

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Regulatory Committee
Date:	22 March 2011
Title:	Partial Demolition of Surplus Buildings; Construction of a new Lift Enclosure to enhance access; Enclosure of Courtyard between Existing two and three storey Buildings; Partial Reclad of Existing Buildings to enhance environmental conditions, all to include associated landscaping at Havant Academy, Wakefords Way, Havant, Hampshire PO9 5JD. (Application No: APP/11/00031) (Site Ref: HVE032)
Reference:	2753
Report From:	Head of Planning and Development

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1. Executive Summary

- 1.1. The proposal is for the partial demolition of surplus buildings, construction of a new lift enclosure, to enhance access; enclose the courtyard between existing two and three storey buildings; partial reclad of existing buildings to enhance environmental conditions, with landscape enhancements.
- 1.2. The main issue to be considered with a development of this size in the countryside and strategic gap is whether there are any visual impact or environmental implications. In this case the proposal accords in principle with the local policies as it is in fact reducing the footprint and retreats further away from the open landscape and sensitive areas identified around the school campus. The issue of parking and local traffic has been raised. Although there would be 27 car parking spaces less, the site will still have adequate parking provision particularly as the pupil numbers are expected to be less than the original school.
- 1.3. It is considered that the proposal would be in accordance with the development plan (summary attached). The sensitive design, landscaping and reduced foot print of the development would not materially harm the character of the area of the countryside and local strategic gap known as Rowlands Castle (Policy CS11 Protecting, Enhancing the Special Environment and Heritage of Havant Borough, Policy CS16 High Quality Design and DM8 Conservation, Protection and Enhancement of Existing Natural Features). There will not be a loss of community facilities (DM2

Protection of Existing Community Facilities and Shops) or harm to the amenity of local residents. The development would be acceptable in terms of highway safety and convenience (DM14 Car and Cycle Parking on Development (excluding residential)).

2. Site and proposal

- 2.1. The school campus covers an area of approximately 11ha. The existing building footprint covers approximately 1.5ha of this area. Havant Academy opened on 1 September 2010 on the site of the predecessor school, Staunton Community Sports College. The academy is sponsored by South Downs College as lead sponsor, working in partnership with Hampshire County Council as co-sponsor. In addition, the academy will have the direct support of two education partners; the University of Portsmouth and Wildern School.
- 2.2. The school is split between two local authority boundaries and lies within the local gap. The majority of the site is within Havant Borough, as this includes the school buildings and the playing field to the north. The remainder of the site is within East Hampshire District Council's area.
- 2.3. The school was designed for 1100-1500 pupils on roll, but currently has about 460 pupils attending. The buildings are of SCOLA (the Second Consortium of Local Authorities) construction and made from steel frames with standardised components - a proportion of which have been re-clad in the past ten years. The sports accommodation has been extended and refurbished recently but includes a swimming pool which requires further major repairs. The swimming pool refurbishment is not part of this application. There has been some community use already on the site, including a healthy living fitness suite and some studio space.
- 2.4. The school benefits from about 7ha. of playing fields to the north and east. Although the playing fields are terraced, the site is otherwise relatively flat. The wider landscape is made up of fields, woods and small areas of housing. The school buildings and playing fields are within the local strategic gap known as Rowlands Castle.
- 2.5. Wakeford's Copse is immediately south of the school buildings and is identified as a Site of Importance for Nature Conservation (SINC) and a Local Nature Reserve. Petersfield Road (B2149) curves round the site to the north and west, with Staunton Country Park (Historic Park and Conservation area) on the other side of this road.
- 2.6. The highway access is via Wakefords Way, which is an estate road passing through the adjoining low-rise housing to the south.
- 2.7. The school formerly known as Staunton Community Sports College, has been changed to Havant Academy, with a predicted roll of 700 student places and an increase of community facilities and usage. There are no plans at the present time to change the catchment area.

