

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Regulatory Committee
Date:	18 June 2014
Title:	Application for construction of a new two-storey 1 Form of Entry Primary School with associated car parking and external areas at Rooksdown Site, Near Park Prewett Road, Basingstoke Hampshire. (Application No: 14/01139/CC3) (Site Ref: BAE066)
Reference:	5917
Report From:	Head of County Planning

Contact name: Kristina King

Tel: 01962 846496

Email: kristina.king@hants.gov.uk

1. Executive Summary

- 1.1. Planning permission is sought for a new two-storey 1 Form of Entry (maximum of 210 pupils) primary school with associated car parking and external areas at Rooksdown Site, Near Park Prewett Road, Basingstoke. Through consideration of planning application (13/00579/OUT) for 585 new dwellings, open space provision and landscaping with details submitted for the means of access that Basingstoke and Deane Borough Council resolved to grant planning permission for subject to the signing of the Section 106 Agreement it was recognised that there was a need for an additional Primary School to meet the forecasted needs of the existing and expanding local community.
- 1.2. When considering the application the issues which should be taken into consideration are the high quality design of the school buildings, the orientation of the school buildings, the impact of the school buildings on the Park Prewett Conservation Area and in particular the area of open space to the south of the School, the staff car parking provision and cycle provision, highways safety and the drop off and parking provision on the local road network, the pedestrian and cycle linkages, the landscape impact and nature conservation impact and the proposed sustainability features.
- 1.3. It is considered that the proposal would be in accordance with the development plan (summary attached) whilst the proposed school building would slightly intrude into the Conservation Area and area of open space to the south it is considered that the impact from this minimal intrusion (Saved Policy E3) is outweighed by the need for the new School to provide school places for pupils to serve the Civil Parish of Rooksdown (para 72 of the

NPPF). The site constraints are such that the orientation is justified and the need to incorporate the school into the wider development is important. The development complies with Saved Policy E1 as the design of the School building is of a high quality that will complement the surrounding existing structures with a landscape strategy that will ensure the retention of the mature line and cluster of trees along with the orchids (Saved Policy E6). The trees to be retained will be appropriately protected subject to compliance with conditions. The proposal will generate an increase in vehicle movements but to a level that will not compromise the network capacity or negatively impact on the safety of the local road network. On site car, cycle and scooter parking meets or exceeds the Hampshire parking standards (Saved Policy A1) and there are appropriate pedestrian and cycle entrances that link to the wider footways and cycle routes (Saved Policy A2). The ecological value of the site is such that the level of biodiversity on site will be maintained and the nature conservation status of protected species will not be impacted (Saved Policy E7).

2. Site

- 2.1. The proposed school 2.3ha site (as detailed on plan P09155A 103 revP1) is located to the south east of the proposed Land North of Park Prewett housing development for 585 new dwellings, open space provision and landscaping with details submitted for the means of access which Basingstoke and Deane Borough Council resolved to grant outline planning permission (13/00579/OUT) subject to the signing of the Section 106 legal agreement.
- 2.2. The site is located to the east of the Rooksdown Community Centre beyond which lies the residential area within the Park Prewett Conservation Area and an area identified for a health clinic and other health related uses. The whole area lies within the civil parish of Rooksdown. The area was previously the Park Prewett mental hospital which shut in 1997. To the south of the site lies an area of open space.
- 2.3. The site is currently a greenfield site following the demolition of a part of the Park Prewett hospital and the establishment of grassland. The school site benefits from a line of mature tree planting along the north western boundary of the site separating the school from the new residential development area. The eastern end of the site is also heavily treed with a cluster of trees on the southern boundary also. On the western boundary there is a grouping of Orchids. The Park Prewett Conservation Area encroaches into the western/southern corner of the site.

3. Proposal

- 3.1. Planning permission is sought for a new two-storey 1 Form of Entry (maximum of 210 pupils) primary school with associated car parking and external areas following Hampshire County Council as the Local Education Authority forecasting pupil numbers in the area following the establishment of new housing developments in the Rooksdown area, their subsequent

build out rate and the number of incoming families that would inhabit the new homes. The school will open with 30 pupils on role in the first year.

