZZ-ZZ-DR-A-202) and Elevation Plans P12045-HCC-ZZ-ZZ-DR-A-300, P12045-HCC-ZZ-ZZ-DR-A-301, P12045-HCC-ZZ-ZZ-DR-A-302 and P12045-HCC-ZZ-ZZ-DR-A-311** have all been prepared to support the planning application.
32. A **Design and Access Statement** has been submitted as part of the application. The proposed design follows a more compact design based on principles established at Stoneham Park (Planning application [CS/18/84183](#)).
33. The scheme is based on the following design concepts.
  - Reduced building footprint to maximise external areas for outdoor learning;

- Compact and energy efficient form to reduce energy and maintenance costs; Future-proofing measures to allow expansion with minimal disruption to the school;
- Main Hall location and size for community access and use;
- Place the Library and Learning Resource Centre to the 'heart' of the school;
- Provide a welcoming main entrance and approach;
- Provide good shading to reduce solar gain and glare;
- Maximise opportunities for efficient and cost effective off-site construction;
- Use robust and low maintenance materials; and
- Minimising carbon footprint in the selection of materials.

34. The school will include:

- 11 Classrooms;
- 3 Group rooms;
- Specialist and Practical classroom;
- Staffroom and Staff workspace;
- Administration Offices;
- Pupil and Staff toilets;
- Accessible toilets and a Hygiene Room;
- Kitchen; and
- Other support facilities include plant room, storage and caretaker's room.

35. The design aims to provide a lean, compact and energy efficient building akin to a 'School House'. The two-storey building has a small footprint on the site and thereby maximises the available site areas for external play and outdoor learning. The proposed Primary School has been designed as an efficient and flexible solution to meet the [Building Bulletin 103 area guidance for schools](#) (BB103) and is based on the Education Funding Agency (EFA) baseline design, generic brief and specifications. Internal and external areas are fully inclusive for both school and community use.

36. The **Site Plan Proposed (P12045-HCC-ZZ-ZZ-DR-A-102)**, **Aerial Visual Proposed Site (P12045-HCC-00-DR-A-1800)** and **Visual Approach to Main Entrance (P12045-HCC-00-DR-A-1801)** provide more information on the school layout.

37. 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.

38. Key Stage 2 classrooms and associated areas are accessed via internal stairs and a lift. The classrooms on upper and lower levels are placed each side of a central circulation 'spine' that opens on to shared teaching areas. Toilet areas are grouped along the central 'spine' to reduce travel distance and improve passive supervision. Reception toilets are 'en-suite' for direct access from the classrooms. Accessible WC's are located at each level with a Hygiene room located centrally to the ground floor.
39. 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](#).
40. The east facing front elevation establishes a hierarchy of public to private, and responds to local farm vernacular through the material use of timber and brick. The main entrance portal is conceived in scale and form so as establish primacy over the classroom wing. It thereby ensures clear wayfinding and shading of the main entrance area.
41. The ground floor classrooms have an overhead canopy which creates a threshold between the internal and external environment. This is seen as particularly critical in the reception classrooms where the option of internal and external play is seen as having significant educational advantages.
42. The typical classroom bay has been carefully configured to provide openings that optimise daylight and ventilation without compromising 'views out' to the exterior. A combination of vertical and horizontal shading to east and west facing classrooms is provided to control glare and solar gain.
43. Timber cladding is proposed across the main teaching block. It is considered that this responds to local farm vernacular. The timber specified will have Forestry Stewardship Council (FSC) accreditation, or equal, meaning that Hampshire can be confident that it is sustainably sourced and thereby of great benefit in minimising the carbon footprint of the proposal.
44. All main entrances to the school are lobbied and sheltered. The main entrance on the east facade is articulated and sheltered by a roof overhang. Parents and carers of Reception and Key Stage 1 children are able to 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 areas to the west. Access for kitchen deliveries and plantroom servicing is via the staff car park and footpaths to the north of the main build.

45. 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.
46. '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.
47. A specialist Food/Science/Tech classroom is provided to the north of the main hall. This space will be 'future-proofed' for relocation as it would convert to a Music/Drama Studio if an extension to the school were required. Infrastructure will be provided to install a future moveable acoustic wall so that this space can connect to the main hall via a 'proscenium'.
48. The main hall is a simple 'community' space that measures 10m wide x 18m long. The dimensions comply with current [BB103](#) and Sport England recommendations for community use. As noted above this space is designed so that it could connect to a Music/Drama Studio to the west if future expansion is required. Daylighting is provided by clerestory windows to the north and 'borrowed light' via glazed screens and skylight over the LRC Library to the south. External access and means of escape is provided via glazed doors that open on to the north.
49. A palette of natural/healthy finishes with low Volatile Organic Compounds (VOC) are proposed. Accent colours with appropriate light reflectance and visual contrast will be developed with the Academy Trust. Natural materials with low maintenance will be used where possible to ensure the building interior is both robust and well maintained.
50. The schedule of proposed external materials includes the following:

*Table 1: Schedule of external materials*

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



Roof finish	High performance 3ply membrane
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51. All external cycle and bin store shelters will be from the same ‘family’ of materials and details to complement the building and landscape. External furniture and play equipment will be carefully selected to complement the building and natural landscape setting. External paving details and drainage channels will be coordinated with the building and landscape finishes.
52. The proposal has been designed to allow a future 0.5FE expansion to a 2FE school (420 pupil places). This planning application relates to the 1.5FE proposals and indicates the future expansion footprint proposed to the south of the building.

*Climate change and sustainability*

53. Hampshire County Council utilises two decision making tools, the [Climate Change Adaption Tool and the Carbon Mitigation tool](#), to assess the carbon emissions and resilience of its projects and decisions. An assessment has been submitted as part of the application have been included in the submitted planning documents.
54. As part of the planning application preparation, the Climate Change Adaption tool has been used to assess vulnerability. The initial vulnerability score for the extension is 17 out of 100. Consequently, a full assessment has not been completed, this being required for projects which score 25 or above. However as will be the case with all school buildings it was concluded that extreme heat waves could impose additional cooling loads on the building in the future. Mitigation measures have therefore been proposed as set out in the climate change section below.
55. The Carbon Mitigation tool was also used to assess carbon emissions for the project. The applicant carried out concept Lifecycle Carbon Analysis to inform decisions regarding sub structure, super structure, and cladding. Proceeding into technical design this will also inform decisions regarding internal wall build up and general finishes. It is proposed that a timber frame will be utilised which will be specified from a sustainable source thereby reducing the carbon impact of the proposals. detailed analysis of the recently completed Stoneham Park Academy Primary School - on which much of the specification and design of the proposals for Berewood have been informed and it is the intention that this analysis will further inform the technical design stage and allow the applicant to learn from this project and, where possible, improve performance.
56. The design seeks to incorporate a number of features that enable the building to be efficient, in terms of energy reduction and thermal performance. The proposed design and construction is based on ‘fabric first’ principles with a highly efficient ‘form factor’ to reduce energy demand and use and improve internal comfort.

