

Notice of Meeting

Southern Area Planning Committee

Date: Tuesday 10 March 2020

Time: 5.30 pm

Venue: Main Hall, Crosfield Hall, Broadwater Road, Romsey, Hampshire,
SO51 8GL

For further information or enquiries please contact:

Caroline Lovelock - 01264 368014
clovelock@testvalley.gov.uk

Legal and Democratic Service

Test Valley Borough Council,
Beech Hurst, Weyhill Road,
Andover, Hampshire,
SP10 3AJ

www.testvalley.gov.uk

PUBLIC PARTICIPATION SCHEME

*If members of the public wish to address the meeting they should notify the
Legal and Democratic Service at the Council's Beech Hurst office by noon
on the working day before the meeting.*

Membership of Southern Area Planning Committee

MEMBER

WARD

Councillor M Cooper (Chairman)	Romsey Tadburn
Councillor A Finlay (Vice-Chairman)	Chilworth, Nursling & Rownhams
Councillor G Bailey	Blackwater
Councillor P Bundy	Chilworth, Nursling & Rownhams
Councillor J Burnage	Romsey Cupernham
Councillor A Dowden	Valley Park
Councillor C Dowden	North Baddesley
Councillor N Gwynne	Romsey Cupernham
Councillor M Hatley	Ampfield & Braishfield
Councillor I Jeffrey	Mid Test
Councillor J Parker	Romsey Tadburn
Councillor A Ward	Mid Test
Councillor A Warnes	North Baddesley

Southern Area Planning Committee

Tuesday 10 March 2020

AGENDA

**The order of these items may change as a result of members
of the public wishing to speak**

- 1 Apologies**
- 2 Public Participation**
- 3 Declarations of Interest**
- 4 Urgent Items**
- 5 Minutes of the meeting held on 18 February 2020**
- 6 Information Notes 4 - 9**
- 7 19/01867/FULLS 10 - 24**

(OFFICER RECOMMENDATION: PERMISSION)

SITE: Stroud School, Highwood House, Highwood Lane

SO51 9ZH, **ROMSEY EXTRA**

CASE OFFICER: Mr Graham Melton

ITEM 6

TEST VALLEY BOROUGH COUNCIL SOUTHERN AREA PLANNING COMMITTEE INFORMATION NOTES

Availability of Background Papers

Background papers may be inspected up to five working days before the date of the Committee meeting and for four years thereafter. Requests to inspect the background papers, most of which will be on the application file, should be made to the case officer named in the report or to the Development Manager. Although there is no legal provision for inspection of the application file before the report is placed on the agenda for the meeting, an earlier inspection may be agreed on application to the Head of Planning and Building.

Reasons for Committee Consideration

The majority of applications are determined by the Head of Planning and Building in accordance with the Council's Scheme of Delegation which is set out in the Council's Constitution. However, some applications are determined at the Area Planning Committees and this will happen if any of the following reasons apply:

- Applications which are contrary to the provisions of an approved or draft development plan or other statement of approved planning policy where adverse representations have been received and which is recommended for approval.
- Applications (excluding notifications) where a Member requests in writing, with reasons and within the stipulated time span, that they be submitted to Committee. A Member can withdraw this request at any time prior to the determination of the application to enable its determination under delegated powers
- Applications submitted by or on behalf of the Council, or any company in which the Council holds an interest, for its own developments except for the approval of minor developments.
- To determine applications (excluding applications for advertisement consent, listed building consent, and applications resulting from the withdrawal by condition of domestic permitted development rights; Schedule 2, Part 1, Classes B, C, D, E, F, G, and H of the Town and Country Planning (General Permitted Development) (England) Order 2015 or as amended) on which a material planning objection(s) has been received in the stipulated time span and which cannot be resolved by negotiation or through the imposition of conditions and where the officer's recommendation is for approval, following consultation with the Ward Members, the latter having the right to request that the application be reported to Committee for decision.

Public Speaking at the Meeting

The Council has a public participation scheme, which invites members of the public, Parish Council representatives and applicants to address the Committee on applications. Full details of the scheme are available from Planning and Building Services or from the Committee Administrator at the Council Offices, Beech Hurst, Weyhill Road, Andover. Copies are usually sent to all those who have made representations. Anyone wishing to speak must book with the Committee Administrator within the stipulated time period otherwise they will not be allowed to address the Committee.

Speakers are limited to a total of three minutes per item for Councillors on the Area Committee who have personal interests or where a Member has pre-determined his/her position on the relevant application, three minutes for the Parish Council, three minutes for all objectors, three minutes for all supporters and three minutes for the applicant/agent. Where there are multiple supporters or multiple objectors wishing to speak the Chairman may limit individual speakers to less than three minutes with a view to accommodating multiple speakers within the three minute time limit. Speakers may be asked questions by the Members of the Committee, but are not permitted to ask questions of others or to join in the debate. Speakers are not permitted to circulate or display plans, photographs, illustrations or textual material during the Committee meeting as any such material should be sent to the Members *and* officers in advance of the meeting to allow them time to consider the content.

Content of Officer's Report

It should be noted that the Officer's report will endeavour to include a summary of the relevant site characteristics, site history, policy issues, consultations carried out with both internal and external consultees and the public and then seek to make a professional judgement as to whether permission should be granted. However, the officer's report will usually summarise many of the issues, particularly consultations received from consultees and the public, and anyone wishing to see the full response must ask to consult the application file.

Status of Officer's Recommendations and Committee's Decisions

The recommendations contained in this report are made by the officers at the time the report was prepared. A different recommendation may be made at the meeting should circumstances change and the officer's recommendations may not be accepted by the Committee.

In order to facilitate debate in relation to an application, the Chairman will move the officer's recommendations in the report, which will be seconded by the Vice Chairman. Motions are debated by the Committee in accordance with the Council's Rules of Procedure. A binding decision is made only when the Committee has formally considered and voted in favour of a motion in relation to the application and, pursuant to that resolution, the decision notice has subsequently been issued by the Council.

Conditions and Reasons for Refusal

Suggested reasons for refusal and any conditions are set out in full in the officer's recommendation.

Officers or the Committee may add further reasons for refusal or conditions during the Committee meeting and Members may choose to refuse an application recommended for permission by the Officers or to permit an application recommended for refusal. In all cases, clear reasons will be given, by whoever is promoting the new condition or reason for refusal, to explain why the change is being made.

Decisions subject to Completion of a Planning Obligation

For some applications, a resolution is passed to grant planning permission subject to the completion of an appropriate planning obligation (often referred to as a Section 106 agreement). The obligation can restrict development or the use of the land, require operations or activities to be carried out, require the land to be used in a specified way or require payments to be made to the authority.

