

**Agenda Item No 4.**

Extensions to the college to provide 3,938 square metres of additional floorspace consisting of 22 new classrooms (including music and drama studio), 9 music practice rooms, 3 staff offices, 2 staff preparation rooms, additional changing rooms, widening corridors, erection of a new corridor link, alterations to the existing building including relocation of the main school and community entrance with new canopy and covered canopies; relocation and rebuilding of 219 square metres of greenhouse/outbuildings; external alterations to create a new access from Lode Road to serve the new staff car and coach park, traffic barriers to car park, formation of a bin store, alterations to the external landscaped areas, secure fencing and associated infrastructure; and demolition of 386 square metres of floorspace to accommodate the new development.

**AT: Bottisham Village College, Lode Road, Bottisham CB25 9DL**

**FOR: CAMBRIDGESHIRE COUNTY COUNCIL**

**LPA REF: E/3007/16/CC**

**To: PLANNING COMMITTEE**

**Date: 16 March 2017**

**From: HEAD OF GROWTH AND ECONOMY**

**Electoral division(s): Woodditton**

**Purpose: To consider the above planning application**

**Recommendation: It is recommended that planning permission be granted subject to the conditions set out in paragraph 11.1**

<b><i>Officer contact:</i></b>	
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## **1.0 INTRODUCTION**

- 1.1 This planning application seeks to extend and expand the current facilities at Bottisham Village College through the provision of two rear extensions (one single-storey and one two-storey), new car and coach (bus drop off area) parking, relocated community buildings (Red2Green), improved front entrance and new hard and soft landscaping throughout the site with associated infrastructure. In addition, internal refurbishment works are also proposed to upgrade the internal areas of the school, but these do not require planning permission and so do not form part of the development proposal.
- 1.2 The application has followed the identification of an urgent need for additional classroom accommodation within the Bottisham catchment area. The college is oversubscribed with 1,086 students currently on the roll. This is a result of the growing demand from within the existing catchment area that extends to the 21 surrounding villages near the boundary with Cambridge and to the east of Newmarket. There are currently 10 feeder primary schools into the Village College and Cambridgeshire County Council has a statutory duty to address this identified need.
- 1.3 The existing Village College should accommodate 1,050 pupils with approximately 160 staff. The proposal would extend the Village College to a 10 form entry school providing 1,500 places for pupils aged 11 to 16 with an increase of 61 staff, creating a total of 221 staff members when the College is fully operational. The school extension would not be fully occupied on completion, if planning permission is granted, and would instead gradually increase as the year groups' move through the school with full occupation anticipated in 2020.
- 1.4 The application is pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992 and the proposal is supported by a letter from the Children, Families and Adult Services Department of Cambridgeshire County Council.
- 1.5 The Village College is proposed to be in operation for the duration of the construction phase and in order to minimise disruption, pupils will decant to the temporary mobile classrooms granted planning permission in June 2016 by East Cambridgeshire District Council.

## **2.0 THE APPLICATION SITE AND SURROUNDINGS**

- 2.1 The village of Bottisham is located approximately 6 miles to the east of Cambridge and to the north of the A14. Bottisham Village College is located to the north of the village of Bottisham and west of Lode Road, the principal village road. The Village College site is broadly rectangular in shape with the main buildings fronting Lode Road and playing fields that wrap around the Village College buildings on three

sides. The south / south eastern boundary of the college abuts the rear gardens of residential properties fronting Bradford's Close and Bell Road. The south western boundary of the site is formed by the sports fields that adjoin the open fields, whilst the north / north western boundary comprises sports pitches and a single row of residential dwellings fronting Lode Road.

