

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Regulatory Committee
Date:	26 October 2011
Title:	Construction of a new 210 place Church of England (C of E) Primary School with associated car parking and external works at land to the south east of the former Picket Twenty Farm, Andover
Reference:	3362
Report From:	Head of County Planning

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1. Executive Summary

- 1.1. Planning permission is sought for the construction of a new 210 place C of E Primary School with associated car parking and external works at Land to the South East of the Former Picket Twenty Farm, Andover. The proposed School is to be incorporated into the mixed-use local centre within the Picket Twenty Development Area granted outline planning permission (TVN.09275) in January 2008.
- 1.2. When considering the application the issues which should be taken into consideration are the parking provision for staff on site, highways safety, design, scale and massing of the proposed school buildings, biodiversity and landscape impact.
- 1.3. It is considered that the proposal would be in accordance with the development plan (summary attached) as it is within a planned area of large-scale development (AND 02.4). The design, appearance, scale and massing (DES 05, DES 06, DES 07) of the buildings are considered appropriate and the proposed landscaping (DES 10) will ensure the development fits with the landscape character of the area (DES 01). The proposal is considered acceptable in terms of highways safety and convenience (TRA 01, TRA 05, TRA 06, TRA 09) and meets parking standards (TRA 02). Through appropriate surface water drainage it will not increase the likelihood of flooding (HAZ 02).

- 1.4. The recommendation is that planning permission is granted for the construction of the 210 Place (C of E) Primary School subject to the conditions listed in Integral Appendix B.

2. Site and proposal

- 2.1. Outline Planning Permission (TVN.09275) for 1200 residential units, community facilities, education, retail, offices, recreational areas and associated highway works was granted in January 2008 by Test Valley Borough Council. The Picket Twenty Development Area is bounded by the A3093 and Picket Twenty Lane to the west, London Road to the north, the Middleway to the east and Harewood Forest and Forest Lane to the south.
- 2.2. The proposed school site (as detailed on plan P7475-A015) is located within the centre of the Picket Twenty Development Area. The site measures 1.85 hectares in area. At present the site consists of a gently sloping field that is surrounded by agricultural land. The proposed site accords with the location shown within the master plan for the development area. The master plan shows the school to be located to the north and west of a mixed-use local centre and to the south and east of residential units. The mixed-use local centre is to include a community hall with associated parking and a local centre to include a health centre, a day nursery, retail provision, multi games court and employment and residential uses.
- 2.3. Test Valley Borough Council has approved detailed plans for phases 1A and 1B of the development. The layout of the principal road through the development has also been approved; this provides a connection from the A3093 to the proposed school site and to the proposed access onto the B3400 London Road. Detailed plans for the Community Centre and Local Centre have not been approved.
- 2.4. The proposal is for a One Form of Entry Primary School which can cater for a maximum of 210 pupils aged between 4 and 11 years with the potential, in the future, for the site to extend up to a Two Forms of Entry should the local need dictate. The following facilities are to be provided and have been identified for potential wider use by the community and pupils from other schools:
 - Main Hall;
 - Music and Drama Studio (connected to main hall);
 - Discovery Point (Library and ICT rich Learning Resource Centre);
 - Food Technology classroom;
 - Group/Parents rooms; and
 - Toilets (including two fully accessible WCs).

Further spaces that will be provided for exclusive use by the school include:

- Classrooms x 7;
- Food technology and Practical;
- Group rooms x 2;
- Staffroom and Staff workspace;
- Administration Offices;
- Pupil and Staff toilets;
- Accessible toilets, staff shower and a Hygiene Room;
- Kitchen; and
- other support facilities including plant room, storage and Caretaker's room.

2.5. The external building materials will be a combination of a quality facing brick that has a subtle variation in colour and durable timber cladding. The windows and doors will be framed in a polyester powder coated aluminium. It is proposed that there is a combination of pitched roofs and flat roofs. The pitched roofs are to be tiled with sustainably sourced cedar shingles and the areas of flat roof with high performance mineral coated felt. A timber brise-soleil (sun shade) is proposed for the more exposed elevations and play areas.