New developments will usually be required to contribute towards the infrastructure required to serve a site and to cater for additional demand created by any new development and its future occupants. Typically, such requirements include contributions to community facilities, village halls, parks and play areas, playing fields and improvements to roads, footpaths, cycleways and public transport.

Upon completion of the obligation, the Head of Planning and Building is delegated to grant permission subject to the listed conditions. However, it should be noted that the obligation usually has to be completed sufficiently in advance of the planning application determination date to allow the application to be issued. If this does not happen, the application may be refused for not resolving the issues required within the timescale set to deal with the application.

Deferred Applications

Applications may not be decided at the meeting for a number of reasons as follows:

- * The applicant may choose to withdraw the application. No further action would be taken on that proposal and the file is closed.
- * Officers may recommend deferral because the information requested or amended plans have not been approved or there is insufficient time for consultation on amendments.
- * The Committee may resolve to seek additional information or amendments.
- * The Committee may resolve to visit the site to assess the effect of the proposal on matters that are not clear from the plans or from the report. These site visits are not public meetings.

Visual Display of Plans and Photographs

Plans are included in the officers' reports in order to identify the site and its surroundings. The location plan will normally be the most up-to-date available from Ordnance Survey and to scale. The other plans are not a complete copy of the application plans and may not be to scale, particularly when they have been reduced from large size paper plans. If further information is needed or these plans are unclear please refer to the submitted application in the reception areas in Beech Hurst, Andover or the Former Magistrates Court office, Romsey. Plans displayed at the meeting to assist the Members may include material additional to the written reports.

Photographs are used to illustrate particular points on most of the items and the officers usually take these. Photographs submitted in advance by applicants or objectors may be used at the discretion of the officers.

Human Rights

The European Convention on Human Rights" ("ECHR") was brought into English Law, via the Human Rights Act 1998 ("HRA"), as from October 2000.

The HRA introduces an obligation on the Council to act consistently with the ECHR.

There are 2 Convention Rights likely to be most relevant to Planning Decisions:

- * Article 1 of the 1st Protocol - The Right to the Enjoyment of Property.
- * Article 8 - Right for Respect for Home, Privacy and Family Life.

It is important to note that these types of right are not unlimited - although in accordance with the EU concept of "proportionality", any interference with these rights must be sanctioned by Law (e.g. by the Town & Country Planning Acts) and must go no further than necessary.

Essentially, private interests must be weighed against the wider public interest and against competing private interests. Such a balancing exercise is already implicit in the decision making processes of the Committee. However, Members must specifically bear Human Rights issues in mind when reaching decisions on all planning applications and enforcement action.

Natural Environment and Rural Communities Act 2006 (NERC)

The Council has a duty under the Natural Environment and Rural Communities Act 2006 as follows: "*every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity*".

It is considered that this duty has been properly addressed within the process leading up to the formulation of the policies in the Revised Local Plan. Further regard is had in relation to specific planning applications through completion of the biodiversity checklists for validation, scoping and/or submission of Environmental Statements and any statutory consultations with relevant conservation bodies on biodiversity aspects of the proposals. Provided any recommendations arising from these processes are conditioned as part of any grant of planning permission (or included in reasons for refusal of any planning application) then the duty to ensure that biodiversity interest has been conserved, as far as practically possible, will be considered to have been met.

Other Legislation

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination of applications be made in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the Borough comprises the Test Valley Borough Revised Local Plan (2016), and 'made' Neighbourhood Plans. Material considerations are defined by Case Law and includes, amongst other things, draft Development Plan Documents (DPD), Supplementary Planning Documents (SPD) and other relevant guidance including Development Briefs, Government advice, amenity considerations, crime and community safety, traffic generation and safety.

On the 19th February 2019 the Government published a revised National Planning Policy Framework (NPPF). The revised NPPF replaced and superseded the previous NPPF published in 2018. The revised NPPF is a material consideration in planning decisions.

So that sustainable development is pursued in a positive way, at the heart of the revised NPPF is a presumption in favour of sustainable development. Decisions should apply a presumption in favour of sustainable development. This does not change the statutory status of the development plan as a starting point for decision making. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Where a planning application conflicts with an up to date development plan, permission should not usually be granted. Local planning authorities may take decisions which depart from an up to date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

For decision-taking, applying the presumption in favour of sustainable development means:

- Approving development proposals that accord with an up to date development plan without delay; or
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:

- The application of policies in the revised NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the revised NPPF when taken as a whole.

Existing Local Plan policies should not be considered out of date because they were adopted prior to the publication of the revised NPPF. Due weight should be given to them, according to their degree of consistency with the revised NPPF (the closer the policies in the Local Plan to the policies in the revised NPPF, the greater the weight that may be given).

ITEM 7

APPLICATION NO.	19/01867/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	19.08.2019
APPLICANT	Governors of King Edward VI School
SITE	Stroud School, Highwood House, Highwood Lane, SO51 9ZH, ROMSEY EXTRA
PROPOSAL	Single storey extension to existing classroom block to provide 2 classrooms and ancillary accommodation, with associated alterations to parking and landscaping
AMENDMENTS	Received on 11.02.2020: <ul style="list-style-type: none">• Arboricultural survey• Amended site plan drawings Received on 14.11.2019: <ul style="list-style-type: none">• Ecology survey
CASE OFFICER	Mr Graham Melton

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

1.1 The application is presented to Southern Area Planning Committee in accordance with the Member and Officer Interests Protocol.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The application site is Stroud School, an established independent coeducational day school for 3-13 years, with a current capacity of approximately 350 pupils.

2.2 The application site is bounded by Highwood Lane to the west and by Green Lane to the south and east, in land designated as countryside.

3.0 PROPOSAL

3.1 The proposal is for the erection of a single storey extension measuring approximately 18m by 8.6m by 3.6m to adjoin the front (south) elevation of the existing Early Years school. The proposed extension will serve as 2 classrooms with additional toilets and storage.

3.2 In addition, the proposed scheme also includes the provision of an additional 11 car parking spaces to be located in the north-west corner of the application site, adjacent to the existing Sports Hall building.

