

17 July 2017

Regulation 3 Application

Application No: WSCC/019/18/A

The construction of a three storey extension to provide additional class bases, a single storey extension to provide additional Performing Arts space, a single storey extension to the existing Changing Room block to provide two additional changing rooms, additional car parking and cycle storage and the removal of two temporary classroom buildings

The Angmering School, Station Road, Angmering, West Sussex, BN16 4HH

Report by Head of Planning Services

Local Member: Deborah Urquhart

District: Arun

Executive Summary

This report relates to an application for planning permission for a new three storey teaching block, an extension to the existing changing room and an infill extension to provide a dance studio/stage area at The Angmering School. In addition, two modular classrooms are being removed and additional car parking and cycle storage and further landscaping would be provided. The works are required to allow for an increase in pupil numbers at the school.

The report provides a generalised description of the site and a detailed account of the proposed development, and appraises it against the relevant policy framework from national to local level, along with other material considerations.

The main planning policies of relevance to this application are Policies GEN1, GEN2, GEN7, GEN9, GEN32 and AREA17 of the Arun District Local Plan (Saved Policies) 2003, Policies HD1 and HD5 of the Angmering Neighbourhood Plan (2014 - 2029) and paragraphs 14, 17, 58, 60, 61, 72, 109, 186, 196, 197 and 203 - 206 of the National Planning Policy Framework (NPPF).

No statutory consultees have objected to the proposals, although West Sussex county Councils' Landscape Architect has objected to the proposal due to the scale, form and location of the proposed three-storey teaching block. One representation has been received highlighting concerns about the impact of the proposal on traffic related matters.

Consideration of Key Issues

The main material considerations in relation to this application are whether the development:

- meets an identified need;
- is satisfactory in terms of its location and design; and
- is acceptable in terms of highway capacity and road safety.

Need for the Development

The Local Education Authority (LEA) has identified a need to provide additional places at The Angmering School, increasing the yearly intake from 252 pupils to 270, increasing the school roll. The development is considered to accord with the relevant Development Plan policies by providing additional, required school places and great weight is given by the NPPF and DCLG school policy to meeting this need. It is concluded that there is a need for the development

Location and Design

The proposed smaller extensions are not considered likely to give rise to an adverse impact upon the character or appearance of the area, and the removal of the modular buildings would be positive. However, the new three storey teaching block would be a significant structure, larger than other buildings on the site, and located on the site boundary. Although acceptable in design, its location, combined with its substantial scale and size would not sit comfortably in the school site or the wider environ and would not integrate successfully. It would not be appropriately sited, and its scale and form would be out of keeping with the locality. On balance, however, it is considered that the impact on the surrounding area would not be so significant as to outweigh the need for the additional school places.

Impacts on the Highway Capacity and Road Safety

The proposed development would accommodate an increase in pupils, thereby also potentially increasing car traffic during school drop-off and pick-up periods. However, the impact of this on highway capacity and road safety is not considered to be severe, and can be mitigated through a robust School Travel Plan. It is, therefore, acceptable and considered to accord with development plan policies.

Conclusion

Planning permission is sought for the construction of a three storey extension to provide additional class bases, a single storey extension to provide additional Performing Arts space, a single storey extension to the existing Changing Room block to provide two additional changing rooms, additional car parking and cycle storage and the removal of two temporary classroom buildings.

The County Council, as Local Education Authority, has identified a need to increase pupil numbers at The Angmering School. This development would help meet that identified local demand and enable the expansion of the school, in accordance with development plan policy and national guidance which gives 'great weight' to the need to provide school places.

Further, it is not considered that the development would result in unacceptable impacts on highway capacity or road safety, and schemes would ensure that mitigation measures are secured to protect the water environment and provide soft landscaping.

The proposed smaller extensions are considered to be acceptable and the removal of the modular buildings would be positive. Although the three storey teaching block would not be appropriately sited, and its scale and form would be out of keeping with the locality, on balance it is considered that the impact on the surrounding area would not be so significant as to outweigh the need for additional

school places.

