

**Hampshire County Council
Director of Economy, Transport & Environment**

Applicant: Hampshire County Council

Expansion of Riders infant from 2FE (180 pupils) to 3FE (270 pupils) and expansion of Riders Junior School from 2FE (240 pupils) to 3FE (360 pupils) with the creation of a new main entrance, combined general office, library, staff and studio space with additional car parking, new pedestrian entrance gate and associated landscaping. at Riders Infant School, Kingsclere Avenue, Havant, Hampshire PO9 4RY (Application No: APP/14/00810)

(Received: 30 July 2014)

General

Planning permission is sought for the extension of Riders Infant School from 2 Forms of Entry (FE) (180 pupils) to 3FE (270 pupils) and expansion of Riders Junior School from 2FE (240 pupils) to 3FE (360 pupils) with the creation of a new main entrance, combined general office, library, staff and studio space with additional car parking, new pedestrian entrance gate and associated landscaping.

The Riders Schools are located in Leigh Park, Havant on the same site. Access to the site is gained from Kingsclere Avenue to the west of the site for vehicles. Pedestrians can access the site from Kingsclere Avenue and Dunsbury Way. The site is bound to the west and south by residential housing to the north by an area of open space and housing and to the east by a church/community building. The built form of the school is located in the northern half of the site. The Infant School buildings are single storey in height with a flat roof, the Junior School building is two storeys with a shallow pitched flat roof. The external materials of the existing buildings comprise of a mixture of brick and cladding. The site is located with Flood Risk Zone 1. At present there are currently 32 teaching (5 of which are part time), 22 non-teaching (full-time) and 61 non-teaching (part-time).

It is proposed that a new building connecting the two schools will be created providing a combined General Office, Library, Staff room and Studio Space. One additional classroom will also be constructed at the Infant School. The extensions are proposed to be single storey mono pitched roofs to the Library and Studio with a flat roof link over the entrance. The proposed external materials comprise of red facing brick (colour to match the existing buildings), grey powder coated aluminium windows and doors, high performance flat felt roof and metal standing seam. The design of the extensions is such that they aim to maximise natural light.

Flat roof canopies are to be erected outside the extensions to provide sun shading to south east elevations. The building has been designed to provide ventilation and summertime cooling by natural means. It is stated that the new build elements will meet current minimum bench mark standards in respect of thermal U-Values, airtightness and

emissions targets. Lighting will be detection and daylight linked dimming where appropriate.

It is proposed that there will be 58 additional staff across both schools comprising 17 teaching staff and 41 non-teaching staff. This will take the total staff numbers at both sites to 49 teaching and 124 non-teaching staff (total 173 staff).

Two trees are to be removed to enable the new pedestrian entrance onto Kingsclere Way to be provided. The pathway is to be constructed outside of the root protection zone of the trees that are to be retained. One tree is to be removed that is currently located to the south of the main Junior School building to provided for a pedestrian footway. Approximately nine additional trees are to be planted. Further soft and hard landscaping is proposed to the south of the school buildings.

An Ecological Impact Assessment was submitted with the planning application that comprised of an Extended Phase 1 Ecological Survey. It was identified that the habitats to be directly impacted by the proposed works are buildings, and species-poor, managed amenity grassland. It was recommended that a Phase 2 bat survey be completed of the southern Junior School building. It was advised that clearance of potential bird nesting habitat should be undertaken outside the bird nesting season. During construction it has been advised that all excavations should be covered with appropriate material such as metal sheeting, overnight to help prevent individual badgers becoming trapped. Bird box enhancement was suggested but has not been included as part of the planning application. The Phase 2 Bat Survey concluded there was no bat roosts present and limited foraging activity around these particular buildings.

Development Plan

The site is within the existing school campus in the built-up area of Havant. The appropriate development plan document is Havant Borough Council Core Strategy (March 2011). The relevant policies for consideration are CS7 (Community Support and Inclusion), CS16 (High Quality Design), and DM14 (Car and Cycle Parking on Development (excluding residential)).