4.0 RECENT HISTORY

4.1 **19/01699/FULLS** - Demolition and removal of existing modular classroom buildings and replacement with a new single storey pitched roof classroom block and associated landscaping and ancillary works. *Permission subject to conditions and notes, decision issued on 18.09.2019.*

- 4.2 **17/02405/FULLS** - Erection of one purpose built classroom block. *Permission subject to conditions and notes, decision issued on 11.01.2018.*
- 4.3 **13/01909/FULLS** - Relocation and removal of existing outbuildings and construction of a single storey building to provide kitchen and dining area. *Permission subject to conditions and notes, decision issued on 17.10.2013.*
- 4.4 **13/01908/FULLS** - Demolition of fire damaged dwelling and erection of single storey teaching accommodation. *Permission subject to conditions and notes, decision issued on 16.10.2013.*
- 5.0 **CONSULTATIONS**
- 5.1 **Ecology** – No objection (following receipt of ecological survey).
- 5.2 **Landscape** – No objection.
- 5.3 **Trees** – Comment.
- Recently submitted TP Marsh arboricultural report has not been designed to address potential for conflict with trees of proposed access to, and the eleven new overflow spaces to north of sports hall.
 - This omission needs to be addressed.
- 6.0 **REPRESENTATIONS** Expired 25.02.2020
- 6.1 **Romsey Extra Parish Council** – No objection.
- 7.0 **POLICY**
- 7.1 Government Guidance
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
- 7.2 Test Valley Borough Revised Local Plan (2016)(TVBRLP)
Policy SD1: Presumption in Favour of Sustainable Development
Policy COM2: Settlement Hierarchy
Policy E1: High Quality Development in the Borough
Policy E2: Protect, Conserve and Enhance the Landscape Character of the Borough
Policy E5: Biodiversity
Policy LHW4: Amenity
Policy T1: Managing Movement
Policy T2: Parking Standards
- 7.3 Supplementary Planning Documents (SPD)
Look at Romsey Area 12: Crampmoor and Highwood (2008)
Hampshire County Council 'On-Site School Parking Guidelines' (2013)

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Impact on the character and appearance of the area
- Ecology
- Highways
- Impact on the amenity of neighbouring property

8.2 **Principle of development**

The application site lies on land outside of a settlement boundary as designated by the inset maps of the TVBRLP. Policy COM2 of the TVBRLP states that development outside the boundaries of settlements will only be permitted if:

- a) *It is appropriate in the countryside as set out in the RLP Policy COM8 – COM14, LE10, LE16 – LE18; or*
- b) *It is essential for the proposal to be located in the countryside*

8.3 The proposed development is not of a type that falls under any of the policy exceptions listed in criterion (a) and therefore, the application falls to be considered against criterion (b).

8.4 The proposed scheme will be accommodated within the extent of the existing school site already positioned on land designated as countryside and serve to improve the current facilities on site. Consequently, it is considered essential for the proposal to be located within the countryside and that the application is in accordance with criterion (b) and Policy COM of the TVBRLP as a whole.

8.5 **Impact on the character and appearance of the area**

Design

The proposed extension is single storey in scale with a pitched roof form and external materials to match the host building. Consequently, it is considered that the proposed extension will integrate and complement the built form of the existing school complex and avoid any visual detriment to the wider landscape.

8.6 In relation to the proposed car parking, the submitted proposed site plan demonstrates that the proposed spaces will be implemented with a proposed gravel finish and located in close proximity to the existing buildings. As a result, it is not considered that this element of the proposal will give rise to any visual intrusion on the wider landscape and therefore the application is in accordance with Policies E1 and E2 of the TVBRLP.

8.7 Arboriculture

The submitted site plan and additional arboricultural survey demonstrate that both the proposed extension and car parking spaces will be positioned to avoid any direct conflict with the existing mature trees onsite. However, the submitted information does not currently include a site specific construction method and protection measures to ensure that there is no accidental damage or harm arising from the associated construction phase.

8.8 Therefore, it is considered necessary to secure this additional information through the imposition of suitably worded conditions (4 and 5) which require the submission as well as the implementation of construction and mitigation measures prior to commencement onsite. With these details secured, the proposal will have an acceptable impact with regard to arboriculture.

8.9 **Ecology**

In support of the proposal, a preliminary bat roost assessment was submitted identifying that the existing building was in good condition with no visible evidence of bat presence and negligible potential for bat roosts. Currently, the location of the proposed car parking area comprises species poor grassland and therefore, it is not considered that this element of the proposal will adversely impact protected species. As a result, it is considered that the proposed development will protect onsite habitats and biodiversity, in accordance with Policy E5 of the TVBRLP.

8.10 **Highways**

Parking

The proposed development will not serve to increase current staff or child numbers but the proposed extension will result of the loss of 10 existing onsite car parking spaces. However, the proposed site plan demonstrates that 11 replacement spaces will be provided adjacent to the existing sports hall building and as a result, the application will not result in a reduction to the overall car parking capacity of the site. Therefore, subject to a condition securing the implementation of the proposed car parking spaces prior to occupation, the application is in accordance with the minimum parking standards as set out in Annexe G and Policy T2 of the TVBRLP.

8.11 Access

The proposed development will not result in any alterations to the existing vehicular access and furthermore, will not serve to materially increase the current amount of vehicular movements. Therefore, it is not considered that the proposal will result in any adverse harm to the highway safety of the local road network and the application is in accordance with Policy T1 of the TVBRLP.

8.12 **Impact on the amenity of neighbouring property**

In the absence of any neighbouring in close proximity to the application site, it is not considered that the proposal will materially impact the existing level of privacy, daylight or sunlight provision for any residential property. Consequently, the application is in accordance with Policy LHW4 of the TVBRLP.

9.0 **CONCLUSION**

9.1 The proposal is considered acceptable and in accordance with the policies of the TVBRLP.

10.0 **RECOMMENDATION**

PERMISSION subject to:

1. **The development hereby permitted shall be begun within three years from the date of this permission.**

Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:**
Site Location Plan (001 P-00)
Proposed Block Plan (003 P-00)
Proposed Site Plan (005 P-01)
Existing and Proposed Floor Plans (006 P-00)
Proposed Elevations (008 P-00)

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3. The materials to be used in the development hereby permitted shall be in accordance with the materials specified on the approved plans and application form.**

Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Policy E1 of the Test Valley Borough Revised Local Plan (2016).

- 4. No development shall commence until an arboricultural method statement has been submitted to and approved in writing by the Local Planning Authority. Specifically the method statement shall:**

- Provide a schedule of trees to be retained within 15m of the proposed building and car parking spaces, the schedule to include the required root protection areas as set out in British Standard 5837:2012.**
- Provide a specification for such tree protective fencing, either in accordance with the above standard or as otherwise agreed in writing with the Local Planning Authority.**
- Confirm timing of erection and dismantling of such tree protective fencing, which must in any case be erected prior to commencement of any site clearance or ground works, and be retained and maintained for the full duration of works until onset of final landscape work or as otherwise agreed in writing with the Local Planning Authority.**
- Provide a plan at 1:200 or better, detailing the location of such tree protective fencing, including annotation that such fencing shall remain in this position for the full duration of works or unless by prior written agreement with the Local Planning Authority.**
- Require a sign to be hung on such tree protective fencing, repeated as necessary, which clearly states 'Tree Root Protection Area, do not enter, do not move this fence, or such other similar wording as may be agreed in writing with the Local Planning Authority.**
- Provide a plan demonstrating that all trenching, excavation, soakaways, pipe and cable runs required by the development can be installed wholly outside the tree protection zones.**
- Demonstrate that all proposed structures and car parking spaces can be built without the construction process impacting upon the retained trees.**

- **Demonstrate that all site works, mixing areas, storage compounds, site buildings and associated contractor parking areas remain wholly outside any tree protection zones and at a suitable separation to prevent damage to retained trees.**

- **Provide a schedule of all tree felling and tree surgery works proposed, including confirmation of phasing of such work.**

All work shall be undertaken in accordance with the requirements, specifications and timing detailed within the approved method statement.