- 2.2 The application site area is approximately 7.1 hectares see Agenda Plan 1. The surrounding playing fields are located in the green belt and do not form part of the application site but are part of the wider Village College campus. The red line does include elements of the green belt, but these are just to allow landscaping and associated mitigation planting to take place, rather than to propose any formal built development.
- 2.3 To the south east of the existing college buildings lies an area of undesignated green open land, part of which is currently providing space for a temporary mobile facility, overflow car park and soakaway.
- 2.4 The existing layout of the College comprises three main elements which were laid out when the school was originally constructed in 1937 and, over the years further improvement works and extensions have added to these. The most recent permanent extension was carried out in 2009 when a new teaching block was constructed. The planning history is set out in Section 4 of this report.
- 2.5 The main college buildings are set back from the front of the site behind a landscape buffer extending along Lode Road. The buildings have been constructed in a variety of materials, with extensions added over the years, but the main buildings fronting Lode Road comprise single and two storey structures of light buff brick with either a flat or a pitched roof. Towards the north west corner of the site, there are a variety of red brick structures including the Bottisham Sports Centre that is used by the village college and the wider community. There are a variety of external courtyard spaces within the main school enclave.
- 2.6 The Village College is accessed solely from Lode Road in relation to staff car and student coach access. Pedestrian access to the College is via the western side of Lode Road using the shared use path.
- 2.7 The College site currently has five main parking areas, the eastern car park and associated overflow opposite Arber Close hold two areas, and the remaining three parking areas are accessed via a northern access that serves the second school car park and existing drop off area, the bus drop off area and sports hall parking. There are currently a total of 150 marked and unmarked car parking spaces

for Village College staff, visitors and the locality team and 13 coach parking spaces.

- 2.8 The proposal is located in Flood Zone 1 (low risk). The application site is more than 1 hectare so a flood risk assessment has been submitted to support the application.
- 2.9 A number of community uses also operate from the Village College site which is summarised below:
- Red2Green – This is a charitable organisation based to the rear of the Village College site comprising a main brick building with several small sheds and a greenhouse that runs horticultural education and basic training courses, a plant nursery and a small community shop.
  - An independently operated sports centre is used by the Village College during the school periods and is open to the general public on weekday evenings and weekends.
  - A Cambridgeshire County Council Locality Team and Children's Centre is also based within the Village College site in a separate building at the south eastern end of the site. This building sits outside of the application red line site area but is located as part of the main Village College campus. The building has its own car park and pedestrian access from Lode Road.
- 2.10 The application site is not located within a conservation area and does not include any buildings which are listed for architectural or historic interest. The nearest listed buildings are located approximately 40 metres away to the eastern corner of the site, just past the entrance to Bradford's Close on the western side of Lode Road. These properties are screened from the development by existing properties and the trees along the eastern / south eastern edge of the Village College site.
- 2.11 The front of the Village College site is just situated within the Water Treatment Works Safeguarding Area for the Bottisham facility (reference W7D) under the Cambridgeshire and Peterborough Minerals and Waste Development Plan Site Specific Proposals Development Plan Document (adopted February 2012) under Policy CS31 of the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy Development Plan Document (adopted July 2011). However, the Village College is an established use and the proposed extensions would be located outside of the identified area and therefore no further investigations are required in relation to this matter.

### **3.0 THE PROPOSED DEVELOPMENT**

- 3.1 The proposed development comprises several main parts - the demolition, relocation and extensions of buildings on the site; access, vehicle and cycle parking; associated infrastructure such as an electricity sub-station; external landscaping and recreation; plus improved security provision. The elements of which are expanded upon below and are detailed on Agenda Plan 1.

#### **Demolition**

- 3.2 In order to facilitate the development, 386 square metres of the existing building would be demolished. This consists of the Red2Green brick and timber buildings; the single storey maths block; and two small brick storage areas located on the front elevation. The brick storage areas are located in front of two existing windows on the front elevation and the removal of these storage areas is part of works to improve the legibility of the main entrance.

#### **Relocation of buildings for Red2Green Community Use**

- 3.3 The Red2Green community buildings will be demolished and combined into a new single storey timber clad purpose built building. This will provide 219 square metres of floor space, a new green house, separate storage sheds and a refuse area. The building will include an office, teaching space, classroom, kitchen, potting shed and shop.
- 3.4 The Red2Green building will be located at the eastern corner of the site fronting Lode Road. The building will be accessed via the new proposed vehicular entrance to the car and coach park and dedicated parking for 7 cars will be provided. A metal mesh security fence with gated access is proposed as the boundary treatment around the site.

