
Site Address: Purbrook Park School, Park Avenue, Waterlooville, PO7 5DS

Proposal: Construction of new two storey school building (Block A), two storey school building to courtyard (Block B), refurbishment to Block D, raised covered walkways, new pedestrian access to main entrance and new Block A, altered and additional car parking, landscaping and other works. Demolition of two storey Caretakers house.

Application No:	APP/14/00687	Expiry Date:	16/10/2014
Applicant:	Trustees of Purbrook Park School	Team:	Team 1
Agent:	Mr Togneri MH Architects Limited	Case Officer:	David Eaves
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a Secondary School with a collection of school buildings set around an attractive Listed Building. Most of buildings are two storey class rooms and a sports hall. There is also a former caretakers house to the front of the site which is proposed to be demolished.
- 1.2 There is existing car parking to the front (Park Avenue) and rear (The Dale) sides of the site. To the south of the buildings are playing fields recently granted planning permission to be re-graded. There are important trees to the Park Avenue frontage, along the northern boundary and to part of the eastern side of the site.

2 Planning History

APP/14/00464 Grading and drainage of sports field, re-surfacing and re-fencing of sports court, resiting of jumping pit with runup Permitted October 2014

APP/14/00584 Erection of single storey external lean-to building for storage purposes. Permitted September 2014

09/50478/027 Proposed food tech room extension. HCC Permitted Jan 2010

07/50478/026 Consultation by HCC for upgrading of existing and introduction of new fire doors to protect existing staircase enclosure. Introduction of new contemporary handrail to main staircase to bring up to current standards. Raised No Objection Jan 2008

01/50478/025 Remove 3 no portico columns and rebuild and render all 4 to match existing Permitted March 2002

98/50478/022 Retention and replacement of windows to all elevations of block C and kitchen and dining room Permitted May 1998

97/50478/021 Renewal of existing windows, doors, and cladding to science block

Permitted June 1997

97/50478/020 Proposed alterations to north & south elevations of detached science block Permitted Aug 1997.

96/50478/019 Consultation under circular 18/84 (crown land) for demolition of existing timber hut and internal and external alterations to existing Nissen Hut Raised No Objection Aug 1996

94/050478/018 Erection of single storey library resource area extension adjacent to existing extension to listed building. Permitted

94/50478/017 Erection of new build extension to resource area attached to library facilities. Permitted

94/50478/016 Erection of single storey staffroom extension adjacent to existing extension to Listed building and remodelling of existing staffroom. Permitted

94/50478/015 Erection of new build extension to staffroom facilities and remodelling of existing staffroom. Permitted

94/50478/014 Listed Building Consent for conversion of one ground floor room into a number of individual offices Permitted

3 Proposal

Construction of new two storey school building (Block A), two storey school building to courtyard (Block B), refurbishment to Block D, raised covered walkways, new pedestrian access to main entrance and new Block A, altered and additional car parking, landscaping and other works. Demolition of two storey Caretakers house.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS1	(Health and Wellbeing)
CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS20	(Transport and Access Strategy)
CS3	(Skills and Employability)
CS7	()
DM10	(Pollution)
DM11	(Planning for More Sustainable Travel)
DM12	(Mitigating the Impacts of Travel)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Grade 2
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer

SUPPORT.

I had the opportunity while on site to view from within the grounds and to gain access to the listed building. I have no particular concerns with the scheme as a whole but my comments focus on the new Block A and its potential impact on the setting of the listed building. The extent of the listed building is clearly definable internally and externally. In this case I am satisfied that the extensive extensions can be disregarded as part of the listing. None of the works directly affect the listed structure. In my opinion, listed building consent is not required for the proposed work. The impact on the setting can and should be wholly determined within the scope of the planning application.

Comment: The associated Listed Building Consent application has been withdrawn by the agent.

Setting.

