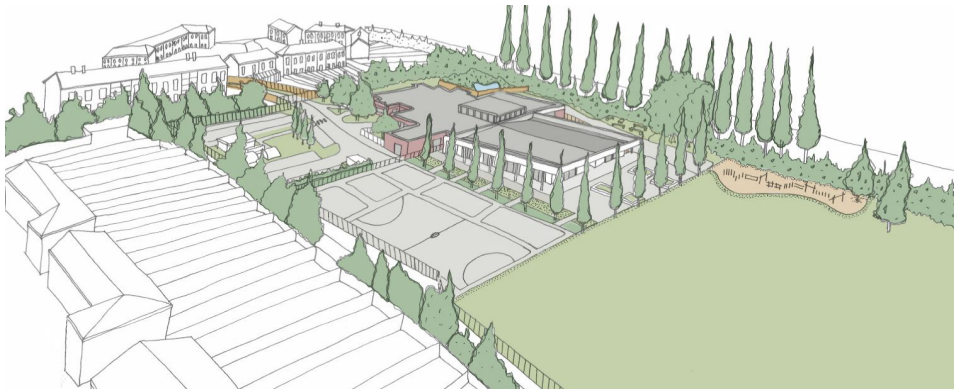


Planning Statement

October 2016

Property name **Emsworth Primary School, Emsworth**

Property address Victoria Road,
Emsworth,
Hampshire,
PO10 7LX



Proposed Works

The Construction of a new 0.5FE extension (105 pupils) to the existing 1.5FE Emsworth Primary School (315 Pupils) to form a 2FE Primary School (total of 420 pupil capacity).

The construction of a two classroom extension, extended with shared teaching area connecting to the previous expansion in 2014. Internal refurbishment works to include; a new classroom, relocated staffroom, 3no. new SEN group rooms and 2no. pupil WC's.

The proposed external works include; an extension to the south carpark with improved access throughout the site. Re-provided hard play area and enhanced landscaped play areas provided.

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Existing Context

1.0 Existing Site



FIG 1: Existing Site Plan. **Please refer to Appendix A - Drawings**

The existing Primary School site is located within northern Emsworth residential area, Emsworth, Hampshire. The site is approached from Victoria Road to the West of the site and accessed from the A259 and A27. The overall site area is 21229m²/2.12ha and the site is relatively level.

To the West, is the main vehicular and pedestrian access to the school site from Victoria Road. The North of the site is bound by an existing railway line, with a mature tree line and habitat area that defines the northern boundary and provides an acoustic screen to the School. The A27 dual carriageway runs to the North of the railway line. The East of the site has a large existing playing field and allotment area beyond the School boundary. A secure metal fence is in place to the Southern and Eastern boundary that separates the Primary School and the Public Right of Way, which is established between Victoria Road to the West and Washington Road to the East. The staff carpark is located to the South of the site and school building, with good pedestrian access points available along the fence line to the South of the site. The existing pupil cycle storage, bin store and school deliveries are located to the South of the School site. Residential properties line the Southern and Eastern boundaries. For existing car parking, cycle and scooter numbers, **Please refer to Appendix H – Transport Statement and Appendix J - Travel Plan.** The existing external areas are currently over the recommended requirements set out for Section 77. For existing site plan, **Please refer to Appendix A – Drawings.**

1.1 Existing Buildings



FIG 2: Existing Site Photograph.

The original school was designed as a 1FE, Mark 2A Scola Junior School. During the 1980s a 3 classroom load bearing brick extension was added. A new administrative block was added & the school internally reorganised to create a community wing. More recently, in 2013 a new two classroom extension with internal refurbishment was added to the east wing white render over-cladding (as FIG 1). The recent extension is a low pitch high performance roof, steel frame with Metsec infill and white rendered exterior walls and canopy over. Records show Asbestos is present within the Scola section of the school.

1.2 Existing Community Use

Emsworth Primary School utilises the existing school site for Breakfast Club/After School club. Breakfast Club is from 07:45 until start of school day. After school club is from 15:15 to 18:00pm.

1.3 Critical Context

The school site is not located within a Conservation Area or not in the proximity of any listed buildings. An existing Public Right of Way is located to the South and West of the site with a secure 1.8m metal fence line. No TPO's (Tree Protection Orders) are located within the site. **Please refer to Appendix D – Arboriculture Report and Arboricultural Strategy.**

1.4 Existing Site Boundaries

Vehicular access and egress is to the West of the site from Victoria Road. Access is currently controlled by a manual operated gate and is manually locked by the on-site site manager at school opening and closing times. The immediate site boundary to the South and East of the school is a 1.8 galvanised metal secure fence line with integrated pedestrian access gates separating the school site and the Public Right of Way. A 1.8m timber feather boarded fence line beyond that separates the residential properties gardens from the Public Right of Way. The North and Eastern boundary is a 1.8m weldmesh fence line that separates the habitat and tree line buffer zone from the railway line and the allotment area from the school site. **Please refer to Appendix A – Drawings.**

1.5 Existing Landscape features

The existing landscape features at Emsworth Primary School, include a large grassed sports pitch area to the East of the site. An educational habitat area with pond is located to the North West. Parent drop off to Year R is to the north footpath which is currently constricted with minimal resting points for parents.