- 3.2. On opening the school would be called Castle Hill Primary School. The following facilities are to be provided and have been identified for potential wider use by the community:
 - main hall;
 - library;
 - ICT rich Learning Resource Centre; and
 - toilets (including fully accessible WC).
- 3.3. Further spaces that will be provided for use by the school only include:
 - Classrooms (Reception and Years 1-6);
 - Group Rooms;
 - Staffroom and Staff Workspace;
 - Administration Offices;
 - Pupil and Staff Toilets;
 - Accessible WC;
 - Kitchen;
 - Other supporting facilities including a Plant Room, Storage and Caretakers.
- 3.4. The internal layout of the building has been designed to enable the building to meet the needs of different activities, group sizes, and individual pupil needs. It will feature spaces with different scales, natural day lighting and a variety of interior finishes to create distinct zones with individual identities.
- 3.5. The building is to be designed such that it would have a 'Contemporary Rural' feel taking into consideration the design principles of the adjacent housing development site by David Wilson Homes.
- 3.6. It is proposed that the school building would be located (P09155A 106 revP2) within the south western corner of the site with the main entrance facing towards the community centre and residential area Park Prewett. The building would comprise of both pitched and flat roofs, it would be constructed of a combination of brick, slate and timber boarding with polyester powder coated aluminium framed glazing and doors. The dual pitched roofs would be finished with slate and the small areas of flat roofs linking the areas together would be finished with a high performance roofing system. Roof overhangs would be included to provide shading around the more exposed elevations and play areas. These overhangs would also be utilised to prevent climbing onto the flat roofs. In addition anti-climb downpipes are proposed to reduce climb risk, external lighting that is triggered by movement would be installed and there would be CCTV cameras erected to the perimeter of the building.
- 3.7. On the roof of the building it is proposed to install a 90m² to 100m² solar photovoltaic array to produce around 12-15kwp to produce an estimated annual output of 13,000-15,000kwh. The array would be secured to the roof

by connection to the structure rather than securing with ballast. In addition to the photovoltaics it is proposed to use absence detection with day lighting linking within classrooms areas and presence detection to circulation areas and toilets to preserve energy. SMART metering would be installed.

- 3.8. The need for natural ventilation and daylight has informed the design. In order to maximise this opportunity to the first floor classrooms it has been stated that the design proposal includes a flat roof zone to enclose the single storey elements. It is stated that this arrangement also provides the children occupying the first floor spaces the opportunity to have a view of both aspects of the site, and in particular to the entrance aspect of the building, offering a direct visual connection with the surrounding community and enhancing their perception and potentially ownership of it.
- 3.9. When considering fire safety and property risk, the proposal has been risk-assessed in line with the agreed Hampshire County Council Property procedures. The assessment confirmed that the provision of sprinklers is not required.
- 3.10. The school site has been designed to enable provision for a grassed sports pitch and a multi use sports area to the rear of the proposed teaching buildings. The decision was taken that this would make best use of the well established natural surroundings that give the school its rural feel. Within the school grounds lightweight canopies would be erected to provide sheltered outside teaching rooms to provide greater variety to the teaching environments.
- 3.11. The orientation of the building and the location of the required outside play areas for pupils seeks to minimise the loss of existing vegetation (including orchids) and trees. However there would be the need for a few trees to be lost to accommodate the school (P09155-L-702 revD) some of which are within the Conservation Area. To mitigate against the loss of trees new tree planting would take place (P09155-L-700 revD). In addition to this large areas of shrub planting are proposed to the front of the school site. The school will be bound by a 1.2m 'estate' style fence to the front and to the rear by a 1.8m high weldmesh fence. The proposed colour of this fencing is black.
- 3.12. An ecological assessment was submitted with the planning application. The assessment concluded that the habitats on site are either of negligible ecological value or valuable at a local level. However the orchids, White Helleborine, are a notable species and valued at a national level. The proposal will not result in impacts to any active badger sets, or heavily used foraging areas. There are some existing bat boxes on the site, erected as previous compensation. There is no evidence that the trees are being used or that trees support the potential for bat roosts therefore no bat roosts will be impacted by the scheme. None of the trees to be removed support bat boxes. There is also low foraging or commuting potential for bats.