Since the establishment of the school, there has been a vast expansion of the accommodation through a variety of extensions. The setting of the mansion since its first inception in 1830 has been massively compromised. The building is engulfed by extensions to the rear. The principal (front) elevation maintains its presence and to some extent the north and south (side) elevations. The buildings to be demolished are a poor collection of random C20 utilitarian structures. From the northern boundary part of the northern elevation is visible across the outbuildings. The new Block A will curtail this view. The new block is more substantial in scale and mass, but in my opinion its juxtaposition, scale and mass retains the listed building as the dominant element. The area to the north of the listed building has no real presence or life at present, as it is largely taken up by car parking. In the proposals, Block A serves to frame a newly created landscaped pedestrian courtyard. This will be the primary route for students and doubles as a sitting out space. As a result it will become a more purposeful dynamic space positively enhancing the setting of the listed building.

The new building is of contrasting form, responding to modern functional needs with a conscious choice not to ape the listed building, with which I fully concur. The new block is best represented by the perspectives which provide me with confidence in its detailed handling. I am satisfied the limited palette of materials and modulation (deep inset of windows, doors etc) provide an appropriate level of variety and interest. Its success is dependant on crisp details and an absence of roof clutter – plant, guard rails etc. This is the architects intention but could be conditioned.

Another positive aspect of the scheme is the re-landscaping of the approach to the principal entrance. It will serve to reinforce the status of this as the primary entrance and will be a marked improvement on what currently exists.

Support the granting of planning permission. Advise the inclusion of conditions covering the following.:-

1. Approval of samples of external materials.
 2. No roof plant or guard railing shall be installed on the roof of Block A without the express written approval of the local planning authority.
- Reason: To ensure the crisp quality of the design is not compromised.

Building Control

No comments

Arboriculturalist

Holm Oak (not covered by TPO) - This tree will require facilitation works due to the overhanging crown.

Horse Chestnut to the front of the building- It appears from the plan that this tree may be impacted upon.

New bin storage area - Confirmation required of new hard surfacing required.

Proposed container planting - this could be an opportunity to gain extra tree planting rather than low level shrubs. Liner planted Jaquomonti Birch would be an option.

For the above proposals we would require AMS combined with a TPP, these should be submitted as part of the application rather than being dealt with by condition.

Comment: In the absence at this stage of further details being submitted and having discussed the matter with the Council's Arboriculturalist it is considered that planning conditions can be imposed to secure the appropriate tree requirements prior to work taking place.

Development Engineer

Sustainable Transport Engineer:

The travel plan is acceptable, the school shows clear actions which they are attending to and highlighted the items which are outside the control of the school, are trying to encourage sustainable transport which parts of the planning permission will help to address. I'm happy that the travel plan meets the requirement to how the intent to sustainable transport in planning terms.

Development Engineer:

I have no adverse highway comment on this application subject to the approval of the Travel Plan by the Sustainable Travel Engineer.

Landscape Team

Tree reports to be examined by HBC Arboricultural Officer .

There appears to be little opportunity for much screening towards adjacent dwelling 128 Park lane which is unfortunate however it does not appear this will affect the dwelling, rather misses an opportunity to complete a full vegetated boundary to the site.

Does the new building compromise the setting of the listed building at all conservation Officer to comment.

The formal planting in between should help create a division of space –depending on the type of planting used here.

I will await details of the hard and soft landscaping details and planting shown to make further comment.

Any new edgings or kerbs required close to existing planting near the main entrance

should be considered so as to ensure existing planting not damaged.

The Havant Landscape Character Assessment referred to.

Crime Prevention -Major Apps

No comments received.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 110

Number of site notices: 3

Statutory advertisement: 01/08/2014

Number of representations received: 1

Summary:

Overlooking windows

Loss of privacy

Concern re possible increase in pupils

Roads already congested

Parking on roads makes it difficult for buses to negotiate road

Plans do not show all adjacent houses

Comment: The impact on the houses to the north of the site have been fully assessed including from visiting the objectors property.