#### **Teaching Extension and Changing Room Extension**

- 3.5 The main element of the proposal is a two-storey extension which would provide 3,259 square metres of additional teaching space, including 22 classrooms, drama studio and music rooms new dining and social area, kitchen, storage areas, main hall and office areas. This extension will be located where the existing multi use games area (MUGA) and tennis courts are currently placed. The new extension would link to an existing teaching block via an internal corridor area which will be widened in order to provide access and additional circulation space.
- 3.6 In addition to the above teaching extension, the current changing room facility will also be extended to provide 105 square metres of additional floorspace.

## **Access and Parking**

- 3.7 The proposal will create a new pedestrian/cycle access from Lode Road for pupils, staff and visitors to the Village College. The new access will replace the existing staff vehicle entrance which will be removed. The shared use path would improve access and legibility around the site and will provide a safe link to the new segregated path to the new coach park. It will also provide a more direct access for students to the community plaza whilst directing visitors and staff to a separate administrative entrance.
- 3.8 The proposal will also replace the existing staff vehicular entrance with a shared pedestrian/cycle entrance and create a new vehicular access road into a new car and coach (bus drop off area) parking area from Lode Road. The new access junction access will formalise an existing informal access used by maintenance vehicles to the school. The new access would also provide access to the relocated Red2Green community building, the proposed sub-station, and for the service area/yard to the rear of the Village College.
- 3.9 The new vehicular access would provide access to a new 62 space staff and visitor car park, of approximately 1,387 square metres in size, and new 19 bay coach park (bus drop off area) of approximately 2,033 square metres. This will replace the existing coach parking drop off and pick up area. The new access and car and coach parking would be located on an area of land outside of the green belt designation and currently used to house the temporary mobile facility and overflow car park, alongside wider open green space.
- 3.10 The new staff/visitor parking proposed would be in addition to the five existing car parking areas of the Village College site which would be retained and remarked to take account of the new proposals.

## **Cycle parking**

- 3.11 The cycle parking strategy has been reviewed as part of the proposal and the application includes two additional cycle stores which are proposed to be located close to the new areas of car and coach parking. Table 1 sets out the existing and proposed cycle parking numbers:

**Table 1: Cycle Parking**

	<b>Existing</b>	<b>Proposed</b>	<b>Total</b>
Student spaces	68	32	100
Staff & visitor spaces	8	2	10
Sports Centre	10	4	14
Total	86	38	124

## **Landscaping and Trees**

- 3.12 The proposal includes a landscaping strategy for the site which will enhance the existing landscaped areas, improve the outdoor amenity areas for the students, mitigate for the impact of the proposals and support the improvements to connectivity throughout the site. As part of the hard landscaping scheme a pathway will be introduced which will link the new front plaza to the new coach park and cycle storage. A sensory garden is also proposed as part of the new Red2Green Community area fronting onto Lode Road.
- 3.13 Additional soft landscaping and tree planting is also proposed to create a new landscape buffer and enhance the existing landscaped area on the south eastern boundary. This area will be most impacted by the new car and coach parking around which abounds the rear gardens of residential dwellings fronting Bradford's Close. This boundary will be planted with hedgerow and ornamental screen planting in order to reduce the visual impact of this area and as mitigation. This landscaping will be set behind the existing close boarded boundary fence of the Village College site.
- 3.14 To the south western boundary of the Village College buildings, a new avenue of trees is proposed together with amenity grassland with picnic tables. This is proposed to try and enhance views looking south west from the Wardens Lawn. In addition to this a new circular hard landscaped area with steps is proposed as an additional external amenity area for pupils.
- 3.15 Two existing courtyard areas within the Village College which are currently underutilised are also proposed to be hard landscaped as part of the development and canopies provided in order for them to function more practically as project areas. A further external courtyard area accessed from the front of the building will be partially hard landscaped and have its existing soft landscaped areas improved.
- 3.16 The proposal seeks to retain as many existing trees as possible, but will result in the loss of 31 existing trees of varying health and maturity throughout the proposal site. A further 21 trees will need to be felled owing to health and safety reasons. The Tree Preservation Order lists 34 trees as protected and these are located on the southern frontage of the school site along Lode Road and along the rear boundary of Bradford's Close. Three of the trees to be removed are protected by a Tree Preservation Order (TPO) and as much as possible the applicant has designed the new proposals, including the new relocated Red2Green area and car / coach parking, to work with the trees protected by TPOs. In order to mitigate for the proposed loss of trees across the site the proposal includes additional ornamental and screen planting together with 60 new trees proposed as mitigation.

