

21/01029/CTY

Applicant Nottinghamshire County Council

Location Land North Of Rempstone Road East Leake Nottinghamshire

Proposal The erection of a Primary School for up to 2-forms of entry (in phases), plus 26 place nursery with associated car parking. Associated areas of soft play, hard play, grass playing field with landscaping works. Erection of 2m high security and lit 3m shared pedestrian and cycle path on route of Public Footpath, East Leake FP5. Bound surface and lit path and bridge between Sheepwash Way.

Ward Leake

THE SITE AND SURROUNDINGS

1. The site comprises two arable fields, separated by a belt of woodland, that are located to the south of existing residential development sites currently being built out by David Wilson Homes. Access is off Rempstone Road and the site is located towards the south-eastern edge of the village of East Leake. The site is also located to the east of the Persimmon housing development that is accessed off of Kirk Ley Road.
2. The site location plan provided with this application shows the extent of the development parcel relevant to the first two phases of the Persimmon development, however the site location plan does not detail the approved layout of the David Wilson Homes site to its immediate south and east. The site location plan details the proposed location for the vehicular connection (through the David Wilson Homes development) as well as pedestrian/cycle links through to the Persimmon development.

DETAILS OF THE PROPOSAL

3. This is a County Matter application where Rushcliffe Borough Council is a Consultee. The County Council is the determining authority for this proposal and, whilst considering the application they are also the applicant in this instance. The land is, however currently owned by private entities.
4. The proposal is for outline permission for the erection of a Primary School for up to 2-forms of entry (in phases), plus 26 place nursery with associated car parking. The application also proposes areas of soft play, hard play, grass playing field with landscaping works, the erection of 2m high security fencing and gates to perimeter and sprinkler tank along with the provision of bound surface and lit 3m shared pedestrian and cycle path on route of Public Footpath East Leake Footpath 5 (FP5). Finally, the description of works also mentions a bound surface and lit path and bridge between Sheepwash Way and Public Footpath East Leake FP5.
5. The application form on the County Council's website confirms that the outline application is only seeking approval for the access and the scale of

development at this time. Matters of appearance, landscaping and layout are therefore reserved for future consideration.

6. The school is intended to be built in two phases. The school building design is indicatively shown and the accompanying design and access statement advises it would initially be a one form entry footprint with the ability to expand to a two form entry size over two storeys. A single storey option would have too large a footprint on the site given its size and constraints. However, the exact architectural shape of the building and its detailed layout would be subject to a separate detailed application.
7. Pedestrian and vehicular access to the school would be from the new roads being constructed to serve the David Wilson Homes housing development, accessed off Rempstone Road. A separate pedestrian/cycle route from the Persimmon housing site connecting Sheepwash Way to Footpath 5 (which runs along the western boundary of the site) is also proposed as an alteration in width to the pedestrian access arrangements approved as part of the David Wilson Homes development.
8. The school building is indicated to be located towards the southern edge of the site with outside playgrounds/turfed sports pitches located to the northern edge of the site, although the Committee are reminded that layout is a reserved matter at this time.
9. As part of the development, it is proposed to regrade the land levels of the school site resulting in the levels of the school and car park being raised as the site currently slopes down from south to north towards the Sheepwash Brook. A site section detailing the proposed alterations has been included which indicatively show an embankment between the building and the existing woodland with sports pitches at a lower level.
10. The application description also makes reference to a 2m high security fence around the perimeter of the site along with a sprinkler tank (although details of layout and appearance are reserved at this time).
11. The school building itself is indicated to be located towards the southern edge of the site with car parking to the frontage facing towards the recently approved David Wilson Homes development that is currently under construction to the south of the site. The submission includes a section detailing that the building would be two storeys in height and approximately 12m high. Whilst details of the layout and appearance of the building are reserved for later consideration, the scale (maximum 12m high above the finished floor level) of development is a matter for consideration at this time.

SITE HISTORY

12. The site forms part of a wider area which has an extensive planning history, the most relevant of which is listed below:
13. Application reference 14/01927/VAR, the Persimmon Homes Scheme for the adjacent Persimmon Housing Development was approved at appeal in December 2015.