Provision for construction vehicles questioned

Collection and delivery vehicles provision

Overdevelopment of site and development would be better away from the facade of the Listed Building

Request for obscure glazing

Waste bins location

Better boundary fencing requested

7 Planning Considerations

7.1 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) Effect on the character and appearance of the area
- (iii) Effect on the setting of the Listed Building
- (iv) Effect on neighbouring properties
- (v) Highway implications
- (vi) Flood risk issues
- (vii) Effect on surrounding trees/landscaping
- (viii) Ecological considerations

(i) Principle of development

- 7.2 Purbrook Park School is a comprehensive school currently educating up to 840 children. The DAS states that:

The existing accommodation at the school has suffered in recent years and in many cases is making effective teaching of key curriculum subjects difficult.

The school has capacity for 840 pupils but has seen a decline in recent years due in part to the varied quality of teaching space.

The prime objective of this project is to regenerate and renew teaching and support accommodation to enable the school to fill its pupil role and enhance teaching standards.

The sloping nature of the site and existing accommodation have generated a dislocated series of spaces and buildings, lacking cohesion. The proposals seek to provide a significantly enhanced accessible environment; this will ensure a fully integrated and connected campus facilitating speedy circulation and a feeling of community.

- 7.3 The proposed development would seek to improve education facilities at an existing school. Policy CS1 of the Havant Borough Local Plan (Core Strategy) 2011 supports improving the educational and life chances for young adults. Policy CS7 also supports development which provides educational and training improvements including Building Schools for the Future. The development would also aid the school in archiving the aims of the National Curriculum. In principle therefore the proposals are considered to be acceptable and can be fully supported.

(ii) Effect on the character and appearance of the area

- 7.4 The main elements having a wider impact on the area are Block A, Block B and car parking alterations. Other proposals such as the refurbishment of Block D and elevated walkways are internal to the site or set well off external boundaries.
- 7.5 Block A has the widest impact on public views of the school site being positioned to the Park Avenue frontage and projecting forward of the historic former mansion building. The proposals would result in the removal of a care takers house (currently used as office/storage) which is not considered to be an attractive building and detracts from the setting of the old Listed part of the School. The building proposed is of 'modern design' with a flat roof and tapered angular design when viewed from the west (Park Avenue). The building would incorporate render, brickwork and copper mesh screen to part west elevation. This brick is shown as Blue/Black facing/engineering brick and a condition is recommended in relation to materials to ensure that this is appropriate or to secure an alternative.
- 7.6 It is considered that the new building Block A would provide an attractive feature at the entrance to the school and would not be overly dominant in the street scene or in terms of its relationship to the Listed Building.
- 7.7 Block B is a two storey building set within the school complex and is surrounded by existing buildings and would not have a significant impact on the character and appearance of the wider area.

- 7.8 The proposals include additional car parking to the eastern side of the site which is accessed off The Dale. The proposals would have a limited visual impact adjacent to existing parking areas. The impact on trees is discussed separately in (vii) below.
- 7.9 Finally a new electricity substation is proposed to the road frontage, however the final position is currently not fixed. It is appropriate to condition the final location and form of this feature to ensure that the visual impact can be assessed and any impact on trees considered.

(iii) Effect on the setting of the Listed Building

- 7.10 The proposals include alterations to the approach to the school buildings, landscaping and the provision of Block A to the north of the Grade 2 Listed Building. The proposals impact on the Listed Building have been carefully assessed by the Councils Conservation Officer as set out in part 5 of this report. The works proposed do not directly impact on the Listed Building itself and Listed Building Consent is not, therefore required in this case.
- 7.11 In relation to the setting of the Listed Building the Conservation Officer notes that the setting of the mansion since its first inception in 1830 has been massively compromised by the provision of extensions and buildings, however the principal (front) elevation maintains its presence as to some extent it does from other elevations. The buildings to be demolished are of no historic merit. There is some reduction in the view of the building from the north but it is considered that the new buildings juxtaposition, scale and mass retains the listed building as the dominant element. The area to the north of the listed building has no real presence or life at present, as it is largely taken up by car parking. In the proposals, Block A serves to frame a newly created landscaped pedestrian courtyard. This will be the primary route for students and doubles as a sitting out space. As a result it will become a more purposeful dynamic space positively enhancing the setting of the listed building.
- 7.12 The design of the new building is modern and is considered to be appropriate to its position alongside the listed building. It is necessary to ensure that the designs form and 'simplicity' is not compromised by inappropriate plant etc and a condition is recommended to protect against any plant or equipment being provided without planning permission which could detract from the design.
- 7.13 The proposals redesign the approach to the school buildings and should represent a substantial improvement to the existing approach to the school, this will also help to improve the setting of the Listed Building.