Taking into account the NPPF and government policy which gives great and significant weight to expanding and developing school sites, on balance, the proposed development is considered acceptable in planning terms.

Recommendation

That planning permission be granted subject to the conditions and informatives set out in **Appendix 1** of this report.

1. Introduction

- 1.1 This report relates to an application for planning permission for a new three storey teaching block, an extension to an existing changing room and an infill extension to provide a dance studio/stage area at The Angmering School. In addition, two modular classrooms are being removed and further landscaping is being provided. The works are required to allow for an increase in pupil numbers at the school.

2. Site and Description

- 2.1 The Angmering School is located in Angmering, a residential area within Arun District. The application site falls within the built-up area boundary identified in the Arun District Local Plan and the Angmering Neighbourhood Plan (see **Appendix 2 –Site Location Plan**).
- 2.2 The existing school comprises largely single-storey brick buildings constructed between about 1950 and 2010. The buildings generally occupy the north-eastern portion of the site with an access road from the west linking with parking located on the northern boundary. The schools playing fields are to the south and west. Further to the south are more playing fields owned by the County Council. Boundary treatment is made up of close-boarded fencing, post and rail fencing, chain link fencing and established planting and hedges.
- 2.3 The site is bounded on the north and west by residential properties, and to the south by open space and the A259. The eastern boundary of the site has residential properties at the northern end, a field allocated for a future primary school at the centre, and a recreation ground/skate park to the southern end.
- 2.4 The application site is not located in an area designated for ecological or historic reasons, or in an area considered to be at increased risk of flooding.

3. Relevant Planning History

- WSCC/040/10/A: Construction of a Floodlit Synthetic Turf Pitch, with associated Ground Works and Landscaping (Granted).
- A/11/09: A new two storey general teaching/sixth form centre block and 'L' block refurbishment to an existing comprehensive secondary school (Granted)

4. **The Proposal**

- 4.1 The Angmering School caters for pupils aged 11-18. It currently has a Planned Admission Number (PAN) of 252 (eight forms of entry). Due to a local shortage of places at secondary level, the County Council has selected The Angmering School for enlargement to give a PAN of 270, or nine forms of entry. Due to the difficulty in predicting sixth form numbers, the total number of pupils at the school is not easy. However, based on previous calculations, total pupil numbers are expected to be approximately 1,650.
- 4.2 Consultation on permanent expansion for the school to increase its PAN was undertaken in December 2016, the governing body supports the expansion, and the County Council, as education authority, formally approved expansion in March 2017. Accordingly, planning permission is sought for the following proposed building works to accommodate the changes to pupil numbers (see **Appendix 3 – Proposed Site Plan 1, Appendix 4 – Proposed Site Plan 2, Appendix 5 – Changing Block & Performing Arts, Appendix 6 – Teaching Block Floor Plans and Appendix 7 – Teaching Block Elevations**):
- a new, three-storey teaching block to provide accommodation for science, art and maths.
 - a small extension to the existing changing block to provide two additional changing rooms.
 - an infill extension between the performing arts department and the dining hall to provide a dance studio/stage.
 - demolition of two modular buildings.
 - additional car parking and cycle storage.
 - landscaping to external areas.
- 4.3 The location identified for the principal extension is at the eastern edge of the school. The majority of the area is currently used for hard play, and extends into an area of scrub on the eastern boundary. The existing two-storey sixth form block is located to the north of the proposed three-storey block, with single storey buildings of the science department located to the west and south-west.
- 4.4 The proposed building would be block-like in appearance with wind-catchers and roof-lights atop its flat roof. It would measure 40m by 17.5m and would be approximately 10.5m in height. The external materials would consist of facing brickwork and off-white render. To create visual interest and break-up the building facade, the windows have been placed in a random pattern with added coloured film over some of the windows.