57. 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.
58. Glazing areas are shaded so as to maximise views out and daylighting factors whilst minimising glare and solar gain. Thermal modelling, testing the overheating of the building against present day temperatures confirms that with appropriate solar glass specification the building will pass current statutory requirements. Thermal modelling has additionally been carried out on temperatures as predicted for 2050 weather patterns. A more detailed appraisal will take place during the technical design phase to ensure suitable solutions are implemented to mitigate expected increase in UK temperatures.
59. 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.
60. The 'fabric first' principles adopted for construction, will ensure the floor, wall and roof build up exceed the minimum requirements of the building regulations, having higher than required levels of insulation and air-tightness to ensure a high performing building envelope. Although subject to further detailed design, these will achieve the following as a base line which is implemented on all County Council projects.
- Wall: **0.24 W/m<sup>2</sup> K**;
  - Roof: **0.16 W/m<sup>2</sup> K**;
  - Floor: **0.20 W/m<sup>2</sup> K**;
  - Glazing (inc frame): **1.77 W/m<sup>2</sup> K**;
  - Centre pane **1.27 W/m<sup>2</sup> K**;
  - Air permeability for the building to be designed at least to achieve < 5 m<sup>3</sup>/(h.m<sup>2</sup>) @ 50Pa.
61. 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.
62. Photo Voltaic (PV) panels are proposed to supplement electrical supply, see **P12045-HCC-ZZ-ZZ-DR-A-202 Roof Plan – Proposed**. The PV array will be installed on the main roof section which has the capacity for a maximum array size of approx. 130 m<sup>2</sup>. A PV array of 130 m<sup>2</sup> will generally equate to a system size of a nominal 14 kWp which represents a small increase on the nominal allowance of a 10-12 kWp system recommended for a typical primary school.

63. The ventilation of the school will be designed to be compliant with Technical Memorandum 52 (TM52) and either Natural Ventilation with Heat Recycling units will be installed in each classroom or a full Mechanical Ventilation with Heat Recovery system will be implemented. Both of these systems reuse exhaust heat to temper incoming external air and reduce the heating load of the building. Hampshire County Council is currently undergoing an assessment as to which offers best value and provides optimum performance. The preferred approach will be implemented during the technical design phase.
64. The proposed systems also work to provide passive night-time cooling of the building so as to help avoid over heating in the summer. SMART meters will be fitted post occupancy to evaluate building use and provide energy monitoring.
65. 2 numbered twin outlet Electric vehicle Charging Points are proposed, subject to agreement on terms of use with the end user academy trust. Final location is to be agreed with end user.
66. A **BREEAM Pre-Assessment** report is included as part of the application and concludes that the project is on target to achieve an 'Excellent' rating. When an Academy Trust sponsor is appointed the key design principles for improved energy conservation and performance will be promoted and developed to ensure the project maintains the sustainable design objectives.
67. 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.
68. 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.
69. 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.
70. A site waste management plan will be required from the appointed contractor to ensure that during construction the principles of minimising waste are maintained.
71. The proposed design will aim to control internal CO<sub>2</sub> levels to teaching areas in accordance with BB101 and TM52 recommendations
72. The applicant intends to specify Gas Boilers with NO<sub>x</sub> emissions of less than 24 mg/kWh.

#### *Water environment*

73. A **Flood Risk Assessment, Drainage Strategy, SUDS Design Document (Addendum)** and **additional drainage site details** have been submitted to support the planning application.

74. The site is located with Flood Zone 1 and is not at risk from any source of flooding. Surface water drainage will be dealt with in a sustainable way by discharging runoff to a system designed to cater for the 1% AEP (1:100 year) storm with 40% additional storage to allow for climate change in line with current Environment Agency Guidelines.
75. A sustainable drainage solution is being implemented across the wider development. The school site will connect to this system. The proposed runoff rates for the site have been determined and agreed as part of the outline More information is set out in the **SUDS Design Document (Addendum) (Ref. GTWVILLE WLR\_RPT\_DR\_01ADD)**.

#### *Amenity impact*

76. A **Wider Development Noise and Vibration Assessment** was also submitted to support the planning application.
77. The school is sited on the edge between suburban housing development and a rural environment. The applicant has indicated that the building's design has been developed to take into account the neighbourhood context and road network. The school site and building is set back from the main road whilst the playgrounds are screened by the main building and/or planting on the boundary.
78. It is proposed that the School site will be open for staff from 7:30am until 6:30pm, Monday to Friday. The proposed School day will run from 9.00am until 3.30pm. It is intended that the School will host before and after school activities. It is anticipated that the breakfast club will runs from 8:00am until 9:00am and after school clubs from 3.30pm until 6:00pm.
79. The School will be available for community use in the evenings from 5:00pm until 9:00pm, Monday to Friday, term time only. It will also be available from 9:00am to 5:00pm Saturdays and Sundays during school holidays. This will be subject to the times agreed with the School's Academy Trust, when appointed.

#### *Highways, access and Parking*

80. A **Design & Access Statement, Transport Statement** and **School Travel Plan** have been submitted to support the planning application.
81. The main vehicular access point to the School will be taken from a newly created primary access road that will link from the existing northern section of the development, which is already constructed. The School site is proposed to have one main vehicular access point and three pedestrian only access points, all located to the front of the site, from the new access road.
82. 3 pedestrian access points are proposed from the Eastern Boundary. This allows the school to manage the various requirements for public access throughout the school day. 1 additional pedestrian access from the bridal way to the west of the site is proposed by the applicant subject to cost. A planning condition is proposed to secure this pedestrian access.