## **Security and Access**

- 3.17 The proposals include details for a fence and gated access which enable the College to increase on site security and fulfil its policy for safeguarding pupils. The mesh fencing is proposed to be carried out using planning permitted development rights by the Village College under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). However, the details of the fence have been included within this report because residents have raised concerns that this will limit longstanding access rights to the playing fields.
- 3.18 The mesh metal fencing is proposed to provide a secure boundary line to the school playing fields where there is currently open access. The secure fencing will limit the currently open access the residents have to access the school playing fields for recreational uses. In order to mitigate this impact the Village College has agreed to ensure that there is gated access for residents to access the playing fields outside of school hours. The mesh fencing is proposed to be supported by planting and an avenue of trees to soften its visual impact.
- 3.19 In order to enhance security in the car parking areas and prevent antisocial behaviour vehicular access barriers will be provided at the entrances of all new and existing vehicle access points. This has been welcomed by a number of residents.

## **Electricity Sub-Station**

- 3.20 As part of the associated infrastructure for the development, the proposals include details for a proposed electricity sub-station to be located to the south east of the relocated Red2Green area. This is adjacent to the new proposed access road for the car and coach parking and has been proposed by the applicants to take account of the potential energy needs as a result of the increased development.

## **4.0 PLANNING HISTORY**

- 4.1 The application site has an extensive planning history, with the most relevant to the current proposal being listed below:
- 16/01292/FUL - Installation of a new floodlit full size FTP and 3 floodlit tennis courts, and ancillary works including erection of a machine store. This was granted permission in December 2016 by East Cambridgeshire District Council and will enable the relocation and provision of new sports facilities for the college as the new college is extended. The applicant made a separate submission for this application to East



Cambridgeshire District Council rather than include it in the proposal to extend the village college in order to deliver the sports facilities to the committed programme.

- 16/00492/FUL - Installation of 4 temporary classrooms within the school grounds and associated works including a temporary overflow car park for 22 cars. This was granted permission in June 2016 to address overcrowding issues and support the college during the main refurbishment and extension works. The permission is due to expire on 25<sup>th</sup> June 2019.

4.2 In addition to the most relevant permissions noted above, for completeness the additional relevant planning history for the site is shown in the table below, which includes County Planning applications made under Regulation 3 and East Cambridgeshire District Council (ECDC) planning applications on the site:

Application Reference	Description	Decision
E/03006/08/CC	Provision of new teaching accommodation (6 classrooms with 1.5 storey multi-purpose studio, bespoke SEN and SIU area and associated ancillary accommodation). Alterations to the existing school (internal alterations and extension to teaching accommodation and extension to Dining Hall). Extensive refurbishment to redundant teaching accommodation and conversion to provide Youth and Family Centres. The provision of covered walkway to link new extension with existing buildings.	Granted 04 Nov 2016
08/00502/FUL	Erection of timber framed shed/store	Granted 10 Jul 2008
E/03023/07/CC	Additional lighting column in car park.	Granted 16 Jan 2008
E/03010/07/CC	Conversion of area within school for the use of Social Services area locality office	Granted 26 Sep 2007
05/01172/FUL	Erection of glasshouse to replace polytunnel.	Granted 19 Dec 2005

01/00248/FUL	Replacement timber workshop and summer home for Bottisham Village College	Granted 20 Sep 2001
00/00598/FUL	New Block of Two Disabled WC'S and Gardener's Store	Granted 23 Oct 2000
96/00516/FUL	Scenery store to store theatrical scenery and effects	Granted 15 Aug 1996
E/00232/96/CC	Floodlighting Of Car Parks,	Granted 16 Jul 1996
E/00351/96/CC	Erection Of A Music Suite Building,	Granted 05 Dec 1996

## 5.0 PUBLICITY

- 5.1 This application represents major development and was therefore publicised as such in accordance with the Town and Country Planning (Development Management Procedure) (England) 2015 i.e. the application was advertised by two site notices at the site, a newspaper advert in the Cambridge News inserted 7 November 2016, consultation letters to statutory consultees and individual notification letters to the adjacent properties.