- 2.8. The proposal would demolish a number of the existing 1970s system buildings, reducing the overall floor area and replace them with purpose built accommodation to provide a bespoke environment for vocational and skills courses. The remainder of the accommodation would be transformed into 21st Century learning environments through remodelling and refurbishment as appropriate. The net result of the demolition and remodelling will be an Academy with 38 classrooms.
- 2.9. Hampshire County Council parking standards gives a guideline of 1.5 parking spaces per classroom. Based on these standards the school would only require 57 spaces to meet the standard. However, the school currently has 159 parking spaces, with 2 accessible spaces. As the proposal offers 132 spaces with 3 accessible spaces, there will be 82 more spaces than required by the adopted standard.
- 2.10. This remodelling would include the following:
- an improved new entrance with canopy and a new access lift;
 - covering the existing courtyard with a clear roof to create a flexible communal and dining space;
 - two new lobby spaces to facilitate music and drama spaces;
 - landscaping features;
 - an area of fencing with new entrance gates for delivery vehicles and pedestrians at the entrance to the school campus;
 - remodelling/improved use of upper floors;
 - remodelling of the existing theatre space with an acoustic partition, to create a separate music room and drama space;
 - the removal of redundant covered walkways;
 - the demolition of the maths block at the north west of the site
 - the demolition of the south wing of the main building; and
 - the demolition of the garage shed to the north east.
- 2.11. The works will also promote good sustainable building design through the use of low carbon design principles such as orientation, fabric and services; which have a significant part to play in improving the environmental performance of buildings. Repairs and thermal improvements to the roofs as well as upgrades of heating and electrical services will be employed throughout.
- 2.12. The thermal energy improvements will include:
- high levels of insulation and air-tight construction;
 - sub-metering (a new building management system will be installed to effectively monitor manage plant operation and manage energy use);
 - reconfigured heating circuits;
 - output of individual heat emitters will be automatically managed; and
 - mechanical ventilation systems will be occupancy and demand controlled.
- 2.13. The site will also be re-landscaped to help integrate different elements of the development. The new hard landscape areas will be mainly tarmac surfaces with areas of paving to accentuate certain features. The grass and planting will be retained in existing areas and extended to reclaim existing hard

standing where appropriate. A number of trees will be introduced around and between the buildings. This will create a shady canopy layer and reduce the visual impact of the amount of hard standing and the exposed nature of the site.

2.14. Overall the development would reduce the footprint of the existing school buildings with a total net loss of floorspace of 1024m². This would result in a combination of approximately 12% new build and the rest refurbishment.

2.15. The hours of the Academy and the buildings will be as follows:

The academy site is open: 06.00hrs to 21.00hrs

The academy day is: Monday to Thursday 08.30hrs to 16.15hrs,
Friday 08.30hrs to 15.00hrs.
Sunday/Public holidays not open.

The proposed contractors hours are:
Monday to Friday 07.00hrs to 18.00hrs.
Saturday 07.00hrs to 13.00hrs.
Sunday/Public holidays - no works

The proposed delivery restriction times are:
Monday to Thursday 08.00hrs to 08.45hrs and 16:00hrs to 16:30hrs
Friday 08.00hrs to 08.45hrs and 12:45hrs to 13:30hrs

3. Development plan

3.1. The following policies would be relevant, to varying degrees, from both the Havant Borough Core Strategy March 2011 and East Hampshire District (EHDC) Local Plan: Second Review (adopted March 2006). As the buildings to be demolished and built are sited in the Borough, this is the most important set of policies to consider when looking at the proposal. The following policies are relevant:

- (i) Havant Borough Core Strategy (March 2011) shows this site to be within an existing school campus in the countryside and is identified as being within the Strategic Gap known as Rowlands Castle. The following policies from the plan apply:
 - (a) DM2 - Protection of Existing Community Facilities and Shops;
 - (b) CS16 – High Quality Design;
 - (c) DM8 - Conservation, Protection and Enhancement of Existing Natural Features
 - (d) CS11 - Protecting and Enhancing the Special Environment and Heritage of Havant Borough; and
 - (e) DM14 - Car and Cycle Parking on Development (excluding residential).

(ii) East Hampshire District (EHDC) Local Plan: Second Review (2006):

C11 - Strategic gap (however there are no changes to take place to this area through the proposal).

4. Consultations

4.1. **County Councillor Buckley** “Reducing the car parking will increase the problem of cars parking in Wakefords Way when there are sporting events particularly at weekends. The road is a busy bus route.”

4.2. **County Councillor Fairhurst** has been informed but has made no comment.

4.3. **County Councillor Payne** (neighbouring Councillor) has been informed but has made no comment.

4.4. **Havant Borough Council** “raises no objection to the development. If permitted it is recommended that a travel plan and a highways contribution would be required to mitigate against the likely increase in the number of trips resulting from the likely increase in the number of students.”

4.5. **Rowlands Castle Parish Council** has no objection.

4.6. **East Hampshire District Council** (adjacent council) has no objection.