The South and East of the school is the predominant area for hard play, ball games and netball courts. The North of the site includes a secure play space specifically for Year R and KS1. Temporary play equipment is located within the site – toy storage containers to enclosed play areas. A timber structure for reading groups is located to the South, with an education Trim Trail to the North. The South of the site includes the main carpark layout, the Site Managers garage, pupil bicycle and scooter stores and bin store. For existing site plan, **Please refer to Appendix A – Drawings**

1.6 Land Ownership

The school site and building is owned by Hampshire County Council. Havant Borough Council have an agreement in place with Hampshire County Council for a cycle route through the South of the site, which was installed in 2013 following the previous expansion at the school. A blue line is shown on Location plan and site plan drawings illustrating ownership boundary. The plan defines the area of development in red. For land ownership boundaries, **Please refer to Appendix A – Drawings.**

Proposed Context



FIG 3: Proposed Site Plan. Please refer to Appendix A - Drawings

2.0 Space Needs Analysis

Hampshire County Council Children's Services Department, in its role as Local Education Authority, has forecast pupil numbers in the area and established the Primary Educational Need arising from the establishment of new housing development in the Emsworth area, their subsequent build out rate and the incoming families that will inhabit the new homes. Hampshire County Council Children's Services Department completed a space needs analysis at feasibility stage, identifying a need to increase the capacity of Emsworth Primary School by 0.5FE (Form of Entry). This requires an increase of 105pupils from the existing capacity of 315pupils to 420 pupils at the Primary School; 420 pupils aged from 4 to 11 years old.

2.1 Design Brief

Reference to the Department for Education guidance in the form of Building Bulletin 103 (BB103) formed an initial basis for the development of the brief for the new school (approximate guidance only). The initial brief was discussed in the context of education provision with Children's Services, Head Teacher of Emsworth Primary School and School Governors to develop the design brief.

2.2 Proposed Community Use

The proposals maintain the existing Breakfast Club (7:45am to Start of School) and After School Club (15:15pm to 18:00pm), which will continue to be located within the refurbished SEN Space at the front of the school. The space previously a Children Centre, was confirmed as closed by HCC Children Services on 01/07/16. The accommodation was agreed by HCC Children Services to be handed back to the School for SEN use.

2.3 The Design Proposals and Response to the Brief

The scheme is designed to purposefully complete the legacy of the previous expansion in 2014 and grow the school by 0.5FE to a full 2FE Primary School. The design proposals aim to extend the previous expansion with similar design intent whilst providing enhanced connections to the existing site features and external landscaped environment to be more effective for educational use.

2.4 The Proposals: Context and Scale

The proposed new extension area is located to the East of the previous expansion (2014) with a continuation of the form, scale and materiality. The single storey scale is continued to compliment the previous expansion and to maintain scale with the existing school.

The site strategy proposes to;

- Minimise the impact upon existing playing field and playground areas.
- Minimise the impact on operation of the school during construction.
- Orientate to ensure most beneficial environmental performance.
- Enhance place making opportunities with links to the existing education habitat areas, enhanced external play areas and improved access to school.
- Enhance pedestrian access routes to the north and south of the school site, reducing existing Health and Safety issues, congestion and conflicts between pedestrian and vehicular access.

2.5 Form and Layout

The new two classroom extension is defined by a continuation of the white rendered canopy form, with classroom accommodation set back underneath the canopy over. The proposal removes the existing solid gable end wall and opens the school up to the aspects of the green fields and habitat surrounding the site. The proposed projecting canopy will offer solar shade benefits to interior environments and also provide for increased external covered play spaces.

The proposed new build expansion includes;

- Two new KS2 Classrooms (years 3-6) adjacent to the previous extension and existing classrooms.
The new extension is orientated North/South to complement the existing building layout and to

maximise environmental benefits of having South-facing classrooms

- A proposed extended multi-purpose shared teaching space, including 2no. new rooflights added for improved daylight and ventilation.

The proposed refurbishment areas include;

- A new KS2 classroom, refurbished to match the existing classrooms layout and finishes. The new classroom will maintain the direct access to external areas as does the existing classrooms.
- A relocated staffroom to previous SEN space.
- A relocated SEN Room to the previous Children Centre. Breakfast club and after school club space will be maintained in this location to the front of house.
- 2no. new SEN group rooms to be provided as an SEN cluster to the front of house.
- 2no. refurbished Pupil WC's.
- 1no. new sink to existing classroom.
- Removal of internal wall to open up the LRC and provide connectivity to the new SEN spaces.

2.6 Materials

The proposed materiality of the two classroom extension is to match the previous expansion and continue the same material palette. The materiality is as follows;

- White insulated Render – To canopy overhang and walls
- A High performance, low pitch bituminous roof system to roof and canopy areas to match the existing roof and canopy system.
- Grey polyester powder coated aluminium framed windows and white polyester powder coated aluminium external doors. White steel columns to match existing.

Please refer to Appendix A – Drawings.