- 3.13. Park Prewett Road is the main access road providing connection to the proposed school entrance. This is also the location of the main pedestrian entrance. Two further pedestrian entrances are proposed on the western and eastern sides of the site. These would provide a link to the residential development to the north west and the area of open space to the south east. Adjacent to the western pedestrian access six covered sheffield stands are to be provided which would be able to accommodate 12 cycles and scooter racks to accommodate 27 scooters. Within the school site there would be a second covered cycle shelter for use by staff with two hoops to accommodate four cycles.
- 3.14. The car park is to have 24 spaces, including two for disabled users. Provision is made for the turning of delivery and refuse vehicles. The external car parking lighting will consist of energy efficient LED luminaires mounted on 5m lighting columns. This lighting will be controlled by a time switch and photo electric cell to control the illumination period.
- 3.15. The school catchment area would be walkable within 10 minutes. Adjacent to the school is the Rooksdown Community Centre which has a car park with maximum capacity for 21 standard bays plus three disabled bays. Although it has been stated that there would be a minimum reserved capacity of 10 standard and one disable space at school pick up and drop off times. The likely scenario for the parent parking on the surrounding road network is that vehicles will be parked on both sides of Park Prewett Road (East) resulting in a capacity of 21 spaces. On Park Prewett Road (North) with vehicles parked on both sides of the road there would be around 27 spaces as the reserved capacity that could accommodate school parking. There are additional roads that fall within a six minute 'desired' walking distance of 500m from the School. Taking into consideration the whole surveyed area it is stated that 126 spaces will remain as a minimum spare capacity to accommodate the parent parking demand. A nearby Infant and Junior School was considered to forecast the Castle Hill Primary School modal split due to the similar catchment area size and its distance from the school. The pupil modal split showed a large proportion of pupils walking (75%) to the schools and 14% and 16% trips made by car or car share respectively. Based on the modal split and the number of pupils and staff attending the school (at capacity) it has been estimated that pupils and staff travel would result in 163 walking, 8 cycling, 2 travelling by bus, 1 by train, 53 by car and 14 by car share.

4. Development plan

- 4.1. The appropriate development plan document for consideration is the Basingstoke and Deane Borough Local Plan Review (2006)
- 4.2. The relevant saved policies are E1 (Development Control), E3 (Area of Architectural or Historic Interest), E6 (Landscape Character), Policy E7 (Nature/Biodiversity Conservation), A1 (Car Parking) and A2 (Encouraging Walking, Cycling and the Use of Public Transport),

- 4.3. Due to the age of the saved policies there is a need to consider the policies within Section 8, 10, 11 and 12 of the National Planning Policy Framework (NPPF) as this provides more up to date planning policy guidance.
- 4.4. The Park Prewett Conservation Area Appraisal is a material consideration.

5. Consultations

- 5.1. **Councillor Reid** Supports the application for the Rooksdown School and hopes that the Regulatory Committee will be minded to approve it. 'There are a couple of items that are being discussed with the Rooksdown Parish Council, neither of which should be a cause for rejection. The issue of parking for parents on the school run is being address and will be the subject of future applications. The school will start with a single form of entry – thirty pupils in year R – and will build up from there. The phased build-up makes it possible to have a parking strategy that grows as the school grows. The security of the building has been discussed with the crime prevention experts and their advice has been incorporated into the design. As always there is a compromise to be struck here between turning the school into a fortress and making it attractive and welcoming to very young children. I believe a good balance has been achieved. The plans for the school have been the subject of extensive consultation and constructive comments were received as a result. I understand that Castle Hill Juniors' management team (that will run the new school) supports the design. The school is very much needed by the Rooksdown Community. The target is to have it built and ready to open by September 2015. I am assured that this is possible'.
- 5.2. **Basingstoke and Deane Borough Council** raise no objection subject to the following recommendations:
 - 1. It is recommended that additional planting should be included within the proposals. The beech hedge along the south-western corner (near to the garden/future parking) should be reinforced with additional tree species, in order to soften the impact of the built form. It is also considered that additional tree species should be planted within the areas of established trees, in order to plan for future succession. Finally the colour of the 1.8m high fencing needs to be agreed. It is considered that this should be green, as this is a recessive colour and will blend in better with surrounding vegetation. These details could be supplied as part of a condition.
 - 2. The submitted documents and plans are not sufficiently detailed to allow certainty regarding the proposed tree protection and mitigation. The proposed tree protection and mitigation works have been presented in the spirit of retaining the trees on site however the extent of required detail, with terms of reference and the proposed techniques to be employed do not align themselves with BS5837: 2012 and as such the Tree Officer cannot be confident in the certainty of the proposed outcomes.

3. The position and orientation of the school as proposed would intrude into an important area of open space which would result in less than substantial harm to the character of the Conservation Area. Reorientation of the buildings on an east-west axis would allow them to be positioned so as to mitigate or even negate their intrusion into the open space. Ideally the buildings should be located within the north eastern part of the site to minimise impact on the sense of open space.
4. Consideration of the comments made by the local highway officer regarding the agreement of parking within the Rooksdown Community Association car park, the assumptions made for parent drop off, swept path diagrams for refuse and Hampshire fire vehicles used within the Basingstoke area, the potential for pedestrian links to the residential development area to the north of the proposed school location.
5. All wildlife protection and mitigation measures shall be carried out in accordance with the Ecological Appraisal submitted by HCC dated 03 2014. The development shall be carried out in accordance with the approved report.
6. The submitted site location plan P09155 A 102 revP1 (Red Lien Plan) appears to overlap on the northern boundary with the red line site boundary submitted for 13/00579/OUT (Residential development comprising up to 585 new dwellings, open space provision and landscaping with details submitted for the means of access) and it is advised that this should be explored.

