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To:
Stuart Jarvis
Director of Economy, Transport and Environment
Hampshire County Council
The Castle
Winchester SO23 8UD

Our Ref:APP/17/00049
Direct Line:(023) 9244 6549
Email:planning.development@havant.gov.uk
Ask for:Mr D Eaves

03 March 2017

Dear Mr Jarvis

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
County Consultation**

Application Number: APP/17/00049

Site Address: Trostant Infant and Junior School, Stockheath Lane, Havant, PO9 3BD

Proposed Development: Consultation by Hampshire County Council for one classroom teaching block to the north east of existing schools, a four classroom teaching block to south west of the existing schools, some internal refurbishment, the adaptation and improvement of the existing external play areas, the creation of a new MUGA and the expansion of the existing car park.

I refer to the above application which is to be determined by the County Planning Authority and referred to me for the formal observations of this Council as Local Planning Authority, and write to confirm that the application has been considered under delegated powers.

This Council **Raises No Objection** to the development as described above subject to compliance with:

- (i) The plans and other documents submitted with your application;
- (ii) The imposition of the following conditions:
- (iii) The Highway matters detailed below.

Conditions:

- 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 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and full specification of the materials to be used externally on the building(s) have been submitted to and

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approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Prior to the commencement of any specific phase of development approved by this planning permission (other than demolition, site clearance, or any other date or stage in development as may be agreed in writing with the Local Planning Authority), an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority.

The assessment may comprise separate reports as appropriate, but shall be undertaken by competent persons and unless specifically excluded in writing by the Local Planning Authority, shall include;

1) An intrusive site investigation informed by the results of the TerraFirma (South) Ground Investigation Report (Ref 5715, July 2016), to provide sufficient data and information to adequately identify & characterise the nature & extent of physical contamination on or the site, and to inform an appropriate assessment of the risks to all identified receptors.

2) The results of an appropriate risk assessment based upon (1), and where unacceptable risks are identified, a Remediation Strategy that includes;

- ☐ appropriately considered remedial objectives,
- ☐ an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and;
- ☐ clearly defined proposals for mitigation of the identified risks.

3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the Remediation Strategy (2) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance of engineered mitigation measures, and arrangements for contingency action.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason: Having due regard to policies DM10 of the Havant Borough Local Plan Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present within made Ground at the site as a result of previous land uses (structures, &/or activities) on the site, that could pose a risk to future occupiers of the site.

- 5 Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition 4 shall be submitted to and approved in writing by the Local Planning Authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met. Where longer-term monitoring of pollutant linkages is identified as being necessary, the report shall clearly set out plans for monitoring, provision for maintenance, relevant triggers and contingency actions (a “long-term monitoring and maintenance plan”).

The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: Having due regard to policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework, Contamination may be present at the site as a result of both previous & current land uses (&/or activities) that could pose a risk to future site occupiers.

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

Site Location Plan P10759-A-1000
Proposed Site Plan & Building Layout P10759-A-1400
Proposed Site Logistics & traffic Management P10759-A-1600
Proposed Ground floor Plan P10759-A-2000
Proposed New Infant Block & Associated Refurbishments P10759-A-2010
Proposed New Junior Block & Associated Refurbishments P10759-A-2020
Proposed Roof Plan P10759-A-2050
Proposed Demolition Plan P10759-A-2100
Existing and Proposed Elevations P10759-A-3001
Proposed Infant Block Elevations P10759-A-3010
Proposed Junior Block Elevations P10759-A-3020
External Works Site Plan P10759-L-7020 P2
Proposed Images P10758-A-0050
Drainage Layout EC-P10759-100 Sheet 1 of 2
Drainage Layout EC-P10759-101 Sheet 2 of 2
Arboricultural Method Statement
Design and Access Statement
Ecology statement
Ground Investigation Report
School Travel Plan
Traffic Management Plan
Transport Statement

Reason: - To ensure provision of a satisfactory development.

Highways Matters:

There are concerns about the capacity of the site to manage traffic generation.

The issues in relation to congestion and parking at drop off/pick up times need to be addressed further for example by the following:

An investigation into the provision of appropriate park and stride car parking provision in the vicinity of the site including an exploration of the potential for additional parking provision in Stockheath Lane.

The implementation of the School Travel Plan and further measures aimed at reducing the use of the private car for staff and parents/guardians and ensuring wherever possible that considerate parking takes place.

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Further consultation with affected residents to be carried out to explain solutions to reported problems.

Consultation Responses:

Please see attached consultation responses received in relation to the application.

Informative (Unexpected Contamination)

It is the responsibility of the developer to ensure development, upon completion, is safe & suitable for its consented future use. Notwithstanding any site investigation or assessment report submitted with the planning application hereby approved, or submitted in accordance with any condition of this decision notice; contamination may be present at the site within un-investigated areas of the site associated with sources that were either unanticipated, not previously identified, or anticipated but not located. Such contamination may be identified during the course of development. In the event that any discoloured soils or groundwater, oily sheens, foul or solvent odours, or deposits / inclusions comprising obvious waste materials be encountered during groundwork, or if groundwork staff report acute symptoms (skin, eye or respiratory); works in that area of the site should cease until an appropriate assessment of the nature and extent of the suspected contamination has been undertaken. The local planning authority should be notified of the nature of the contamination, and how that contamination is to be dealt with.

Yours sincerely

Planning Services