

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Regulatory Committee
Date:	19 October 2016
Title:	Application for provision of new accommodation to expand the existing Robert May's School by one form of entry (150 pupils) with associated remodelling and expansion of car park and coach drop off at Robert May's School, West Street, Odiham, RG29 1NA. (Application No. 16/02229/HCC) (Site ref: HRE006)
Reference:	7852
Report From:	Head of Strategic Planning

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1. Executive Summary

- 1.1. The planning application is for the provision additional teaching and ancillary accommodation in the form of a new two-storey block to cater for 150 additional pupils together with enabling highways infrastructure comprising new parking, drop-off and landscaping areas at Robert May's School, Odiham.
- 1.2. The proposal constitutes '[major development](#)' and as a [Regulation 3](#) application (a Local Planning Authority applying to itself for consent) it is subsequently [required](#) to be determined by the Regulatory Committee.
- 1.3. A committee site visit by Members took place on 13 October 2016 in advance of the proposal being considered by the Regulatory Committee.
- 1.4. The key issues raised are: whether the design, scale and massing of the proposal is acceptable, whether the loss of existing trees and proposed compensatory planting is acceptable and whether the 'three tests' associated with European Protected Species (EPS) are met.
- 1.5. It is considered that the proposal would:
 - be acceptable in terms of sustainable design and construction;
 - not have a significant impact on the safety or operation of the local highway network;
 - not have an adverse impact on ecology and is likely to be granted an EPS license by Natural England; and
 - include mitigation and enhancement planting which would compensate for the loss of trees as a result of the works.

- 1.6. It is recommended that planning permission be granted subject to the conditions listed in integral Appendix B.

2. The Site

- 2.1. Robert May's School is an eight Form-Entry Academy Secondary school which [lies](#) to the north-west of the village of Odiham.
- 2.2. The school currently has capacity for 1200 pupils and employs 152 members of staff. The school lies approximately 800 metres to the north-west of the village centre and is accessed from West Street immediately to the south.
- 2.3. The school is situated in a predominantly rural area with a subsequently wide catchment area between Basingstoke in the West, Farnborough in the East and bounded by the A31 to the South and A33 to the North.
- 2.4. [The original buildings](#) date from 1975 and are of Second Consortium of Local Authorities (SCOLA) construction. The [Hart District Local Plan \(2006\)](#) identifies the school site as lying within the settlement boundary for Odiham. Adjacent land to the north of the school site is identified as lying within the Odiham-North Warnborough Local Gap.
- 2.5. The [proposed development site](#) occupies an area of approximately one hectare (ha) to the front (south) of the school complex with the nearest residential properties lying on Buffins Road approximately 20 metres to the south of the school boundary.
- 2.6. The vehicular access on West Street forms part of a one-way system, the western access road only allowing entry movements, whilst the eastern access road allows for vehicles to egress. The school access road leads to two staff parking areas as well as a bus/coach bay area and a drop-off area for parents.
- 2.7. Pedestrian and cyclist access is alongside the vehicular access points on West Street. There is a shared footway/cycleway along the eastern boundary of the site linking the residential area to the north of the site to West Street.
- 2.8. To the west of the site there are further fields and a grassland area with Hockleys Farm situated 100 metres north-west of the site. Bufton Field borders the site to the east.
- 2.9. Greywell Farm Site of Special Scientific Interest (SSSI) is situated 1.07 kilometres to the west of the site and Basingstoke Canal is situated 440 metres to the north of the site.
- 2.10. The site is not located in an area identified as being at risk from flooding but does lie within a Source Protection Zone 2.
- 2.11. Two Public Right of Ways (PROW) footpaths Odiham 5 and Odiham 7 run parallel to the west and east of the site ownership boundary respectively.
- 2.12. The school is open from 07:30 to 21:30 Monday to Friday with evening use mostly for community use.