5.3. **Basingstoke and Deane Borough Council Conservation Officer** recommends refusal for the following reason: The proposal would harm the character and appearance of the Park Prewett Conservation Area by virtue of intruding into an important open space which is fundamental to the significance of the conservation area contrary to Policy E3 of the Local Plan, Section 12 of the NPPF and advice contained in the English Heritage Practice Guide. The key issue identified was the preservation or enhancement of the character or appearance of the Conservation Area. The comments state that the former cricket ground and playing fields are an important open space within the Conservation Area both in terms of the attractive physical contribution they make towards its character an environmental quality but also because of the historic association with the sites historic use. Typical institutions of this type dating from the late 19/early 20th Century sports grounds were fundamentally important to the attitudes towards patient care and were also often valued by the local communities due to their quality of maintenance and generally high quality, and as such were also a community asset. The position and orientation of the school as proposed would intrude into this important open space. Reorientation of the buildings on an east-west axis would allow them to be positioned so as to mitigate or even negate their intrusion into the open space. Ideally the buildings should be located within the north eastern part of the site to minimise impact on the sense of open space. As they stand proposals would fail to better reveal the significance of the Conservation

Area and would result in less than substantial harm to its character and appearance. Whilst it is accepted that significant public benefits would result from the provision of a new school it is considered that this benefit could still be achieved if the school buildings were repositioned, as outlined above, and that there is therefore no justification for the harm that would result from proposals in their current form.

- 5.4. **Environment Agency** has no comments to make.
- 5.5. **Highway Authority** Raise no objection to the proposed development. The on-site staff parking provision meets Hampshire's On-site School Parking Guidelines (2013). The number of cycle and scooter parking exceeds the Hampshire's On-site School Parking Guidelines (2013) also. The Transport Statement used comparable survey data with Merton infant and junior schools to estimate the modal split. As the catchment areas for the Merton and Castle Hill School lie largely within a 10 minute walk and are placed similarly in new development areas, the Merton travel data appears to be a reasonable comparator. It is considered that this anticipated level of traffic can be accommodated on the local road without compromising network capacity. From looking at the conclusions of the parking assessment there would appear to be sufficient capacity on the local road network and therefore the additional car parking can be accommodated safely. The school travel plan included states that a 'Walk once a week' initiative will be established with provision for scooter and pedestrian training for pupils. The plan also aims to promote car sharing information, and public transport information. A travel plan will need to be submitted once the school is operational. From considering the accident data no issues with the design or safety of the roads around the school have been raised. The pedestrian footways to the north and south of the vehicular entrance to the site are appropriate to demonstrate that there will not be conflict between pedestrians/cyclists and vehicles at the school entrance. There is to be a pedestrian entrance to the north and it is necessary for details of this to be submitted to ensure that there is an appropriate pedestrian link to the residential area.
- 5.6. **Rooksdown Parish Council** objects to the planning application for the following reasons:
- (i) HCC's failure to include adequate drop off facilities. From HCC's own figures one can work out, that when we finally have a completed 2FE school that we are forecast to have, there will be over 100 cars looking for parking spaces to drop off and pick up pupils in that corner of Park Prewett Road. At the Norrie Court end we already know that problems have been caused by just eight or ten cars. HCC's own safety committee identifies the car problems that half that number will create in blocking the Community Centre car park access let alone the problems with blocking the roundabout and the access to the **585 houses** that are to be built by David Wilson Homes.

It is also easy to conclude that the number of cars will be higher in the short term than those mentioned in the consultant's report which uses the Merton schools for forecasting. The current growth plan for the Rooksdown site will not allow siblings to be transferred into the school, therefore the school run will involve more than one school for those families. The Rooksdown site might be within walking distance but the other school will definitely not be – creating a significantly higher number of cars looking for spaces.

We question whether this problem has been caused by the lack of time that HCC has allowed for this whole process. It would have been much easier to include a drop off area if the site was bigger and HCC had requested from the HCA the extra piece of land at the end of the site (which is currently identified for allotments). With the timing difference between the DWH plans showing the allotments and HCC's it is easy to conclude that HCC decided this land was not needed before any plans had even been drawn up.

N.B. These concerns have been raised with HCC officials responsible for this project and a meeting was arranged to address these issues.

- (ii) 'RPC also wishes to record its objection to the inclusion of flat roofed buildings within the development, despite reported assurances regarding mitigation measures such as CCTV and roof overhangs'.