Reason: To prevent the loss during development of important local landscape features and to ensure, so far as is practical, that development progresses in accordance with current Arboriculture best practice, in accordance with Policy E2 of the Test Valley Borough Revised Local Plan (2016).

- 5. Tree protective measures installed in accordance with condition 4 shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities, nor material storage, nor placement of site huts or other equipment what-so-ever shall take place within the barrier.**

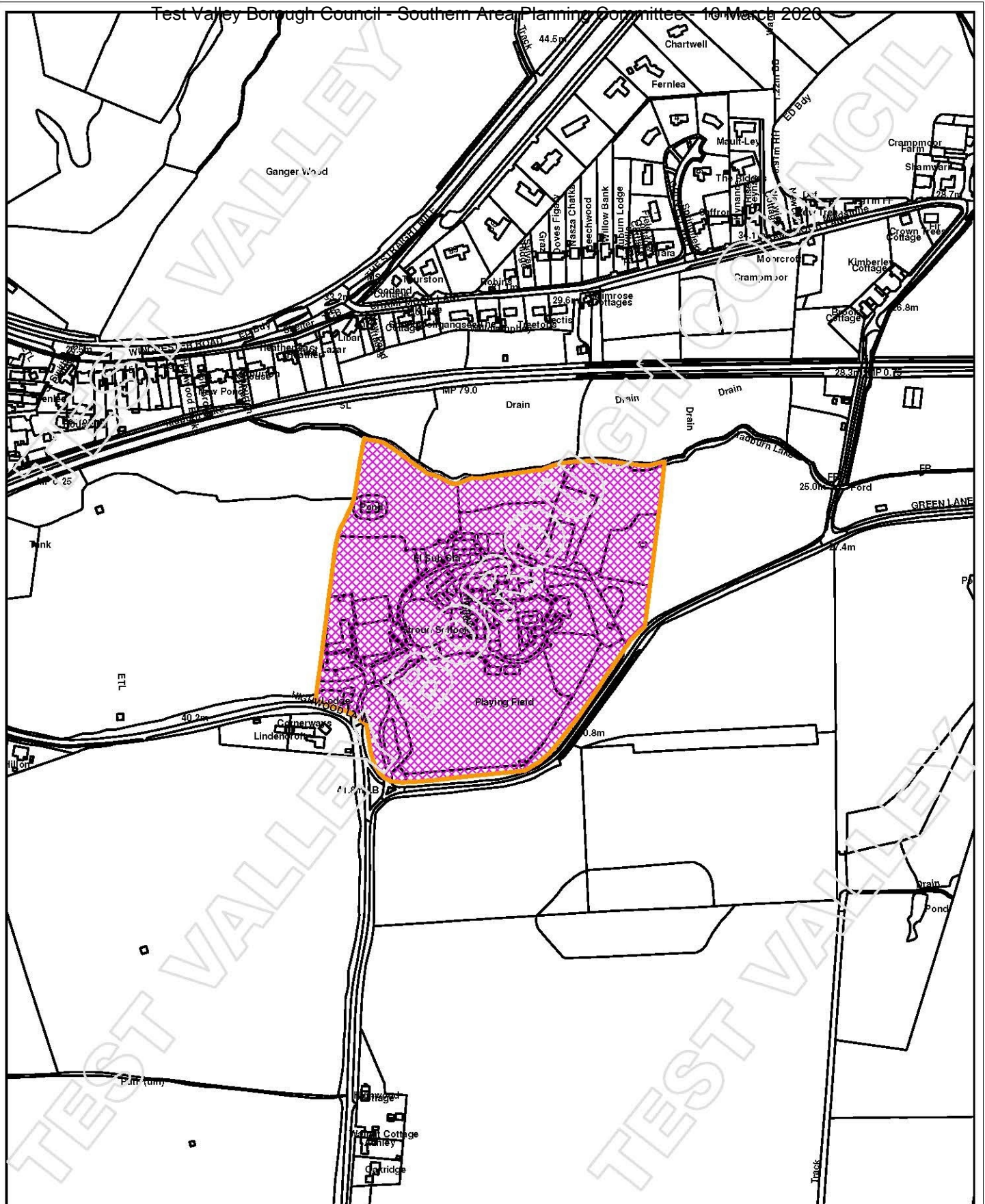
Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Policy E2 of the Test Valley Borough Revised Local Plan (2016).

- 6. The development shall not be occupied until space has been laid out and provided for the parking and manoeuvring of vehicles to enable them to enter and leave the site in a forward gear in accordance with the approved plan reference Proposed Site Plan (005 P-01) and this space shall thereafter be reserved for such purposes at all times.**

Reason: In the interests of highway safety in accordance with Policy T1 of the Test Valley Borough Revised Local Plan (2016).

Note to applicant:

- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to paragraphs 186 and 187 of the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
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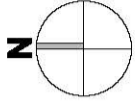


Siteplan



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19/01867/FULLS



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P-0016.07.2019 Issued for Planning Submission
revision/Date 1/0/0



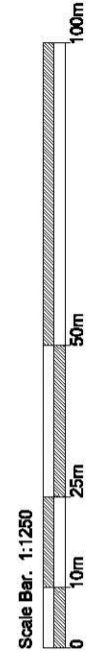
morsewebb
a r c h i t e c t s
The Byre, The Street, Romsey, Hampshire RG26 8DE
T: 01256 597868 W: www.morsewebb.co.uk

Project
**Stroud School, Romsey.
Early Years Extension**

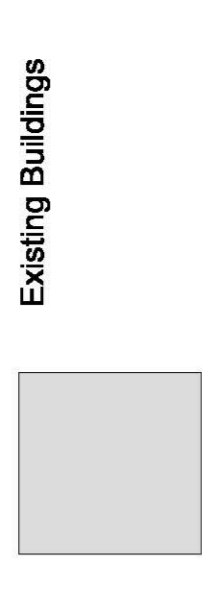
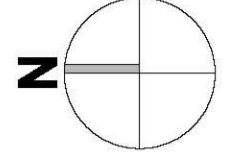
Title
Site Location Plan