(iv) Effect on neighbouring properties

- 7.14 The main impacts from the proposed development are considered to be to the properties to the north of Block A and to the east of the site close to the additional parking area and the existing access from The Dale.
- 7.15 Of the properties to the north the most significant impact is considered to be to 128b Park Avenue. This property is set closest to the proposed Block A. This is a chalet style property with a first floor bedroom and ground floor dining area window facing the application site. There is significant screening from trees and other vegetation on the site boundary and within the driveway to 128a. The new building would be of two

storey height with windows facing north at an angle to 128b. The new building would be set at least 21m off the existing dwelling and whilst there may be a sense of overlooking, given the distances, intervening trees and location of the proposed windows this impact is limited and is not considered to be sufficient to warrant a refusal of planning permission.

- 7.16 A bin and recycling store is proposed to be relocated adjacent to the northern boundary of the site and enclosed with a timber fenced enclosure. The location is adjacent to the servicing area. The agent has indicated that there is likely to be scope for slightly amending the siting of the storage to allow for additional hedge screening to the northern boundary this area is also to be enclosed by a timber fence. It is considered that this arrangement should have a limited and acceptable impact on amenities of nearby residents a condition is recommended to secure the amendment and planting together with enclosure details.
- 7.17 The proposals include additional car parking to the eastern side of the site and the closest residential properties are 145-157 (odd) and 180, 180a (opposite road access) all in The Dale. The parking itself is set off the boundaries with residential properties and existing screening from trees and vegetation is retained. It is considered that the use of the parking spaces and any additional vehicular movements within The Dale are unlikely to result in significant impacts to the amenities of nearby residents.

(v) Highway implications

- 7.18 In relation to highway implications, the DAS confirms that the school is not seeking to increase pupil, teaching or support staff numbers and as such no change is envisaged to the existing number of pedestrian and vehicle trips. The number of parking spaces is capped at 86 (some are lost to the front of the site and others added to the rear. The schools existing Travel Plan has been submitted with the application to indicate how travel arrangements are managed to reduce reliance on the private car in the interests of sustainability and reducing vehicular movements.
- 7.19 The Development Engineer and Sustainable Transport Engineer raise no objections to the proposed development and it is considered that the development would have a limited and acceptable impact on the wider road network.

(vi) Flood risk issues

- 7.20 The site is in flood zone 1 and a Flood Risk Assessment and short drainage assessment have been submitted. In terms of the overall site, the proposals are introducing a relatively limited amount of additional site coverage. The Drainage and Flood Risk Assessment states that the existing surface water runoff from the site will continue to be discharged to the existing drainage soakaway systems on the site. Whilst no objections have been raised by Building regulations in relation to the development, it is considered appropriate to impose a Surface Water Drainage condition to ensure adequate drainage. This is particularly the case given the sites high water table in winter and other works taking place in leveling playing fields.

(vii) Effect on surrounding trees/landscaping

- 7.21 The proposals include extensive landscaping to the Park Avenue frontage and will improve the approach to the school and provide a more appropriate setting to the Listed Building. The Landscaping officer has requested more screening to the northern boundary and this will be conditioned for the area to the rear of the bin store.

