

JANE RAROK
UNIVERSAL SERVICES
HAMPSHIRE COUNTY COUNCIL
ELIZABETH II COURT NORTH
THE CASTLE
WINCHESTER
HAMPSHIRE
SO23 8UD

Application	CS/24/98535
Please ask for	Liz Harrison
Direct dial	023 8068 8284
Working hours	
Email	liz.harrison@eastleigh.gov.uk

Monday 10 February 2025

Dear Sir/Madam

Application No:	CS/24/98535
Description:	HCC Consultation: New two storey school for 125 pupils with Social Emotional and Mental Health (SEMH) needs, with associated external play areas and parking and drop off facilities
Site:	Luminous Oak SEMH School, Flycatcher Road, Boorley Gardens, SO32 2FG

Thank you for the consultation on the above application and the additional information that has been submitted. I am now in a position to provide you with officer comments on the proposal, as set out below.

Principle of development

The site is located within the Boorley Gardens development in Boorley Green and is identified as land for a 2-storey primary school on the parameter plans approved as part of the outline permission O/15/75953, as amended by X/19/84943. The Deed of Variation (to the original S106 legal agreement) dated 9.8.23 secures an option for Hampshire County Council to provide a special school or primary school on the application site. As such the proposed application for a Social Emotional and Mental Health (SEMH) school is acceptable in principle, subject to compliance with the relevant policies in the local plan.

Layout and Design

The overall layout and design are considered to be acceptable subject to the following detailed points:

- No details appear to have been provided of the bin and cycle stores and these should be secured via condition, with consideration being given to the separation of staff and pupil cycle parking.
- It is not clear from the information available whether the proposed photovoltaic panels will be installed flat or at an angle, but their installation should be designed to ensure they do not protrude higher than the building's parapet.
- Any Weldmesh fencing should be black or grey, not beige and planting should be included outside of the fence to soften its visual appearance.
- Details of the 2.4m acoustic fence should be secured via condition to ensure that the appearance of the fence on the western boundary is acceptable given that it will be on the rear garden boundary of the neighbouring residential properties (see drawing 817072/PH3D_PLANNING LAYOUT rev C (copy attached) for latest layout).



Landscape & Trees

It is considered that there would be no significant adverse landscape or visual effects from the proposed development. The existing Oak trees on the northern boundary are a key landscape feature in the surrounding area, but it is considered that subject to the following conditions, this important landscape feature would be appropriately protected and strengthened:

- Compliance with the recommendations of the Arboricultural Impact Assessment and submitted tree protection details;
- Provision of successional Oak tree planting with shade tolerant understorey planting.

With regard to the proposed landscape scheme, EBC's Landscape team have made a number of detailed comments and a copy of their consultation response setting these out is enclosed. In addition it is considered that use of appropriate tree pit details should be secured via condition for any new tree planting to ensure the trees

long-term survival, together with the replanting of failed landscaping for a period of no less than 5 years.

Ecology

The biodiversity net gain assessment is considered to be acceptable subject to a biodiversity monitoring and management plan (BMMP) being conditioned and appropriate measures secured for the 30 year management period.

In addition specific enhancements should be incorporated into the building for roosting and foraging bats (bat boxes and night scented flowering plants) and nesting birds (particularly swifts); and enhancements for stag beetles and hedgehogs should be incorporated into the landscaping. Similarly fruit trees with edible fruit should be included in the landscape scheme for good wildlife value.

Lighting

It is noted that the application form gives the proposed opening hours as 7am – 10pm. A condition should be attached to any permission granted requiring the submission and approval of details of any floodlights required for evening use of the sport pitch and/or Multi-Use Games Area, (whether by the school or local community). This is required in order to ensure that should the school wish to install flood lights in the future there would be no adverse impacts on residential amenities or on the important bat foraging route on the northern boundary.

Drainage

Policy DM6 of the Eastleigh Borough Local Plan requires this site to have 3 forms of natural filtration, which is particularly important given that the local watercourse ultimately drains into the Solent & Southampton Water SPA and Ramsar Site and the Solent Maritime SAC. EBC would ordinarily require this to be satisfactorily demonstrated prior to determination but note the Lead Local Flood Authority's comments and proposed condition. It is suggested that the wording of the condition be amended to make it clear that 3 stages of natural filtration are required.

It is noted that paragraph 4.4 of the Drainage Strategy and Flood Risk Statement for Planning states that it is assumed that capacity has been allowed for within the Boorley Gardens foul drainage system for this proposed development. There are known foul drainage capacity issues in Boorley Green, therefore it is recommended that confirmation is sought from the Boorley Gardens consortium that an appropriate allowance has been made for the proposed school to connect into the wider foul drainage infrastructure. If an allowance has not been made then Southern Water and Icosa Water (who will be adopting the Boorley Gardens drainage infrastructure) should be consulted on the application.

Air Quality and Noise

As provided in the EBC's Environmental Health consultation response sent directly on 4.12.24 and 23.12.24, no objection is raised on grounds of air quality or noise, subject

to conditions securing a Construction Environmental Management Plan (including a Dust Management Plan) and details of the proposed ventilation system for the extraction and dispersal of cooking smells/fumes. Copies of the consultation responses are enclosed.

Contaminated Land

As confirmed in EBC's Environmental Health consultation response sent directly on 24.1.25, no objection is raised on contaminated land grounds, following the submission of additional information. It is suggested that a Construction Environmental Management Plan be secured via condition and that a condition related to unexpected contamination also be attached to any permission granted (as set out in EBC's Environmental Health consultation response sent directly on 28.11.24). Copies of the consultation responses are enclosed.

Environmentally Sustainable Development

In line with the outline planning permission and the requirements of policy DM2 of the Eastleigh Borough Local Plan the proposed development is required to achieve a BREEAM "Excellent" rating, 15% improvement in predicted carbon emissions through use of low or zero carbon energy generation and incorporation of energy-efficient passive design principles. The proposed design and confirmation that the proposals are being designed to achieve an "Excellent" rating is welcomed and full compliance with these requirements should be secured via condition.

I hope the above is useful and if you should have any queries, please do not hesitate to contact Liz Harrison on the above number.

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

Enc.

- EBC Landscape consultation response
- EBC Environmental Health consultation responses dated 28.11.24, 4.12.24, 23.12.24 and 24.1.25
- Drawing 817072/PH3D_PLANNING LAYOUT rev C