2.7 Landscaping and External Works

The school expansion will require associated landscape improvements and additional provisions to integrate the proposed new buildings into the existing site and to meet Section 77 external areas provisions. **Please refer to Appendix A – Drawings.**

The proposed improvements include:

- A new electronic gate provided, to securely control pedestrian and vehicular access to the site from Victoria Road.
- Remarking the existing car parking spaces to standard HCC car parking spaces
- Additional on-site staff car parking spaces, new bicycle and scooter stores to be provided for pupils and staff.
- Relocated fence line to SEN space, to alleviate inherent Health and Safety issue of pedestrians crossing into the road.

- Extended hard play games area to re-provide space lost from the expansion footprint
- Removal of grass mound to the South of the playing field, to alleviate the Health and Safety issue of unsupervised areas.
- Enhanced planting beds with artificial turf to south of the classrooms, for all year round external teaching space.
- New tree lines to classroom block to provide additional solar shade to external areas and for wildlife and bird nesting opportunities.
- Widening of the Northern footpath to improve the parent drop off routes.
- New external play area to the North of the school with new benches provided for parent seating.
- New improved hard informal play areas to the East of the proposed extension, with seating and planting beds for new informal teaching environments. New trees to be provided to offer solar shade to external areas.

Improved Access and Movement: A new proposed audio/visual electronic gate is to be installed to the school site main entrance, to control pedestrian and vehicular access and security into the school site. The proposals also relocate the SEN fence line back to the front of the building to alleviate an inherent Health and Safety issue. Improved access and crossing points for pedestrians from the South carpark areas, with dropped kerbs for accessibility improvements to the main school entrance. The proposals will help provide for safer pedestrian and vehicular movements throughout the site.

Landscape associated with extended car park: The proposals for the site include various works to extend the staff parking on site in line with HCC School Parking Standards as described in the **Transport Statement - Appendix H**. Improvements include;

- 8no. new car parking spaces (Inc. 1 Acc Bay).
- 2no. reprovided car parking spaces through the new car parking layout.
- Remarking of the existing car parking layout to define parking spaces.
- Dropped kerbs to access paths and crossing points.

This will accommodate the increased parking spaces in a safe and efficient layout with adequate accessible bays provided at the appropriate locations. Extended cycle and scooter parking provision is provided with a relocated secure bin store also proposed. **Please refer to Appendix A – Drawings.**

Site levels and general accessibility details: The site is reasonably flat and level changes around the new buildings will be carefully planned to ensure level accessibility is fully considered. A small gradient from the new proposed classroom block onto the existing hard playing fields will be graded out to match the existing gentle slope. **Please refer to Appendix A – Drawings.**

Planting design and establishment details: New tree planting associated with the proposals is likely to include twelve new trees to replace the three minor trees lost to the development and also to provide a definition to external teaching areas. For proposed tree species, **Please refer to Appendix A – Drawings and Appendix D – Arboricultural Report**

2.8 Sustainability

The construction of the expansion is both air tight and has good thermal mass making the teaching spaces more resistant to summer overheating and avoiding the need for mechanical cooling. The classrooms are all naturally ventilated with sufficient daylighting for high quality teaching environments. Photovoltaic panels are provided to the South of the low pitch roof to optimise the orientation for solar gain and provide the school with a new sustainable energy resource.

2.9 Proposed School Boundary Treatment

A new electronic audio/visual access gate is proposed to the existing entrance to the site, replacing the manual gate. The existing 1.8 metal fence to the games area will be repositioned to the edge of the extended carpark. For fence details, **please refer to Appendix A – Drawings.**

2.10 Consultations

Hampshire County Council Property Services have undertaken a number of consultations with key Stakeholders within the area to ensure that parties have the opportunity to comment and influence the future school development. These consultations include:

- **Local Councillor**
HCC Property Services briefing to Councillor Bolton, 19th September 2016.
- **Hampshire County Council Children's Services (Client)**
HCC Children's Services Officer Martin Shefferd and HCC Property Services have met regularly throughout the design development stages, consulting from Viability Stage through to Planning to provide feedback and enable the design team to further refine their proposals in line with the project brief.
- **Emsworth Primary School Head teacher and Governors (End User)**
Multiple meetings with the school Head Teacher and School Governors regarding the development of the school project have taken place between Feasibility Stage and Planning with comments incorporated within the design proposals.
- **Building Users and Public Consultation**
 - Enlargement consultation parents letter
 - Enlargement consultation consultees letter
 - Educational Consultation Public Notice (Statutory Public Consultation) – 09/02/16
 - Children Centre Closure decision – 01/07/16
 - Site Strategy Expansion Workshops - 18/07/16
 - Consultation period – 19/07/16 until 05/09/16
 - Governors Meeting - 08/09/16
 - Pre-Planning Public Consultation 15/09/16 (Emsworth Primary School)
- **Pre-Application Advice**

Pre-planning application meetings were held with HCC Planning Officer Rob Storey at Stage B on 21/06/16 and at Stage D 31/09/16. Key advice given and considered;