14. Application reference 16/01881/OUT for planning permission for the wider surrounding site including 235 dwellings, primary school, infrastructure, green space, associated surface water attenuation and landscaping was approved at appeal in November 2017.
15. Application reference 19/01770/REM - application for approval of access, appearance, landscaping, layout and scale of outline permission 16/01881/OUT for the erection of 235 dwellings - approved January 2020.
16. Application reference 20/02300/REM - application for approval of access, appearance, landscaping, layout and scale of outline permission 16/01881/OUT for the erection of 235 dwellings (partial re-plan of approved application ref 19/01770/REM) – approved December 2020.
17. Application reference 20/00888/FUL for the erection of an additional 51 dwellings with associated access, parking and landscaping (as an extension to application ref 20/02300/REM) has a committee resolution to approve as of the 21 February 2021, subject to the completion of the S106 agreement. The S106 agreement is currently being prepared but it is currently unsigned.
18. A Section 106 agreement for (planning reference 16/01881/OUT) was entered into in November 2017. Contained within that agreement was the requirement for the provision of school land.
19. The Section 106 agreement signed as part of the adjacent Persimmon Homes scheme (planning reference 14/01927/VAR) allowed for vehicular and pedestrian access to serve the school site. However, for robustness, the full traffic impacts associated with any new school were also assessed as though access is proposed to be achieved via the new Rempstone Road access junction (planning reference 16/01881/OUT). In any event, pedestrian/cycle access to the school (and the development as a whole) could be achieved via the Persimmon development.

REPRESENTATIONS

Ward Councillor(s)

20. One Ward Councillor (Cllr Shaw) has no objections but comments that they would prefer to see more car parking places for staff and a designated drop off zone for parents.
21. One Ward Councillor (Cllr Thomas) supports the proposal but comments that there are inaccuracies about the overall quantum of development approved on the adjoining site; that there is no space for parents to drop off children, and that safe provision should be made that would also benefit school coaches accessing the site. Cllr Thomas also comments that the lack of a gathering area for parents/guardians will create congestion on the foot and cycle paths around the school and that the parking provision for staff/visitors seems ungenerous to avoid parking conflicts in the surrounding development. Cllr Thomas also comments that disabled parking spaces and electric vehicle charging points should be provided in the staff car park; that yellow “zigzags” should be provided to the road outside the school and that there are concerns regarding speed of access from the school building to the playing fields in the event of an emergency.

22. One Ward Councillor (Cllr Way) supports the proposal commenting that it is hoped it can be completed within the timescale and ready for intake in 2022. Cllr Way does express concerns about traffic as it is inevitable that not everyone will walk to the school. She also expresses concerns that the phased development of the site would result in the far from ideal situation whereby future development takes place whilst the school is in use and reiterates comments about electric vehicle charging points whilst requesting solar panels be installed on the building's roof.

Town/Parish Council

23. East Leake Parish Council has no objections to make but does comment that there are concerns regarding the lack of parking for staff and suggest this could be increased to the boundaries within the site and that they would also like a pick up/drop off zone or layby included in the plans along with cycle racks and electric charging points.

Statutory and Other Consultees

24. Rushcliffe's Environmental Sustainability Officer noted that a Preliminary Ecological Assessment had been supplied, which recommends further ecological surveys are carried out. It is recommended the applicant should be advised to provide these further ecological surveys prior to determination. They also advise that it is not possible to demonstrate that the favourable conservation status of protected species would be maintained at this time.
25. Rushcliffe Borough Council's Environmental Health Officer does not object to the proposal subject to conditions being attached to any grant of permission.

Relevant National Planning Policies and Guidance

26. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. It carries a presumption in favour of sustainable development and makes clear that applications must be determined in accordance with the development plan unless material considerations indicate otherwise (Paragraph 11). Paragraph 12 states, "*Proposed development that accords with an up to date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.*" Paragraph 14 states that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the Policies in the NPPF taken as a whole.
27. Paragraph 17 sets out 12 core planning principles that it says should underpin plan making and decision taking. These include that planning should; be genuinely plan-led, proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs, to seek to secure high quality design and a good standard of amenity, support the transition to a low carbon future in a changing climate, taking full account of flood risk, contribute to conserving and enhancing the natural environment, promote mixed use developments and to actively manage patterns of growth.