2.6. The building has been designed to reduce energy consumption at source; it is predicted that this will exceed current Building Regulations. Through the design of the school a large proportion of the internal space will be naturally lit with additional intelligent lighting. A natural ventilation strategy has been designed into the proposed building with low level opening windows and an opening clerestory providing for cross ventilation. Two banks of Solar Photo Voltaic panels have been integrated into the design of the School, they are to be oriented in a south easterly and south westerly direction. Surface and storm water is to be retained on site within soakaways and a sustainable drainage system (SUDS).

2.7. The main school entrance is located on the eastern boundary of the school site, this entrance provides direct access to the local centre. Within the initial submission it was proposed that there would be a covered 'lych' gate entrance, however following concerns from Test Valley Borough Council about the potential for the congregation of groups, the proposal has been amended and the 'lych' gate removed. Secondary pedestrian entrances are located to the north and south of the site. It is proposed that these entrances will be secured but opened at the beginning and end of the school day. The northern pedestrian access provides pedestrian access onto the principal

road through the development and the southern access provides direct access to the community centre and retail centre. Vehicular access for staff, day-to-day servicing and deliveries is proposed to the south. The entrance is reached from a short section of adopted highway leading from the principal road, this road will also serve the community facility and retail facility.

- 2.8. It is proposed that there will be 20 secured sheltered bicycle spaces for both staff and pupil use. 14 car parking spaces, including one disabled space are proposed. The level of car parking exceeds the County Council's car parking standards for schools, with the provision being based on 2 car parking spaces per classroom, as opposed to the standard of 1.5 spaces per classroom. It is identified in the Transport Assessment that 16 to 20 staff would be employed including seven full time teachers, one headmaster and one special educational needs coordinator.
- 2.9. The outline planning permission (TVN.09275) details 16 car parking spaces coming with the Community Centre and 54 car parking spaces coming from the Local Centre car park. A further 20 parking spaces will be provided for parent drop off and collection, these will be provided in lay bys around the local centre and the School.
- 2.10. Within the School grounds it is proposed that there will be a grass seeded pitch situated in the western section of the site and a hard court play area in the northern section of the site. In addition to this there is to be a dedicated, fenced reception area and an internal hard play area with amphitheatre. Habitat areas will surround the sports field with a wetland area which will incorporate a balancing swale and reed-bed system. It is proposed that the boundary to the front of the school site will be defined by a colour coated rural metal fence and low beech hedge. This will extend around the south-eastern corner of the site from the main pedestrian entrance to the fence enclosing the MUGA. A brick wall is proposed to extend northwards from the main entrance, and then return into the site to form an entrance courtyard. A 1.8m high weld mesh fence forms the boundary for the remaining areas of the site. In the 'soft play' zones native species and 'orchard' style habitat areas will be planted with a mixed size of trees.

3. Development plan

- 3.1. The relevant Development Plan Document is the Test Valley Borough Local Plan (2006).
- 3.2. The appropriate policies for consideration are TRA 01 (Travel Generating Development), TRA 02 (Parking Standards), TRA 05 (Safe Access), TRA 06 (Safe Layouts), TRA 09 (Impact on the Highway Network), DES 01 (Landscape Character), DES 05 (Layout and Siting), DES 06 (Scale, Height and Massing), DES 07 (Appearance, Details and Materials), DES 10 (New Landscaping Planting), HAZ 02 (Flooding), and AND 02.4 (Community Facilities at Picket Twenty).