83. One vehicular access point has been included. This would service the staff car park, deliveries, refuse collection and maintenance access.
84. There is an expectation that the land between the western link road and the school site, across which the site is accessed, will ultimately be adopted by the Highways Authority.
85. It is not anticipated that there will be any parent parking on the school site apart from agreed visitors and parents requiring access to the accessible bays. The expected number of staff will be approximately 35, 15 teaching and 20 non-teaching staff. In line with Hampshire County Council Parking Requirement Guidelines (Table 3) a total of four cycle spaces, two powered two-wheeler and 28 car parking spaces will be required, of which two of these parking spaces will be accessible bays. The car park is positioned separated from the main pedestrian access point beyond a secure boundary and gates.
86. Construction and permanent access is required to be provided to the school under the terms of the Section 106 agreement ([10/02862/OUT](#)) on the adjoining site.
87. The new two-storey building is fully inclusive and accessible. Stair cores at each end of the building provide access to the upper floor teaching areas which include appropriate refuge areas for means of escape. A lift is centrally located adjacent the first stair core with Accessible WCs and a Hygiene room in close proximity. The main school entrance and approach will have level access. Pathways or routes across the site will achieve 1:21 gradients to ensure inclusive access. All other entrances to rear stair lobbies and classrooms will be wheelchair accessible. The main entrance will incorporate auto-sliding doors to a secure draught lobby.

### *Ecology*

88. An **Ecology Report** accompanies the planning application.
89. The existing baseline ecological value of habitats (protected species presence notwithstanding) is relatively low as the site is predominantly arable fields. The key ecological feature is the central north-south hedge. Although this will be lost, the landscape plan for the site shows substantial areas of new habitats being created across the site.
90. The Grainger appointed ecologist provided a report carried out for the wider development site. This identifies that European Protected Species licences are already in place across the wider development site for Greater Crested Newts and dormice, and that further licences will be obtained to enable the clearance of the school site. The school site including the central hedge row can therefore be cleared under appropriate mitigation with all necessary licenses obtained, and a clear site delivered to Hampshire County Council to allow the construction to proceed with no outstanding ecological constraints. All ecological mitigation is to be carried out by Grainger as agreed under the original section 106 agreement for the

'Berewood' development. There is an existing hedgerow across the site which does provide good habitat for native species.

91. The site will deliver an overall net gain in biodiversity through the measures proposed.

### *Landscaping*

92. The **proposed site plan** intends to respond both to the existing character of the site and the proposed future condition. The building itself is sited toward the eastern boundary to protect the countryside edge and efficiently arrange the site. Existing boundary trees are to be retained ensuring their important character is preserved. Existing Hedging is to be extended and increased in density to soften the boundary. Native mix planting support biodiversity.
93. Additionally wildflower areas are proposed to extend the existing character into the site and provide educational benefits to the school.
94. The landscape design and its response to the school building and context are based on the following design principles:
  - The reduced building footprint provides ample external space for outdoor learning and play areas. Use of the 'whole site' for outdoor learning may be developed in the future to support other outdoor activities;
  - Reception and Key Stage 1 play areas are enclosed and secure with direct access to/from classrooms to encourage outdoor use;
  - Canopies are provided to the ground floor classrooms to provide outdoor shelter and shading to the façade; beyond this, existing mature trees and proposed new trees provide further shelter;
  - Sheltered spaces will be created using existing/proposed trees and structures and seating where appropriate;
  - Hard surface materials and colours will complement the building elevations with light finishes adjacent glazed areas to maximise light reflectance to the building interior; the palette of materials and colours will be developed during detail design stages;
  - External signage and wayfinding will be provided where appropriate.
  - The sports pitches will be established in accordance with BB103 and Sport England recommendations and standards;
  - Proposed hedgerow and sensory planting areas to the front and south of the site will use carefully selected mainly native species to provide seasonal variation and colour and promote biodiversity on the site
  - New additional trees will be carefully selected and located to complement the existing trees;
  - Biodiversity enhancement planting areas to the rear of the site and a considerable area of wildflower meadow seeding will ensure that biodiversity net gain is achieved;
  - Secure spaces for staff cycles and motorcycles are provided to the front of the school. Visitor cycle hoops are also located by the main entrance;

- Secure shelters for staff cycles and motorcycles are provided to the front of the school. Visitor cycle hoops are located by the main entrance;
  - Future expansion of the school to the south will allow the Reception play and specialist teaching areas to be extended.
  - Space is to be retained to allow the car park to extend with the future school expansion to 2FE;
  - Accessible parking is located close to the school building and main entrance; and
  - The 'bin store' is positioned, and the car park is arranged, so that the refuse vehicle can turn fully within the site boundary.
95. The Proposed **Landscape GA plan drawing P12045-HCC-L-7001** provides further information on landscaping.
96. A **Topographical Survey** has been undertaken and provided by the developer. The site plateaus in the south eastern corner and falls gently from south to north.
97. A **Ground Investigation Report** also accompanies the application.

#### *Trees*

98. A **Tree Protection Plan, Arboricultural Impact Assessment and BS5837 Survey** support the application.
99. The existing trees that might be impacted are off-site. These are important boundary trees located within the marginal hedge lines. They are predominantly oak and of good stature. Their retention has been fully considered in the design and layout of the proposal. The retention of said trees helps retain something of the existing character of the site and promotes the reading of the site as a countryside edge.
100. In line with Hampshire County Council's declared climate change emergency strategy, a significant number of new trees will be planted within the school as a key part of the landscaping scheme. Their indicative positions are indicated on the proposed **Landscape Strategy P12045-HCC-L-7001-P9**, but the end position will consider their relationship with existing trees and not conflict with them. Others are in open spaces so will be able to develop full canopies. The outcome, in time, will be a significant increase in the canopy cover and associated ecosystem services of the site.
101. It is considered that the proposals offer enhancement to the amount of tree coverage and as such a mitigation strategy is not required.
102. Root protection of the mature existing trees will be established. This will be issued as a contract document to the appointed contractor, to ensure the required protection is in place during construction.