- Provide for sustainable renewable energy where possible - Photovoltaic panels provided.
- Consider BREEAM requirements - Not Required, proposed expansion is under 500sqm.
- Consult Sport England if any loss of playing field is undertaken -No Playing Field area affected,
- **Design Development Consultations February 2016 – September 2016**
 - Hampshire County Council Children's Services Department
 - Emsworth Primary School and Governing Body representatives
 - Hampshire County Council Archaeology Team
 - Hampshire County Council Access Team
 - Hampshire County Council Drainage and the Environment
 - Hampshire County Council Mechanical and Electrical
 - Hampshire County Council Ecology Team
 - Hampshire County Council Fire and Rescue and Fire Review Group
 - Hampshire County Council Geotechnical Department
 - Hampshire County Council Highway Department
 - Hampshire County Council Technical Services Department
- **Sport England:** Sport England have not been consulted, as there is no loss of any playing pitch area and minimal impact to external areas. **Please refer to Appendix A - Drawings**

Local Requirements

3.0 Planning Policy Guidance and Other Relevant Guidance

The development site makes reference to the Havant Borough Council's Adopted Local Plan (Core Strategy) (2011-present) and the National Planning Policy Framework (2012). Due to the size of new build development being less than 500m², no BREEAM requirement will be included as indicated within the HBC Adopted Local Plan, saved policy CS14.

Please see below list of conditional documents to support the planning application.

Document Type	Circumstances when document should be submitted	Conditional Documents
Flood Risk Assessment	<i>Planning applications for development proposals of 1 hectare or greater in flood zone 1 and all proposals for new development in flood zone 2 and 3.</i>	Planning Statement – Drainage Statement
Heritage Statement	<i>Where archaeological or historical features and/or remains may be affected.</i>	Planning Statement – Archaeology Statement
Land Contamination	<i>Where contamination is known or suspected to exist or the proposed use is vulnerable and is indicated on the list of contamination sites. Within 250 metres of a currently licensed or historic landfill site.</i>	Planning Statement and Appendix F – Soil Investigation Report
Landscaping details	<i>For all full planning and outline applications, proposals to include details of proposals, long term maintenance and landscape management.</i>	Planning Statement and Appendix A – Drawings
Drawing Proposals, photographs and photomontages	<i>Strongly encouraged as part of the Design and Access Statement and Planning Statement.</i>	Appendix A – Drawings
Transport Assessment	<i>Required where proposal would lead to significant transport implications.</i>	Appendix H – Transport Statement
Framework School Travel Plan	<i>Required for form and above D2, 1000sq.m gross floor space; D1; Education establishments and community facilities from and above 2500sq.m. Gross floor space or other services developments C2 & C3.</i>	Appendix J – Framework School Travel Plan
Tree survey/Arboricultural implications	<i>Required for all applications where trees or hedgerows are proposed to be lost or would be affected by the development.</i>	Planning Statement& Appendix D –Arboricultural Report.
Construction Traffic Management Plan	<i>Required for all applications where construction works will be undertaken and construction traffic impacts the immediate and local area.</i>	Appendix K – Construction Traffic Management Plan.

As part of the Pre-Application Consultations with Hampshire County Council and Havant Borough Council Planning departments, some key planning policy and guidance was identified as having specific relevance to the project. Havant Borough Council have Adopted the 2011 Local Plan (Core Strategy) in 2011. The selected policies below have been identified with HCC Planning Officer, with reference to how the proposals seek to support these.

Policy	Requirement	Supporting Information
CS14	Efficient Use of Resources; <i>Planning permission will be granted for development that:</i> <i>Provides adequate land or funding for waste management infrastructure.</i> <i>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.</i> <i>On completion, unless proven to be financially or technically unviable, meets the following standards:</i> <i>Residential development – Level 3 of the Code for Sustainable Homes;</i> <i>Multi occupation homes and non-residential development over 500sqm - BREEAM standard 'very good'. Improvements to these standards throughout the plan period will be encouraged. Particular attention should be paid to water efficiency measures.</i> <i>Allowable Solutions' may be used to achieve higher levels of carbon reduction where on-site proposals are not feasible or viable.</i>	Please refer to Planning Statement: Sustainability 2.8 for description of how the proposed design supports this policy with a sustainable and low carbon solution. The proposed scheme at Emsworth Primary School includes for new Photovoltaic Panels to provide a new renewable energy source for the School. PV's to be located to the South orientation of the roof pitch for maximum benefit of solar gain. New build area of expansion under 500sqm, therefore BREEAM not required. New build element built to High Performing energy standards that meets standards set by Building Regulations Part L Approved Documentation. Please refer to Appendix A – Drawings The proposed design solution aims to support this policy with energy efficient design and low impact proposals. The proposed works support this policy with the optimum layout for efficient design minimising construction waste and materials used. The proposal has been orientated due South for maximum solar gain opportunities and to enhance thermal performance.
CS16	High Quality Design; <i>Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:</i> <i>Responds to, draws inspiration from and respects local context and:</i> <i>Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;</i> <i>Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;</i> <i>Uses the characteristics of the locality to help inform the design of the new development</i>	Please refer to Planning Statement: Proposals and Appendix A - Drawings for description of how the proposed design supports this policy with High Quality Design Solutions. The proposed scheme responds positively to the existing building with a continuation of the scale, form and materiality. Please refer to Appendix A – Drawings Enhanced landscape features and increased tree/shrub provision offers opportunity for new wildlife and ecological educational benefits. Improved connectivity to existing habitat areas will integrate the proposal into the site. Please refer to Appendix A – Drawings