4.7. The **Environment Agency** “have assessed this application as having low environmental risks, and therefore have no objections to the proposals as submitted..”

4.8. **Highway Authority** has no objections to this planning application subject to conditions being attached to the permission if granted.

5. Representations

5.1. Neighbour notification letters were sent to 107 addresses. There have been no letters received from residents as at 25 February 2011.

6. Commentary

6.1. It is acknowledged that the proposed redevelopment of the school site is taking place within the identified strategic gap of Rowlands Castle. However, the new building works would take place within the existing footprint of the school and reduce the expanse of the campus away from the open spaces. The proposal also involves extensions and alterations to external features and facades. These alterations can be easily accommodated as they have been sympathetically designed to incorporate into the large mass and form of the school (policies CS16 High quality design) and will only be approximately 200mm taller due to the addition of insulation on the roofs. The proposal includes additional planting, retention of existing trees and unique

landscaping which is considered to improve the physical and learning environment of the school and it's pupils and visitors (DM8 Conservation, Protection and Enhancement of Existing Natural Features).

- 6.2. This approach would limit any visual impact on the landscape, and so meet the requirements of policies CS11 Protecting and Enhancing the Special Environment and C11 of East Hampshire District (EHDC) Local Plan: Second Review (adopted March 2006). Furthermore, policy DM2 Protection of Existing Community Facilities and Shops gives support for new community buildings where a need has been identified or where development would improve existing provision. The loss of community buildings is also provided for, in areas where there is adequate provision in other accessible buildings.
- 6.3. There are no increased noise impacts anticipated from this proposal, although there is housing close by, as the school has been in use for some years and has had additional community facilities. The building proposed would not be any closer to the residents and outdoor provision would be located in the same place. The building works will be restricted to suitable hours of use and be appropriately managed within the site. Therefore, there are no adverse impacts anticipated from the construction/demolition of the development nor the use of the development once built.
- 6.4. Additional community use could affect the traffic flows on the local roads and demand for parking on site. However, the community uses will be spread out throughout the day and not cause a conflict with the peak flows of traffic. Weekend use of sporting facilities has been raised as a potential issue but there is adequate parking provision within the school grounds. Although car parking would be reduced by 27 spaces there will still be 132 car parking bays (plus 3 accessible bays) remaining at the Academy, with an additional 91 spaces that could be available at peak times, using the existing hard paved areas (tennis courts). Whilst the comment from Havant Borough Council is noted, there is not proposed to be an increase in pupil numbers above the original provision. Therefore, the proposal is considered to comply with policy DM14 and a requirement for a highway contribution and school travel plan cannot be justified.

7. Recommendation

- 7.1. That planning permission in respect of the partial demolition of surplus buildings; construction of a new lift enclosure, to enhance access; enclosure of courtyard between existing 2 and 3 storey buildings; partial reclad of existing buildings to enhance environmental conditions, all to include associated landscaping at Havant Academy, Wakefords Way, Havant Hampshire PO9 5JD(APP/11/00031) be granted, subject to the conditions listed in Integral Appendix B and for the reasons outlined in Section 1 of this report.

Rpt/2753/KS

Links to the Corporate Strategy

Hampshire safer and more secure for all:	no
Corporate Improvement plan link number (if appropriate):	
Maximising well-being:	yes
Corporate Improvement plan link number (if appropriate):	
Enhancing our quality of place:	yes
Corporate Improvement plan link number (if appropriate):	

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

Partial Demolition of Surplus Buildings; Construction of a new Lift Enclosure to enhance access; Enclosure of Courtyard between Existing two and three storey Buildings; Partial Reclad of Existing Buildings to enhance environmental conditions, all to include associated landscaping at Havant Academy, Wakefords Way, Havant, Hampshire PO9 5JD. (Application No: APP/11/00031) (Site Ref: HVE032)

Environment Department
Planning and Development
QE II West
The Castle
Winchester

CONDITIONS

Commencement

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

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

Hours of Working

2. There shall be no access to the development site by any traffic associated with the construction/demolition (i.e. no delivery vehicles, no contractors' cars, nor plant and machinery) between 8.00-8.45 and 16.00-16.30 on Mondays to Thursdays and between 8.00- 8.45 & 12.45-13.30 on Fridays.

Reason: In the interests of public safety, to avoid traffic conflict at the times of the day when pupils are arriving at and departing from school.