## 6.0 CONSULTATION RESPONSES

- 6.1 The following is a summary of responses received from consultees:

### 6.2 **East Cambridgeshire District Council (Planning)**

No objection, but has made the following comments:

- East Cambridgeshire District Council (ECDC) was involved at an early stage and pre application advice was given on an earlier version of the scheme in 2015.
- The District is currently considering an application for the installation of a new floodlit full size football turf pitch (FTP) and 3 floodlit tennis courts and ancillary works including the erection of a machinery store (reference 16/0192/FUL). ECDC wish to ensure that the masterplan submitted on behalf of the Village College in respect of the expansion works correctly

shows the proposed location of the tennis courts and FTP and that the cumulative effect of the floodlighting is taken into account.

- The Red2Green building relocated to the front of the site will feature prominently on Lode Road and should be subject to a comprehensive landscaping scheme to mitigate for the loss of the open space between the existing college buildings and Bradford's Close.
- There are a number of protected trees in the area between the existing Village College and Bradford's Close and these should be taken into account in the design and layout of the car park area.
- The impact of the car and coach drop off areas being brought closer together should be considered together with the future management of this area to prevent antisocial behaviour taking place.
- The impact of the proposal on the green belt should also be taken into account as well as the traffic and transport implications. ECDC has anecdotal evidence that Lode Road frequently floods and these proposals should address this issue where possible and ensure that the flood risk is not increased.

6.3 **East Cambridgeshire District Council (Environmental Health Officer (EHO))**

No objection, but has made the following comments:

- The applicant should confirm the hours of use for the external lighting;
- The 'construction phase Health and Safety Plan' Construction and Delivery restrictions in Section 3 are supported and a condition is recommended for construction delivery to reduce any impact on residential amenity;
- Consideration requested for a close boarded fence along the south eastern boundary if there isn't already a fence to secure the boundary for those residential properties located closest to the new bus park along Bradford's Close.

6.4 **East Cambridgeshire District Council (Trees)**

No objection, but has made the following comments:

- The design has considered the effective retention of the most important landscaping features including the boundary trees at the front of the site and protected trees on the eastern boundary protected by a Tree Preservation Order (E/04/87).
- There are concerns this proposal will have an impact on the landscape character of the area although I consider the mitigation of re-landscaping of the site is sufficient to support

the plans. However, the current plans only provide indicative planting locations.

- It is advised that a landscaping proposal is submitted ideally at this current stage, as I consider effective landscaping essential to my support for this application. If this is not submitted I recommend a full landscaping scheme with associated landscaping maintenance schedule to be submitted under condition of planning approval.

#### 6.5 **Sport England**

Initially objected, with the following comment:

- The application would not comply with Sport England Policy as it results in the loss of part of the playing fields at the school and there is no compensatory provision for playing fields/sports facilities included in the application. However, when considered together with the application submitted to East Cambridgeshire District Council for the new 3G AGP and tennis courts a case can be made that the benefits to sports facility provision for both school and local community from the provision of the new Third Generation Artificial Grass Pitch (3G AGP) and tennis courts outweigh any detriment caused by the loss of the playing fields in the current application. Sport England would support the proposals if clarification could be provided to ensure that the new sports facilities will be delivered to mitigate for the loss of part of the playing field at this site.

6.6 Following discussions surrounding a suitably worded planning condition to ensure the new ECDC permitted sports facilities were provided for use ahead of this development being occupied, Sport England withdrew their objection with the following comment:

- Planning permission was granted by East Cambridgeshire District Council for the new AGP and tennis courts on 20<sup>th</sup> December 2016 reference 16/0192/FUL and following this approval Sport England is happy to remove their objection subject to the imposition of a planning condition which ties the delivery of the new sports facilities to the current expansion proposal.

