
Site Address: Riverside School, Scratchface Lane, Waterlooville, PO7 5QD
Proposal: Hampshire County Council application (PLAN/WJA/HVE019) relating to Installation of a double modular classroom building at Riverside School, Scratchface Lane, Waterlooville, PO7 5QD
Application No: APP/20/00450 Expiry Date: 10/07/2020
Applicant: Ms A Dales
Hampshire County Council
Agent: Case Officer: Selina Donophy
Ward: Purbrook

Recommendation: **RAISE NO OBJECTION**

1 Site Description

- 1.1 Riverside School is a single and two storey purpose built school with a flat roof and elevations of beige/yellow multibrick and grey cladding situated on a generous site at the end of Scratchface Lane with associated parking and amenity areas. It is enclosed to all boundaries with 2 metre high wood fencing and metal railings together with mature trees and shrubs which screen the school from the public realm and immediate street scene.
- 1.2 Two storey terraced properties in Zeus Lane are to the south, Crookhorn Lane Surgery and two storey terraced properties in Midas Close are to the west, a recreation ground with sports facilities is to the east and a wood area is to the north.

2 Planning History

01/61412/004 - Consultation by Hampshire County Council for continued siting of one double temporary classroom no. 10334 to accommodate numbers on current roll. Expiry date: 31/08/03, PERM, 18/04/2001

99/61412/003 - Consultation by Hampshire County Council for continued siting of one double temporary classroom no. 10334 to meet school's requirements for accommodation following school relocation. Expiry date 8th April 2001, RNO, 03/06/1999

97/61412/001 - Consultation by Hampshire County Council for extension and general refurbishment, RNO, 05/12/1997

97/61412/002 - Consultation by Hampshire County Council for continued siting of two double temporary classrooms (Ref 10334 & 11397) to accommodate numbers on roll. Expiry Date: July 1999, RNO, 14/01/1998

95/61412/000 - Provision of 1 no. double temporary classroom with toilets for two years and 1 no. garage (retrospective application)., 04/12/1995

03/61412/005 - Consultation by Hampshire County Council for continued siting of one double temporary classroom (Temp building no. 10334) until 31st August 2007., PERM,30/07/2003

07/61412/006 - Consultation by Hampshire County Council for proposal to replace a timber system building with a permanent classroom extension attached to the southern elevation of the existing school building. Landscape enhancement works to the south-east aspect of the school site and temporary contractors access off Zeus Lane are also proposed., PERM,08/10/2007

97/61412 - Consultation by Hampshire County Council for extension and general refurbishment, UNK,06/01/1998

APP/19/00417 - Hampshire County Council application for the installation of a double modular classroom building., RNO,04/06/2019

3 Proposal

Hampshire County Council application (PLAN/WJA/HVE019) relating to Installation of a double modular classroom building at Riverside School, Scratchface Lane, Waterlooville, PO7 5QD

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS7 ()

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

This application forms a consultation request only by Hampshire County Council in relation to the development proposed. All statutory and non-statutory consultations will have been undertaken by Hampshire County Council as part of the formal planning application.

6 Community Involvement

This application forms a consultation request only by Hampshire County Council in relation to the development proposed. All neighbour notifications will have been undertaken by Hampshire County Council on this basis as part of the formal planning application.

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Highways Implications
- (v) Impact on trees and ecology
- (vi) Archaeology

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The Local Plan supports applications addressing educational needs and the proposed modular building is therefore considered to be acceptable in principle, subject to planning conditions.

(ii) Impact upon the character and appearance of the area

7.3 The proposed building would be temporary and will be required for 7 years. The temporary classrooms will allow the school to expand whilst a permanent solution is considered.

7.4 The proposed double modular classroom building would be positioned to the south of the main school building, set back approximately 87 metres from the northern boundary, 77 metres from the western boundary and approximately 7 metres from the southern boundary. The modular building will be green in colour (Moorland Green 12B21) with a shallow pitched roof and clad with green felt. This is considered to be acceptable in the context of the school.

7.5 The proposed building would be screened by mature trees and hedging to the rear being partially visible from the public realm from Zeus Lane. The building would be set back in excess of 13 metres from the highway and 30 metres from the closest residential properties, consequently reducing its visual prominence on the immediate street scene of Zeus Lane.