28. The sections of the NPPF that have relevance to the determination of this application include; 4. Promoting sustainable transport; 6. Delivering a wide choice of high quality homes; 7. Requiring good design; 8. Promoting healthy communities; 10. Meeting the challenge of climate change, flooding and coastal change; and 11. Conserving and enhancing the natural environment.

Relevant Local Planning Policies and Guidance

29. The Rushcliffe Local Plan Part 1: Core Strategy (LPP1) was formally adopted in December 2014. It sets out the overarching spatial vision for the development of the Borough to 2028.

30. The following other policies in the LPP1 are relevant:

- Policy 1 - Presumption in Favour of Sustainable Development;
- Policy 2 - Climate Change;
- Policy 3 - Spatial Strategy;
- Policy 10 - Design and Enhancing Local Identity;
- Policy 12 - Local Services and Healthy Lifestyles;
- Policy 14 - Managing Travel Demand;
- Policy 15 - Transport Infrastructure Priorities;
- Policy 16 - Green Infrastructure, Landscape, Parks and Open Space;
- Policy 17 - Biodiversity;
- Policy 18 - Infrastructure; and
- Policy 19 - Developer Contributions

31. The Local Plan Part 2: Land and Planning Policies (LLP2) was adopted in October 2019 and the following policies in LPP2 are also considered material to the consideration of this application:

- Policy 1 Development Requirements
- Policy 18 Surface Water Management
- Policy 19 Development affecting Watercourses
- Policy 20 Managing Water Quality
- Policy 29 Development affecting Archaeological Sites
- Policy 37 Trees and Woodlands
- Policy 38 Non-designated Biodiversity Assets and the wider Ecological network
- Policy 39 Health Impacts of Development
- Policy 40 Pollution and Land Contamination
- Policy 43 Planning Obligations Threshold

APPRAISAL

Principle of Development

32. An extant outline planning permission exists for the erection of a school building through the grant of outline planning permission 16/01881/OUT - *Outline application for up to 235 dwellings, primary school, infrastructure, green space, associated surface water attenuation & landscaping*. As part of the two adjoining residential developments currently being constructed by Persimmon Homes and David Wilson Homes Section 106 agreements have

been entered into which relate to this land and the provision of the primary school.

33. The Section 106 agreement for the Persimmon development (application ref 14/01927/VAR) defined the “education contribution” as a financial sum for the first 175 dwellings from that development towards improvements at Brookside Primary School in the village, and a separate, larger amount for every dwelling over and above 176 dwellings towards the provision of “*The School*” which is defined separately in the S106 agreement along with definitions of “*The School Land*”, the “*School Land Purpose*” and the “*School Land Undertaking*”. The S106 also includes an entire schedule (the fifth schedule) which sets out the school land transfer provisions.
34. Similar to the above, the S106 agreement for the David Wilson Homes Development (application ref 16/01881/OUT) included financial contributions towards the provision of “...*primary education or primary education facilities in or within the vicinity of East Leake...*” It should also be noted that the description of development for application ref 16/01881/OUT also included reference to a primary school with the location shown indicatively on the plans within the submission.
35. For these reasons, although this is an independent outline planning application, the principle of a school facility in this location is considered to be already established, and therefore acceptable.

Design and impact upon neighbouring amenity

36. Policy 10 of the LPP1 requires that all new development should, amongst other things, make a positive contribution to the public realm and sense of place and should have regard to the local context and reinforce local characteristics. Specifically, with regard to design, the policy requires that development be assessed in terms of its massing, scale and proportion; and in terms of the proposed materials, architectural style and detailing. Policy 1 of the LPP2 broadly echoes policy 10.
37. Chapter 12 of the Framework is concerned with achieving well-designed places. Specifically, it requires that development should function well and add to the overall quality of the area, not just in the short term but over the lifetime of the development. Development should also be visually attractive as a result of good architecture, layout and landscaping, and should be sympathetic to local character and history and maintain a strong sense of place. Importantly, permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
38. The submission does require the ‘scale’ of development to be considered. The submission states that “*It is anticipated that the building scale will not exceed two storeys and an approximate maximum of 12m in height. Floor area for the building would be subject to detail design but approximate floor area for the 1 form entry proposal would be 1285m² Gross Internal Area which would be extended by approximately 950m² for the 2 form entry proposal.*” In the context of its surrounds, alongside an approved development the overall heights and footprint of the building is considered to be acceptable subject to a future consideration and assessment of its impact on the amenities of neighbouring