#### 6.7 **CCC Ecology Officer**

Initially objected, with the following comment:

- The landscaping scheme does not adequately mitigate for the loss of woodland habitat which will result in a loss of ecological value at the site and therefore is contrary to local and national policy. The landscape scheme, biodiversity enhancement

drawing and outline 5 year landscape management plan should be revised to include enhancement of retained woodland (including woodland management and planting of native woodland ground flora). Therefore whilst the submission of the Extended Phase I Habitat Survey and Initial Bat Survey report were welcomed, the Ecology Officer was disappointed that the proposed mitigation measures were not included in the landscaping scheme.

- 6.8 Following discussions and additional information from the applicant's ecological consultant to demonstrate that there would not be a net loss of biodiversity as a result of the proposals, the Ecology Officer withdrew their objection. However, the County Ecologist still reiterated her disappointment that all the recommendations in the revised Extended Phase 1 Habitat Survey Report will not be carried out. However, in response to a request by the County Ecologist, the applicant has confirmed that they will request that the school replants the existing bluebell bulbs due to be removed. It was noted that this request cannot be conditioned as the area is outside the area to which this relations and is not directly in the control of the applicant but the request is included as an informative.

6.9 **CCC Archaeology**

No objection, and would not consider archaeological investigations necessary in connection with the proposals, as previous archaeological work in the immediate vicinity suggests that significant archaeology does not survive in the area and it is unlikely that investigations in connection with the current proposal would add to the understanding of the area.

6.10 **CCC Transport Assessment Team and Highways Development Management**

Initially objected, with the following comments:

- Network peak information needs to be fully justified.
- A more representative beat parking survey should be undertaken
- An assessment should be made of the individual roads with unrestricted on street car parking availability.
- 2016 accident data needs to be provided.
- An assessment needs to be undertaken of the Bell Rd junction with A1303; Bell Rd junction with High Street; High Street junction with A1303; and Lode Road junction with Tunbridge Lane junctions to assess the impact the additional vehicles will have on these junctions.
- The application as submitted does not include sufficient information to properly determine the highway impact of the proposed development.

6.11 Following submission of additional information, including a junction assessment report, the Travel Assessment Team removed their objection with the following comments:

- The updated junction survey information has been carried out and addressed all the outstanding issues. As such the proposal will not have a detrimental cumulative impact on the highway network.
- Transport officers have stated the requirement for off-site highway works in the form of a bus shelter in order to encourage bus use. This should be included as an informative and considered as part of the Section 278 Highway requirements that sit outside of planning.
- The Travel Plan should be updated within 9 months following the occupation of the development to ensure that the modal share is tested and more sustainable modes of transport encouraged.

6.12 **CCC Road Safety Officer**

Confirmed the travel plan submitted is accredited to a national standard and is therefore acceptable.

6.13 **CCC Flood and Water**

No objection, but raised the following comments:

- The applicant has demonstrated that surface water can be dealt with on site by infiltration by impermeable paving and soakaways
- The Lead Local Flood Authority (LLFA) is supportive of the use of permeable paving as an addition to controlling the rate of surface water leaving the site.
- The applicant will need to submit a long term drainage management scheme which can be controlled by planning condition.
- A condition should be added to ensure that the surface water drainage scheme prepared on behalf of Morgan Sindall that has been approved is implemented in full.

6.14 **Cambridgeshire Police Designing Out Crime Officer**

No objection as they had early consultation and are satisfied that the security principles of Secured by Design Schools are being adopted.

6.15 **Bottisham Parish Council**

No Objection, but raised the following comments:

- The new community entrance and Red2Green site are seen as positive changes. However, there are concerns regarding residents' access to the Sports Pavilion / playing fields outside of

school hours using a village “path” that has been used for at least 50 years; increased traffic movements and parking in particular with relation to Bradford’s Close. Construction build should be strictly monitored.

- Consideration given to floodlighting and timing of usage for the community considered user friendly.
- The suggestion from pupil consultation for a pedestrian crossing is a safety measure that would be strongly supported by the Parish Council.