6. Representations

- 6.1. One resident has objected to the planning application in its current form as there is considered to be a lack of drop off parking and consequently it is felt that the local roads will not be able to cope if people park on them to drop off pupils of the school. It is felt that the community centre car park is in constant use and is not big enough to be shared by the school. It is requested that a drop off area is included within the school site.

7. Commentary

- 7.1. The need for the development has been appropriately demonstrated as it is to meet the needs of the existing and expanding community within the Civil Parish of Rooksdown. The proposed development would therefore meet the needs of the local community and would thereby accord with the aims of the National Planning Policy Statement in particular paragraph 72 which states that 'great importance should be given to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities'.
- 7.2. The proposed development site is partially located within the Park Prewett Conservation Area therefore the Conservation Area Appraisal should be taken into consideration when considering the impact of the development on this designated area. The Conservation Area was designated in recognition of the areas special architectural and historic interest. Such factors such as

the historic development, the contribution of individual or groups of buildings to the streetscene and the spaces that surround them and the relationship between the built environment and the landscape should be considered when determining the planning application. The Conservation Area officer at Basingstoke and Deane Borough Council has recommended refusal of the planning application due to the position and orientation of the school building resulting in an intrusion of the school building into the open space to the south of the site. These comments are noted and the importance of the area of open space is understood particularly when considering the historic use of the site and the need to ensure patient's access to natural areas of open space where recreational activities such as cricket could be enjoyed.

- 7.3. The Conservation Area officer would like to see the School buildings within the north eastern corner of the site or re-orientated on an east to west axis to reduce the intrusion of the building into the area of open space. The concerns of the Conservation Area officer have been considered. The proposed location of the building to the south western side of the site and orientation on a north to south axis would ensure that there is a positive relationship between the proposed School buildings and the Community Centre. Furthermore the building would be orientated to face the community it is looking to serve as the main residential areas are to the west and north of the School site. The vehicular entrance point is also to the south west designed as such to make use of the existing road connections. If the building was to be sited within the north eastern corner of the site it is felt that the School would feel separated from the Community Centre and therefore not relate positively to the local community. With regard to altering the orientation of the School building, this would align with the historic hospital out building that was previously on the site but there would be a consequential impact on the natural constraints that surround the site, such as the significant mature trees and areas of orchids. It is considered that the proposed position and the orientation of the School building is the most suitable taking also into account the need for the grass playing field, hard court play area and staff car parking.
- 7.4. There is a need to consider the impact of the building's position and design on the designated Conservation Area. Saved Policy E3 seeks to protect the setting of the Conservation Area. It states that developments will be permitted provided that the proposals preserve or enhance the areas special character or appearance. It is noted that the building proposed position will intrude into the area of open space to the south of the site and it is acknowledged that this area is important and necessary to ensure the provision of a sustainable community. However, the intrusion is thought to be slight and it is such that it will ensure that a significant majority of the area of open space is retained for use by the wider community thereby meeting the aims of policy 131 of the NPPF. The mature line of trees that bound the site to the north and the clusters of trees to the south will ensure the natural parkland feel of the area is retained. Furthermore the areas of outside play space for pupils of the School will ensure the open space feel is retained and protected to the rear (east) of the School building. Overall it is considered

that whilst there is a slight impact to the Conservation Area the proposal does appropriately preserve the appearance of the area through the maintenance of established vegetation and the feeling of natural open space.

- 7.5. Saved Policy E1 part i. states that developments will be permitted provided that they are of a high standard of design and make efficient use of land. The design of the school is of a high quality, modern design with proposed external materials and colours that will complement the existing buildings within the Conservation Area and immediate locality. The appearance of the main entrance of the School will be attractive and enhance the quality of the area. As discussed above it is felt that taking into consideration the site constraints the design of the school and outside space makes efficient use of land and will facilitate the establishment of a strong sense of place for use by the local community. The façade of the southern elevation provides natural surveillance over the area of open space. It is noted that the Parish Council is concerned about the flat roofs, it has been appropriately demonstrated that the design incorporates appropriate design features to prevent climbing onto the roofs of the buildings with additional use of CCTV thereby minimising the opportunities for crime.
- 7.6. Whilst it is acknowledged that there will be the need to remove a number of trees to provide for the School development the main belt of planting and clusters of trees and orchids on site are to be retained and appropriately protected throughout construction. The landscape plan suitably details that additional tree and hedgerow planting is proposed that will replace to some extent the trees lost. Therefore it has been considered that the proposal is sympathetic to the quality of the area and meets the aims of part ii. of Saved Policy E1. Basingstoke and Deane Borough Council has recommended that further tree planting should be included and it is proposed that if the planning application is approved that this is secured through the submission of a revised detailed landscape planting scheme. The proposal is in accordance with Saved Policy E6.
- 7.7. There is a need to ensure the protection of the trees and the comments from Basingstoke and Deane Borough Council are noted regarding the need for further reassurance that the health and longevity of the retained trees will not be impacted by the development. Internal advice sought suggests that the submitted arboricultural information is acceptable to demonstrate that there will not be an impact on the trees. However it is acknowledged that there is a need for conditions to be included should planning permission be granted to secure the tree protection methods and ensure that an arboriculturalist is present when the most sensitive work within the root protection area is being undertaken.
- 7.8. The provision of solar photovoltaics on the roof of the School alongside the layout, orientation and building massing help to minimise energy consumption and increase energy consumption from renewable sources. This is supported and meets with the aims of part v. of Saved Policy E1 and paragraphs 96 and 97 of the NPPF.