- 7.22 Conditions are recommended in relation to the final hard and soft landscaping details, and subject to this it is considered that existing landscaping can be enhanced especially to the Park Avenue side of the site and in relation to the approach to the buildings.
- 7.23 With regard to the impact on trees the Councils Arboriculturalist has assessed the proposals, some facilitation works are proposed to an off site Holm Oak which overhangs the site. Details of these works are required, The impact on a frontage horse Chestnut needs further information in relation to an Arb Impact Assessment (AIA), the bin storage area surfacing needs further assessment to insure that it is not harming trees via the submission of an AIA. Finally a suggestion in relation to proposed planting has been made. Having discussed these matters with the Councils Arboriculturalist it is considered that conditions can be imposed to ensure that the works take appropriate account of any tree impacts. It is also necessary to ensure that any service runs below ground are appropriately designed to avoid harm to trees and a condition is recommended in relation to this issue.

(viii) Ecology

- 7.24 The application has been submitted with an extended Phase 1 ecological survey which does not identify impacts on protected species. Recommendations are made in relation to means of encouraging ecological diversity and a condition is recommended to secure the recommendations of the report.

8 Conclusion

- 8.1 In conclusion, the proposal can be strongly supported in principle. The impact on the character and appearance of the area and on the setting of the Listed Building has been assessed and is considered acceptable. The proposals will have limited impacts in terms of neighbours residential amenities, however these are considered to be acceptable. The proposals are not considered to result in significant additional vehicular movements to and from the site and no highway objection can be substantiated. In relation to surface water drainage, further details are required by condition, however, it is anticipated that drainage can be satisfactorily addressed. The impact on trees and landscaping is (subject to compliance with conditions) considered acceptable. The impact on ecological interests is also considered acceptable and limited. Planning Permission can therefore be recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00687

(A) subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 No development hereby permitted shall commence until plans showing, in relation to the existing trees and other vegetation proposed to be retained, the layout of all foul and surface water drainage and other underground services proposed to serve that development have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard against undue damage to existing trees and/or other vegetation at and in the vicinity of the site and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Notwithstanding the submitted details construction of the building(s) hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 No externally visible or audible plant, machinery or structures required for ventilation, fume extraction or filtration purposes shall be installed within the development hereby approved unless and until details of the external appearance, acoustic and fume reduction performance of the same have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and/or occupiers of neighbouring property and having due regard to policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 No development hereby permitted shall be commenced until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to

be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 Notwithstanding the details submitted, the bin store area hereby permitted shall not be provided/constructed unless and until positioning of the bin store has been amended to allow for the planting of a hedge to the northern site boundary (details of which to be provided under condition 5), the revised details shall show full details of the proposed enclosure, details of hardsurfacing proposed together with an arboricultural impact and tree protection specification. The enclosure shall thereafter be provided/constructed fully in accordance with the approved scheme.

Reason: In the interests of the character of the area, the amenities of nearby residents and to ensure the protection of existing trees having due regard to policies CS11, CS16, DM8 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 The facilitation works to the off site Holm Oak shown as T3 on the Tree Constraints Plan Drawing Number J48.58/01 Sheet 1 shall not take place until full details of the works are submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out solely in accordance with the approved details.

Reason: To ensure that the works to the tree are carried out in accordance with best Arboricultural practice and in the interests of the character and appearance of the area having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 The development shall not commence unless and until an arboricultural impact assessment and tree protection plan in relation to the Horse Chestnut tree shown as T77 on the Tree Constraints Plan drawing number J48.58/01 Sheet 1 has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To protect the tree during the course of the development In the interests of the character and appearance of the area having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 10 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent damage to existing trees/trees and hedgerows on the site throughout implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times which such implementation is in progress. Any such tree/tree or hedgerow which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than 1.6 metres height when planted.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 11 No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 12 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 13 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent deposition on nearby roads of mud and spoil from vehicles leaving the site throughout the implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times when such implementation is in progress.

Reason: In the interests of traffic safety and having due regard to policies CS16, CS20 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 14 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 15 Prior to the use of the development a Post Construction Assessment shall be

submitted to the Local Planning Authority. The Certificate shall state that the development has attained a minimum standard of 'very good' BREEAM rating, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 16 No development hereby permitted shall commence until plans and particulars specifying the proposed surface water drainage scheme to serve the development hereby permitted including details of the schemes management and long term maintenance have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved scheme.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 17 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (as amended) no roof plant or guard railing shall be installed on the roof of Block A without the written consent of the Local Planning Authority.