residential properties (as part of an assessment of the relevant Reserved Matters application).

39. The Ward Councillors and the Parish Council's comments regarding design aspects of the submission are noted, however Councillors are advised that the design, or more accurately the 'layout' and 'appearance' of the proposed school, are not matters for consideration at this time. The Borough Council are only a consultee on this application and therefore the determining authority (Nottinghamshire County Council) would need to seek the technical expertise of the relevant consultees prior to determining the application.
40. Any details submitted making reference to the layout or appearance of the building, or indeed any details lacking from this submission cannot be considered at this time and would be subject to any subsequent Reserved Matters submission(s) should either this outline permission be granted or the approved, extant outline permission implemented.

Highway Safety and Parking

41. The proposed site is intended to be served by a vehicular access off Rempstone Road that would also serve the 286 dwellings approved recently and currently under construction by David Wilson Homes. A separate non-vehicular access is proposed via a connecting footpath/cycle link between Sheepwash Way in the neighbouring Persimmon development to the west and Footpath 5 which is located on a north-south axis alongside the western boundary of the application site. The vehicular access arrangements were assessed under application references 16/01880/OUT, 20/02300/REM and 20/00888/FUL and it is understood that they have now gained Section 38 technical approval from the Highway Authority (Nottinghamshire County Council).
42. A pedestrian link between Sheepwash Way and Footpath 5 was also a condition of the grant of permission for application ref 16/01880/OUT that was granted on appeal. Details of the proposed link have recently been discharged (i.e. details have been submitted and agreed to be acceptable) under application ref 20/00887/DISCON in June 2020. This application proposes to alter the width (increasing it to 3m in width for a combined cycle/footway) and surface of the approved 'link'. The principle of the 'link' is therefore already established and accepted in this location.
43. The County Council are responsible for both the highway network at a local level as the Highway Authority as well as the footpath network through their Rights of Way Team. As the determining authority the County Council will therefore have to consider the impacts on the traffic generation and as a result of the proposed footpath improvements in the determination of the application.
44. The Ward Councillors and Parish Council comments/concerns regarding the levels of parking provision, cycle storage, electric vehicle charging points, pick up/drop off points are all noted, however, they do not form part of the submission and are not matters for consideration as part of this application.
45. The adopted Rushcliffe Local Plan Part 1: Core Strategy advocates the reduction in car dependency and promotes the use of sustainable transport modes as a primary method of transport. The proposed improvements to the

pedestrian and cycle links to and from the school are therefore welcomed and whilst there are no details of the proposed other sustainable transport elements commented on by the Ward Councillors and Parish Council, the details as provided are considered to strike a fair balance to complying with the policy based on the details to be considered at this time.