3. Planning History

- 3.1. There is a separate planning application running parallel to this proposal for the change of use of adjacent land (known as Bufton Field) to school playing fields ([16/02232/HCC](#)).
- 3.2. Though associated with the same school, the applications are physically separate, but together form part of a wider strategy for the expansion of the school and external space provision. It is anticipated that the Bufton Field proposal will be considered by the Regulatory Committee in November 2016 to allow the applicant to address remaining issues related to that particular application.
- 3.3. The planning history of the site is as follows:

Application no.	Proposal	Decision	Date issued
16/01110/HCC	Temporary modular double classroom unit	Granted	15/06/2016
09/01453/HCCRG3	Variation of condition 7 of Planning Permission 07/02747/HCCREG3 (floodlighting times and revised STP location)	Granted	22/09/2009
07/02747/HCCREG3	To construct a new synthetic turf sports pitch with 3.6 m high weld mesh fencing, flood lighting (8 No. 15m high) and associated landscape works, including retaining walls, earth mounding, tree planting, access footpaths & storage unit	Granted	10/01/2008
01/00089/REG3	Erection of two storey eight classroom mathematics block and extension to main building for Asperger's Unit	Granted	15/03/2001
94/00235/HCCRG3	Two storey 8 classroom teaching block extension to existing school including demolition & resitting of temporary classroom	Granted	03/01/1995
HDC/23197	Renewal of permission for two temporary classroom units	Granted	03/02/1994
HDC/22253/C	Demolish existing temporary classroom unit and construct extension to existing music room facility	Granted	02/03/1993

4. The Proposal

4.1. The [proposal](#) is to provide additional teaching and ancillary accommodation to cater for 150 additional pupils, together with enabling highways infrastructure for occupation in September 2019.

4.2. Hampshire County Council Children's Services has identified a requirement for an additional 150 pupils places within Robert May's existing catchment. These pupils are already in the primary school system or from known housing development forecasts.

4.3. The proposal comprises of:

[New-build two-storey block](#) with bridge link to provide:

- Four general teaching classrooms;
- One dry workshop classroom;
- Relocated library;
- Relocated reception and offices; and
- MI room and conference room.

[External landscaping elements](#):

- Reconfigured car parking/coach drop off;
- Associated landscaping to front of school and new courtyard; and
- 10 no. additional parking spaces and six additional coach parking spaces.

4.4. The new building will comprise an additional 1,075 square metres of floorspace, including a school lift and bridge link to connect with the existing school accommodation. The building will be of flat-roof design and scaled to reflect the existing two storey building at the front of the school.

4.5. External building envelope materials will include:

- Flint-coloured brick cladding;
- Aluminium curtain wall glazing with integrated ventilation louvre panels;
- Clear glazing;
- Polyester powder coated aluminium framed glazing and doors;
- High performance felt roofing; and
- Steel and aluminium bris-soleil to the external canopies.

4.6. The facing brickwork cladding will form brickwork piers infilled with lighter aluminium curtain wall glazing. The brickwork colour is proposed to contrast but compliment the schools existing red brick. The floor of the new library courtyard will be finished in a light coloured paving to improve light levels in between the existing buildings.

4.7. Eleven additional staff are proposed as a result of the development. This will comprise six teaching staff and five non-teaching staff and will take the total to 96 teaching and 67 non-teaching staff (an increase from 152 to 163 total staff). The proposal includes provision for 10 additional car parking spaces over the existing 92 with additional car parking located to the west of the site.

4.8. To minimise conflict with both pedestrians and the high numbers of coaches which visit the site daily the coach drop-off will be extended from a single-

loop to a double-loop. These alterations will allow coaches to wait at both the lower loop (as currently) and the upper loop of the car park. The proposed changes will result in an additional 6 coach spaces above the existing provision. The application was accompanied by a [Transport Assessment](#).

- 4.9. A new footway either side of the western access with West Street will be provided to enable pedestrians to access the school without having to filter through the car park.
- 4.10. In order to facilitate the proposed landscaping and access works the current Caretaker's bungalow will be demolished and an existing central earth mound and additional landscaped mounds within the pedestrian and vehicular area will be required to be removed.
- 4.11. [Tree planting](#) is proposed to the front of the school to screen the school from the car park area and to provide shade. Shrub planting will occur in the car park/coach drop off area together with planting in the library courtyard.
- 4.12. An additional 15 covered cycle spaces will be provided, whilst re-providing the existing 20 nos. in locked cycle storage facilities. This includes a separate provision made for covered and lockable staff cycle storage. Cycle storage will be located in safely accessible positions within the grounds for both students and staff.
- 4.13. External lighting will be provided to the car park and coach turning area. This will be in the form of LED heads mounted on 5 metre high columns. All new external lighting (both building mounted & column mounted) will be controlled via 24/7 digital programmable timers and daylight hold off sensors and directed down only to avoid over-spill.
- 4.14. Surface water is to be disposed of to ground by soakaway. A Sustainable Drainage Solution (SuDS) is proposed to retain any increase in net surface water run-off on site.
- 4.15. The proposed development is not an Environmental Impact Assessment development under the [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2011](#).