	<i>including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;</i> <i>d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and</i> <i>e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.</i> 2. <i>Produces a positive relationship between buildings street and spaces both existing and proposed, where:</i> <i>a) The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;</i> <i>b) New streets are not dominated by vehicular traffic;</i> <i>c) The layout of the development is legible, meaning it is easy to orientate oneself and move through.</i> 3. <i>Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.</i> 4. <i>Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration.</i> 5. <i>Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.</i> 6. <i>Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.</i> 7. <i>Adapts to the changing needs of the users and the changing climate over the lifespan of the building.</i>	Increased cycle and car parking provisions on-site whilst maintaining existing cycle path and entrance points into the site as existing condition. Please refer to Appendix I – Transport Statement and Appendix L – Framework School Travel Plan for information of wider transport and cycle routes. Improved site security through provision of a new electronically controlled audio/visual gated entrance which will improve the safety of the school site. The proposals have been designed to be fully accessible throughout with level thresholds and level accessibility. Improved pedestrian crossing points and dropped kerbs are proposed to alleviate the existing Health and Safety issues and provides a safer site environment. Please refer to Appendix B – Design and Access Statement. Please refer to Planning Statement Sustainability 2.8 for description of how the proposed design supports this policy with a sustainable and low carbon solution.
CS20	Transport and Access Strategy; Development will be permitted that: 1. <i>Is consistent with and contributes to the implementation of the 'Reduce, Manage and Invest' strategy.</i> 2. <i>Does not increase congestion and promotes better use of existing transport networks.</i> 3. <i>Improves accessibility to goods, services and employment and promotes equality in the transport system.</i> 4. <i>Provides transport management measures to ensure the safe and efficient operation of the strategic and local road network.</i> 5. <i>Ensures that highway design responds positively to the characteristics of the area and delivers a</i>	Please refer to Appendix A – Drawings for proposed access improvements and car parking layouts. Please refer to Appendix H - Transport Statement for parking numbers and transport surveys undertaken. Please refer to Appendix J – School Travel Plan for range of transport modes including walking, cycling and routes to school.

	<i>high quality public realm for all users.</i> <i>6. Maintains or improves the range of transport modes accessible to the users of the development site with specific emphasis on public transport, especially high quality/frequency buses and includes walking and cycling where appropriate assesses the non-transport Infrastructure requirements to support the proposed new development. The South East Regional Partnership Board has produced a number of guides, including one on transport infrastructure. Havant Borough Core Strategy March 2011 110 A3(M) Havant rail station</i> <i>7. Improves highway, cycling and pedestrian links between the western built up area of the borough (Waterlooville) and the eastern area of the borough (centred on Havant)to create a strong east/west communication axis that passes through Dunsbury Hill Farm/Leigh Park.</i>	
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4.0 Archaeology

Hampshire County Council Property Services have consulted with HCC Senior Archaeologist Hannah Fluck 02/03/11 as part of the previous extension works completed in 2014. A site investigation was undertaken by HCC Archaeologists and confirmation as follows;

‘There is no archaeological issues I would wish to raise with the school development at Emsworth Primary School.’ HCC Senior Archaeologist Hannah Fluck, 2nd March, 2011.

5.0 Construction Strategy

No Contractor has been appointed at this stage. Appointment of the contractor will occur on a traditional tender basis spring 2017. A Construction Traffic Management Plan has been produced by HCC Property Services and has been included as part of the Planning Application. For Construction Strategy and proposed site organisation/access drawings, **Please refer to Appendix K – Construction Traffic Management Plan.** The key points include:

- During term times no deliveries will be allowed between 8.00 and 9.00 or between 2.45 & 3.45, in the interests of public safety, to avoid traffic conflict at the times of the day when pupils are arriving and departing from school.
- Contractor's deliveries and vehicular access will be through the existing access road from Victoria Road with contractor's compound gates located within the school site area, **Please refer to Appendix K.** This is to avoid conflicting with the existing school access arrangements and to maintain operation of the staff carpark.
- The steel frame and concrete planks delivery lorries, where there will be several large deliveries, we will have a hold point out of the school site so that they are called in one at a time and craned straight off. This will avoid the roads becoming congested and keep disruption to a minimum.

- Turning of large lorries will be accommodated on the site. They will be reversed on the site by a qualified banksman/ vehicle marshall at all times. There will be no turning on the public highways.
- As the vehicles will be going onto an existing tarmac playground/ temporary road surface we do not envisage the need for a wheel wash facility on site but it will be accommodated if deemed necessary. Road sweepers will be utilised, as required, should any debris arising from the site be transferred onto the public highway.
- Contractor's car parking will be located on-site within the compound area.
- No work relating to the construction of the development, including works of preparation prior to operations, the delivery of construction materials, skips or machinery, nor the removal of waste materials, will take place before 08:00am or after 18:00pm Monday to Friday inclusive, before 08:00am or after 13:00pm on Saturday and not at all on Sunday or recognised public holidays - To protect the amenities of occupiers of nearby properties.