5 **Environmental Impact Assessment (EIA)**

- 5.1 The need for EIA has been considered in relation to this application in accordance with the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 ('the EIA Regulations').
- 5.2 The development does not fall within either Schedule 1 or 2 of the EIA Regulations and is not considered likely to have the potential for significant

environmental effects within the meaning of the Regulations. Therefore, an EIA is not required.

6. **Policy**

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the statutory development plan unless material considerations indicate otherwise (as confirmed in paragraph 2 of the National Planning Policy Framework (NPPF)). For the purposes of the application, the statutory development plan comprises the Arun District Local Plan (Saved Policies) 2003 and the Angmering Neighbourhood Plan (2014 - 2029).

6.2 The key policies in the development plan, which are material to the determination of the application, are summarised below. In addition, reference is made to relevant national planning policy guidance and other policies that guide the decision-making process and which are material to the determination of the application.

Arun District Local Plan (Saved Policies) 2003

6.3 The key policies in Local Plan are summarised below:

- GEN1 – Presumption in Favour of Sustainable Development
- GEN2 – Built-up Area Boundary
- GEN7 – The Form of New Development
- GEN9 – Foul & Surface Water Drainage
- GEN32 – Noise Pollution
- AREA17 – Sites of Archaeological Interest

Angmering Neighbourhood Plan (2014 - 2029)

- Policy HD1 – Built-up Area Boundary
- Policy HD5 – Built Form

National Planning Policy Framework (2012)

6.4 The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The Framework does not form part of the development plan but is a material consideration in determining planning applications, and helps guide decision-makers as to what matters are material to the decision-making process.

6.5 For this application, the key relevant paragraphs in the NPPF are considered to be as follows:

- 14 (presumption in favour of sustainable development, and approving development that accords with the development plan);
- 17 (core planning principles);
- 58 (add to the overall quality of the area);
- 60 – 61 (appearance);

- 72 (proactive approach to meeting the need for new school places);
- 109 (protection and enhancement of the natural and local environment);
- 186 (positive decision making);
- 196 (determining applications in accordance with the development plan);
- 197 (presumption in favour of sustainable development); and
- 203-206 (use of planning conditions).

Department for Communities and Local Government (DCLG) Policy Statement – Planning for schools development (2011)

6.6 This national planning policy on schools does not form part of the development plan but helps guide decision-makers and should be read alongside the National Planning Policy Framework. In general terms, it seeks to allow schools to expand, adapt and improve their facilities. It states "*Local authorities should give full weight and thorough consideration to the importance of enabling the development of state-funded school in their planning decisions*" and "*Local authorities should make full use of their planning powers to support state-funded schools applications.*"

7. Consultations

7.1 ***Arun District Council (including EHO):*** No objection, subject to conditions covering noise disturbance and a construction environmental management plan

7.2 ***Angmering Parish Council:*** No objection; requests Highway Authority and Safer Routes to School Team continue to work with Parish Council, the school and local residents to monitor traffic-related issues.

7.3 ***WSCC Highways:*** No objection, subject to travel plan, car parking details and a construction management plan.

7.4 ***WSCC Archaeology:*** No objection, subject to a condition for a Written Scheme of Investigation for archaeological recording.

7.5 ***WSCC Landscaping:*** Objection to the proposals; concerns regarding the height and visual intrusion of the proposed building.

7.6 ***WSCC Trees and Woodland:*** No objection.

7.7 ***WSCC Ecology:*** No objection, recommends informative regarding avoiding risk to protected nesting birds.

7.8 ***WSCC Councillor Deborah Urquhart:*** No response received.

8. Representations

8.1 The application was publicised in accordance with article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

8.2 Publicity consisted of the erection site notices located around the application site, an advertisement in the local newspaper, and neighbour notification

letters. In response, one representation was received raising concerns and highlighting problems with increased traffic and street parking in the locality.

9. **Consideration of Key Issues**

9.1 The main material considerations in relation to this application are whether the development:

- meets an identified need;
- is satisfactory in terms of its location and design; and
- is acceptable in terms of highway capacity and road safety.