103. All new trees will be subject to intensive watering / maintenance checking under the main contract (watering to full capacity during prolonged dry conditions) and will then be watered and checked on a monthly basis (during prolonged dry conditions) for a further two years. The client organisation will also ensure any failures (for any reason) within the first five years will be replaced and maintained to the same specification for a further three years after the replacement tree is planted.

#### *Lighting*

104. A **Lighting Assessment** has been submitted to support the application. All external lighting will be high efficiency LED lighting. Light pollution will be minimized by limiting the amount of up lighting. Low level lighting to the main approach surfaces will be provided for wayfinding. The car park will be illuminated by LED downlighting (columns). More information is also set in **DN-SW-0421-010-PROJ-000321 - EXTERIOR LIGHTING, BEREWOOD PRIMARY SCHOOL** and **DN-SW-0421-010-R01-PROJ-000321 - EXTERIOR LIGHTING, BEREWOOD PRIMARY SCHOOL**.

#### *Playing fields and pitches*

105. The proposals are based on the Football Association guidance and recommended pitch sizes of 79 x 51m for U11's and 61 x 43m for U9's including run-offs. **Drawing P12045-HCC-L-7001** shows the proposed pitch layout to suit the site area and topography. The proposed layout and drainage design for the grass pitches will be undertaken in accordance with the [Sport England Design Guidance Note for 'Natural Turf Sport' \(2011\)](#). A detailed specification will be produced by a competent grass pitch design consultant to include site clearance, subsoil and topsoil quality assessment, adjustment of levels to balance cut and fill, cultivation methods, seeding specification and management plan for establishment works.

#### *Archaeology*

106. A **Written Scheme of Investigation for Archaeological Evaluation** and **Archaeological Evaluation** were submitted as part of the planning application.
107. Condition 10 of the outline planning permission required a preliminary archaeological survey (known as an evaluation). The site investigation plan for this was submitted and agreed, it was implemented and the results for phase 12 which includes the school site are as presented in the background papers to support the application.
108. 15 trenches were excavated on the land where the school is intended, and no substantive archaeological evidence was found.

#### *Fire Safety*

109. As part of Hampshire County Council property Services Quality Assurance process the project team has consulted with Hampshire County Council internal fire officer and submitted the proposals to the County Council's Fire Review panel.



110. Additionally the proposals will be submitted to building control for further review during the technical design phase. The proposed layout is in line with the project recently completed at Stoneham Park Academy, with appropriate means of escape and fire detection included.
111. The timber cladding will be specified to meet a Class 0 surface spread of flame standard.

#### *Crime Prevention measures*

112. Hampshire County Council has a legal obligation under [section 17 of the crime and Disorder Act 1998](#) to consider the impact of all the decisions it makes on the prevention of crime. The applicant has indicated that the proposals in the application are aimed at reducing the possibility of crime taking place at the new Primary School. Measures include:
- The site access to the staff car park has lockable entrance gates and secure boundary fencing;
  - The boundaries are fenced to an appropriate height – see drawing P12045-HCC-L-7001;
  - Lighting around the site is suitable and links car park to main entrance;
  - Burglar alarms to the building;
  - Appropriate ironmongery and glazing standards to all new build areas;
  - Bin stores will be lockable and more than 6m from buildings; and
  - Secure entrance lobbies.

#### **Development Plan and Guidance**

113. Paragraph 47 [National Planning Policy Framework \(2021\)](#) (NPPF) of the requires ‘applications for planning permission (to) be determined in accordance with the 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.
114. The following plans and associated policies are considered to be relevant to the proposal:

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

115. 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)**

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

### **Winchester Local Plan Part 1 - Joint Core Strategy (2013) (WLPJCS)**

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

### **Local Plan Part 2 - Development Management & Allocation (2017)**

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

### **Havant Borough Local Plan Core Strategy (2011)**

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

- Policy CS18 – Strategic Site Delivery.

### Havant Borough Local Plan Allocations (2014)

120. The following paragraphs are material to this proposal, however they do not form part of the development plan for the site:
- Policy AL1 – Presumption in Favour of Sustainable Development

### **Consultations**

121. A full record of all consultation responses received is [available](#).
122. **Lead Local Flood Authority:** Has no objection subject to the inclusion of a condition securing works being done in accordance with the submitted drainage details.
123. **Public Health (Hampshire County Council):** Welcomes the proposal.
124. **Sport England:** Offers its support for this application subject to planning conditions to secure a ground condition assessment prior to playing field works, playing fields being limited to outdoor sport use only, and that playing fields are constructed in line with Sport England policy and guidelines.
125. **County Landscape Architect (Hampshire County Council):** No objection.
126. **County Arboriculturist (Hampshire County Council):** Was advised.
127. **County Archaeologist (Hampshire County Council):** No objection.
128. **County Ecologist (Hampshire County Council):** No objection subject to a condition requiring the applicant to provide a Construction Environmental Management Plan (CEMP).
129. **Rights of Way Manager (Hampshire County Council):** Was advised.
130. **Defence Infrastructure Organisation:** Was advised.
131. **Highway Authority:** No objection subject to conditions securing provision of a Construction Traffic Management Plan and a School Travel Plan.
132. **Environmental Health Winchester:** No objection subject to a condition to secure provision of a construction management plan.
133. **Winchester City Council:** Raised concerns about 'BREEAM Outstanding' level not being achieved and encouraged any additional credits that would supplement the overall target closer to 'Outstanding'. However, they raised no objection to the development, subject to conditions securing materials, compliance with the submitted documentation and submission of a CEMP.
134. **Councillor Stallard:** Was advised.
135. **Southwick & Widley Parish Council:** Was advised.

136. **Havant Borough Council:** No objection, and recognise the benefits of this development to the wider sustainability of the Berewood development.

## Representations

137. 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 [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
  - The site has no close neighbours as it currently lies within open countryside around 300m from the current westernmost extent of the major development area completions in the Berewood South phase. The two nearest rural cottages to the West of the Site were consultant, Newlands Cottage and Searchlight Cottage.
138. As of 7<sup>th</sup> December 2021, no representations to the proposal have been received.