Anticipated Project Phasing: The project is planned to be delivered within two key phases to ensure the minimum disruption to the school and ensure that the construction of the works is the least intrusive as possible to the school. **Please refer to Appendix A – Drawings.**

- **Phase 1:** Summer 2017 – Site set up, minor external works and internal refurbishment
- **Phase 2:** Autumn 2017 – Summer 2018 – Main works to classroom extension and external works.

6.0 Temporary Accommodation

No temporary accommodation is located on site as existing and there will be no requirement for temporary accommodation as part of the proposed scheme. A contingency plan is available with existing accommodation, if required necessary.

7.0 Transport

Hampshire County Council Property Services have appointed Hampshire Services to provide transport consultancy services to support the new school 0.5FE expansion at Emsworth Primary School, Emsworth, Hampshire. A Transport Statement and a Framework School Travel Plan has been prepared and are to accompany the Planning Application. **Please refer to Appendix H – Transport Statement and Appendix J – Framework School Travel Plan**

The Transport Statement references 'Hampshire County Council's On-Site School Parking Guidelines' to ensure on-site parking provision is commensurate with HCC requirements. The Transport Statement therefore considers local issues associated with parking conditions and accommodating the proposals with nil-detriment to the surrounding network. For further information on parking numbers and infrastructure capacities, **Please refer to APPENDIX H – Transport Statement and Appendix J – Framework School Travel Plan.**

7.1 Highways and Emergency Access

Vehicle deliveries and emergency access to the school will remain unaffected and is to continue as the existing condition. During construction the School is to liaise with contractor for kitchen delivery times. Contractor vehicles will make use of the existing vehicular access road from Victoria Road. A gateman will be provided to manage and monitor construction traffic, school deliveries and emergency vehicles as part of the contractor's site method statement. For Main Contractors Construction Strategy, **Please refer to Appendix K – Construction Traffic Management Plan.**

Construction Access and Ground Protection: Construction access will be from Victoria Road. The site compound and haul route will be set up on the main playground and Southern site area. A temporary footpath route to the hard play games court will be maintained during construction. **Please refer to Appendix K – Construction Traffic Management Plan.**

Any works that involve disturbance to the playing field will be re-instated on completion. Existing topsoil will be fully stripped and replaced with aggregate material to form this temporary surfacing. This will then be removed on completion, back-filled with the excavated topsoil and covered with turf. Adequate watering of turf will be required by the Contractor to ensure healthy growth for the first month. The turf shall be cut three times (one cut per month for the first three months) by the Contractor and if deemed to be properly established by the Client, maintenance responsibility will then be handed back to the school. **Please refer to Appendix K –Construction Traffic Management Plan.**

7.2 Framework School Travel Plan

A Framework School Travel Plan has been developed by the HCC School Travel Plan Team in consultation with the school and HCC Highways department. The Framework School Travel Plan is included as part of this Planning Application - **Please refer to APPENDIX J –Travel Plan**

8.0 Biodiversity and Environmental Protection

During the construction phase, contractors' working hours will be limited to minimise disruption to the community and to avoid unnecessary Health and Safety risks. Provisions will be made to ensure that vehicles leaving the construction site will not transfer mud and other debris onto the highway. Provisions and a clear communicated strategy between the Contractor and the School will be agreed to arrange safe running and deliveries to the school during construction. **Please see Planning Statement 5.0 Construction Strategy and Appendix K for the Contractors Construction Management Plan.**

9.0 Tree Protection

No TPO's (Tree Protection Orders) are present on the site. **Please refer to APPENDIX D – Arboricultural Report and Appendix A - Drawings.** It is proposed that the small Malus species tree

(Tree of poor quality, Category C - no. T25) is to be removed from the staff car park to facilitate the car park expansion. It is also proposed to remove the Malus species tree (Tree of low quality Category C – no. T27) to the front of the SEN enclosed space to allow for the fence line to be relocated to the back of the footpath. Trees no.21 and 22 are young trees which will be carefully replanted as part of the new works. The loss of trees will be mitigated with new planting of twelve trees as part of the proposed landscape works. **Please refer to Appendix A – Drawings and Appendix D – Arboricultural Report.**

HCC Landscape Architect has undertaken a Tree Survey inspection all of the trees in that could be affected by the proposed expansion works at Emsworth Primary School, Emsworth, Hampshire. The Construction Management Plan will demonstrate how the retained trees root protection areas (RPAs) will be protected during all development within the school site. The project -specific details of tree protection including product specifications and method statements will be developed by the contractor and approved by HCC Landscape Architect prior to commencement. For tree details, RPA's and condition schedules, **please refer to APPENDIX D – Arboricultural Report.**

10.0 Ecology

An Ecological Assessment of the potential impacts arising from the proposal and site has been undertaken by Hampshire County Council Ecologist Frances Morris July 2016, with recommendations to ensure that the proposed works can reasonably avoid or mitigate such effects to ecological values identified below. **Please refer to Appendix C – Ecology Report**