- 7.9. Saved Policy E1 part iii. also requires new development to not result in inappropriate traffic generation or compromise highways safety. The Highway Authority has been consulted and is satisfied with the standard of the transport statement and the forecasts made. On this basis the Highway Authority is satisfied that it is possible for the predicted number of vehicles arriving to drop off pupils to be accommodated on the surrounding roads and within a walkable distance of the School site. The level of on road parking is such that it will not compromise the network capacity or negatively impact on the safety of the local road network. The on-site staff parking provision, inclusion of covered cycle parking for staff and pupils and scooter parking for pupils meets the Hampshire standards and therefore comply with Saved Policy A1.
- 7.10. The location of the school site and the position of the pedestrian and cycle access points support the use of alternative modes of travel to the site and it has been demonstrated that there are 'quiet' links and off-road cycle routes linking to the School site. Through providing a pedestrian access on the north and south side of the main vehicular entrance to the site it is appropriate to ensure that there will not be conflict between pedestrians, cyclists and vehicles at the School entrance. In time, once the detailed design of the residential development to the north of the school site is known it will be possible to provide a pedestrian access into this area to facilitate shorter walking routes to the school. It is recommended that this is secured by condition. The proposal thereby accords with Saved Policy A2.
- 7.11. The ecological value of the site is negligible and as such the proposal would not harm the conservation status of any European protected species. The orchids on site are being appropriately protected through construction and will be retained for an aesthetic and educational use once operational. It is important that the existing bat boxes on site are retained to ensure maintenance of the on site biodiversity. The proposal accords with the aims of Saved Policy E7.
- 7.12. In conclusion, it is considered that the proposal would be in accordance with the development plan (summary attached) whilst the proposed school building would slightly intrude into the Conservation Area and area of open space to the south it is considered that the impact from this minimal intrusion (Saved Policy E3) is outweighed by the need for the new School to provide school places for pupils to serve the Civil Parish of Rooksdown (para 72 of the NPPF). The site constraints are such that the orientation is justified and the need to incorporate the school into the wider development is important. The development complies with Saved Policy E1 as the design of the School building is of a high quality that will complement the surrounding existing structures with a landscape strategy that will ensure the retention of the mature line and cluster of trees along with the orchids (Saved Policy E6). The trees to be retained will be appropriately protected subject to compliance with conditions. The proposal will generate an increase in vehicle movements but to a level that will not compromise the network capacity or negatively impact on the safety of the local road network. On

site car, cycle and scooter parking meets or exceeds the Hampshire parking standards (Saved Policy A1) and there are appropriate pedestrian and cycle entrances that link to the wider footways and cycle routes (Saved Policy A2). The ecological value of the site is such that the level of biodiversity on site will be maintained and the nature conservation status of protected species will not be impacted (Saved Policy E7).

8. Recommendation

- 8.1. That planning permission in respect of the construction of a new two-storey 1 Form of Entry Primary School with associated car parking and external areas at Rooksdown Site, Near Park Prewett Road, Basingstoke, Hampshire (Application No. 14/01139/CC3) (Site ref: BAE066) be approved, 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:	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.	

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

Application for construction of a new two-storey 1 Form of Entry Primary School with associated car parking and external areas at Rooksdown Site, Near Park Prewett Road, Basingstoke Hampshire.
(Application No: 14/01139/CC3) (Site Ref: BAE066)

County Planning
Elizabeth II Court West
The Castle
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.

Plans and Particulars

2. The development hereby permitted shall be carried out and completed strictly in accordance with the approved plans, specifications and written particulars identified within the decision notice.

Reason: To ensure that the development is carried out in accordance with the approved details.

Hours of Working

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 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.

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 high quality development in accordance with Saved Policies E1 and E3 of the Basingstoke and Deane Borough Local Plan Review (2006)

Highways

5. No development hereby permitted shall commence until a Construction Traffic Management Plan, to include details of provision to be made on site for contractor's parking, construction traffic access, the turning of delivery vehicles and lorry routeing as well as provisions for removing mud from vehicles and a programme of works has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction.