5. Development Plan

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

[National Planning Policy Framework \(NPPF\) 2012:](#)

- 5.2. The following sections are relevant to this proposal:
 - Paragraph 11: Determination in accordance with the development plan unless material considerations indicate otherwise;
 - Paragraph 14: Presumption in favour of sustainable development;
 - Paragraph 17: A set of core land-use planning principles should underpin both plan-making and decision-taking;

- Paragraph 34: Maximising the potential for the use of sustainable travel modes;
- Paragraph 35: Design, access and layouts; and
- Paragraph 36: Development accompanied by a Travel Plan;
- Paragraph 72: Ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities.

[Hart District Local Plan \(2006\):](#)

5.3 The following policies are relevant to the proposal:

- Policy GEN 1 (General Policy for Development);
- Policy GEN 4 (General Design Policy);
- Policy CON 5 (Species Protected by Law);
- Policy CON 8 (Trees, Woodland & Hedgerows: Amenity Value);
- Policy URB 20 (Retention and provision of local services and community facilities); and
- Policy T14 (Transport and Development).

6. Consultations

- 6.1. **County Councillor Glen:** Was notified of the proposal.
- 6.2. **Odiham Parish Council:** Odiham parish council is disappointed that whilst dealing with additional parking requirements generated from the increased student capacity, the opportunity wasn't taken to give attention to the existing under provision of parking.
- 6.3. **Hart District Council:** [No objection](#).
- 6.4. **Environmental Health Hart District Council:** No comment.
- 6.5. **Highway Authority:** [No objection](#) subject to the inclusion of a condition requiring a Construction Traffic Management Plan.
- 6.6. **Lead Local Flood Authority:** No comment.
- 6.7. **Public Health:** No comment.
- 6.8. **County Ecologist:** No objection subject to a condition requiring the development to be implemented in accordance with the ecological mitigation and enhancement measures set out in the accompanying Ecological Appraisal and the submission of information regarding enhancement planting proposed to be undertaken on site.
- 6.9. **County Arboriculturist:** Has no objection subject to a condition requiring the development to be implemented in accordance with the submitted Arboricultural information. The arboricultural documentation provides sufficient provision (mitigation) for the preservation of those trees due to be retained. The Landscape information provides sufficient provision (compensation) for the planting of trees.
- 6.10. **County Landscape Planning and Heritage (Archaeology):** No objection.
- 6.11. **County Landscape Planning and Heritage (Landscape):** No comment.

7. Representations

- 7.1. As of 4 October 2016, no representations to the proposal have been received.

8. Commentary

Principle of the development

- 8.1. [Applications for planning permission are required to be determined in accordance with the development plan unless material considerations indicate otherwise](#). Paragraph 14 of the [National Planning Policy Framework](#) (NPPF) (2012) contains a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with the development plan without delay.
- 8.2. [Paragraph 72](#) (Promoting healthy communities) of the [NPPF \(2012\)](#) states that the provision of a sufficient choice of school places is of great importance to meet the needs of existing and new communities. As such the [NPPF \(2012\)](#) states that Local Planning Authorities should give great weight to the need to create, expand or alter schools and that Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement.
- 8.3. Policy URB 20 (Retention and provision of local services and community facilities) of the [Hart District Local Plan \(2006\)](#) states that proposals which provide new school accommodation necessary to meet the needs of the population will be permitted provided that other policies and development control criteria within the Development Plan are satisfied.
- 8.4. The application also involves the demolition of the Caretaker's bungalow. The bungalow is currently being used by one of the site managers of the school and its use as a dwelling is therefore arguably ancillary to the school. The location of the bungalow within the curtilage of the school and within close proximity to the car park and main buildings results in potentially undesirable living conditions for any occupiers of the bungalow. Given the unsuitable siting of the bungalow, it is considered that its loss would not be detrimental to the stock of residential dwellings within the district.
- 8.5. The proposal is for the provision of additional school accommodation and as such is considered to be in accordance with [Paragraph 72](#) of the [NPPF \(2012\)](#) and Policy URB 20 of the [Hart District Local Plan \(2006\)](#).