- An Extended Phase 1 Ecological Survey was undertaken on 21st July 2016 at Emsworth Primary School, Emsworth. The proposals for the site include the construction of a new 0.5FE Primary School extension and internal refurbishment of existing 1.5FE to bring to a 2FE Primary School. The proposal also includes external landscaping and drainage works with updated car park and access arrangements from Victoria Road.
- The Extended Phase 1 Ecological Survey comprised a desk-based study and field survey to assess the potential for the site to support protected habitats and species.
- Habitats to be directly impacted by the proposed works are planted immature trees, planted shrubs, hard-standing and grassland. The site is considered to be of low ecological value overall.
- A nesting bird check will be required by an appropriately experienced individual prior to vegetation clearance if works are conducted between March-October.
- Consideration should be given to replacing fruit trees which are likely to be of some value to wildlife.
- In line with local and national planning policy, it is recommended that a small ecological enhancement measure is included within the proposals for the site. A simple and effective measure would be the installation bird boxes, such as a specialised sparrow terrace, on the buildings and/ or trees at the site.

11.0 Building Services

The existing Gas, Electric and Water supplies are to be utilised for the proposed expansion of the school.

11.1 Drainage

The proposal is to build a new two classroom extension to provide additional teaching facilities and will include internal re-furbishing. The extension will not increase the overall impermeable area as it will be constructed upon existing hard standing. **Please refer to Appendix D - Drainage Strategy and Statement.**

Foul Water: Southern Water sewer records show the public foul water sewer currently located in Victoria Road. The school has an existing connection to this 225mm diameter public foul sewer. We do not envisage a new connection for the new extension.

The existing foul water drainage for the school runs internally as 100mm diameter pipe before changing diameter to 150mm south-west of the school building. A new 100mm diameter foul water connection is to be made to the existing foul water drainage system to serve the proposed extension. It is proposed to connect two additional sinks from the proposed extension, and as such the increase in foul water flow is deemed to be negligible. The existing system has capacity for the new connection.

Surface Water: All surface water on the site currently drains into the 200mm diameter public sewer in Victoria Road via a positive drainage system. The existing private surface water system has been investigated within the site from previous as-built surveys and records, and has been fully CCTV surveyed.

The new building extension does not increase the overall impermeable area locally as it will be constructed upon existing areas of hard standing. New hard surfaced landscape features, including the proposed car park area, are proposed to utilise porous surfacing materials. It should be noted that this is not intended to act as soak away however due to the nature of the ground conditions as previously mentioned. The build-up beneath the porous car park is proposed to provide additional tanked attenuation and storage which will mitigate overload effects on connection points to the existing surface water network. Water will therefore be held back until such time it can drain away through the gravity SW system.

The site's surface water will continue to discharge to the private surface water system using it's existing sewer connection. The proposed scheme will not increase the peak runoff discharge rates into the public surface water system since the overall impermeable area is not increased, and water is held back in the system until such time that it can drain without increasing peak discharge rates.

The proposal includes a shallow cellular storage system built onto key parts of the network to help attenuate surface water flow into the existing site drainage network. This is seen as a substantial betterment to the existing network in terms of site drainage resilience.

Surcharging within the new extension system will be contained for a storm event of 1:30 years plus climate change allowances. Surface water flooding effects for more extensive storms are proposed to be contained in non-critical areas on the site away from operationally critical buildings and infrastructure, and within site boundaries to prevent flooding to bordering third party properties.

11.2 Flood Risk Assessment

Environment Agency flood maps indicate that the site is located within Flood Zone 1 where the lowest annual probability of flooding occurs, that being less than 1 in 1000 for any given year. As the site is in Flood Zone 1 and development area is less than 1 hectare no Flood Risk Assessment will be required to support the planning application. **Please refer to Appendix H–Drainage Statement.**

12.0 Access Statement

Hampshire County Council Property Services have undertaken a number of consultations with Hampshire County Council Technical Services Department and Access Team which have been incorporated in the design proposals to ensure that the proposals promote accessibility for all.

Please refer to Appendix B – Design and Access Statement. The proposals include:

- 1no. additional dedicated accessible parking space for teaching staff
- Drop kerbs to access paths
- Level access to all door and access thresholds
- Entrance and classroom doors with flush well drained thresholds
- Appropriate and well designed signage and way finding
- Appropriately proportioned waiting spaces throughout the plan
- Appropriate colour contrast to aid the visually impaired

13.0 Soil Conditions

A desk study has been undertaken by HCC Senior Geotechnical Engineer Kirsten Fairall, August 2016 utilising geotechnical, GIS and EA data to provide an outline of potential issues affecting possible development at Emsworth Primary School. The study is based upon the proposal to extend the existing school building within the east of the site, adjacent to a recent extension.

Geology: The geology of the site is indicated to comprise the superficial River Terrace Deposits overlying the bedrock Thames Group, London Clay Formation. The River Terrace Deposits are indicated to comprise sands and gravels, locally clayey near surface. The London Clay Formation is indicated to comprise grey blue silty sandy clay locally oxidised to orange brown at the surface of the formation.