7.6 The proposed size, scale and design of the modular building is not prominent nor does it look out of place within its setting. The design and appearance of the proposal is deemed appropriate in context to the main building and therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

- 7.7 Taking into account the siting of the proposed building and location within the existing school complex, it is not considered that there would be any significant additional impact on the neighbouring residential dwellings as a result of the new building. There would be a separation distance in excess of approximately 85 metres between the proposed building and the nearest residential dwellings to the west along Midas Close and 60 metres to the surgery also to the west, 30 metres to the dwellings to the south and there are no residential properties immediately to the north or east. These distances meet the guidelines recommended in the Borough Design Guide in order to protect amenity levels. The proposed modular building is therefore considered to be acceptable.

(iv) Highways Implications

- 7.8 It is acknowledged that as a result of the proposed modular building, there would be an increase in the number of pupils (with an additional 8 children), 1 teaching and 2 non teaching members of staff bringing the full time equivalent number up to 83. The school currently has a total of 48 car parking spaces and 6 cycle spaces. 3 new parking spaces will be created as part of this development to accommodate the increase in staff numbers. The 3 parking spaces will be located on an existing grass area within the car park and will require the removal of 2 immature low value trees.
- 7.9 Havant Borough Council Parking Supplementary Planning Document 2016 (SPD) sets out the Council's requirements for D1 Educational Requirements. For schools there is a requirement for 1 space per teaching member of staff and 2 spaces per 3 non-teaching staff. With the additional 3 spaces proposed it is considered that the resulting parking allocation would meet the Council's parking standards. The SPD also states that all new educational establishments or expansions of more than 50sqm will require a transport appraisal and school travel plan to determine provision and facilities. The plan and transport appraisal or assessment is required to identify and justify any allocation to staff, students or community users. It is for the County Council as highways authority to consider any potential highway impacts.
- 7.10 The consultation response received from the highways department states they are satisfied this proposal would not have any significant impact on the highway. They have raised no objection in regard to parking on site. Highways raise no objections to the application subject to a construction management plan and programme of works being submitted and approved in writing by the Local Planning Authority as well as a School Travel Plan (STARS) .
- 7.11 The County Council's School Travel Planning team will be working with the school to work towards their Bronze Modeshift STARS (Sustainable Travel Accreditation and Recognition for Schools). This process involves identifying a range of activities and initiatives that the school already engages in to promote and enable active, safe and sustainable travel within the school community. It also requires the identification of transport and travel issues and will prompt a school to identify possible solutions to remove or reduce these. This is needed in order to manage the temporary increase in pupil numbers. This meets with the agreed process with Highways Development Planning where a modular building is supporting a short term bulge in pupil numbers.

(v) Impact on trees and ecology

- 7.10 The proposal site is within close proximity of some trees to the south and construction may be taking place within the root protection area of these trees. It is noted that the County Council Arboriculture Team have been consulted. The Ecology Team have also been consulted and have no concerns.

Archaeology

- 7.11 Riverside School is located in an area with archaeological interest as identified by the County Ecologist who has identified a need for an archaeological watching brief.

8 Conclusion

- 8.1 Subject to the consideration of the above comments and the following conditions , it is recommended that no objection is raised. The building would serve the needs of the school and would have an acceptable impact on both the character of the area and surrounding residential amenity. The following conditions are also recommended :

9 RECOMMENDATION:

That the Head of Planning be authorised to **RAISE NO OBJECTION** for application APP/20/00450

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Location Plan
Proposed Site Plan
Proposed General Arrangements and Elevations
Archaeology Statement
Design and Access Statement
Ecology Assessment
Planning Supporting Statement
School Transport Checklist

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 No development hereby permitted shall commence until a Construction Traffic Management Plan (to include details on the daily and total number and size of lorries accessing the site, the turning of delivery vehicles and lorry routing as well as provisions for removing mud from vehicles) and a programme of works has been submitted to and approved in writing by the County Planning Authority. The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction.

Reason: In the interests of highway safety and having due regard to policies CS20 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 A School Travel Plan shall be submitted to and approved in writing by the County Planning Authority within six months of the proposed modular classroom building being brought into use. The approved measures shall be implemented thereafter.

Reason: To support sustainable transport policy having due regard to policies DM11 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 The groundworks in connection with the modular classroom shall be carried out under the supervision of an archaeologist to inspect the excavated pits in order to recognise, record and report any archaeological remains encountered.

Reason: The site of the proposed classroom has a high archaeological potential and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.