



Hampshire
County Council

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

To: Property Services
Three Minsters House
76 High Street
Winchester
SO23 8UL

Application No: **APP/21/01467**

HCC Ref: HVE019

For: Hampshire County Council

Date of Application: 14 December 2021

Hampshire County Council, as Local Planning Authority, **grants permission** for the following development in respect of the plans and particulars and subject to the attached schedule of 12 conditions:

Development: **Installation of a modular classroom building**

Site address: **Riverside Community Special School, Scratchface Lane,
Waterlooville PO7 5QD**

Reason for Approval

It is considered that the proposal would be in accordance with the relevant policies of the Havant Borough Local Plan: Core Strategy (2011) and the relevant paragraphs of National Planning Policy Framework (2021), that it would be acceptable in terms of its design and sustainability, and would not materially harm the character of the area or the amenity of local residents and would be acceptable in terms of highway safety and convenience.

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 of the Town and Country Planning Act 1990 (as amended).

All enquiries should be referred to the Economy, Transport & Environment

Department, The Castle, Winchester, SO23 8UD

Tel: (01962) 846746 Fax: (01962) 847055

**Director of Economy, Transport
& Environment**
15 February 2022

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2. The development hereby permitted shall be for a limited period only, expiring seven years from the date on which this planning permission was granted or when the education use ceases, whichever is the sooner. At the expiration of this period the temporary double classroom building (as identified on drawing numbers M7009-101 Rev. A and M7009-102 Rev. A) shall be removed and the land reinstated to its former condition within 6 months.

Reason: To allow the situation to be re-assessed at the end of the specified period, and to ensure the reinstatement of the land after use, in accordance with Policy CS16 (High Quality Design) of the Havant Borough Local Plan: Core Strategy 2011.

Construction works

3. 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 provision for contractor's vehicle parking and turning spaces, the turning of delivery vehicles and lorry routing as well as measures to prevent mud being deposited on the highway) and a programme for the construction has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented before the development hereby permitted is commenced and shall be retained throughout the duration of construction.

Reason: In the interests of highway safety, in accordance with Policy 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013) and Policy CS20 (Transport and Access Strategy) of the Havant Borough Local Plan: Core Strategy (2011). This is a pre-commencement condition as such protection measures need to be agreed and implemented before construction may commence and thus goes to the heart of the planning permission.

4. The construction of the temporary double classroom building hereby permitted shall not commence until the construction area, contractors' compound and site access have been fenced off and ground protection installed in accordance with the details shown on drawing nos. M7009-101 Rev. A (Modular Building - Proposed Location Plan) and M7009-102 Rev. A (Modular Building - Proposed Site Plan). The fencing and ground protection measures shall thereafter be retained for the duration of construction works.

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Reason: To ensure that conflicts between contractors' vehicles and users of the school site are avoided, and to protect the site from damage during construction works, in accordance with Policy CS16 (High Quality Design) of the Havant Borough Local Plan: Core Strategy 2011. This is a pre-commencement condition as such protection measures need to be implemented before construction may commence and thus goes to the heart of the planning permission.

5. Following completion of construction works, the contractors' compound, access road and ground protection measures shall be removed from the site and the land restored to its former use and condition.

Reason: To ensure that the land is reinstatement to its previous condition after completion of construction works, in accordance with Policy CS16 (High Quality Design) of the Havant Borough Local Plan: Core Strategy 2011.

6. The installation of the proposed modular building shall not commence until an archaeologically supervised strip of the footprint of the building has been carried out to allow for the previous excavation area to be identified and allow for the investigation and recording of any newly uncovered archaeological remains. If, during development, archaeological remains are found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a Programme of Archaeological Evaluation detailing the appropriate level of recording has been submitted to, and approved in writing by, the Local Planning Authority. The Programme of Archaeological Evaluation shall thereafter be implemented as approved.

Reason: In the interests of archaeology, in accordance with Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) of the Havant Borough Local Plan: Core Strategy 2011. This is a pre-commencement condition as such details need to be considered to allow the recording of any newly uncovered archaeological remains and thus goes to the heart of the planning permission.

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Hours of Working

7. Access to the development site by any traffic associated with the construction (i.e. delivery vehicles, contractors' cars, or plant and machinery) on normal school days is to be restricted and controlled by the school in agreement with the contractors.

Reason: In the interests of public safety, to avoid traffic conflict at the times of the day when pupils are arriving at and departing from school, and to ensure the developments accords with Policy CS20 (Transport and Access Strategy) of the Havant Borough Local Plan: Core Strategy 2011.

8. No work relating to the construction of the development hereby permitted, (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 and to ensure the development accords with Policy CS20 (Transport and Access Strategy) of the Havant Borough Local Plan: Core Strategy 2011.

9. The development hereby permitted shall not be brought into use until car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted have been made fully available for use. These arrangements shall be retained thereafter for their intended purpose for the duration of the development.

Reason: In the interests of highway safety, in accordance with Policy DM14 (Car and Cycle Parking on Development (excluding residential)) of the Havant Borough Local Plan: Core Strategy 2011 and the National Planning Policy Framework (2021).

10. Within six months of occupation of the temporary double classroom building hereby permitted, the School Travel Plan (Sustainable Travel Accreditation and Recognition for Schools (STARS) accreditation) required to be submitted under Condition 5 of planning permission APP/20/00450 shall be updated to take account of any further changes in pupil numbers since planning permission APP/20/00450 was granted,

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and be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented thereafter.

Reason: To support sustainable transport policy in accordance with Policy CS20 (Transport and Access Strategy) of the Havant Borough Local Plan: Core Strategy (2011).

11. Any external lights shall not be illuminated outside the hours of use of the school.

Reason: To protect local amenity and avoid light pollution, in accordance with CS16 (High Quality Design) of the Havant Borough Local Plan: Core Strategy 2011.

Plans

12. The development hereby permitted shall be carried out in accordance with the following approved plans: **M7009-101RevA, M7009-102RevA, M7009-103RevA, M7009-201RevA**

Reason: For the avoidance of doubt and in the interests of proper planning.

Notes to Applicant

1. In determining this planning application, the Local Planning Authority has worked with the applicant in a positive and proactive manner in accordance with the requirement in the National Planning Policy Framework (2021), as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
2. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.