4. Consultations

- 4.1. The Local Member, Councillor Mutton – Raises no objection to the proposal however would like to ensure that the materials, finishes and colours used on the external walls of the School buildings are in keeping with the local area.
- 4.2. Test Valley Borough Council – Raises no objection subject to conditions. In summary the conditions are: timescale within which development shall commence, demonstration that there is an adequate level of provision for pick up/drop off of school children, amendments to the 'lych' gate to prevent unwanted congregation, details of the materials and finishes, full details of the soft landscape works, submission of a landscape management plan, submission of a schedule of landscape maintenance, provision of parking and manoeuvring to be in place prior to occupation of the development, the submission of an archaeological scheme of investigation, submission of a habitat enhancement scheme and the submission of a School Travel Plan.
- 4.3. Andover Town Council – Has considered the planning application and made the following observations: there is concern that there are not enough parking spaces for staff in the school if it increases to a Two Forms of Entry School, there is concern that there is no allowance for visitors parking, head teacher, administration and catering staff, there does not appear to be any provision for the expansion of the school, there is provision of a layby to allow children to be dropped off and safely enter the school and prevent congestion on the access road and they suggest that parking in the retail area be conditioned for future use so that the school can continue to use the parking spaces at drop off and pick up times.
- 4.4. Highways Authority – Raises no objection subject to conditions. In summary the conditions are that a Construction Traffic Management Plan is submitted to the Local Planning Authority, that detailed plans are submitted for on-site cycle parking and facilities and the submission of a School Travel Plan.
- 4.5. Sport England – Has no comments to make on the proposal.
- 4.6. Environment Agency – Raises no objection subject to conditions. In summary the conditions are that the development is carried out in accordance with the approved Flood Risk Assessment (FRA) and the submission of a detailed surface water drainage scheme, based on sustainable drainage principles provided in the FRA.
- 4.7. Southern Water – Raises no objection, however a condition is recommended requesting that details of the proposed means of foul and surface water sewerage disposal are submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water. Reference was also made to the proposed SUDS and a SUDS scheme is requested. Details within this scheme should specify the responsibilities of each party for the implementation of the SUDS scheme, a timetable for implementation and a management and maintenance plan for the lifetime of the development.

5. Representations

5.1. No letters have been received.

6. Commentary

- 6.1. The principle of the development has been established through the approval of the outline planning permission issued by Test Valley. The location of the proposed school accords with the approved location on the plans and within the Section 106 Legal Agreement and therefore conforms with policy AND 02.4.
- 6.2. The approved Picket Twenty Design Statement for the Development Area seeks to achieve a high quality, bespoke design for the Community Centre, Local Centre and School appropriate to reflect the use and give the centre an identity within the community. It is considered that the design and siting of the School achieves this as it is of a high, modern design standard that will provide an important central focal point within the Local Centre. The School site integrates well with the surrounding development with multiple pedestrian access points being provided. In addition to this the layout of the proposed buildings relates positively to the surrounding streets and due to the buildings being set back from the main street frontage, with space for landscape planting, it is considered that the development as a whole will integrate well with the wider Picket Twenty Development Area. There is slight concern around the final materials, colours and finishes to be used, it is recommended that a condition is attached requesting details of the materials, colours and finishes if planning permission is granted to ensure that it is in keeping with building materials and colours used within the wider local area. The proposed landscaping will enhance the School site and ensure it sits appropriately with the Development Area whilst also encouraging wildlife biodiversity. The proposal is in accordance with the following policies DES 01, DES 05, DES 06, DES 07 and DES 10.
- 6.3. To ensure that the proposed drainage methods to be used on the School site are appropriate for the management of foul and surface water Southern Water and the Environment Agency have requested that if planning permission is granted a condition is attached requesting the submission of detailed schemes. The proposal is considered to be in accordance with policy HAZ 02.
- 6.4. Andover Town Council raise concerns around the parking provision for staff on site and in the future. With regard to the One Form of Entry School that is being considered in this application, the number of car parking spaces being provided is in excess of the number required by approved parking standards; 2 car parking spaces per classroom as opposed to 1.5 per classroom. Therefore it is considered that the proposed level of car parking on site is appropriate. The potential capacity for future car parking on site is not a matter for consideration at this time, however, plan P7475-A020 rev1 does detail the possible location of car parking if the School was to expand to a Two Forms of Entry School. This same point relates to the Town Council's

concerns regarding the possibility for future expansion of the school buildings to accommodate increased pupil numbers, reference should again be made to plan P7475-A020 rev1.