Design & Visual & Landscape Impact

- 8.6. Policy GEN 1 (General Policy for Development of the Hart District Local Plan (2006) sets out principles for where development will be permitted including development being in keeping with the local character, avoiding amenity impacts, including provision for the conservation or enhancement of the District's landscape, ecology and historic heritage and natural resources, provision of suitable access for all, consideration of highway impacts amongst other considerations. In addition, Policy GEN 4 (General Design

Policy) of the [Hart District Local Plan \(2006\)](#) sets out general design principles, indicating that development will be permitted where they sustain or improve the urban design qualities of towns, villages and other settlements which derive from their layout and form, scale, character or appearance, special features, or the arrangement, scale and design of buildings and spaces.

- 8.7. The application is supported by a detailed [Design and Access Statement](#) which sets out how the proposed scheme has been designed in terms of scale, materials, landscaping and the environmental performance of the proposed building.
- 8.8. The applicant states that the following key principles arose at the [Site Strategy Workshops](#) and have been incorporated into the proposal:
- Providing an open and welcoming entrance to the school to create a presence in the local community with a visible reception for visitors;
 - Spaces designed to be 'agile' i.e. flexible and adaptable;
 - Identifying and enhancing the school's rural identity e.g. with the use of stone, wood and green areas;
 - Introducing a secure building line;
 - Segregating pedestrian and vehicular traffic accessing the site to safeguard members of the public; and
 - Orientate classrooms and outdoor spaces to make best use of natural daylight.
- 8.9. The applicant asserts that the flint coloured brick proposed for the new block reflects the geology of the area on which the school sits and will complement the clay brickwork of the existing school complex. The brise-soleil will reduce direct sunlight into the south facing classrooms and will assist in preventing overheating in the summer months due to solar gains. It will also provide a shaded external area and a canopy which reinforces the entrance to the school from the main road.
- 8.10. The new building will be sited between and adjacent to existing school buildings within the built-up area of the school complex. This siting provides good access to the school facilities and services. It is considered that the proposal would improve the legibility of the school campus and raise the external profile of the school through the use of contemporary design and materials and landscape planting.
- 8.11. The proposal is therefore considered to be in accordance with saved Policies GEN 1 and GEN 4 of the [Hart District Local Plan \(2006\)](#).

Highway Capacity and Vehicular and Pedestrian Safety

- 8.12. Policy T14 (Transport and Development) of the [Hart District Local Plan \(2006\)](#) states that development which accords with other policies of the plan will be permitted provided that they can be served effectively by public transport, cycling and walking and proposals make adequate provision for

highway safety, access and internal layout and parking amongst other considerations.

- 8.13. Paragraph 35 of the [NPPF \(2012\)](#) states that development should be located and designed where practical to accommodate the efficient delivery of goods and supplies, give priority to pedestrian and cycle movements, have access to high quality public transport facilities and create safe and secure layouts. The application was accompanied by a [Transport Statement](#) and [School Travel Plan](#) (as required by Paragraph 36 of the [NPPF \(2012\)](#)) which assessed the potential for the use of sustainable travel modes and the impact of the proposal on the highway network including pedestrian and vehicular capacity, safety and parking provision.
- 8.14. The [Transport Statement](#) identified that when the school reaches full capacity (estimated to be September 2023) there will be an additional 22 vehicles associated with this expansion (as well as 3 additional school buses). This will result in an additional 24 two-way pupil-related vehicular trips in both the AM and PM school peaks respectively and 10 one-way staff-related vehicular trips to the school in the AM and from the school in the PM.
- 8.15. The [Transport Statement](#) concludes that, whilst parking demand in the immediate vicinity of the school is high around the start and end of the school day, the survey results identify that spare capacity exists elsewhere on the local highway network that is still within a reasonable walking distance of the school.
- 8.16. The school currently provides 91 standard on-site staff car parking spaces (including two accessible spaces). The proposals include provision for an additional 10 spaces, meaning that a total of 102 spaces (including 3 accessible bays and parking for a powered two-wheeler) will be provided. The Highway Authority is satisfied that this provision is in line with the [Hampshire County Council On-Site School Parking Guidelines \(April 2013\)](#).
- 8.17. In summary the Highway Authority is satisfied that the proposal will not have a significant impact on the safety or operation of the local highway network. A condition is attached to this recommendation to require the submission of a Construction Traffic Management Plan prior to the commencement of development in order to mitigate any traffic impacts on the highway and promote safety throughout the construction period. As such the proposal is considered to be in accordance with Policy T14 (Transport and Development) of the [Hart District Local Plan \(2006\)](#).