## Climate Change

139. Hampshire County Council declared a [climate change emergency](#) on 17 June 2019. This proposed development has been subject to consideration of Paragraph 152 of the [NPPF \(2021\)](#) and Policy CP11 of the Winchester District Local Plan (2013) as the proposed development reduces energy consumption through sustainable approaches to building design and layout, using low-impact materials and high energy efficiency. It also incorporates renewable or low carbon energy technologies, where appropriate.
140. As part of the planning application preparation, the [Climate Change Adaption tool and the Carbon Mitigation tool](#) have been used to assess vulnerability. The following aspects and mitigation measures have been proposed as part of the application:
- The materials proposed are of low embodied energy and the location is within the body of the community minimising the need to travel;
  - A significant number of new trees will be planted within the school as a key part of the landscaping scheme to help with canopy cover and associated ecosystem services of the site;
  - Proposed SUDs would meet the need of a 1 in 100 year storm +40%;
  - The school design, layout and compact form has a direct relationship to the site context, topography and orientation;
  - The 'fabric first' principles will reduce the heating demand/load and carbon footprint and should reduce running costs;

- Glazing areas are shaded so as to maximise views out and daylighting factors whilst minimising glare and solar gain;
- Appropriate solar glass specification the building will pass current statutory requirements;
- Other passive measures include extended canopies, roofs, and solar control coatings to the glass to avoid over-heating and glare;
- High and low level opening vents, provide cross ventilation, ensuring teaching spaces and halls benefit from fresh air;
- Photo Voltaic panels are proposed to supplement electrical supply;
- Ventilation has been designed to be compliant with Technical Memorandum 52 (TM52) and either Natural Ventilation with Heat Recycling units will be installed in each classroom or a full Mechanical Ventilation with Heat Recovery system will be implemented;
- Passive night-time cooling of the building so as to help avoid over heating in the summer.
- SMART meters will be fitted post occupancy to evaluate building use and provide energy monitoring; and
- 2 twin outlet Electric vehicle Charging Points are proposed.

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

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

143. 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 CP11 (Sustainable Low and Zero Carbon Built Development) and CP13 (High Quality Design) of the Winchester District Local Plan (2013).

### **Habitats Regulation Assessment**

144. This was previously assessed as part of the outline stage of development under planning permissions 10/02862/OUT and APP/10/00828. This determined that there would be no likely significant effects as a result of development and as such there is no further assessment needed at reserve matters stage.

## Commentary

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

### Principle of the Development and Need

146. 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.*

147. The principle of the development, as part of a major development area, and need for the new School is firmly established in the [Winchester Local Plan Part 1 - Joint Core Strategy \(2013\)](#) (WLPJCS) through Policies DS1 (Development Strategy and Principles) and SH2 (Strategic Allocation – West of Waterlooville). Policy DS1 - Development Strategy and Principles allocates 4,000 houses to the PUSH area including West of Waterlooville. Policy SH2 (Strategic Allocation – West of Waterlooville) also allocates around 3,000 houses and supporting uses to West of Waterlooville and specifically requires the provision of ‘*primary school places and contributions to off-site improvements to secondary education to accommodate the development, along with other physical and social infrastructure*’.

148. Policy CP6 (Local Services and Facilities) states that ‘*the Local Planning Authority will support proposals for the development of new, extended or improved facilities and services in accordance with the development strategies set out [in the local plan]*’.

149. Furthermore, Policy CS18 (Strategic Site Delivery) of the [Havant Borough Local Plan Core Strategy \(2011\)](#) (HBLPCS) requires that the Major Development Area should provide up to 2 new primary schools. Currently, only one school has been provided and this development proposal would provide the second.

150. The West of Waterlooville MDA development, as a whole, is predicted to generate approximately 795 pupils of primary school age (in accordance with the County Council’s developer contributions policy = 0.3 primary school children per dwelling). The catchment areas of the site are divided into two sections with this new build school catering for pupils living within the southern part of the site.

151. 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.
152. The need for the school is clearly set out in local planning policy. The principle of a school in this location is already accepted as approved under the outline planning permissions [10/02862/OUT](#) and [APP/10/00828](#). Therefore, it is considered that the proposal would be in accordance with the [WLPJCS \(2013\)](#) and [WLPPT2 \(2017\)](#) as it is within a planned area for development (Policy SH2) and would meet the needs of the local community (Policy CP6 and Para 95 of the [NPPF \(2021\)](#)). The design, appearance and proposed materials are considered appropriate (Policy DM16), the proposed landscaping will ensure the development fits with the landscape character of the area and will not cause any loss of amenity (DM17) and will enhance the ecological value around the site (Policies CP15 and CP16). The site is located within a low flood risk area and appropriate measures will be taken to ensure surface water run-off from the development will be managed in a sustainable way and will not increase the risk of flooding off site (CP17). Appropriate sustainability features will ensure that energy loss is minimised and renewable energy production is provided on site (Policy CP11). The proposal is acceptable in terms of highway safety and convenience (Policy CP10).

#### Highways impacts, Parking, Access, Servicing and Connectivity

153. The School site will be accessed via a new primary link road joining from the existing road in the northern section of the MDA and then to the south of the MDA, onto the A3, feeding into a newly constructed arm of an existing roundabout at Ladybridge Road / London Road (A3). The primary vehicular access point will be to the east of the site, off the new primary access road. A further two pedestrian and cycle only access points will be created to the north and south of this access points. These new pedestrian and cycle routes will offer good links to the site at a number of points along London Road (A3) from the south eastern corner to the northern section, as well as the new School site.
154. A condition is included in **Appendix A** requiring a Construction Traffic Management Plan.
155. Construction and permanent access is required to be provided to the school under the terms of the S106 agreement ([10/02862/OUT](#)) on the adjoining site. A proposed Grampian condition prevents construction until such access is provided. This is included in **Appendix A**.
156. Two powered two-wheeler and 28 car parking spaces will be provided, of which two of these parking spaces will be accessible bays. The staff car park will provide 60 parking spaces of which 3 will be accessible spaces.

Hampshire County Council's On-site School Parking Guidelines (April 2013) requires the provision of 61 on-site spaces for staff as a result of this expansion. It is stated that the forecast modal split assumed for staff will result in 59 staff members using their cars to access the school once it reaches pupil capacity and therefore the number of spaces provided will be sufficient. It is also noted that "...the staff modal split and level of demand will be monitored as part of the school's continued commitment to implement a School Travel Plan (STP) and in particular encourage staff to use public transport, walk or cycle and car share." The proposed level of staff car parking, pupil cycle / scooter parking and the aim to encourage and promote sustainable methods of travel via the STP, will all help mitigate the increase in traffic to the school site and on local residential roads.