Status
PLANNING

scale	1:1250 @A3	date	July 2019
job no.	621	chg no.	001
		status/revision	P-00



01 SITE LOCATION PLAN
1:1250



P-0016.07.19 Issued for Planning Submission.
revision: 02
date: 19/07/2019

MORSEWEBB
architects
The Burs The Strand Romsey Hampshire RG26 2DE
T: 01263 817888 W: www.morsewebb.co.uk

project
**Stroud School, Romsey
Early Years Extension**

title
Existing Block Plan

status
PLANNING

scale
1:500 @A1

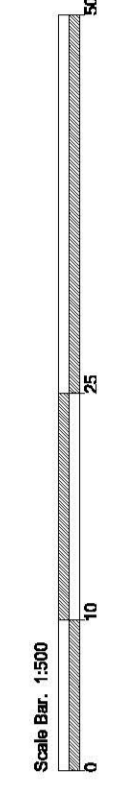
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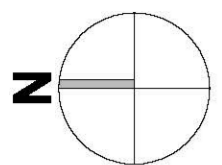
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drawing no.
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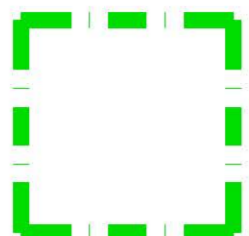
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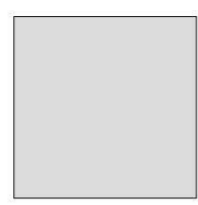




Footprint of proposed Building



Existing Buildings



P:01/01.01.20 Updated to show correct topographical information.
P:00/16.07.19 Issued for Planning Submission.
revision date none



project
**Stroud School, Romsey
Early Years Extension**

title
Existing Site Plan

status
PLANNING

scale
1:200 @A1

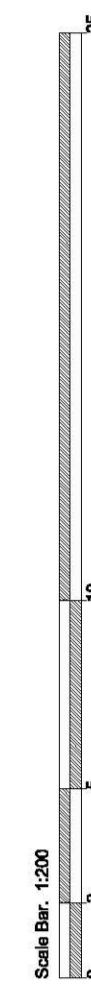
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July 2019

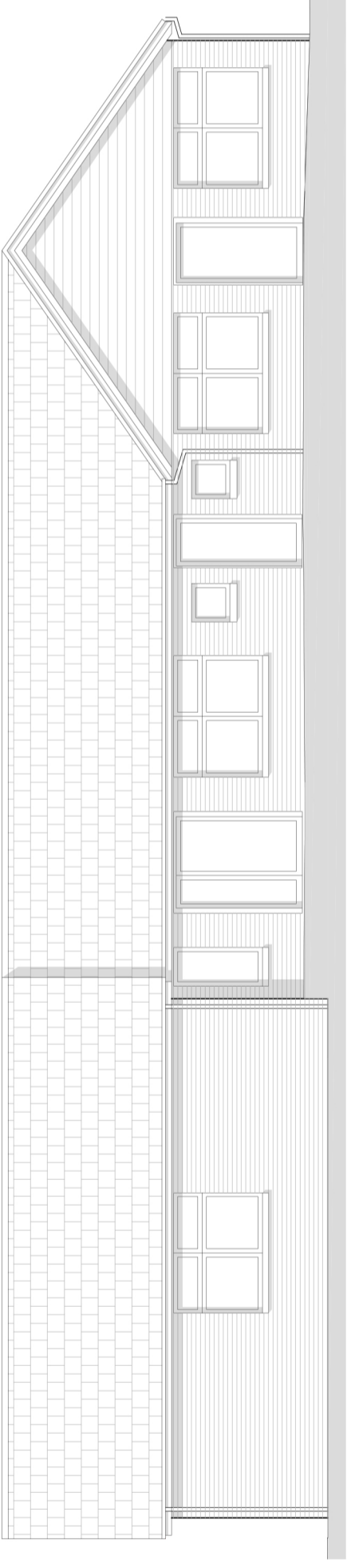
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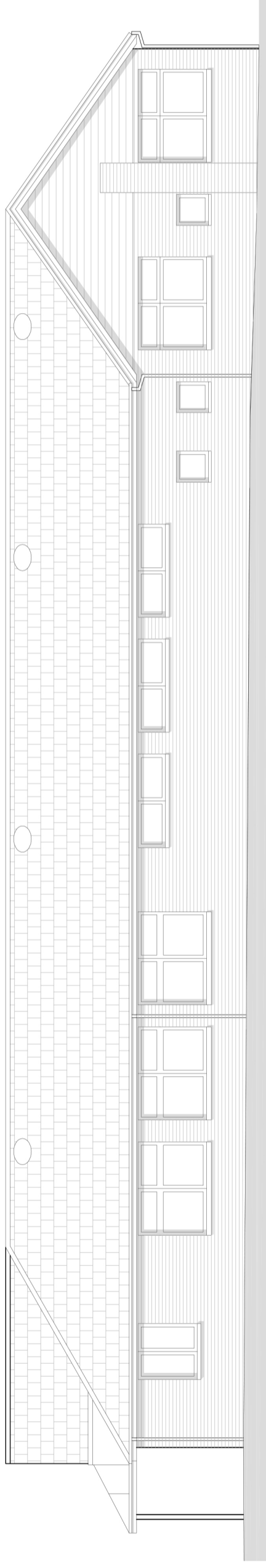
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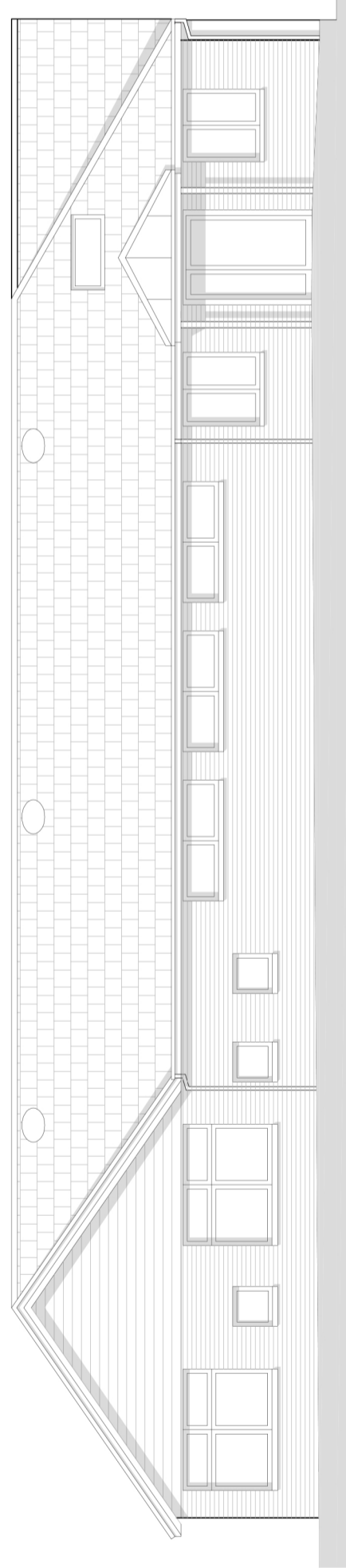