Ecology

- 8.18. The application was accompanied by an [Ecological Appraisal](#), supported by the results of a desk study and extended Phase 1 habitat survey. The Appraisal identified potential impacts upon protected or notable species and habitats.
- 8.19. The report identifies that the main habitats that will be directly impacted by the proposal are amenity grassland, planted semi-mature trees and ornamental hedgerows. These habitats are considered to be of limited

ecological value and that landscaping at the site will mitigate the loss of these habitats.

- 8.20. The report also identifies that the Caretakers bungalow building is an occasionally used, brown long-eared bat transitory roost. Bats and their roosts are legally protected under the [European Habitats Directive \(92/43/EEC\)](#). This protection is transposed into UK law by [The Conservation of Habitats and Species Regulations 2010](#). The Regulations require that a competent authority, including a Local Planning Authority must, in the exercise of any of their functions, have regard to the requirements of the European Habitats Directive so far as any European Protected Species (EPS) may be affected by the exercise of those functions.
- 8.21. The Habitats Directive provides for the derogation from the above prohibitions for specified reasons providing certain conditions are met. Those derogations are transposed into the Regulations by way of a licensing regime that allows what would otherwise be an unlawful act to be carried out lawfully.
- 8.22. These conditions are known as the [three tests](#):
- the proposed development must meet a purpose of ‘preserving public health or public safety or other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment’; and
 - the competent authority must be satisfied that:
 - (a) ‘that there is no satisfactory alternative’; and
 - (b) ‘that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range’.
- 8.23. The County Ecologist has reviewed the [Ecological Appraisal](#) and considers that the roost identified on site is of low conservation significance. The proposal would meet an identified requirement for the provision of additional school places to meet a forecast social demand and, subject to the development being implemented in accordance with the ecological mitigation and enhancement measures set out in the accompanying [Ecological Appraisal](#), it is considered that an EPS License would be likely to be granted.
- 8.24. Subject to the development being implemented in accordance with the recommended conditions included in integral Appendix B, the proposal is considered to be in accordance with Policy CON 5 (Species Protected by Law) of the [Hart District Local Plan \(2006\)](#).

Arboriculture

- 8.25. Policy CON 8 (Trees, Woodland & Hedgerows: Amenity Value of the [Hart District Local Plan \(2006\)](#) requires that development which would affect trees, woodlands or hedgerows of significant landscape or amenity value planning permission will only be granted if these features are shown to be capable of being retained in the longer term or if removal is necessary new planting is undertaken to maintain the value of these features.

- 8.26. The application was accompanied by an [Arboricultural Impact Assessment](#), [Tree Survey](#) and [Arboricultural Method Statement](#) identifying the impact of the development on trees.
- 8.27. The proposal will require the removal of an existing central earth mound and additional landscaped mounds within the pedestrian and vehicular area. This will necessitate the removal of a number of existing trees.
- 8.28. The Assessment identified that a total of [72 trees, part of one group of trees and one hedgerow are anticipated to be lost](#). The individual trees and tree groups to be lost are:
- 22 Category 'A' "Trees of high quality";
 - 19 Category 'B' "Trees of moderate quality"; and
 - 31 Category 'C' "Trees of low quality" (1 group of trees and 1 hedgerow).
- 8.29. The [Arboricultural Impact Assessment](#) concludes that subject to mitigation and supervision being implemented in accordance with the Arboricultural Method Statement, no major impacts are anticipated upon the Root Protection Areas of trees in close proximity to the construction work.
- 8.30. To mitigate and compensate for the loss of trees associated with the development, the applicant proposes the planting of 72 shrubs and semi mature trees within the new school frontage area and within the wider school site as shown on the [Soft Works plan](#). The proposal includes a scheme for on-going [landscape management](#) and the method of their incorporation in the re-designed school frontage in the [Tree Pit Construction and Irrigation Plan](#).
- 8.31. The County Arboriculturist has no objection to the proposal subject to a condition requiring the development to be implemented in accordance with the submitted Arboricultural information. This is included in integral Appendix B. The proposal is therefore considered to be in accordance with Policy CON 8 (Trees, Woodland & Hedgerows) of the [Hart District Local Plan \(2006\)](#).

