

Recommendation: **RAISE NO OBJECTION**

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
CS20	(Transport and Access Strategy)
DM11	(Planning for More Sustainable Travel)
DM12	(Mitigating the Impacts of Travel)
DM14	(Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

DM25	(Managing Flood Risk in Emsworth)
------	-----------------------------------

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

The traffic team:- has no adverse comment on this application

Development Engineer:- Hampshire Education has worked closely with Hampshire Highways and Development Management to produce the Transport Documents and as a result Havant Borough Council acting as an agent of the Highway Authority have no adverse comment to this application.

6 Community Involvement

Publicity is carried out by HCC.

7 Planning Considerations

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) Design and appearance
- ((iii) Impact on neighbours
- ((iv) Highway and Drainage issues
- ((v) Trees and Ecology

- (i) Principle of development

Hampshire County Council have forecast that pupil numbers in the area are due to grow from the establishment of new housing development in the Emsworth Area. Hampshire County Council Children's Services Department has 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 105 pupils from the existing capacity of 315 pupils to 420 pupils at the Primary School; 420 pupils aged from 4 to 11 years old. Whilst the site lies on the edge of the settlement it is an established school site and in principle development for education uses is acceptable subject to the usual development control criteria.

- (ii) Design and appearance

The extension which would be located on an existing hard surfaced area would not exceed the height of the existing building, would be flat roofed and finished in light coloured insulated render. The design is consistent with the function and appearance of the site, and considered acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy).

(iii) Impact on neighbours

The main entrance to the school runs through a busy residential area with restricted parking for residents on the roadside, and there is a lack of on street parking around the school. There are no on site facilities for parents delivering and collecting children, and this has in the past lead to parents parking in residents parking bays. The increase in class rooms and pupil numbers has the potential to exacerbate the situation. The application is supported by a Framework School Travel Plan and measures have been put in place to promote alternative means of travel such as a cycle track. Additionally the application is supported by a Construction Traffic and Environmental Management plan which includes measures to control pollution and during term time no deliveries will be allowed between 8 am and 9am or between 2.45 and 3.45pm. Turning of lorries will be accommodated on site, as will additional parking for staff. It is considered that the proposed measures are satisfactory and the impact on residential amenity will be limited and acceptable meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Highway and Drainage issues

The Development Engineer has been consulted and noted that Hampshire Education has worked closely with Hampshire Highways and Development Management to produce the Transport Documents and as a result Havant Borough Council acting as an agent of the Highway Authority have no adverse comment to this application.

In respect to drainage the proposed extension will not increase the overall impermeable area as it will be constructed upon existing hard standing, and new hard surfaced landscape features, including the proposed car park area, would utilise porous surfacing materials. 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 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, satisfying the requirements of Policy DM25 off the HBLP.

(v) Trees and Ecology

There are no protected trees on the site, and whilst some small or low quality trees will be removed, this will be mitigated as part of a landscape scheme.

An Extended Phase 1 Ecology survey has been undertaken and the site is considered to be of low ecological value overall.

8 **Conclusion**

Subject to standard planning conditions relating to commencement, materials, and any others that the County Planning Authority consider necessary there are not considered to be any issues that would warrant planning permission not being given to this development and it is therefore recommended that Havant Borough Council **RAISES NO OBJECTION** to this County Application.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **RAISE NO OBJECTION** for application APP/16/01106

subject to the following conditions