Flood Risk and Contamination

46. Rushcliffe Borough Council notes the submission of a Flood Risk Assessment and Drainage Strategy to accompany the proposed development. The northern edge of the site is located within flood zoned 2 and 3 although the majority of the site is located within flood zone 1. The layout of the development is not a matter for consideration at this time however the submission does make reference to the built development being located towards the southern parts of the site, i.e. within flood zone 1.
47. The technical guidance to the NPPF states that developments of a more vulnerable category such as the proposed educational use are appropriate within flood zone 1, without the application of the Sequential Test. As part of the site is shown within flood zone 3, the site would need to be covered by the Sequential Test, though with the parts of the development classed as more vulnerable being proposed are indicated to be located within flood zone 1 only, the proposed development site can be seen as sequentially preferable. The recommendations contained within the Flood Risk Assessment and Drainage Strategy are also noted and officers advise that they should be implemented.
48. As part of a major development site, consultation with the Lead Local Flood Authority has taken place with respect to the residential development that already benefits from planning permission. Nottinghamshire County Council are themselves the Lead Local Flood Authority and, therefore, officers advise that their views and advice in respect of the proposed Sustainable Drainage Systems should be sought.
49. The site is currently an arable field and whilst the Borough Council's Environmental Health Officer does not object to the proposal, they do request that a number of conditions are attached to any grant of permission. Those requested conditions include a requirement that a written report of the findings of an exploratory Site Investigation (SI) with either a generic and/or detailed quantitative risk assessment of those findings be submitted prior to any works commencing on site. This is despite the inclusion of the preliminary risk assessment submitted with the application.
50. Other conditions requested by the Environmental Health Officer relate to testing for any stone or soils imported to the site; the submission of a construction management plan (CMP); a method statement to be submitted if any foundations are to be pile driven, controls on the hours of construction and deliveries to the site, details of any lighting to be installed on site and the noise levels for the proposed air source heat pump.

Ecology

51. The application has been accompanied by Preliminary Ecological Assessment Report (PEAR) which notes the site is dominated by poor semi-improved grassland, with plantation woodland, a copse of trees, scattered and dense

scrub, tall ruderal vegetation, hedgerows and an eutrophic stream (Sheepwash Brook). The report concludes that there is the potential for protected species or habitats to be present on site and impacted by the proposal and, therefore, recommends that further surveys for great crested newts, bats, reptiles and badgers be undertaken and that a suitably qualified ecologist is present to check for nesting birds depending on the detailed layout of the development and the time of works and development is undertaken.

Archaeology

52. The submission correctly states that an archaeological desktop survey was previously provided as part of the discharge of conditions for Planning Application Reference 19/02832/DISCON in in 2019 as conditioned on permission reference 16/01880/OUT. This written scheme of investigation indicated an assessment and trench to the South of the site approximately where the school building is proposed to be located. The Borough Council are a consultee on this application and therefore the determining authority (Nottinghamshire County Council) would need to seek the technical expertise of the relevant consultees prior to determining the application.

Conclusion

53. The principle of a 2 form entry school in this location is already established, acceptable and required in order to serve the needs of the wider residential development(s). Nevertheless, the County Council have submitted a separate stand alone outline application with only the 'access' and 'scale' of development to be considered at this time. Details of the 'appearance', 'layout' and 'landscaping' are reserved for future consideration.
54. The scale (two storeys and up to 12m high with a circa *1285m² Gross Internal Area extended by approximately 950m² for the 2 form entry*) and access (vehicular via the approved Rempstone Road housing development with additional pedestrian cycle access via a link between Sheepwash Way and Footpath 5) are considered to be acceptable. However, the recommendations as set out in the ecology report along with the technical input of the Highway Authority, the Lead Local Flood Authority and Archaeological Team are recommended to be sought and consideration be given to the environmental credentials of the building through the use of solar panels, grey water harvesting, EV charging points etc.
55. The Borough Council also advises the County Council to consider the implications of the Traffic Regulation Orders in the event that such controls are not secured through the democratic process. Further consideration should be given to the impact of the construction of the development upon the biodiversity habitat of the surrounding area as well as an ecological enhancement scheme being secured as part of the development.

RECOMMENDATION

It is RECOMMENDED that the County Council be informed that the Borough Council does not object to the proposal subject to the following condition(s) (along with any other conditions that the County Council consider appropriate):

1. The development hereby permitted must not proceed above the damp proof course level until details of the type, texture and colour of the materials to be used in the construction of the exterior of the development have been submitted to and approved in writing by the Local Planning Authority. The development must only be constructed in accordance with the approved materials.
2. The development hereby permitted may not be begun unless:
 - (a) a Biodiversity Gain Plan (BGP) has been submitted to the Local Planning Authority County Council, and:
 - (b) the County Council has approved the BGP.