Need for the Development

9.2 The Angmering School currently caters for students aged between 11 and 18 with an admission rate of 252 children per academic year. The 'West Sussex: Planning School Places' document, prepared by the Local Education Authority, has identified a need for additional pupil places within the Angmering locality in which the school is situated, namely for the yearly pupil intake to increase from 252 pupils per academic year, to 270 pupils per academic year. This will, year on year, generate a gradual increase in pupils over the next seven years, an overall increase in the school roll of 126 pupils, resulting in an eventual maximum number of approximately 1,650 pupils

9.3 There is, therefore, a need to provide further student accommodation and facilities to accommodate the additional pupils. This can be provided with the additional teaching block, extensions and infill development.

9.4 Paragraph 72 of the NPPF states very clearly that "*the Government attaches great importance to ensuring that a sufficient choice of school places is available*" and that "*local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement*" and "*give great weight to the need to create, expand or alter schools*". Furthermore, the DCLG Policy Statement – Planning for schools development (2011) directs local authorities to "*give full weight and thorough consideration to the importance of enabling the development of state-funded school in their planning decisions*".

9.5 Overall, it is considered that there is a genuine need for the development, to meet demand for school places in the local area, and that great weight needs to be given to meeting this demand, in accordance with development plan policy and national guidance.

9.6 *The Local Education Authority (LEA) has identified a need to provide additional places at The Angmering School, increasing the yearly intake from 252 pupils to 270, increasing the school roll. The development is considered to accord with the relevant Development Plan policies by providing additional, required school places and great weight is given by the NPPF and DCLG school policy to meeting this need. It is concluded that there is a need for the development.*

Location, Design and Impact on Amenity

- 9.7 The proposed development falls within the built-up area boundary, where new development is permitted subject to according with other Development Plan policies.
- 9.8 The small extension to the changing block and the infill extension, to provide additional changing facilities and a dance studio/stage respectively, are minor schemes in themselves. Both extensions are considered to be of an acceptable appearance, fitting in well with the existing buildings. As a result it is not considered that these extensions would give rise to adverse impacts upon neighbouring amenity or on the locality.
- 9.9 Some temporary classroom units would also be removed. The unit to be removed to the south of the existing school buildings would enable this area to be used for hard play area. The unit located at the north-eastern part of the school site would enable further car parking that would primarily be used as overflow spacing. These units appear to have been on site for a number of years and are at the end of their useful life; therefore, their removal would have a positive impact on the school.
- 9.10 The new three storey teaching block is proposed to be sited on the eastern side of the school site, parallel with the eastern boundary, on an area currently used as a hard play area.
- 9.11 Although of a utilitarian form, the design of the building is considered to be of an acceptable appearance.
- 9.12 However, although it is understood that the size of the building reflects the required additional classrooms and student space needed to accommodate the increase in student numbers, its size is of concern. Saved policy GEN7 of the Arun District Local Plan seeks development to "*respond positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness*".
- 9.13 Whilst not located in what would necessarily be considered a visually sensitive location, the proposed building would abut the school boundary, and would not be well-screened by existing boundary treatments. Coupled with being the largest, most prominent structure on the school site, it is not considered to relate well to the existing surrounding environment.
- 9.14 WSCC's Landscape Architect has raised significant concerns about the height of the building in its current location, highlighting that although it would be only 1.5m higher than the peak of the nearby sixth form building to the north, the proposed building would have a flat roof where the existing building has a pitched roof. He notes that it "*therefore feels much taller from the ground level because the fascia is high up where the pitched roof brings the eaves and fascia much lower.*"
- 9.15 The WSCC Landscape Architect also raised additional concerns regarding the overbearing relationship between the building and residential gardens stating that; "*In my view the height of the proposed building would be an unwelcome*

visual intrusion to the views from the homes and gardens of residents on Willowwood Close and from the publicly accessible land to the south of the close”.