- 6.5. The concerns raised by Andover Town Council regarding the provision for parent drop off and pick up are noted. The road network within the Development Area has been designed with the needs of the School in mind, and it is reflected in the provision of 20 parking spaces being provided in lay by's surrounding the School site. In addition to this it is the intention that a total of 70 car parking spaces within the Local Centre and Community Centre will be provided. Within the approved Picket Twenty Design statement it states that parents will be encouraged to use food store car park for dropping off and picking up of children. This proposed level of car parking in the local area is considered acceptable. The planning application accords with the following policies TRA 01, TRA 02, TRA 05, TRA 06, and TRA 09.

7. Recommendation

- 7.1. That planning permission for the construction of the 210 Place (C of E) Primary School (11/01868/HCC3N) be granted, subject to the conditions listed in Integral Appendix B.

CORPORATE OR LEGAL INFORMATION:**Links to the Corporate Strategy**

Hampshire safer and more secure for all:	yes
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.)

DocumentLocation

Construction of a new 210 place (C of E) Primary School with associated car parking and external works at land to the south east of the former Picket Twenty Farm, Andover

Elizabeth II Court West, The Castle, Winchester, SO23 8UD

CONDITIONS

Timescale

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990.

Hours of Working

2. Construction works at the site shall be from 0800 hours to 1800 hours Monday to Saturday.

Reason: To reduce the impact of construction of the site to occupiers of nearby housing.

Highways

3. A construction Traffic Management Plan shall be submitted to and approved by the Local Planning Authority in writing before development commences. This should include; lorry route, parking and turning provision to be made on site, measures to prevent mud from being deposited on the highway and a programme for construction. The agreed details shall be fully implemented before the development is commenced.

Reason: In the interests of highway safety in accordance with Test Valley Borough Local Plan 2006 policies TRA 05, TRA 06, TRA 09.

4. Detailed plans of the provision to be made for on-site cycle parking and facilities shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The approved details shall be provided before the use hereby permitted is occupied and thereafter retained for their intended purpose.

Reason: To encourage sustainable travel.

5. Within three months from the commencement of use of the new school a Travel Plan is to be produced in writing and agreed by the Local Planning Authority. The agreed Travel Plan is to be implemented thereafter.

Reason: In the interests of highway safety and promoting sustainable travel in accordance with Test Valley Borough Local Plan 2006 policies TRA 05, TRA 06, TRA 09.

Materials and Finishes

6. No development shall take place until samples and details of the materials to be used in the construction of all external surfaces hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Test Valley Borough Local Plan 2006 policy DES 07.

Landscaping

7. Notwithstanding the details on the submitted plans, the 'lych' gate shall be amended so as to remove the solid roof covering.

Reason: In the interests of community safety, and preventing crime, by removing the opportunity for congregation in the public realm.

8. No development shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the details approved. Any plants or trees which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

The scheme should include:

1. Full details of soft and hard landscape works including planting plans; written specifications; schedules of plants, noting species, plant size and proposed numbers/densities.
2. A landscape management plan, including management responsibilities and maintenance schedules for all landscaped areas.

Reason: To improve the appearance of the site and enhance the character of the development in the interest of visual amenity and contribute to the character of the local area in accordance with Test Valley Borough Local Plan 2006 policy DES 10.

9. No development shall take place until full details of the design and colour of proposed fencing has been submitted to and approved in writing by the Local Planning Authority. The fencing should be erected in accordance with the approved details.

Reason: To improve the appearance of the site and ensure there is no visual impact in accordance with DES 10.

Drainage

- 10.** No development shall commence until scheme detailing the proposed means of foul and surface water sewerage disposal has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details.

The scheme shall also include:

1. Details of how the scheme shall be maintained and managed after completion.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system in accordance with HAZ 02.

- 11.** The development hereby permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated 11/08/2011, ref: RJ509754 by Wioletta Nowakowska at Hampshire County Council, and the following mitigation measures detailed within the FRA:

1. Finished floor levels are set no lower than 83.140m above Ordnance Datum (AOD)
2. Limiting the surface water run-off generated by the 1 in 100 year critical storm 30% allowance for climate change so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.

Reason: To reduce the risk of flooding to the proposed development and future occupants and to prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site in accordance with HAZ 02.