Sustainability

- 8.32. The applicant states that the new building has been designed to reduce energy consumption at source with a 'fabric-first' approach and will be super-insulated to reduce energy loss through the building envelope.
- 8.33. To reduce the use of energy at source, each space within the school will receive generous amounts of natural day lighting through design. Artificial light fittings will be day-light linked with absence detection to ensure that minimum energy is used. Other passive measures will include external brise-soleil and solar control coatings to the glass to avoid over-heating and glare.
- 8.34. Low energy mechanical vent mixing units will provide a constant supply of preheated fresh air to the teaching spaces, regulating internal temperatures. Each room will have a concrete soffit as a ceiling to absorb heat energy and minimise the extreme highs and lows of temperature that classrooms can experience.

8.35. All statutory services connected to the new building will be fitted with SMART meters to help with the management of energy and monitor consumption within the school. The proposed water usage of the school has also been considered and water saving sanitary fittings will be specified throughout.

Summary

8.36. It is considered that the proposal would:

- be acceptable in terms of sustainable design and would enhance the public frontage of the school;
- not have a significant impact on the safety or operation of the local highway network;
- not have an adverse impact on ecology and is likely to be granted an EPS license by Natural England;
- include mitigation and enhancement planting which would compensate for the loss of trees as a result of the works; and
- be of sustainable construction.

9. Recommendation

9.1. It is recommended that planning permission be GRANTED subject to the conditions listed in integral Appendix B.

Appendices:

Integral Appendix A – Corporate or Legal Information

Integral Appendix B – Conditions

Integral Appendix C – Annexes to Reasons for Conditions

Appendix D - Location Plan

Appendix E – Site Plan

Appendix E – Landscaping Plan

Appendix F - Elevations

Other documents relating to this application:

<https://planning.hants.gov.uk/ApplicationDetails.aspx?AppNo=16/02229/HCC>

Rpt/7852/RS

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

Hampshire safer and more secure for all:	No
Corporate Improvement plan link number (if appropriate):	
Maximising well-being:	No
Corporate Improvement plan link number (if appropriate):	
Enhancing our quality of place:	No
Corporate Improvement plan link number (if appropriate):	
OR	
This proposal does not link to the Corporate Strategy but, nevertheless, requires a decision because: The proposal does not link to the Corporate Strategy but, nevertheless, requires a decision because the proposal is an application for planning permission and requires determination by the County Council in its statutory role as the minerals and waste planning authority.	

Other Significant Links**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

16/02229/HCC - Provision of new accommodation to expand the existing Robert May's School by one form of entry (150 pupils) with associated remodelling and expansion of car park and coach drop off, including the demolition of the caretakers bungalow

Hampshire County Council
Elizabeth II Court West
Sussex Street
Winchester
SO23 8UD

CONDITIONS

Time Limits

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

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

Hours of Working

2. No work relating to the construction of the development 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 0800 or after 1800 Monday to Friday inclusive, before 0800 or after 1400 on Saturday and not at all on Sunday or recognised Public Holidays.

Reason: To protect the amenities of occupiers of nearby properties in accordance with Policy GEN 1 (General Policy for Development) of the Hart District Local Plan (2006).

Materials

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

Reason: In the interests of visual amenity and to secure a high quality development and in accordance with Policies GEN 1 (General Policy for Development) and GEN 4 (General Design Policy) of the Hart District Local Plan (2006).

Highways

4. A Construction Traffic Management Plan, including lorry routing, the provision for contractor's vehicle parking and turning spaces, measures to prevent mud being deposited on the highway and a programme for the construction shall be submitted to and approved in writing by the Local Planning Authority before development commences. The agreed details

shall be fully implemented before the development is commenced and maintained for the duration of the development.