- 9.16 Alterations to the landscaping in this area and alteration to the design have not enabled the WSCC Landscape Architect to withdraw his objection.
- 9.17 It is appreciated that there are limited options for siting of additional classrooms and facilities within established school sites such as this. Whilst content with the appearance of the three storey building, its scale and form in this location, on the school boundary, is considered to result in significant adverse visual impacts on the surrounding area. Scale is an important design element and, in this case, it is considered that the building does not successfully integrate with the existing environment and would not sit comfortably within the local or wider area.
- 9.18 In terms of overlooking, although residential properties share a common boundary with the school, the proposed building would be sited approximately 30m from the nearest residential gardens. Given the distance and oblique angle of overlooking, it is not considered that the development would give rise to any adverse impacts upon neighbouring amenity from overlooking.
- 9.19 In addition, WSCC’s Trees and Woodland Officer and WSCC’s Landscape Architect have been in discussion with the applicant’s agent in order to try and mitigate its impact. Robust landscaping plans have been produced that satisfy the WSCC Trees and Woodland Officer who raises no objection to the proposal. The plans also include on-going maintenance to ensure the successful establishment of new plant stock, to maintain healthy plant growth, ensure planting beds are free from weeds / litter and plant stock remains free from disease. This would ensure such matter and concerns can be dealt with and trees and hedgerows adequately protected without delaying the issue of planning approval.
- 9.20 Overall the proposed three storey building is not considered to be appropriately sited and its scale and form would be out of keeping with the locality. On balance, however, it is considered that the impact on the surrounding area would not be so significant as to outweigh the need for the additional school places.
- 9.21 *The proposed smaller extensions are not considered likely to give rise to an adverse impact upon the character or appearance of the area, and the removal of the modular buildings would be positive. However, the new three storey teaching block would be a significant structure, larger than other buildings on the site, and located on the site boundary. Although acceptable in design, its location, combined with its substantial scale and size would not sit comfortably in the school site or the wider environ and would not integrate successfully. It would not be appropriately sited, and its scale and form would be out of keeping with the locality. On balance, however, it is considered that the impact on the surrounding area would not be so significant as to outweigh the need for the additional school places.*

Impacts on Highway Capacity and Road Safety

- 9.22 The development would result in an increase in pupil capacity from 252 to 270 (potentially an additional 126 pupil places) and up to five more support staff. One third party representation has raised concerns that highway safety and parking issues already occur during school drop-off and pick-up times, and that this would be worsened as a result of an increase in pupil numbers.
- 9.23 The Highways Authority note the increase in pupil and staff numbers but raise no objection to the proposal. They also note the current School Travel Plan, which shows that 84.7% of pupils travel to the school by sustainable means, well over the 75% target set by West Sussex County Council.
- 9.24 It is the school's intention to manage the impact of the development through the School Travel Plan, currently moving to the new Modeshift STARS Travel Plan. There is no available evidence to believe that the proposed works and expansion would not continue to be managed effectively through the Travel Plan.
- 9.25 Therefore, in terms of highway capacity and safety, WSCC Highways do not consider that the development would result in any significant, detrimental impacts on the highway network. Conditions have been requested from the Highways Officers for a Construction Management Plan, a revised Travel Plan (including its implementation and monitoring) and construction of the parking prior to occupation of the new building.
- 9.26 It is considered that the works and the associated increase in pupil/staff numbers can be adequately managed through a revised Travel Plan and Construction Management Plan, and would not have a severe impact in terms of highway safety and capacity.
- 9.27 *The proposed development would accommodate an increase in pupils, thereby also potentially increasing car traffic during school drop-off and pick-up periods. However, the impact of this on highway capacity and road safety is not considered to be severe, and can be mitigated through a robust School Travel Plan. It is, therefore, acceptable and considered to accord with development plan policies.*

Other Considerations

- 9.28 Arun District Council raised no objection to the development, but the Environmental Health Officer requested further details regarding noise from the construction of the development and the plant, machinery and equipment associated with the new buildings. However, noise from construction activities is not a material consideration and fall outside that which planning should be considering due to such matters being satisfactorily controlled through other existing, Health & Safety, Highways, Control of Pollution and Environmental Protection Acts and Regulations. Therefore, there is no need for a condition to be attached to secure such matters. An informative has been recommended however, highlighting that concerns regarding statutory nuisance issues should be directed to the Environmental Health Department.