3. No work relating to the construction of the development approved, including works of preparation prior to operations, the delivery of construction materials, skips or machinery, nor the removal of waste materials, shall take place before 0700 or after 1800 Monday to Friday inclusive, before 0700 or after 1400 on Saturdays and not at all on Sundays or recognised public holidays, unless otherwise agreed beforehand in writing with the Local Planning Authority.

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

Materials

4. 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 in writing before the development commences.

Reason: In the interests of visual amenity and to secure a satisfactory development.

Highways

5. Details to be made for the parking and turning on site of operatives' and construction vehicles away from pedestrians, location of a site compound, the programme for construction and associated traffic movements during the contract period shall be submitted to and approved by the Local Planning Authority in writing and fully implemented before development commences. Such measures shall be retained for the duration of the construction period.

Reason: In the interests of highway safety.

6. Measures shall be taken to prevent mud and spoil from vehicles leaving the site during the demolition and building works being deposited on the public highway. These measures shall be implemented before the development commences. Once the development has been commenced, these measures shall be used by all vehicles leaving the site and maintained in good working order for the duration of the building works. No vehicle shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried on to the public highway.

Reason: In the interests of highway safety.

Landscaping

7. The trees and/or hedges (as shown on plan P9076-L-200) to be retained shall be protected during building operations by the erection of protective fencing in strict compliance with the requirements of the Local Planning Authority relating to their protection. The existing trees shall not be lopped, topped, felled or destroyed without the prior approval in writing of the Local Planning Authority.

Reason: To ensure the enhancement of the development by the retention of natural features.

*Annexe to Reasons for Conditions
(as required by Article 22 of the Town and Country Planning
(General Procedure) Order 1995 – as amended)*

Havant Borough Core Strategy (March 2011)

Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

Planning permission will be granted for development that:

1. Ensures the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced by partnership working with developers, groups and the wider community.
2. Protects and where possible enhances the borough's statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland.
3. Has particular regard to the following hierarchy of nature conservation designations within the borough (as identified on the Proposals Map):
 - (i) Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar [International].
 - (ii) Sites of Special Scientific Interest (SSSI) and National Nature Reserves [National].
 - (iii) Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii) above [Local].
4. Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.
5. Maintains undeveloped gaps between the settlements of Emsworth/Havant; Havant/Waterlooville; Havant/Portsmouth; Emsworth/Westbourne and Leigh Park/Rowlands Castle as shown on the Proposals Map.

Policy CS16 High Quality Design

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

1. Responds to, draws inspiration from and respects local context and:
 - b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
 - c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;

- e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.
2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:
 - a) The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;
 - c) The layout of the development is legible, meaning it is easy to orientate oneself and move through.
3. Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.
4. Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration.
5. Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.
6. Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.
7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building.

DM2 Protection of Existing Community Facilities and Shops

Development proposing the change of use or loss of any premises or land currently or last used as community services and facilities, including local shops, will only be permitted where both the following criteria can be met:

1. It has been demonstrated, through an active marketing process that the premises or land are no longer viable for their authorised use or any other use which would provide a beneficial facility to the local community.
2. The facility is no longer required for a community use or that there is an easily accessible existing or new facility for the community it is intended to serve.

DM8 Conservation, Protection and Enhancement of Existing Natural Features

Development will only be permitted where it protects and enhances local habitats and landscape distinctiveness and which addresses all of the relevant criteria as set out below:

1. Protects natural features of nature conservation and/or amenity importance on the site, for example trees, woodlands, hedgerows, soils, streams, stream corridors, springs, ditches or ponds from damage, destruction and a deterioration in quality.

2. Sympathetically incorporates existing features into the overall design of the scheme including measures taken to ensure their continued survival.
3. Provides new landscape works that integrate successfully with the local environment and existing natural features, using local materials and plant species and making provision for future maintenance of new landscape works associated with new developments.
4. Ensures sequences of green spaces are maintained and protects the attractiveness and visual

DM14 Car and Cycle Parking on Development (excluding residential)

Development will only be permitted where it provides parking for cars, motor cycles and cycles in accordance with the relevant standards. Such parking provision must be appropriately located in relation to the development and be practical for its intended use.

East Hampshire District (EHDC) Local Plan: Second Review (adopted March 2006)

C11 - Strategic gap

Development will not be permitted in the open or largely undeveloped areas of land which provide gaps between settlements if it would lead to coalescence or the loss of the separate identity of settlements.

This policy will apply to the areas of open or largely undeveloped land which occur between the following settlements and which are:

deemed by the County Council to be of strategic importance:

Havant/Rowlands Castle