The development shall be carried out in accordance with the approved BGP

3. The development hereby approved shall not commence until the recommendations listed in the Preliminary Ecological Assessment Report (PEAR) have been undertaken and the relevant reports containing any mitigation measures have been submitted to the Local Planning Authority. Thereafter the development shall be carried out in accordance with the recommendations contained within the details and retained as such for the lifetime of the development.
4. The development hereby permitted shall not commence until details of both the existing and proposed land levels across the site and relative to adjoining land, together with the finished floor levels of the proposed building(s), have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development hereby permitted must be carried out and completed in accordance with the approved details.
5. The development hereby permitted shall not be occupied or first brought into use until a Landscaping Scheme (LS), has been submitted to and approved in writing by the Local Planning Authority.

The LS must provide details of all hard and soft landscaping features to be used and include the following:

- An accurate survey of all existing trees and other natural features showing those to be retained and those to be removed;
- Detailed plans showing the location of all new trees and shrubs to be planted, including the number and/or spacing of shrubs in each shrub bed or hedgerow.
- A schedule of the new trees and shrubs (using their botanical/latin names) to be planted including their size at planting (height or spread for shrubs, height or trunk girth for trees);
- Plans showing the proposed finished land levels/contours of landscaped areas;
- Details of all proposed hard surfaces areas, retaining structures, steps, means of enclosure, surface finishes and any other hard landscaping features;
- Details of the protection measures to be used of any existing landscape features to be retained.

The approved LS must be carried out and completed in accordance with the approved details no later than during the first planting season (October – March) following either the substantial completion of the development hereby permitted or it being first brought into use, whichever is sooner.

If, within a period of 5 years of from the date of planting, any tree or shrub planted as part of the approved LS is removed, uprooted, destroyed, dies or become diseased or damaged then another tree or shrub of the same species and size as that originally planted must be planted in the same place during the next planting season following its removal.

Once provided all hard landscaping works shall thereafter be permanently retained throughout the lifetime of the development.

6. The development hereby permitted must not commence and no preparatory operations in connection with the development hereby permitted (including demolition, site clearance works, fires, soil moving, temporary access construction and/or widening, or any operations involving the use of motorised vehicles or construction machinery) shall take place on the site until a detailed Arboricultural Method Statement (AMS) prepared in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations', has been submitted to and approved in writing by the Local Planning Authority and all protective fencing has been erected as required by the AMS. The AMS must include full details of the following:
 - a) The timing and phasing of any arboricultural works in relation to the approved development;
 - b) Detailed tree felling and pruning specification in accordance with BS3998:2010 Recommendations for Tree Works;
 - c) Details of a Tree Protection Scheme in accordance with BS5837:2012 which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site which are to be retained or which are the subject of any Tree Preservation Order;
 - d) Details of any construction works required within the root protection area as defined by BS5837:2012 or otherwise protected in the Tree Protection Scheme;
 - e) Details of the location of any underground services and methods of installation which make provision for protection and the long-term retention of the trees on the site. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, no services shall be dug or laid into the ground other than in accordance with the approved details;
 - f) Details of any changes in ground level, including existing and proposed spot levels, required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved Tree Protection Scheme;
 - g) Details of the arrangements for the implementation, supervision and monitoring of works required to comply with the AMS.
7. If during the course of carrying out the development hereby permitted any unexpected contamination is found that has not been previously identified, it must be reported to the Local Planning Authority within (48 hours). All development on the site must cease immediately and must not recommence until a written scheme for the investigation and risk assessment of the

unexpected contamination has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme must be prepared by a suitably qualified 'competent person' (as defined in the National Planning Policy Framework February 2019) and must be in accordance with the Environment Agency's 'Land Contamination Risk Management' (LCRM).

a) Where remediation of the contamination is necessary no further development shall commence on the site until a Remediation Strategy (RS) has been submitted to and approved in writing by the Local Planning Authority. The submitted RS must include:

- full details of how the contamination on the site is to be remediated and include (where appropriate) details of any options appraisal undertaken;
- the proposed remediation objectives and criteria; and,
- a verification plan.