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

Test Valley Borough Local Plan (2006)

TRA 01 – Travel Generating Development

Development which results in an increase in the need to travel will be permitted provided that it:

- a. does not have an adverse impact on existing pedestrian, cycle or public transport users of the highway; and
- b. includes measures that minimised its impact on the transport network; and
- c. its location is well served by public transport; and
- d. is accessible to pedestrians and cyclists

TRA 02 – Parking Standards

Development (including change of use) will be required to provide parking for cycles, motorcycles, cars and commercial vehicles in accordance with the standards set out in Annex 2.

TRA 05 – Safe Access

Development will not be permitted where access to the highway is unsafe for existing and proposed users.

TRA 06 – Safe Layouts

Development will not be permitted unless the internal layout of the site is safe, attractive and functional for all highway users and it connects with existing and proposed links to key destinations.

TRA 09 – Impact on the Highway Network

Development will be permitted provided that it does not have an adverse impact on the function, safety and character of the highway network.

DES 01 – Landscape Character

Development will be permitted provided that:

- a. it can be accommodated without detriment to the distinctive landscape qualities of the area within which it is located;
- b. its visual impact is in keeping with the local character of the area; and
- c. there is sufficient landscaping to enable the development to integrate successfully into the local environment.

Development will not be permitted where it would detract from the local landscape due to the inclusion of unnatural landscape features, such as artificial bunds, or

except in the case of landscape buildings the breaking of important skylines or ridgelines.

DES 05 – Layout and Siting

Proposals for development within or adjoining a settlement will be permitted provided that:

- a. the scheme integrates with the form and structure of the existing settlement or surrounding area;
- b. any public spaces are well-defined, usable and connected;
- c. the scheme is well laid out to provide a clear distinction between public and private spaces;
- d. buildings are laid out and relate positively to streets or other public spaces; and
- e. the positioning of doors and windows enables adjoining streets or other public spaces to be overlooked.

DES 06 – Scale, Height and Massing

Development will be permitted provided that:

- a. any building is in scale with other buildings in the immediate vicinity in terms of its height and massing, unless a greater scale is necessary to reflect the development's function or to create a landmark in an appropriate location; and
- b. its scale does not detract from the dominance of, or interrupt important views of, key landmark buildings or features.

The extension of existing buildings will only be permitted provided that the scale, height and massing of the proposed extension does not detract from the character or setting of the original building.

DES 07 – Appearance, Details and Materials

Development will be permitted provided that the design of any building or structure:

- a. is of high standard and attractive appearance which adds visual interest;
- b. expresses its purpose, unless this would detract from the character of the surrounding area; and
- c. complements local building styles and the colour, pattern and texture of local building materials.

Where the development comprises an extension or alteration to an existing building, it should not detract from the character or setting of the original building. The roof form of any extension or alteration should respect the form and symmetry of the original building.

DES 10 – New Landscaping

Development will be permitted provided that new hard and soft landscaping, in conjunction with the retention of existing landscape, wildlife and amenity features where appropriate, is sufficient to enable the development to integrate successfully into the local environment.

HAZ 02 – Flooding

Development will only be permitted if it can be demonstrated, through a Flood Risk Assessment where necessary that:

- a. it would not have a significant impact on the capacity of a floodplain to store floodwater;
- b. it would not impede the flow of surface floodwater or obstruct the run-off of water due to high levels of ground water;
- c. it would not significantly increase the volume of surface water run-off entering existing water-courses;
- d. it would not increase the number of people of properties at risk from flooding; and
- e. it incorporates flood protection and mitigation measures to minimise its impact on the water environment and provision is made for the long term maintenance and management of such measures.

AND 02.4 – Community Facilities at Picket twenty

Community facilities will be provided in association with the proposed housing development including:

- a. a community hall (of approximately 400 square metres) together with associated parking;
- b. a 2 Form Entry Primary School on approximately 2 hectares;
- c. a local centre of approximately 3 hectares to include a health centre (of approximately 300 square metres), a place of worship, a day nursery, retail provision (of approximately 1,00 square metres), a public house, and employment and residential uses;
- d. contributions towards the provision of a new swimming pool.