Reason: To ensure that the design quality of the proposed building is not harmed by inappropriate additions in the interests of the character and appearance of the area and the setting of the adjacent Listed Building and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework 2012.

- 18 The proposed electricity sub station to the western side of the site shall not be erected unless and until full details of the precise siting and design of the sub station together with an arboricultural impact assessment and arboricultural method statement and associated landscaping proposals have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved scheme.

Reason: At the time of the planning decision the precise details of this element of the development are not confirmed and in order for the Local Planning Authority to maintain control over the development in the interests of the visual amenities of the area and to ensure that important trees are not compromised by the development having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 19 The development hereby permitted shall be carried out in accordance with the recommendations of the ECOSA Extended Phase 1 Ecological Assessment January 2014 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the interests of bio-diversity are suitably addressed and mitigated having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 20 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or other openings shall

be constructed within the first floor north facing elevation of Block A without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 21 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement Dated June 2014

Report on Inspection of Trees Broad Oak Tree Consultants Ltd Ref: J 48.58

Dated 1st May 2014

Arboricultural Implications Assessment Broad Oak Tree Consultants Ltd Ref:

J48.58 Dated 23rd June 2014

Flood Risk Assessment Caulmert Limited Ref: 1910.01PPS.FAZ.PS.A0 Dated June 2104

Planning Statement Dated 13th June 2014

Breeam New Construction 2011 Project Number 9920/BRE

Replacement Kitchen Ventilation System Sustainability statement

hendersongreen Dated 23rd June 2014

M&E Services Strategy hendersongreen Project J2140115

External Lighting Sustainability Statement hendersongreen Dated 5th June 2014

Land Contamination Assessment received 2nd July 2014

Extended Phase 1 Ecological Assessment Dated January 2014

Development Statement July 2014

Purbrook Park School Travel Plan Update 2014

Email from MH Architects regarding bin store details dated 15th October 2014

Site Location Plan and Site Plan as Existing Drawing Number PL-01

Site Plan as Proposed Drawing Number PL-02

Site Plan as Proposed (main campus) Drawing Number PL03

Ground Level Plan (at Block A) as Proposed Overall PL-06

Upper Level Plan (at Block A) as Proposed Overall Drawing Number PL-07

Lower Ground Level Plan (at Block B/D) as Proposed Overall Drawing Number PL-08

Roof Plan as Proposed Overall Drawing Number PL-09

Block A Proposed Ground Level Drawing Number PL-10

Block A Proposed Upper Level Drawing Number PL-11

Block B Proposed Lower Ground Plan Drawing Number PL-12

Block B Proposed Upper Level Plan PL-13

Block D Proposed Lower Grd Level Plan Drawing Number PL-14

Block D Proposed Upper Floor Plan Drawing Number PL-15

Elevations as Proposed Sheet 1 : Block A (incl Model Views) Drawing Number PL-16

Elevations as Proposed Sheet 2 : Block A (incl Model Views) Drawing Number PL-17

Elevations as Proposed Sheet 3 : Block B (incl Model Views and Section) Drawing Number PL-18

Elevations as Proposed Sheet 4 : Block B (incl Model Views) Drawing Number PL-19 Rev A

Proposed Site Sections and Street Scene Sheet 1 Drawing Number PL21 Rev A

Proposed Site Sections and Elevations Sheet 2 Drawing Number PL22

Proposed Site Sections and Elevations Sheet 3 Drawing Number PL23

Landscape Plan as Proposed Main School Frontage Drawing number PL-24
Proposed Site Plan Extract showing Block A/Distance to Neighbouring
Properties Drawing Number sk290814-1
Tree Constraints Plan Drawing Number J48.58/01 Sheet 1
Tree Constraints Plan Drawing Number J48.58/01 Sheet 2
Tree Protection Plan Drawing Number J48.58/03

Reason: - To ensure provision of a satisfactory development.