The RS must demonstrate that as a minimum the site after remediation will not be capable of being classified as contaminated land under Part 2A of the Environmental Protection Act 1990.

b) The development hereby permitted must not be occupied or first brought into use until the site has been remediated in accordance with the approved RS and a written Verification Report (VR) confirming that all measures outlined in the approved RS have been successfully carried out and completed has been submitted to and agreed in writing by the Local Planning Authority. The VR must include, where appropriate the results of any validation testing and copies of any necessary waste management documentation.

8. Any topsoil (natural or manufactured), or subsoil that is to be imported onto the site must be assessed for chemical or other potential contaminants in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the local planning authority prior to the material being brought onto the site. Only material that has been tested in accordance with the approved investigation scheme shall be imported onto the site.

9. The development hereby permitted shall not commence and no preparatory operations in connection with the development (including site clearance works, fires, soil moving, temporary access construction and / or widening, or any operations involving the use of motorised vehicles or construction machinery) shall take place on the site until a site specific Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP must include details outlining:

- appropriate provision for the parking of vehicles within the site belonging to construction operatives and/or visitors;
- areas for loading and unloading plant and materials;
- the location and appearance of any site compound/material storage areas, including heights of any cabins to be sited and details of any external lighting;
- measures to control the emission of dust and dirt during construction;
- measures for the storage/recycling/disposal of waste resulting from the construction works;
- any hoarding to be erected;

- Details of the construction hours; and
- Details of delivery hours to the site

The approved CMP must be adhered at all times throughout the construction period for the development.

10. Prior to the construction of any building on the site proceeding above damp proof course level, a scheme for the provision of Electric Vehicle Charging Points (EVCP's) must be submitted to and approved in writing by the Local Planning Authority. The submitted scheme must include details of the type, number and location of the proposed EVCP apparatus. The school building(s) shall not be brought into use until the EVCP's have been installed in accordance with the approved scheme. Thereafter EVCP's must be permanently retained in accordance with the approved scheme throughout the lifetime of the development.
11. Any aggregate (other than virgin quarry stone) that is to be imported onto the site must be assessed for chemical or other potential contaminants in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the local planning authority prior to the material being bought onto the site. Only material that has been tested in accordance with the approved investigation scheme shall be imported onto the site.
12. If pile driven foundations are to be used for the construction of the development, a method statement detailing techniques for the control of noise, dust and vibration from piling works, and the protection of neighbouring dwellings, shall be submitted and approved by the Local Planning Authority prior to the development commencing. The method statement shall have regard to the guidance given in:
 - BS 5228-1:2009+A1: 2014 - Code of practice for noise and vibration control on construction and open sites. Noise
 - The control of dust and emissions from construction and demolition. Best Practice Guidance; Greater London Authority, November 2006.

Thereafter the works shall be carried out in accordance with the approved method statement.

14. If any external lighting (including security lighting and floodlights) is to be installed, the details of such [together with a lux plot of the estimated illuminance] shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. All lighting will need to conform to the Institute of Lighting Engineers document 'Guidance Note 01/20 Guidance note for the reduction of obtrusive light'. Thereafter the approved lighting shall be installed in accordance with the approved details and be retained as such for the lifetime of the development.
15. Before the use is commenced, the noise levels for the air source heat pump that is to be installed shall be submitted to and approved in writing by the Local Planning Authority. If this information is inconclusive or not complete then the applicant will be required to undertake a full noise assessment in accordance with BS 4142: 2014+A1: 2019 Methods for rating and assessing industrial and commercial sound. This report will need to make it clear that the

plant/equipment is capable of operating without causing a noise impact on neighbouring properties. Thereafter the air source heat pump shall be installed operated and maintained in accordance with the approved details for the lifetime of the development.

Informatives

The technical input of the Highway Authority, the Lead Local Flood Authority and Archaeological Team are recommended to be sought and consideration be given to the environmental credentials of the building through the use of solar panels, grey water harvesting, EV charging points etc.

The Borough Council also advises the County Council to consider the implications of the Traffic Regulation Orders in the event that such controls are not secured through the democratic process.

Further consideration should be given to the impact of the construction of the development upon the biodiversity habitat of the surrounding area as well as an ecological enhancement scheme being secured as part of the development.