9.29 The final detailed design of ventilation has not yet been finalised. However, the EHO raises no objection subject to a condition detailing final and appropriate mitigation to ensure noise levels are acceptable regarding the fixed plant, machinery and equipment.

10. **Overall Conclusion and Recommendation**

10.1 Planning permission is sought for the construction of a three storey extension to provide additional class bases, a single storey extension to provide additional Performing Arts space, a single storey extension to the existing Changing Room block to provide two additional changing rooms, additional car parking and cycle storage and the removal of two temporary classroom buildings.

10.2 The County Council, as Local Education Authority, has identified a need to increase pupil numbers at The Angmering School. This development would help meet that identified local demand and enable the expansion of the school, in accordance with development plan policy and national guidance which gives 'great weight' to the need to provide school places.

10.3 Further, it is not considered that the development would result in unacceptable impacts on highway capacity or road safety, and schemes would ensure that mitigation measures are secured to protect the water environment and provide soft landscaping.

10.4 The proposed smaller extensions are considered to be acceptable and the removal of the modular buildings would be positive. Although the three storey teaching block would not be appropriately sited, and its scale and form would be out of keeping with the locality, on balance it is considered that the impact on the surrounding area would not be so significant as to outweigh the need for additional school places.

10.5 Taking into account the NPPF and government policy which gives great and significant weight to expanding and developing school sites, on balance, the proposed development is considered acceptable in planning terms.

10.6 It is **recommended**, therefore, that planning permission be granted subject to the conditions and informatives set out at Appendix 1.

11. **Crime and Disorder Act Implications**

11.1 There are no implications. The Sussex Police Crime Prevention Design Advisor has provided detailed crime prevention advice which has been communicated to the applicant.

12. **Equality Act Implications**

12.1 The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers considered the information provided by the applicant, together with the responses from consultees and the representations made by third parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

13. **Human Rights Act Implications**

- 13.1 The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic well-being of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.
- 13.2 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The planning considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.
- 13.3 The Committee should also be aware of Article 6, the focus of which (for the purpose of this committee) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

Michael Elkington
Head of Planning Services

Background Papers: As set out in Section 6.

List of Appendices

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Appendix 2 – Site Location Plan
Appendix 3 – Proposed Site Plan 1
Appendix 4 – Proposed Site Plan 2
Appendix 5 – Changing Block & Performing Arts
Appendix 6 – Teaching Block Floor Plans
Appendix 7 – Teaching Block Elevations

Contact: Chris Bartlett, ext. 26946

Appendix 1: Conditions and Informatives

COMMENCEMENT

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

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

APPROVED PLANS

2. The proposed development shall not take place other than in accordance with the particulars of the application and the approved plans:

- Location Plan (drawing number 2981/027 RevA);
- School Site as Proposed (drawing number 2981/030 RevB);
- Additional Changing and Performing Arts Proposed Plans and Elevations (drawing number 2981/031);
- New Extension Floor Plans (drawing number 2981/34);
- New Extension – Revised Elevations (drawing number 2981/040);
- Proposed New PTA Hut (drawing number 2981/040);
- Proposed Traffic Management Plan Vehicular access routes (drawing number 001);
- Proposed Site Establishment Plan Site A – Main Contractors Compound (drawing number 002 RevA);
- Proposed Site Establishment Plan Site B – Secondary Contractors Compound (drawing number 003);
- Drainage Strategy (181024/DS/JR/RS/01 Rev C);
- Detailed Planting Layout (drawing number RCo 234/04 Rev03);
- Soft Landscape Layout Sheet 01 of 02 (drawing number RCo 234/02 Rev07);
- Soft Landscape Layout Sheet 02 of 02 (drawing number RCo 234/03 Rev03);
- Detailed Plant Schedule and Specification (15th June 2018 - Rev03);
- Soft Landscape Management Plan (15th June 2018 - Rev01);
- Tree Pit Detail (RCo 234/05 Rev00); and
- Tree Protection Detail (RCo 234/01 Rev04)