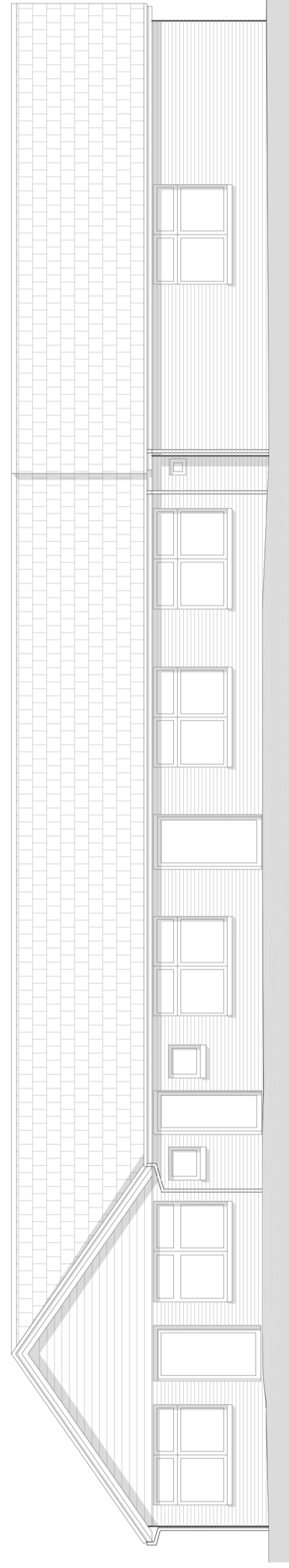
01 EXISTING NORTH ELEVATION
1:100



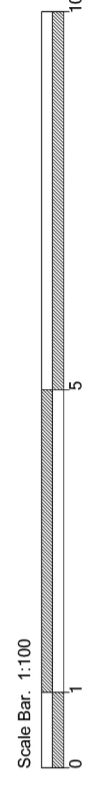
02 EXISTING EAST ELEVATION
1:100



03 EXISTING SOUTH ELEVATION
1:100



04 EXISTING WEST ELEVATION
1:100



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project
**Stroud School, Romsey.
Early Years Extension**

title
Existing Elevations

status
PLANNING

scale	1:100 @A2	date	July 2019
job no.	621	dwg no.	007
status/revision		status/revision	P-00



Footprint of proposed Building

Existing Buildings

P-0016.07.19 Issued for Planning Submission.
revision: none

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project
**Stroud School, Romsey
Early Years Extension**

title
Proposed Block Plan

status
PLANNING

scale
1:500 @A1

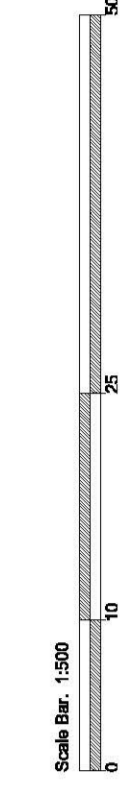
date
July 2019

job no.
621

drawing no.
003

status/revision
P-00

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P:07/03/01/20 Updated to show correct topographical information.
 P:07/15/07/19 Issued for Planning Submission.
 revision date none



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project
**Stroud School, Romsey
 Early Years Extension**

title
Proposed Site Plan

status
PLANNING

scale
1:200 @A1

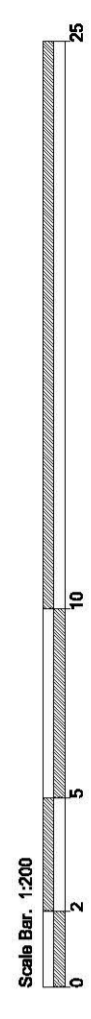
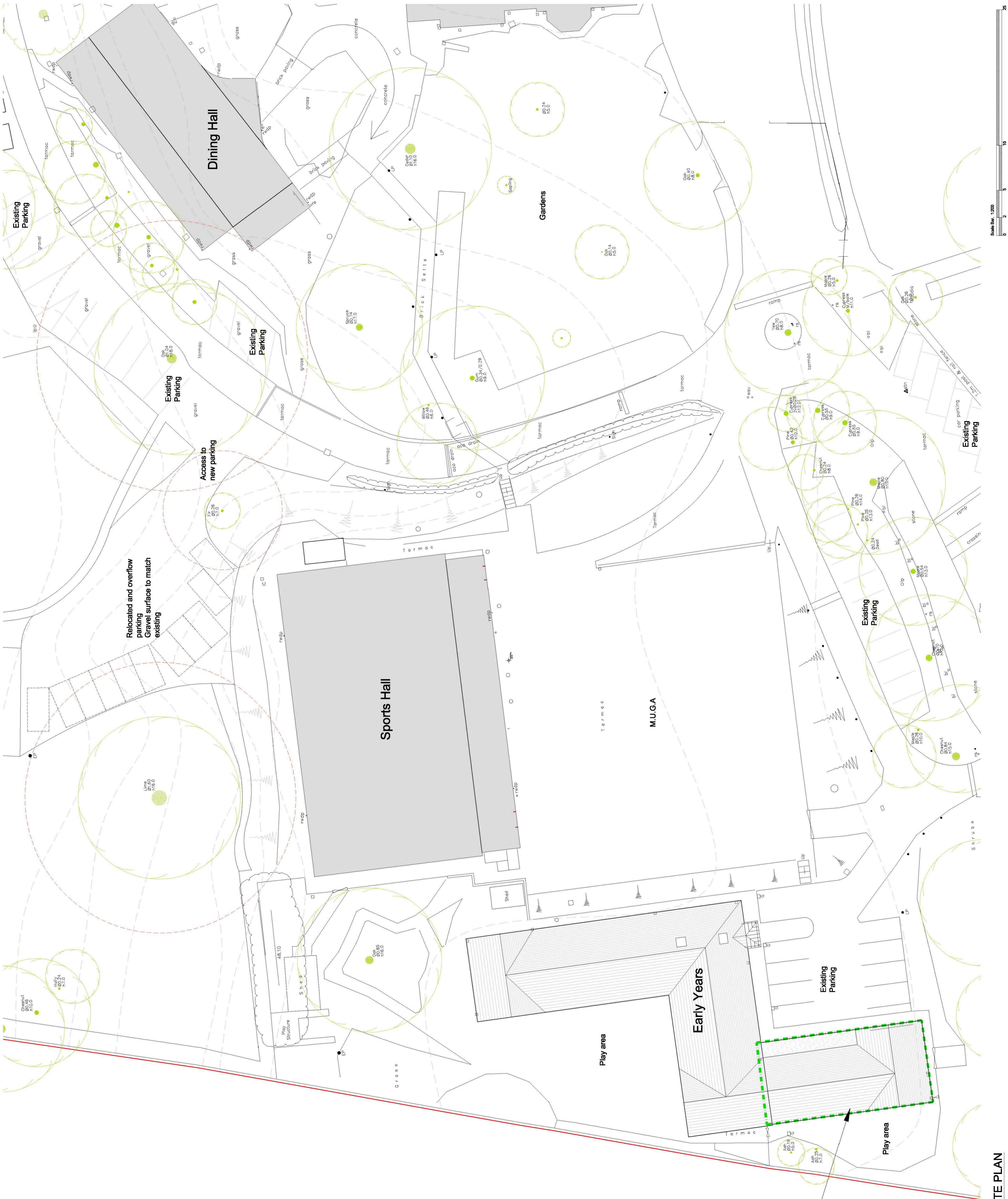
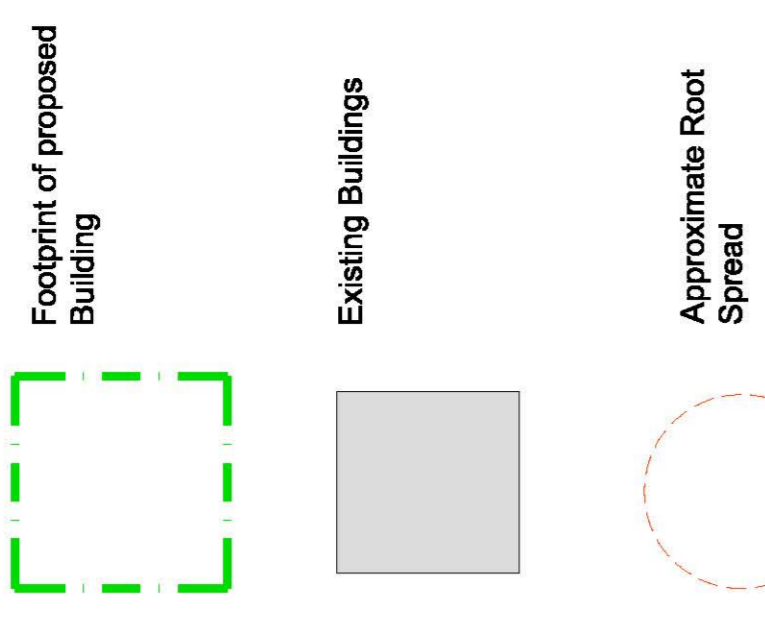
date
July 2019