The National Planning Policy Framework paragraph 72 is a material consideration.

Consultations

Councillor Fairhurst	Raises no objection and is happy with the plans.
Councillor Finch	Has been consulted, no comments received.
Havant Borough Council	Raises no objection subject to conditions.
Highway Authority	Raises no objection subject to conditions.

Commentary

No objections have been received to the proposal which is in accordance with the development plan for the area, the Havant Borough Council Core Strategy (March 2011).The development will improve the connectivity between the two schools and greater efficiency in the provision of common services.

Recommendation

That permission be granted subject to the following reason for approval and conditions:

Reason for Approval

It is considered that the proposal would be in accordance with the development plan Havant Borough Council Core Strategy (March 2011)(summary attached), as the extension would meet the demonstrated local need for education provision (CS7 and para 72 of NPPF). It would be of a high quality design which would not materially harm the character of the area and would be acceptable in terms of local amenity (CS16e) and highway safety and convenience (DM14).

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

Plans and Particulars

2. The development hereby permitted shall be carried out and completed strictly in accordance with the approved plans, specifications and written particulars identified within the decision notice.

Reason: To ensure that the development is carried out in accordance with the approved details.

Hours of Working

3. There shall be no access to the development site by any traffic associated with the construction/demolition (ie. no delivery vehicles, no contractors' cars, nor plant and machinery) in the morning between 0800 and 0900; and in the afternoon between 1515 and 1545.

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.

4. No work or ancillary operations relating to the construction of the development approved, which is audible at the site boundary or at such other place as may be agreed with the Local Planning Authority 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 the 0800 or after 1800

Monday to Friday inclusive, before 0800 or after 1300 on Saturday and not at all on Sunday or recognised public holidays.

Reason: To protect the amenities of occupiers of nearby properties.

Materials

5. Samples and/or details of the materials and finishes to be used for the external walls and roofs of the proposed buildings shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity and to secure a high quality development.

Highways

6. Within three months from the occupation of the new building an updated School Travel Plan is to be produced in writing and agreed by the Local Planning Authority. The agreed Travel Plan is to be implemented within three months of approval.

Reason: In the interests of highway safety and promoting sustainable travel.

7. Plans and particulars showing the detailed proposals for the new pedestrian access shall be submitted to and approved by the Local Planning Authority in writing before the development commences

Reason: In the interests of highway safety.

8. No development hereby permitted shall commence until a Construction Traffic Management Plan, to include details of provision to be made on site for contractor's parking, construction traffic access, the turning of delivery vehicles and lorry routeing as well as provisions for removing mud from vehicles and a programme of works has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction.

Reason: In the interests of highway safety.

Landscaping

9. The trees to be retained shall be protected during building operations by the erection of protective fencing in strict compliance with the requirements of the Local Planning Authority relating to their protection. The existing trees shall not

be lopped, topped, felled or destroyed without the prior approval in writing of the Local Planning Authority.

Reason: To ensure the enhancement of the development by the retention of natural features.

10. No work shall be carried out within the crown spread of any existing trees which are to be retained. Neither shall any materials be stored nor any site huts located within the spread of the retained trees or within the protected landscape belts.

Reason: To protect the health and stability of the trees to be retained on the site.

11. No works shall commence until full details of all the hard and soft landscaped areas have been submitted to and approved by the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with Plan no P10292-L-701 Rev A.

Reason: In the interest of visual amenity.

12. The landscape and planting works to be approved under condition 9 above shall be completed by the end of the first planting season following the completion of development. Any plants which die, are removed, or become diseased or damaged within a period of five years after planting, shall be replaced as soon as possible with others of similar size and species.

Reason: To ensure that the appearance of the development is satisfactory, and that adequate provision is made for the maintenance of the landscape.

Advice Note

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 NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

Case Officer
Judith Smallman

Date...20/11/2014.....

Authorised on behalf of the Director of the Economy, Transport & Environment

.....P Chadwick.....

Date...20./11/2014.....