
Site Address:	Riverside School, Scratchface Lane, Waterloooville, PO7 5QD		
Proposal:	Hampshire County Council application for the installation of a double modular classroom building.		
Application No:	APP/19/00417	Expiry Date:	13/06/2019
Applicant:	Mr M Shefferd Hampshire County Council		
Agent:	Ms A Dales HCC - Property Services	Case Officer:	Bee Crawford
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 follow ing 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

3 Proposal

- 3.1 The proposal is a consultation from Hampshire County Council for the installation of a double modular classroom building. The building is to be positioned to the north west of the main building and appears to be well connected in terms of its use within the school.

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)

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 on this basis 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

- (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 double modular classroom building would be positioned to the north west of the main school building, set back approximately 14 metres from the northern boundary, 9 metres from the western boundary and in excess of 40 metres from the southern boundary. The modular building will be cream in colour (Honesty 10C31) to match the existing rendered finish of the main school building with a flat roof and clad with pre-finished coated steel panels and will be located close to the main playground on an area of unused grass.
- 7.4 The western boundary of the site currently comprises a 2 metre high fence together with mature trees and shrubs either side of this fence, which would provide partial screening of the development from the public realm and street scene of Midas Close.
- 7.5 Whilst it is acknowledged that part of the building would still be visible from the public realm, it is set back in excess of 20 metres from the highway and the closest residential properties, consequently reducing its visual prominence on the immediate street scene of Midas Close.
- 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 additional impact on the neighbouring residential dwellings as a result of the new building. There would be a separation distance in excess of 20 metres between the proposed building and the nearest residential dwellings to the west, 55 metres to the dwellings to the north and 90 metres to the dwellings to the south. 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 12 children) and 1 full time and 3 part time additional members of staff bringing the full time equivalent number up to 52.54. The school currently has a total of 45 car parking spaces and 6 cycle spaces. No new parking spaces will be created as part of this development.
- 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. Whilst a split between teaching and non-teaching full time equivalent staff has not been provided, it is clear that a proportion of the staff will be non-teaching. It is therefore considered that the 45 car parking spaces are likely to

meet the Council's parking standards (although this doesn't make any distinction between visitors and staff). 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 raises concerns with respect to the 33 staff parking spaces which are documented in the Transport Information Checklist and requests further information regarding the sufficiency of the current level of staff parking and where the additional staff members will park. Therefore, whilst Havant Borough Council raise no objection to the proposal, this would be subject to the satisfaction of the highways department that adequate staff parking will be available.
- 7.9 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 is supporting a short term bulge in pupil numbers.

8 Conclusion

- 8.1 Subject to the consideration of the above comments and the following conditions, it is recommended that no objection is raised.
- 8.2 The Council's letter should state:

Raise No Objection subject to Hampshire County Council as Highways Authority being satisfied that the development is adequately served by on site parking and that a suitable transport appraisal and school travel plan have been provided to ensure that potential highways impacts are suitably addressed and if appropriate mitigated. The following conditions are also recommended:

9 RECOMMENDATION:

That the Head of Planning be authorised to **RAISE NO OBJECTION** for application APP/19/00417 subject to Hampshire County Council as Highways Authority being satisfied that the development is adequately served by on site parking and that a suitable transport appraisal and school travel plan have been provided to ensure that potential highways impacts are suitably addressed and if appropriate mitigated. The following conditions are also recommended:

- 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 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.

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

M7009-101 Rev A Riverside Community Special School - Proposed Location Plan

M7009-102 Rev A Riverside Community Special School - Proposed Site Layout

M7009-103 Rev A Riverside Community Special School - Existing Site Plan

M7009-201 Rev A Riverside Community Special School – Proposed GA and Elevations

Planning statement

Design and access statement

Ecological desktop assessment

Transport information check list

School travel plan

Archaeology statement

Reason: - To ensure provision of a satisfactory development.