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621

drawing no.
005

revision
P-01

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Footprint of proposed extension

01 PROPOSED SITE PLAN
 1:200

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project
**Stroud School, Romsey
Early Years Extension**

title
**Existing and Proposed
Floor Plans**

status
PLANNING

scale
1:100 @A1

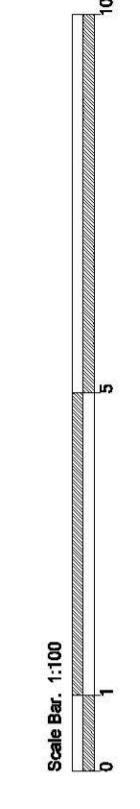
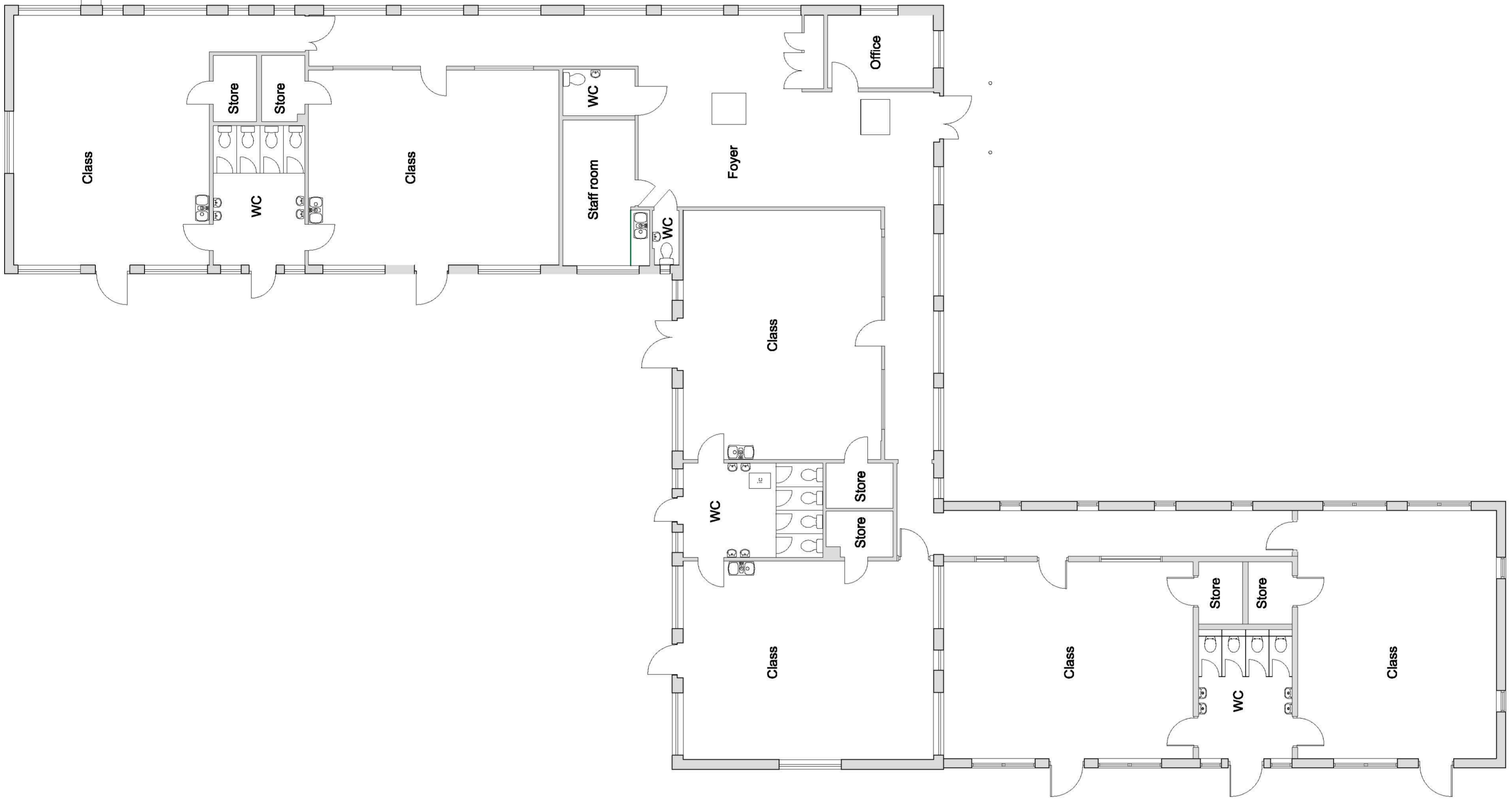
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drawing no.
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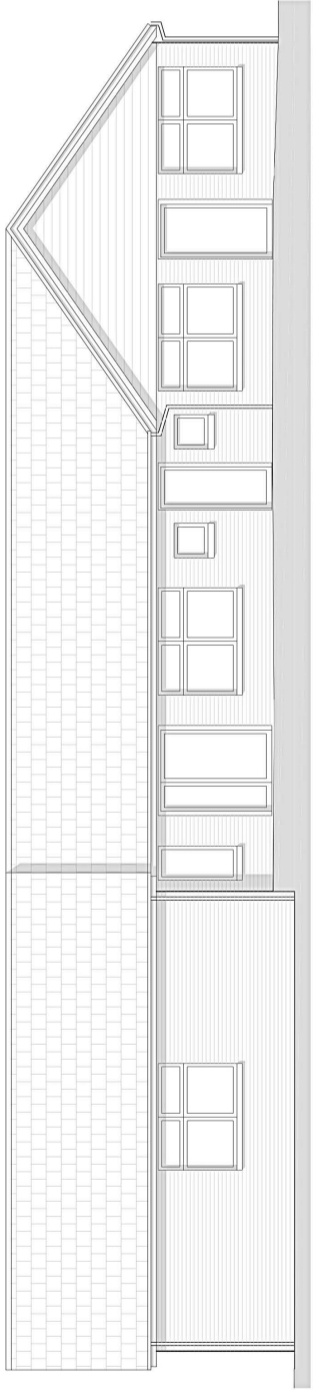
status/revision
P-00