Reason: In the interests of highway safety in accordance with Policy T14 (Transport and Development) of the Hart District Local Plan (2006).

5. Prior to the occupation of the extension, covered cycle parking/storage shall be provided in accordance with Hampshire County Council's On Site School Parking Guidelines (April 2013).

Reason: To reduce reliance on the private car in accordance with Policy T14 (Transport and Development) of the Hart District Local Plan (2006).

Landscaping

6. Prior to the commencement of development, details of enhancement landscaping in accordance with section 4.4.1 (Vegetation Planting) of the Ecological Appraisal (September 2016) shall be submitted to and approved in writing by the Local Planning Authority. The approved details and landscaping shown on drawings: P11149-HCC-XX-GF-00-L-7300 PO1, P11149-HCC-XX-GF-00-L-7301 PO1 and P11149-HCC-XX-GF-00-L-7310 PO2 shall be implemented as approved in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any plants or trees which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To improve the appearance of the site in the interests of visual amenity and in accordance with Policies GEN1 (General Policy for Development), GEN4 (General Design Policy), CON 5 (Species Protected by Law) and CON 8 (Trees, Woodland & Hedgerows) of the Hart District Local Plan (2006).

Arboriculture

7. The development hereby permitted shall be implemented in accordance with the Arboricultural Impact Assessment (August 2016), Arboricultural Method Statement (August 2016) and Tree Survey (August 2016) submitted with the application.

Reason: To ensure the protection of trees proposed to be retained as part of the development and to ensure the development is in accordance

with Policy CON 8 (Trees, Woodland & Hedgerows) of the Hart District Local Plan (2006).

Ecology

8. The development shall be implemented in accordance with the ecological mitigation and enhancement measures detailed in section 4 of the Ecological Appraisal (dated September 2016), unless otherwise approved in writing by the Local Planning Authority. The compensation measures shall be permanently retained and maintained in accordance with the approved details.

Reason: To provide adequate mitigation and compensation for in accordance with Policy CON 5 (Species Protected by Law) of the Hart District Local Plan (2006).

Water Environment

9. Prior to commencement of development, details of the method of disposal of surface water from the car park and coach drop-off/collection areas shall be submitted to and approved in writing by the Local Planning Authority. Prior to discharge to ground, surface water from these hard-surfaced areas shall be passed through a Sustainable urban Drainage System or suitably sized oil interceptor.

Reason: As the site is located within a Source Protection Zone 2 and surface water from trafficked areas should be suitably treated to remove any risk of contamination of groundwater in accordance with Policy GEN 1 (General Policy for Development) of the Hart District Local Plan (2006).

Plans & Particulars

10. The development hereby permitted shall be carried out in accordance with the following approved plans: P11147-HCC-XX-00-DR-A-1505 PO2, P11147-HCC-XX-00-DR-A-1500 PO2, P11147-HCC-XX-00-DR-A-1501 PO2, P11149-HCC-XX-ZZ-DR-A-3010 PO1, P11149-HCC-XX-ZZ-DR-A-3000 P03, P11149-HCC-XX-00-DR-A-2000 P01, P11149-HCC-XX-00-DR-A-2005 P04, P11149-HCC-XX-01-DR-A-2001 P01, P11149-HCC-XX-01-DR-A-2015 P04, P11149-HCC-XX-RL-DR-A-2035 P04, P11149-HCC-ZP-XX-VS-A-1815 P04, P11149-HCC-ZP-XX-VS-A-1816 P01, P11149-HCC-ZP-XX-VS-A-1817 P01, P11149-HCC-XX-GF-00-L-7001 P02, P11149-HCC-XX-GF-00-L-7000 P07, P11149-HCC-XX-DR-00-L-7200 P01, P11149-HCC-XX-GF-00-L-7300 P01, P11149-HCC-00-DR-A-1100, P11149-HCC-ZZ-00-DR-A-1610 P01, P11149-HCC-XX-XX-VS-A-1800,

P11149-HCC-XX-GF-00-L-7301 P01, P11149-HCC-XX-GF-00-L-7310 P02.