Hydrogeology: With reference to the Environment Agency (EA) website and HCC GIS, the site is indicated to lie on a Secondary A Aquifer with respect to the Superficial Geology and Unproductive Strata with respect to the bedrock geology. Secondary A Aquifers are characterised by permeable layers

capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. Unproductive Strata is defined by the EA as 'rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow'. The site is not indicated to lie within an EA Source Protection Zone.

Hydrology: The nearest significant surface water feature is a tributary of the Emsworth Channel, the Nore Farm Stream located some 300m to the west of the site. The West Brook is indicated approximately 450m east of the site. The site does not fall within an EA Flood Zone 2 or 3.

Radon: The site is indicated to fall within an area where no further assessment of radon is required.

Previous Investigations: There are records of a site investigation within the immediate vicinity of the proposed extension which was undertaken for the adjacent extension in 2013.

Emsworth Primary School, Ashdown Site Investigation, June 2013: For previous investigations undertaken in 2013, Please refer to Appendix G – Soil Investigation Reports. In general it was confirmed that a minimum depth to formation of 0.9m should be adopted, though foundations may need to be deepened where made ground is found to extend below this depth or where there is a requirement to protect foundations against deep seasonal soil volume changes induced by trees. The report recommended adopting a suspended floor slab solution.

Conclusions: It is considered that ground conditions are likely to comprise Made Ground overlying fine grained River Terrace Deposits overlying coarse grained River Terrace Deposits. It is recommended that an allowable bearing pressure of 100kN/m² may be achievable for the fine and coarse grained River Terrace Deposits at an approximate minimum depth of 0.9mbgl, away from the influence of any trees, limiting total settlements to within 25mm. Excavations beneath the water table, and particularly within coarse grained soils, will require active groundwater control to maintain adequately dry working conditions and excavation stability. In accordance with the BRE digest, a DS-1 Design Sulfate Class and an AC-1 ACEC classification should be assumed as a minimum for the design of concrete in contact with the ground at the site. In line with the previous report it is recommended that floor slabs be suspended for the new development. It is also recommended that a tree survey be conducted and that reference is made to NHBC Building Near Trees for minimum founding depths.

Contamination testing and Soakaway testing was not carried out during the previous investigation and therefore no recommendations can be made with respect to either matter, however, high groundwater levels and impermeable soils are unlikely to be suitable for infiltration drainage.

14.0 Appendix

1. Appendix A: Drawings

- P11226 – A - 1000 P1 - Location Plan
- P11226 – A - 1050 P1 - Existing Site Plan
- P11226 – A - 1100 P1 - Existing Land Survey: Topographical and Underground RADAR
- P11226 – A - 1250 P1 - Proposed 3D View Looking North West
- P11226 – A - 1251 P1 – Proposed 3D View Looking South West
- P11226 – A - 1550 P1 - Proposed Site Plan
- P11226 – A - 1551 P1 - Proposed Site Plan
- P11226 – A - 2000 P1 - Proposed GA Floor Plan
- P11226 – A - 2001 P1 - Proposed GA Floor Plan; Refurbishment and Demolition
- P11226 – A - 2002 P1 – Proposed Roof Plan
- P11226 – A - 2003 P1 – Proposed GA Roof Plan
- P11226 – A - 3000 P1 – Proposed Elevations
- P11226 – A - 3001 P1 - Proposed Elevation and Section
- P11226 – A - 3002 P1 - Proposed Section and Elevation
- P11226 – L – 7020 P1 – External Works Site Plan
- P11226 – L – 7040 P1 – External Works Tree Plan
- P11226 – L – 7041 P1 – External Works Tree Protection and Removal Plan

2. Appendix B: Design and Access Statement

- Design and Access Strategy (from Inception to Completion)

3. Appendix C: Ecological Appraisal

- Ecological Appraisal V1, Report Ref:16.1066, dated August 2016

4. Appendix D: Arboricultural Reports and Strategy

- P11226 – L – 7040 P1 – External Works Tree Plan
- P11226 – L – 7041 P1 – External Works Tree Protection and Removal Plan
- P11226-L-BS 5837 Report on the Trees in Relation to Emsworth Primary school 1FE extension 2016

5. Appendix E: Acoustic Report

- B.5.9 P01963 Acoustic Report
- B.5.9 P09163 Headteacher Letter Acoustics
- P11226 Headteacher Letter Acoustics

6. Appendix F: Soil Report

- B.5.3 P09163 Soil Report No. LW24121 June 2013
- P11226 SI Desk study 290916

7. Appendix G: Drainage Strategy

- Drainage Statement- Emsworth Primary School Extension_13-10-16
- EC-P11226-001-A-Planning

8. Appendix H: Transport Statement

- Transport Statement - Proposed expansion of Emsworth Primary School
- Transport Statement Appendices Part 1 of 3
- Transport Statement Appendices Part 2 of 3
- Transport Statement Appendices Part 3 of 3

9. Appendix J: School Travel Plan

- 2767 Emsworth Primary School Final STP for Planning October 2016
- 2767 Emsworth Primary School Travel Plan October 2016 Appendices

10. Appendix K: Construction Traffic & Environment Management Plan

- P11226 Construction Traffic Management Plan Statement
- P11226-A-1200 P1
- P11226-A-1201 P1