157. In terms of trip generation, as a worst-case scenario if the modal split stays the same as predicted and once the school has reached full capacity then there would be 266 car trips each way in the AM and PM peaks associated with parent drop off / pick up. There would be an additional 59 staff vehicles travelling to the school in the morning and from the school in the afternoon. Overall, it is considered that this anticipated level of traffic can be accommodated on the local roads without compromising network capacity.
158. The application indicates that, once the catchment area is changed to include only the North Whiteley Development then it is anticipated that the number of parent vehicles travelling to the school will reduce. There will be a Neighbourhood Centre adjacent to the school which will provide parking for parents and a pedestrian route through to the school. The School Travel Plan will also promote the use of the Cine World and Tesco car park as a Park and stride facility for parents. Once the wider North Whiteley Development is completed it is anticipated that there will be sufficient on-street parking that parents can utilise in the AM and PM peaks.
159. The Framework School Travel Plan (STP) included with the application is considered to be of a good standard by the Highway Authority. A condition is included on the submission of a Full School Travel Plan and this is included in **Appendix A**.
160. Provision will also be made for the covered storage of cycles for pupils and staff; 18 cycle spaces and 32 scooter spaces will be provided for pupils and 4 covered cycle spaces will be provided for staff. This provision meets the requirements of Hampshire's On-site School Parking Guidelines (April 2013). Conditions are proposed to secure electric vehicle charging points and cycle/non-motorised Scooter parking and are included in **Appendix A**
161. It is recognised that this development will result in a number of additional vehicles accessing and parking on the roads surrounding the school for school drop off / pick up. However, it is considered that the local highway network can accommodate both the anticipated level of vehicle movements and number of cars parking on the local highway network without compromising network capacity or safety. The Highway Authority raises no objection to the scheme subject to the inclusion of the conditions outlined



above and these are included in **Appendix A**, detailed above, and as such, the proposal is considered to be in accordance with Policy CP10 (Transport) of the [WLPJCS \(2013\)](#) and Policies DM16 (Site Design Criteria) and DM18 (Access and Parking) of the Winchester District [Local Plan Part 2 - Development Management & Allocation \(2017\)](#) (WLPPt2).

#### Design and Visual Impact on adjoining countryside setting

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

possible additional credits be taken to achieve 'BREEAM Outstanding' standard. Therefore, in accordance with Policy CP11 (Sustainable Low and Zero Carbon Built Development) of the [WLPJCS \(2013\)](#), the proposal is targeting 'BREEAM Very Good' or higher and a condition is attached (see **Appendix A**) to ensure that the site-wide target rating of 'Very Good' is achieved as a minimum. These elements will ensure there is minimal energy loss and consumption, with a proportion of energy requirements being met on site.

170. The proposal incorporates sustainability measures to improve biodiversity by way of landscaping which accords with policies CP13 (High Quality Design) and CP16 (Biodiversity) of the [WLPJCS \(2013\)](#). It also ensures that surface water drainage will be dealt with in a sustainable way by discharging runoff to a system designed to cater for the 1% AEP (1:100 year) storm with 40% additional storage to allow for climate change in line with current Environment Agency Guidelines in accordance with policy CP17 (Flooding) of the [WLPJCS \(2013\)](#).
171. The **Landscape Plan** submitted details mixed planting around the site with more formal planting to the front and more relaxed grass and wildlife areas to the side and rear. This is considered acceptable by Winchester City Council. The landscape details submitted ensures the final hard and soft landscape scheme for the school and adjoining the public realm is attractive, safe and accessible in accordance with Policies DM17 (Site Development Principles) and DM24 (Specimen trees, important hedgerows and ancient woodland) of the [WLPt2 \(2017\)](#) and no objection has been received on landscape grounds.
172. External lighting plans have been submitted that demonstrate that the proposed lighting would be down lighters and limited to the main building. This is also considered to be acceptable by the City Council.
173. A SUDs Report has been submitted to support the planning application. These conclude that the proposed drainage would meet the need of a 1 in 100 year storm +40%. The City Council and Lead Local Flood Authority raise no objection to the flooding and drainage proposals, subject to the inclusion of a condition that works are carried out in accordance with the submitted details. This has been included in **Appendix A** and the development is seen to be in accordance with Policy CP17 (Flooding) of the [WLPJCS \(2013\)](#).
174. Contaminated Land reports have been submitted to support the application. These indicate that no contaminated land was found. The reports are considered acceptable.
175. No objections have been raised as part of the planning process and no public representations have been received. The scheme design and concept level landscape design complies with Policies DM15 (Local Distinctiveness), DM16 (Site Design Criteria) and DM17 (Site Development Principles) of the [WLPt2 \(2017\)](#).

## Ecology

176. The presence of both dormouse and Great Crested Newts (GCN) have been recorded in proximity to the site. There is a breeding pond for GCN is present south of the school site, and dormouse are recorded in surrounding hedgerows and presumed present onsite. Due to the school site being terrestrial habitat for GCN and dormouse, and as the north south hedge is to be removed, the clearance works will be undertaken under an approved Natural England licence by the developer's ecologist.
177. The **Ecology Technical Note** provided with the application concludes that the existing baseline ecological value habitats (protected species presence notwithstanding) is relatively low as the site is predominantly arable fields.
178. A Biodiversity Net Gain Assessment has been undertaken which shows that the planting scheme is said to increase biodiversity by 8%, with species rich grassland, scrub, hedgerow and tree planting. The 8% biodiversity net gain falls short of the new minimum net gain proposed by the Environment Act 2021 of 10%. However, the 10% mandatory requirement does not come into force for another 2 years. On the basis the school won't be developed until 2023, a proposed condition is included requiring an uplift to 10%. This condition is included in **Appendix A**.
179. The County Ecologist has no outstanding concerns regarding the site clearance works and proposed landscaping providing the mitigation is adhered to. In terms of the construction works though, they have indicated that further information is required prior to commencement. This shall include details of the need for: construction works under a Natural England Licence such as newt fencing, pre works checks for badgers and environmental protection measures set out within a Construction Environmental Management Plan (CEMP). This condition is included in **Appendix A**.
180. With the inclusion of the above condition the County Ecologist judges the scheme to be acceptable. On this basis, the proposal is considered to be in accordance with Policy CP15 (Green Infrastructure) and CP16 (Biodiversity) of the [WLPJCS \(2013\)](#).