Reason: In the interests of highway safety in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan Review (2006)

6. Within three months of occupation an updated Travel Plan shall be submitted to the Local Planning Authority for written approval. The approved details shall then be implemented as approved.

Reason: To promote sustainable travel and reduce reliance on the private car in accordance with Saved Policies E1 and A2 of the Basingstoke and Deane Borough Local Plan Review (2006)

7. Details of the pedestrian access/es in to the school from the north of the site will need to be submitted to and approved by the Local Planning Authority following consultation with the Highway Authority once the detailed design for the eastern sector of the Park Prewett development has been submitted to and approved by Basingstoke and Deane Borough Council.

Reason: In the interests of highway safety and to facilitate the pedestrian linkages between the residential development and the school and thereby encourage more sustainable travel to the School site in accordance with Saved Policy A2 of the Basingstoke and Deane Borough Local Plan Review (2006).

Tree Protection

8. The development shall be carried out in accordance with the Tree Survey Report (dated 7th April 2014).

Reason: To ensure the protection of the existing tree belt thereby retaining the natural features in accordance with saved policies E1 and E6 of the Basingstoke and Deane Borough Local Plan Review (2006).

9. The development shall be carried out in accordance with the Tree Protection Plan (13_932_TPP_NT_Rev_C) Drawing Number 703. The tree protection barrier detailed on the plan shall be constructed and maintained for the duration of the construction of the development in

accordance with Figure 2 of BS5837: 2012 – Trees in relation to design, demolition and construction.

Reason: To ensure the protection of the existing tree belt thereby retaining the natural features in accordance with saved policies E1 and E6 of the Basingstoke and Deane Borough Local Plan Review (2006).

10. An arboricultural consultant must be employed to be present at the pre-start meeting and be on site to supervise all digging within the Root Protection Areas and on a fortnightly basis the consultant shall monitor the tree protection measures.

Reason: To ensure the protection of the existing tree belt thereby retaining the natural features in accordance with saved policies E1 and E6 of the Basingstoke and Deane Borough Local Plan Review (2006).

Nature Conservation

11. Works shall be carried out in full accordance with the measures set out within section 5 of the Ecology Appraisal (Hampshire County Council Team, 03 March 2014).

Reason: In order to secure adequate ecological mitigation and enhancement in accordance with saved policy E7 of the Basingstoke and Deane Borough Local Plan Review (2006).

Landscape

12. No works shall commence until full details of all the hard and soft landscaped areas have been submitted to and approved by the Local Planning Authority. The details shall include:
- a. details of the proposed car park;
 - b. additional tree planting within the beech hedge along the south-western corner;
 - c. areas of additional tree planting within the established areas of trees;
 - d. details of the size, style, material and colour of all proposed fencing;
 - e. a planting plan showing species sizes, numbers, densities, any ground preparation along with rabbit guards, stakes etc.; and
 - f. a management plan for the proposed planting to ensure the successful establishment of the vegetation.

All hard and soft landscape works shall be carried out in accordance with the approved plans. Any trees or plants which die, are removed, or become diseased or damaged within a period of five years after planting, shall be replaced as soon as possible with others of similar size and species.

Reason: In the interest of visual amenity and to ensure retention of the natural open space character and quality of the area in accordance with

saved policies E1, E6 and E3 of the Basingstoke and Deane Borough Local Plan Review (2006).

Advice Note

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 the applicant/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 NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

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

Basingstoke and Deane Borough Local Plan Review (2006)

Saved Policy E1 – Development Control

Proposals for new development will be permitted provided that they are of a high standard of design, make efficient use of land, respect the amenities of neighbouring occupiers, and do not result in inappropriate traffic generation or compromise highway safety. All development proposals should therefore:

- i. Respond to the local context of buildings in terms of design, siting, density and spacing, reinforce attractive qualities of local distinctiveness and enhance areas of poor design; extensions should respect their host building
- ii. Provide a comprehensive landscaping scheme, where appropriate, enabling the development to successfully integrate with the landscape and surrounds, and not result in the loss of or have a potentially adverse impact on protected trees; and
- iii. Not generate traffic of a type or amount inappropriate for roads, properties or settlements in the locality, and provide safe and convenient access for all potential users, integrating into existing movement networks and open spaces; and
- iv. Provide a co-ordinated and comprehensive scheme that does not prejudice the development of adjoining land; and
- v. Incorporate features to minimise the energy consumed in the construction and future use of the building, conserve water and minimise water use; and
- vi. Create attractive public spaces, which are safe, minimise opportunities for crime, facilitate public enjoyment, and foster the legibility of the built environment; and
- vii. Minimise the potential for pollution of air and soil and not create noise or light which harms living and working conditions or the public's enjoyment of the built and natural environment.