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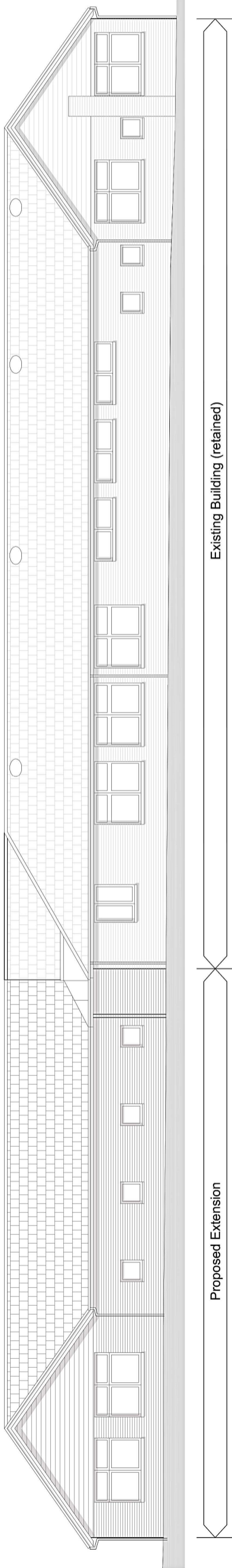


02 PROPOSED FLOOR PLAN
1:100

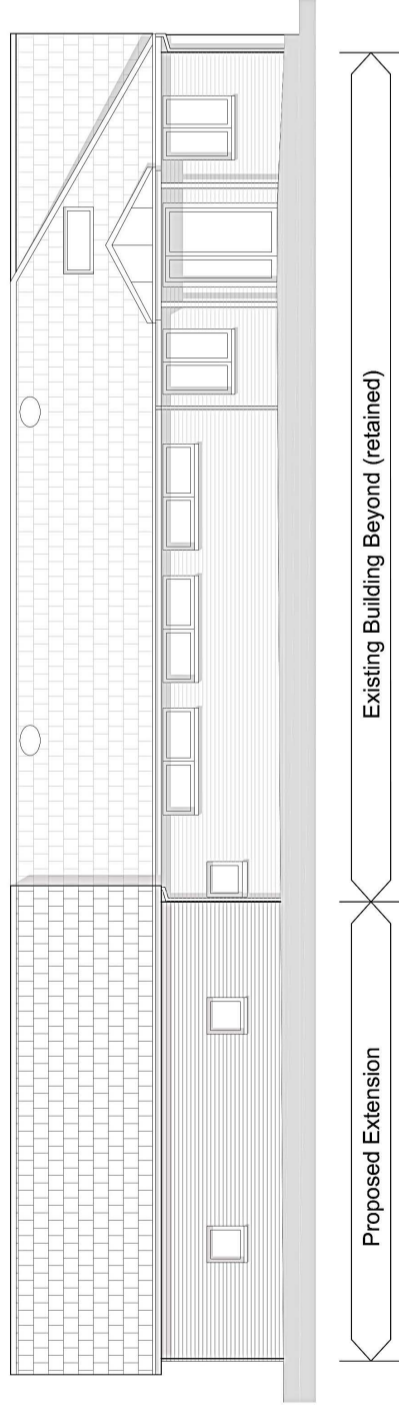
01 EXISTING FLOOR PLAN
1:100



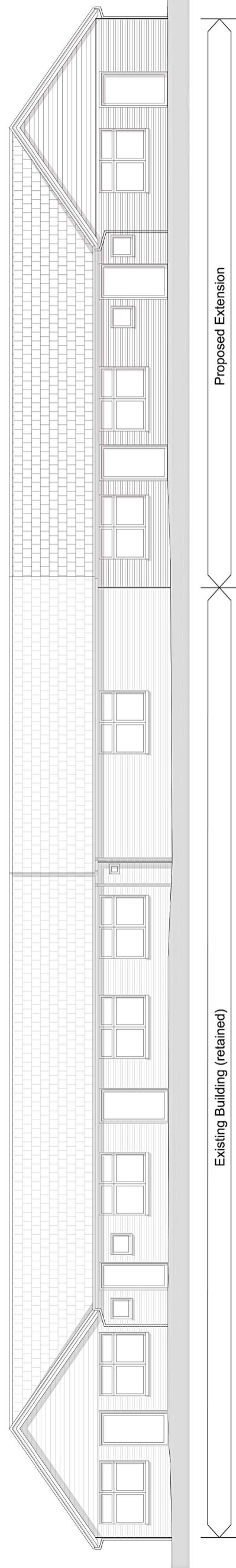
01 PROPOSED NORTH ELEVATION (Unchanged)
1:100



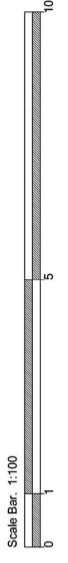
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1:100



03 PROPOSED SOUTH ELEVATION
1:100



04 PROPOSED WEST ELEVATION
1:100



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Early Years Extension**

title

Proposed Elevations

status

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scale

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drawing no.

008

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