## *Amenity and Hours of Use*

181. The **Noise and Vibration Reports** submitted as part of the application indicate that disturbance would be created during construction. The reports make recommendations for mitigation which are considered to be acceptable to address this. A condition requiring the submission of a CEMP is included in **Appendix A**.
182. No public representations have been received in relation to the scheme and there will be no adverse amenity impacts once the school is built. A condition is included in **Appendix A** on hours of use. On this basis, the proposal is considered to be in accordance with Policies DM16 (Site Design Criteria) and DM17 (Site Development Principles) of the [WLPpt2 \(2017\)](#).

### Arboriculture

183. An **Arboricultural Impact Assessment and CS5837 Survey** has been carried out for the wider MDA development including the school site by the developer's appointed consultant, Awbridge Arborists. Any work to these trees proposed under the wider development does not form part of this application.
184. The school site itself is within a field boundary and will not affect the existing trees that surround the boundary. No trees will be removed as part of this proposal.
185. The Root Protection Area of T7 is under the proposed overflow parking and drainage run. This will be fenced off for protection, the overflow parking will be of no dig construction and the area within the RPA will be hand dug to reduce the impact on the tree.
186. The County Arboriculture Officer has no objections and the proposal includes additional tree planting, leading to a net increase in trees on site. It is therefore in accordance with Policy DM24 (Specimen trees, important hedgerows and ancient woodland) of the [WLPPT2 \(2017\)](#).

### Historic environment

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

### Sport England – Open Space and Recreation

190. Policy CP7 (Open Space, Sport and Recreation) of the [WLPJCS \(2013\)](#) states that '*New housing development should make provision for public open space and built facilities in accordance with the most up to date standards*'.

191. The proposals are based on the FA guidance and recommended pitch sizes of 79 x 51m for U11's and 61 x 43m for U9's including run-offs. **Drawing P12045-HCC-L-7001** shows the proposed pitch layout to suit the site area and topography. The proposed layout and drainage design for the grass pitches will be undertaken in accordance with the Sport England Design Guidance Note for 'Natural Turf Sport' (2011). The sports pitches will be established in accordance with BB103 and Sport England recommendations and standards.
192. Sport England offers its support for this application, as it is considered to meet Objective 3 "To provide new opportunities to meet the needs of current and future generations" of their policy and they encourage the community use of the site and the implementation of a future community use agreement. They have also recommended conditions for a ground conditions assessment to be provided, for the playing field to have a sports use specification, and for the construction of the fields/pitches to be carried out in accordance with guidance. These have been included in **Appendix A** below.

### **Conclusion.**

193. In conclusion, it is considered that the proposal would be in accordance with the relevant policies of the Winchester District Local Plan Part 1 (2013) and Part 2 (2017), Havant Borough Local Plan (2011) and the [NPPF \(2021\)](#). It would implement the Educational Provision requirements of the West of Waterlooville Masterplan and meet need for primary school places in the area (Policy SH2 of the [WLPJCS \(2013\)](#), Policy CS18 of the HBLP 2011 and Paragraph 95 of the [NPPF \(2021\)](#)). The scheme is of a good design and the site is sufficiently large and well located (Policy CP13 of the WDLP 2013 and Policies DM16 and DM17 of WDLP 2017) The scheme has appropriate access and parking arrangements (Policy DM18 of the WDLP 2017). The scheme with the proposed conditions would provide community access including for sport (Policy CP7 of the [WLPJCS \(2013\)](#)). The scheme complies with the development plan and national policy and there are no other material planning considerations.

### **Recommendation**

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

### **Appendices:**

Appendix A – Conditions

Appendix B – Committee Plan

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

Appendix D - Site Plan Proposed (P12045-HCC-ZZ-ZZ-DR-A-102)

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

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:	Yes
People in Hampshire enjoy a rich and diverse environment:	No
People in Hampshire enjoy being part of strong, inclusive communities:	No

Other Significant Links

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

Section 100 D - Local Government Act 1972 - background documents

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

Document	Location
HCC/2021/0455 WRE063 Berewood South development, west of Waterlooville (New 1.5 Form Entry Primary School located on the "Southern School Site" of the Berewood development to the west of Waterlooville	Hampshire County Council

## **EQUALITIES IMPACT ASSESSMENTS:**

### **1. Equality Duty**

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

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

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

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

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

### **2. Equalities Impact Assessment:**

The project/proposal will have a benefit to groups with protected characteristics because of enhance educational provision.



## CONDITIONS

### Commencement of Development

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

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

### Prior Notification

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

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

### Hours of Working

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

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

Reason: To safeguard the residential amenity of the area in accordance with Policy DS1 (Development Strategy and Principles) of the Winchester District Local Plan Part 1 (2013) and Policy DM17 (Site Development Principles) of the Winchester District Local Plan Part 2 (2017).

### Hours of Use

4. The school shall not operate outside the following hours of use without agreement in writing of the Local Planning Authority.
  - Open for staff from 7:30am until 6:30pm;
  - School day will from 9.00am until 3.30pm. Monday to Friday;
  - Pre and After school Activities breakfast club 8:00am until 9:00am and after school clubs from 3.30pm until 6:00pm;

- Community use in the evenings from 5:00pm until 9:00pm, Monday to Friday, term time only; and
- 9:00am to 5:00pm Saturdays and Sundays during school holidays.

Reason: To safeguard the residential amenity of the area in accordance with Policies DS1 (Development Strategy and Principles), DM17 (Site Development Principles) and DM20 (Development and Noise) of the Winchester District Local Plan (2017).

### **Public Right of Way**

5. No development shall take place until public right of way 21/00958/PTH - Footpath 29 Parish of Southwick & Widley has been formally diverted away from the site and a footpath link from the school to the diverted footpath has been provided.

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

### **Access**

6. No development shall take place until either:
  - i. An adopted road access has been completed to the main site entrance in accordance with the planning obligation pertaining to consent 10/02862/OUT; or
  - ii. A temporary construction access road 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 obligation pertaining to consent 10/02862/OUT.

