

With regards to the proposed Crookhorn College SCOLA Reclad project, I write in response to information presented and following our meeting yesterday.

The site does not appear to be situated in any sensitive and/or designated flood risk, heritage, landscape, or ecological settings.

In relation to the subject matter raised in our meeting I have the following information

BREEAM

Policy CS14 (Efficient Use of Resources) of the Havant Borough Local Plan Core Strategy (2011) states:

Planning permission will be granted for development that:

- 1. Provides adequate land or funding for waste management infrastructure*
- 2. Locally contributes to the delivery of the PUSH target of 100MW of renewable energy by 2020 for the whole of the PUSH area. Major areas of development must ensure that their on-site renewable energy production is maximised and resource efficiency is maximised.*
- 3. On completion, unless proven to be financially or technically unviable, meets the following standards:*
- 4. Allowable Solutions' may be used to achieve higher levels of carbon reduction where on-site proposals are not feasible or viable.*

As the proposed development can be regarded as external alterations to an existing building, on balance it can be reasoned that the 'outstanding' requirement is not mandatory in this regard. However, the proposals should take into account policy CS16 – High Quality Design and demonstrate that measures are included to minimise carbon emissions and promote renewable energy and reduce impact on climate change: this must be an integral part of the design solutions.

Biodiversity Net Gain

From 12 February 2024, BNG will be mandatory for new planning applications for major development made under the Town and Country Planning Act (TCPA) 1990, subject to the confirmed exemptions.

“major development” means development involving any one or more of the following—

- a) the winning and working of minerals or the use of land for mineral-working deposits;
- b) waste development;
- c) the provision of dwellinghouses where—
 - (i) the number of dwellinghouses to be provided is 10 or more; or
 - (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);
- d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- e) development carried out on a site having an area of 1 hectare or more;

BNG for small sites will have an extended transition period and will apply from 2 April 2024. The definition of small sites is summarised below, with the full definition found in the regulations. Small site development includes:

- a) Residential development where the number of dwellings is between 1 and 9, or if unknown the site area is less than 0.5 hectares
- b) Commercial development where floor space created is less than 1,000 square metres or the total site area is less than 1 hectare.

It is anticipated that the application for the Crookhorn SCOLA Reclad project would fit within the descriptions of a small site development.

If a planning application for a small site development was made during the small sites extended transition period, between 12 February and 2 April 2024, and subsequently a section 73 variation was granted after 2 April, the same transitional arrangements will apply and BNG will not be required on any subsequent section 73 variations.

Notwithstanding the above mandatory timescales, opportunities for biodiversity enhancements should be considered.

The proposed development would provide opportunities to enhance biodiversity. The National Planning Policy Framework (NPPF) encourages measures that would result in biodiversity gains; the 'environmental' dimension of sustainable development – the central tenet of the NPPF – is afforded equal emphasis to the 'economic' and 'social' dimensions. Additionally, Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 sets out that local authorities: 'must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) clarifies that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.

Any submitted planning application will need to address the following matters to ensure it is valid, assessed against our [Validation List](#). The below list is long, but details need only be proportionate in scale to the proposal:

Application Form - Must be correctly completed, with correct notices completed. Description of development proposed is your choice, but I would propose something along the lines of *Alterations to (INSERT BUILDING NAME/USE/LOCATION/ to include removal of Dormers, new doors and change in fenestration*. Please note, the description should be kept brief giving a simple overview of the proposal, there is not a need for comprehensive detail to be included in the description.

Design and Access Statement - Whilst not formally required, please ensure that the choice of design and evaluation against design standards and environmental standards/sustainable development, which should be as high as possible, is clearly described. It is a case of you telling the story behind the proposal as per in the Planning Statement and/or a 'Design Statement' (see Planning Statement below).

Fee - Correct fee (although this will be calculated and processed electronically by my colleague Wendy Agombar).

Location Plan - An up-to-date plan at 1:1250 or 1:2500 showing Direction of North, local roads and buildings, application site clearly outlined with a red line. Any other land owned by the applicant close to or adjoining the site outlined with a blue line.

Site Plan - up to date plan at 1:500 or 1: 250/1:200/1:100 showing Direction of North, proposed development in relation to the site boundaries and other existing buildings / infrastructure on site, any trees or Public Rights of Way affected by the development, together with the proposed access and parking arrangements (i.e., all land required to carry out the development).

Elevations (Existing / Proposed) - Scale of 1:100 or 1:50 with drawings clearly showing the appearance of any existing building, clearly and consistently showing existing and proposed works, proposed elevations should show any elevations that would be created or altered by the development (to include proposed building materials and the style and materials of windows and doors) and showing the relationship of the new building to neighbouring buildings. Plans must have original paper size, key dimensions (e.g., distance of the development from the boundaries of the site and size of the building).

Noise Impact Assessment - Details on controlling noise-related construction impacts to be included. Refer to bullet point 1 within the 'what is required' section.

Photos / Photo Montages - Always useful/helpful in support of submitted plans.

Plans - Self-explanatory and as stated above.

Structural Survey - Unsure if this is relevant. Refer to sole bullet if it is within the 'what is required' section.

Construction Management Plan (Pre-Commencement)

No construction or demolition work hereby permitted shall commence until a Construction Management Plan is submitted to and approved in writing by the County Planning Authority. This

shall set out the measures that will be implemented to avoid and minimise impacts to neighbouring residents which shall include:

- 1. A Construction Traffic Management Plan including 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.*
- 2. Measures to control particular hazards such as asbestos, noise, dust and vibration generated by demolition and construction.*
- 3. Site setup details including welfare facilities, material storage and waste disposal.*
- 4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.*
- 5. Details of temporary lighting.*
- 6. Protection of pedestrian routes during construction.*

The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction.

Reason: To ensure that demolition and construction activities do not unacceptably impact on the amenity of the locality, users of the school site, local population, or highway safety in accordance with Policies CS1 (Health and Wellbeing) and CS16 (High Quality Design) of the Havant Borough Local Plan Core Strategy (2011).

Furthermore, it would be favourable if the proposed external materials, finishes and colours to be used are listed and described in the submitted Planning Statement and/or detailed and shown on proposed building elevations drawings.

Hope the above is clear. It is a long list, but the information required need only be 'proportionate to the scale' of the proposal, which in this case would be a minor development proposal.

Please note that the above advice is provided based on the information you have provided. However, if any plans change then it would be advisable to inform the County Planning Authority so that a further appraisal can be undertaken.

Any advice that has been given is without prejudice to any decision that may be made because of a planning application being registered and is given in context of the planning policies, regulations, and guidance applicable today.

You are advised that this context could change over time and with it the material considerations. This may affect the opinion given and you are advised to check the position again unless immediately acting in accordance with the above advice.