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

Note to Applicants

1. In determining this planning application, the Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees and the agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken positively and proactively in accordance with the requirement in the National Planning Policy Framework, 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

Annexe to Reasons for Conditions (as required by Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010)

National Planning Policy Framework (NPPF) 2012:

Paragraph 11: (Determination in accordance with the development plan)

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Paragraph 14 – Presumption in favour of sustainable development

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For plan-making this means that:

- local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
 - o any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this
 - o Framework taken as a whole; or
 - o specific policies in this Framework indicate development should be restricted.

For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - o any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - o specific policies in this Framework indicate development should be restricted.

Paragraph 17: (Core land-use planning principles should underpin both plan-making and decision-taking)

Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:

- be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;
- not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
- support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);
- contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;
- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production)

- conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and
- take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

Paragraph 34 – Promoting sustainable transport

Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. However this needs to take account of policies set out elsewhere in this Framework, particularly in rural areas.

Paragraph 36 - Promoting sustainable transport

A key tool to facilitate this will be a Travel Plan. All developments which generate significant amounts of movement should be required to provide a Travel Plan.

Paragraph 72 - Promoting healthy communities

The Government attaches great importance to ensuring 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:

- give great weight to the need to create, expand or alter schools; and
- work with schools promoters to identify and resolve key planning issues before applications are submitted.

[Hart District Local Plan \(2006\):](#)

Policy GEN 1 General Policy for Development

Proposals for development which accord with other proposals of this plan will be permitted where they:

- (i) Are in keeping with the local character by virtue of their scale, design, massing, height, prominence, materials, layout, landscaping, siting and density;
- (ii) Avoid any material loss of amenity to existing and adjoining residential, commercial, recreational, agricultural or forestry uses, by virtue of noise, disturbance, noxious fumes, dust, pollution or traffic generation;

- (iii) Cause no material loss of amenity to adjoining residential uses, through loss of privacy, overlooking or the creation of shared facilities;
- (iv) Do not constitute ribbon or sporadic development, unrelated to existing patterns of settlement within the District;
- (v) Include provision for the conservation or enhancement of the District's landscape, ecology and historic heritage and natural resources;
- (vi) Where the public would reasonably expect to use the building, provide suitable access for people with impaired mobility, including those confined to wheelchairs;
- (vii) Have adequate arrangements on site for access, servicing or the parking of vehicles;
- (viii) Do not give rise to traffic flows on the surrounding road network, which would cause material detriment to the amenities of nearby properties and settlements or to highway safety;
- (ix) Do not create the need for highway improvements which would be detrimental to the character and setting of roads within the conservation areas or rural lanes in the District;
- (x) Do not lead to problems further afield by causing heavy traffic to pass through residential areas or settlements, or use unsuitable roads;
- (xi) Include provision for any necessary improvements to infrastructure and utilities resulting from the development;
- (xii) Take account of the proximity of overhead cables and power lines;
- (xiii) Avoid the installation of lighting, which is visually damaging to the character of the area.

GEN 4 (General Design Policy)

Development proposals will be permitted where they sustain or improve the urban design qualities of towns, villages and other settlements which derive from their layout and form, scale, character or appearance, special features, or the arrangement, scale and design of buildings and spaces.

CON 5 (Species Protected by Law)

Planning permission will not be granted for development that would have a significant adverse effect on plant or animal species or their habitats protected by law unless conditions are attached or planning obligations entered into requiring the developer to take steps to secure their protection.

CON 8 (Trees, Woodland & Hedgerows: Amenity Value)

Where development is proposed which would affect trees, woodlands or hedgerows of significant landscape or amenity value planning permission will only be granted if these features are shown to be capable of being retained in the longer term or if removal is necessary new planting is undertaken to maintain the

value of these features. Planning conditions may be imposed to require the planting of new trees or hedgerows to replace those lost.

URB 20 (Retention and provision of local services and community facilities)

Proposals which retain or provide new local shops, schools, post offices, medical facilities and other community based services will be permitted provided that other policies and development control criteria are satisfied.

T14 Transport and Development

T14 development proposals which accord with other policies of this plan will be permitted provided that:

- (i) Within existing or proposed built up areas they are, or could be, served effectively by public transport, cycling and walking;
- (ii) Those of type likely to attract a large number of trips are located where choice in transport mode can be provided, including a significant proportion by public transport;
- (iii) They make adequate provision for highway safety, access and internal layout and parking.