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

### **Highways and parking**

7. No 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 Local 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 CP10 (Transport) and DS1 (Development Strategy and Principles) of the Winchester District Local Plan (2013).

8. The development hereby permitted shall not be occupied until an area for cycle/non-motorised scooter storage facilities in line with Local Planning Authority Parking Standards has been made available for use in accordance 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 DM18 (Access and Parking) of the Winchester District Local Plan Part 2 (2017).

9. 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 Local Planning Authority within 12 months of the school being occupied. The School Travel Plan should include details of its implementation and ongoing monitoring.

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

## **Materials**

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

Reason: In the interests of visual amenity and to secure a high quality development in accordance with Policy CP13 (High Quality Design) of the Winchester District Local Plan (2013). This is a pre-commencement condition to ensure the development has appropriate high quality materials.

## **Landscape**

11. Prior to the commencement of any tree felling, demolition or construction works as a full landscape scheme, in compliance with the broad details of the landscape strategic scheme P12045-HCC-L-7001 shall be submitted to and

approved in writing by the Local Planning Authority. The scheme shall include, but not be limited to:

- i. A plan showing existing vegetation to be retained and safeguarded during construction which shall be consistent with any Construction Environmental Management Plan;
- ii. Details of works undertaken under the S106 of planning permission [10/02862/OUT](#);
- iii. Details of species, number, density, and size of shrubs/trees to be planted and composition of any wildflower or grass seeding mix or turfing;
- 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 Local Planning Authority.

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

## **Ecology**

12. Development shall not commence until a Biodiversity Net Gain Plan has been submitted to and approved in writing by the Local 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 CP16 (Biodiversity) of the Winchester District Local Plan (2013). This is a pre-commencement condition to comply with the Environment Act 2021.

13. Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:
- i. The identification of stages of works;
  - ii. Procedures for maintaining good public relations including complaint management, public consultation and liaison;
  - iii. Details of all plant and machinery to be used during the construction stage;
  - iv. Details for avoiding vegetation clearance during the bird nesting season;
  - v. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
  - vi. Details of external lighting - including site lighting whether required for safe working or for security purposes;
  - vii. Details of measures to remove/prevent colonisation of non-native species; and
  - viii. Confirmation of the appointment of the Ecological Clerk of Works to oversee the wider development as require by the S106 under planning permission [10/02862/OUT](#);
  - ix. 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 as set out under condition 3;

All machinery shall be regularly serviced and service logs kept on site for inspection. Records shall be kept on site which details proof of emission limits for all equipment. This documentation shall be made available to Local 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 preventing increase in local problems of air quality in accordance with Policies DS1 (Development Strategy and Principles), DM17(Site Development Principles) and DM19 (Development and Pollution) of the Winchester District Local Plan (2017).

### **Playing Field**

14. Within 24 months of occupation of the development, a Community Use Agreement should be prepared in consultation with Sport England and be submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement must be provided to the Local Planning Authority. The agreement shall apply to the school's sports facilities including the playing field/pitches and hard-surface courts and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport in accordance with Policy CP7 (Open Space, Sport and Recreation) of the Winchester District Local Plan (2013).

15. No development of the school playing field shall take place unless and until:
- a. A detailed assessment of ground conditions of the land proposed for the new/retained/replacement playing field land as shown on drawing number P12045-HCC-L-7001 shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
  - b. Based on the results of this assessment to be carried out pursuant to (a) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) shall be submitted to and approved in writing by the Local 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 Local Planning Authority after consultation with Sport England.

Reason: To ensure that site surveys are undertaken for new or replacement playing fields and that any ground condition constraints can be and are mitigated to ensure provision of an adequate quality playing fields in accordance with Policy CP7 (Open Space, Sport and Recreation) of the Winchester District Local Plan (2013). This is a pre-commencement condition to ensure the proposed playing field is usable as such.

16. The playing field shall be used for Outdoor Sport and for no other purpose (including without limitation any other purpose in Class D2 Use Classes Order 2005, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To protect the playing field from loss and/or damage, to maintain the quality of and secure the safe use of sports pitch in accordance with Policy CP7 (Open Space, Sport and Recreation) of the Winchester District Local Plan (2013).

17. The playing field/s and pitch/es shall be constructed and laid out in accordance with the Drawing No. P12045-HCC-L-7001 and with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011), and shall be made available for use before first use of the development hereby permitted.

Reason: To ensure the quality of pitches is satisfactory and they are available for use upon occupation in accordance with Policy CP7 (Open Space, Sport and Recreation) of the Winchester District Local Plan (2013).

### **Sustainability**

18. 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 above, must be submitted to the Local Planning Authority.

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

### **Protection of the water environment**

19. Development shall be in accordance with the attenuation scheme shown in the flood risk and drainage report and on drawing P12045-ECH-XX-XX-DR-C-7502. The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.

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

20. The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local 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 CP17 (Flooding, Flood Risk and the Water Environment) of the Winchester District Local Plan (2013).

### Restriction of Permitted Development Rights

21. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015, the application is limited to a 1.5FE school with a standard pupil number of 315 pupils / 1.5FE, unless a further planning permission is applied for, and granted.

Reason: The evidence submitted for the application is for a 1.5FE school. Further evidence will be needed on traffic and other grounds if the school is to expand further, in order to appropriately assess any additional impacts and whether or not they are acceptable, in accordance with the policies of the Winchester District Local Plan Part 1 (2013) and Part 2 (2017).

### Compliance with Approved Plans

22. Unless otherwise required by conditions attached to this permission, the development hereby permitted shall be carried out in accordance with the submitted planning application 21/0024/CHR3MJ, together with the following approved drawings:

<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
<u>GA Plans:</u>	
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
<u>Elevations:</u>	
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
<u>Sections:</u>	
GA Sections	1-200 P12045-HCC-ZZ-ZZ-DR-A-
311	



Perspectives:

Aerial Visual of Site	P12045-HCC-ZZ-ZZ-DR-A-1800
Visual of Approach	P12045-HCC-ZZ-ZZ-DR-A-1801
Vehicle Tracking:	
Swept Path Analysis Refuse Lorry	P12045-ECH-XX-XX-DR-C-7101
Drainage Proposals:	
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 Winchester District Local Plan Part 1 (2013) and 2 (2017).

### Note to Applicants (Informative)

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