Saved policy E3 – Area of Architectural or Historic Interest

Development within Conservation Areas, or on sites outside where development would affect the setting of the Conservation Area, will be permitted provided that the proposals preserve or enhance their special character or appearance.

Through determining applications, the Borough Council will:

- i. Seek to retain buildings, architectural features, trees, spaces and other features which are important to the character and appearance of the Conservation Area; and
- ii. Allow new development if this would contribute to the area by preserving or enhancing its character and appearance;

Shopfronts and advertisements make a significant contribution to the character of shopping areas, which lie within Conservation Areas. All proposals should

therefore maintain, preserve and where appropriate, restore, the architectural details of shopfronts and advertisements in Conservation Areas.

Saved Policy E6 – Landscape Character

Planning permission will only be granted where it is demonstrated that the proposals will be sympathetic to the landscape character and quality of the area concerned.

Development proposals should contribute to the regeneration, restoration, repair or conservation of any landscape likely to be affected. In particular they should respect, and improve the following:

- i. The particular qualities of the relevant Landscape Character Area as defined in the Basingstoke and Deane Landscape Assessment; and
- ii. Visual amenity and scenic quality; and
- iii. The setting of a settlement, including important views to, across and out of settlements; and
- iv. The local character of buildings and settlements, including important open areas; and
- v. Trees, hedgerows, water features and other landscape elements and features; and
- vi. Historic landscapes, features and elements.

Consideration will also be given to the impact that development would have on sense of place, sense of remoteness or tranquillity, and the quiet enjoyment of the landscape from public rights of way.

The designation of the North Wessex Downs AONB reflects the national importance of that landscape. In addition to the other requirements of this Policy, applications for development in the AONB will be determined in accordance with the policy in PPS7 also having regard to the setting of the AONB.

Saved Policy E7 – Nature/Biodiversity Conservation

Development or a change of land use will be permitted where it will not have an adverse effect on protected species or the conservation status of priority species, harm the nature conservation interest of a statutory or non-statutory wildlife nature conservation site or lead to the loss or deterioration of a key habitat type or harm the integrity of linkages between such sites and habitats.

Proposals will be expected to conserve and, where possible, enhance the biodiversity of the receiving environment, taking into account the aims and targets of the UK and Local Biodiversity Action Plans. Where appropriate planning conditions and obligations will be used to secure these requirements. In particular, the opportunity will be taken to secure the creation and management of features of the landscape that, by virtue of their linear and continuous structure or their function as 'stepping stones', are of major importance for the migration, dispersal and genetic exchange of wild species.

The weight given to the protection of nature conservation interests will depend on the national or local significance and any statutory designation or protection applying to the site, habitat or species concerned. Where the public interest in

favour of a proposal is deemed to outweigh harm to biodiversity, the local planning authority will require the use of the best practicable mitigation/compensation measures, which will be secured through planning conditions and planning obligations, as appropriate.

Applications for development must include adequate information to enable a proper assessment of the implications for biodiversity. It should be noted that adverse effects on nature conservation interests are not necessarily limited to the proposal site. Adjacent land, including that outside the local plan boundary, must also be considered.

Saved Policy C6 – Exceptions Policy for the Provision of Facilities within Settlement Policy Boundaries

As an exception to policies protecting a site for a specific land use, proposals for essential education, health, social services or other community use, affordable or key worker housing, will be permitted on sites within the defined Settlement Policy Boundaries that would not normally be considered suitable for such development, only where:

- i. There is an identified need for the development; and
- ii. The proposal cannot be accommodated on other more suitable and available sites.

Saved Policy A1 – Car Parking

Parking for new development proposals will be flexibly assessed, dependent on individual circumstances, using as a basis the car and other parking standards set out in the Council's Parking Strategy and Standards Supplementary Planning Guidance. Travel Plans will be required for all development, other than residential, which is above 500 square metres.

Saved Policy A2 – Encouraging Walking, Cycling and the Use of Public Transport

The Borough Council will only grant planning permission for developments with vehicular and pedestrian generation implications where:

- i. Cycling and walking infrastructure are integrated with the development and linked with surrounding networks; and
- ii. Development takes account of the needs of public transport.

Elsewhere within the Plan area opportunities will be examined to improve provision for pedestrians, cyclists and to encourage the use of public transport including community transport in areas not served by conventional public transport. Additionally, the funding of local transport improvements will be sought in conjunction with new development where appropriate.