save as varied by the conditions hereafter.

Reason: *To secure a satisfactory development*

CONSTRUCTION MANAGEMENT PLAN

3. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,

- the method of access, timing and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

CONSTRUCTION HOURS

4. No construction (including any demolition and site clearance) of the development hereby permitted, involving the use of plant/machinery/equipment/vehicles and the deliveries of construction materials/plant/machinery/equipment being received by or despatched shall only take place between the hours of:

- 08.00 and 18.00 on Monday to Friday inclusive;
- 09.00 and 13.00 on Saturdays; and

not at any time on Sundays, Bank Holidays or Public Holidays unless otherwise agreed in advance and in writing by the County Planning Authority.

Reason: In the interests of the amenity of the locality and of local residents.

ARCHAEOLOGY

5. Prior to the commencement of building works, an archaeological investigation shall be carried out within the site at the expense of the developer in accordance with a Written Scheme of Investigation to be submitted to and agreed by the County Planning Authority in writing.

Reason: In order that archaeological features will be properly recorded before development.

FOUL WATER

6. Development shall not begin until confirmation has been received from Southern Water that the proposed changes / connections to the existing foul sewer network are acceptable.

Reason: To protect water quality and ensure compliance with the NPPF

SCHOOL TRAVEL PLAN

7. Within 6 months from the commencement of development hereby permitted, an updated School Travel Plan, including a requirement for annual review, shall be submitted to the County Planning Authority for approval. The approved Plan shall thereafter be implemented in full.

Reason: To encourage and promote sustainable transport

CAR PARKING SPACE (DETAILS REQUIRED)

8. No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: *To provide car-parking space for the use.*

NOISE

9. Prior to occupation and use of the development hereby approved, details, including acoustic specifications, of all fixed plant, machinery and equipment associated with air moving equipment including fans, ducting and external openings, compressors, generators or plant or equipment of a like kind, installed within the site which has the potential to cause noise disturbance to any noise sensitive receivers, shall be submitted to and approved by the Local Planning Authority before installation. The rating level of noise emitted from the use of this plant, machinery or equipment shall not exceed the background sound level when measured according to British Standard BS4142: 2014, at any adjoining or nearby noise sensitive premises.

Reason: *In the interests of the amenity of the locality and of local residents.*

Informatives

- A. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the County Planning Authority has approached the determination of this application in a positive way, and has worked proactively with the applicant by:
- Seeking amendments early on in the application process to see if a sustainable solution can be agreed;
 - Discussing issues of concern as early as possible, including those raised by consultees and third parties;
 - Giving them the opportunity to provide further information/changes to overcome material impacts; and
 - Working with consultees .

As a result, the County Planning Authority has been able to recommend the grant of planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development.

- B. The developer shall at all times employ best practical means to minimise noise disturbance to nearby residents. All construction work practises shall comply with B.S. 5228 1:2009 'Code of practice for noise and vibration control on construction and open sites'. The applicant must make all contractors and subcontractors aware of these times.
- C. The granting of any planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information please contact the Environmental Health Department on (01903) 737500

D. To avoid risk of harm to legally protected nesting birds that may be present, removal of any vegetation should be undertaken between September and the end of February when birds have ceased nesting. If this is not possible an Ecologist should check for active bird nests no more than seven days before works commence and any active nest found shall be protected as advised by the Ecologist until the birds have finished nesting.