6.16 Following further discussions with the applicant, the Parish Council updated their comments as follows:

- The need and necessity to enlarge the College is supported and they understand the need to safeguard children and this must be a top priority.
- The planning application is supported and it has been agreed that the gate currently positioned at the Southern End of the coach park adjoining the playing fields is moved to the corner of the track abutting the gardens of Bradford’s Close. Also support the gate being opened outside of school hours in order to allow the village continued access to the track from Lode Road to and from Bell Road. It is understood and enforceable that the gates will be locked during school hours.
- This will ensure the safety of all during the hours when coaches are entering and leaving the grounds. It will also be a valuable compromise to the historic right to the village to use the track with limited access thus protecting the safety and protection of pupils.

## **7.0 REPRESENTATIONS**

7.1 Representations have been received from 5 local residents; the Principal of Bottisham Village College; and the Chief Executive Officer of the charitable organisation Red2Green in relation to this application. These are made up of 2 clear support; 1 clear objection; and 4 letters broadly in support of the overall Village College expansion, but with specific concerns / points of objection in relation to certain elements of the scheme, which for the purposes of this report have been considered as objections. A full copy of the letters / e-mails will be placed in the Members’ Lounge one week before the Planning Committee meeting, but for the purposes of this report the matters raised are summarised below.

7.2 The objection and concerns raised can be summarised as follows:

- Object to the creation of a new access road from Lode Road and a new staff car and coach park – already have 2 large car parks, why can’t they be enlarged or enhanced?

- Understood green space proposed for new staff and coach park was a green space regarded as a local amenity as cited in the Bottisham Village Plan.
- Concerns regarding traffic movements and parking at pick up and drop of times with implications for local residents.
- Lack of safe cycling and pedestrian routes to the villages, which should be encouraged.
- Suggestion of providing an alternative school vehicular access along Bell Road.
- Transport assessment needs to assess cumulative assessment of new village developments and lack of sixth form provision.
- Highway safety concerns, particularly with coaches.
- Concerns regarding long term parking in Lode Road, adjacent to the Village College throughout the day.
- Objections to the scheme owing to concerns regarding lack of access to the College playing fields for residents and retaining the community facility with historical access.
- Antisocial behaviour and concerns new access will become a hub for local youths with associated noise disturbance.
- Air quality.
- Lode Road is prone to extreme flooding owing to inadequate storm drainage and consider hardstanding car park could exacerbate the problem.
- Temporary car parking should be fenced to avoid cars driving all over the field and secured to avoid inappropriate access to the site.

7.3 The letter of support from the Principal of Bottisham Village College (Mrs Jenny Rankine) can be summarised as follows:

- Scheme will provide essential facilities for students of Bottisham Village College.
- The proposed expansion will allow Bottisham Village College to continue to offer an outstanding education to the growing numbers of students in the community.
- Formally confirm their support of the scheme and hope that the Planning Committee will demonstrate its support through granting planning permission.

7.4 The letter of support from the Chief Executive Officer of Red2Green (Mr Nigel Fenner) can be summarised as follows:

- The organisation has a close relationship with the Village College providing opportunities for clients and learners (who have learning disabilities and/or autism) to work in partnership with students at the Village College.
- The buildings and site proposed for Red2Green will add significant value to the current work, as well as open it up to more people in Bottisham to take part.



## **8.0 PLANNING POLICY AND GUIDANCE**

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The relevant development plan policies are set out in paragraphs 8.4 to 8.6 below.

### National Planning Policy Framework (March 2012) (NPPF)

- 8.2 The National Planning Policy Framework (NPPF), sets out the Government's planning policies and how these are expected to be applied. It is a material consideration in planning decisions and at its core is a presumption in favour of sustainable development, which should be permitted provided that development accords with the local development plan "unless other material considerations indicate otherwise" (para 12). The NPPF also provides that there are three dimensions to sustainable development: economic, social and environmental, which are all mutually dependent roles of the planning system that should not be treated in isolation.
- 8.3 In particular the following sections of the NPPF are considered to be relevant to this application:
- Para 72 - Sufficient choice of school places;
  - Para 74 - existing sports fields/open space should not be built upon unless the loss will be replaced; and
  - Section 9 - protecting green belt land.

### Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy Development Plan Document (adopted July 2011) (MWCS)

- 8.4 The following policy is relevant:

CS31 – Waste Water Treatment Works Safeguarding Area

### Cambridgeshire and Peterborough Minerals and Waste Development Plan Site Specific Proposal Development Plan Document (adopted February 2012) (MWSSP)

- 8.5 The site partly falls within the following designation in the Site Specific Proposals document:

W8AD - Water Treatment Works Safeguarding Area (Bottisham)

### East Cambridgeshire District Local Plan Adopted April 2015 (LP)

- 8.6 East Cambridgeshire Council's Local Plan 2015 was adopted on 21 April 2015 and the relevant policies are:

GROWTH 2 - Locational Strategy

GROWTH 5 – Presumption in favour of sustainable development

ENV 1 - Landscape and settlement character

ENV 2 - Design

ENV 4 – Energy and water efficiency and renewable energy in construction

ENV 7 - Biodiversity and geology

ENV 8 - Flood risk

ENV 9 – Pollution

ENV 10 – Green Belt

COM 4 – New community facilities

COM 5 – Strategic green infrastructure

COM 7 - Transport Impact

COM 8 - Parking provision

## **9.0 PLANNING CONSIDERATIONS**

### **Principle and Justification**

- 9.1 Paragraph 72 of the NPPF supports the need to expand and alter schools in order to ensure there are sufficient school places available. The application is supported by a letter from Children, Families and Adult Services of the County Council that confirms the need for additional school places in the area and the overall demand.
- 9.2 The Village College is situated within the development boundary and provides an important community facility. The existing Village College has 7 forms of entry accommodating 1,050 pupils. It is currently operating at above capacity with 1,086 pupils on its roll. The proposal would extend the College to 10 forms of entry providing additional capacity for approximately 414 pupils from the catchment area.
- 9.3 The current arrangement of teaching facilities is fragmented and the proposal provides an opportunity to rationalise the teaching accommodation and provide additional teaching space for maths, drama, music, staff offices and preparation rooms together with additional changing rooms and circulation space.
- 9.4 The proposed new external arrangements comprising new vehicular access, car parking, coach spaces and landscaping, are required in order to support the proposed teaching facilities and have been designed to help improve safety, connectivity and access throughout the site.

- 9.5 The proposal seeks to enhance the accessibility and range of educational provision locally and therefore the principle of development is substantiated via both local and national guidance.
- 9.6 The principle of need for the proposed development is therefore considered acceptable and compliant with the Bottisham Village Vision (which specifically refers to the need for expansion at Bottisham Village College); and policies GROWTH 5 and COM 4 of the East Cambridgeshire Local Plan (April 2015) that seek to promote sustainable development and protect and provide new community facilities. In addition paragraph 72 of the NPPF identifies a requirement for planning authorities to ensure a sufficient choice or supply of school places to meet local community need.

### **Design and Visual Impact**

- 9.7 The main impact of the proposed development would be the new two-storey extension teaching block which would infill an area of the Village College which is currently open. As such, careful consideration has been given to the new extension by the applicant. The scale and massing of the extension has been designed to maximise daylight and solar gain and is linear in design which complements the design of the original school buildings and responds well to the existing low level landscape features of the existing landscape. The height of the new block at approximately 7.5 metres will match the height of the existing Village College buildings and will be lower than the existing sports centre building. The arrangement of windows have been designed to capture views out over the playing fields and allow the building to be expressed as a series of solids and voids which is aimed at reducing its impact visually. The building will include an element of plant at approximately 1 metre high. The plant is required to support the heat recovery system of the system which will improve ventilation in the building. The plant will be set back from the roofline to reduce its visibility and would be light grey in colour to blend in with the skyline. Both the single-storey and two-storey rear extensions would be west facing to the rear of the existing College buildings and would not impact on the street frontage of Lode Road (see Agenda Plan 2).
- 9.8 In terms of materials, the elevations would be subdivided into matt and translucent panels, and light buff brickwork would match the materials of the existing buildings. These materials have been chosen by the applicant for their design quality and ease of maintenance.
- 9.9 The changing room extension is proposed to be built in buff brick and single-storey to match the existing building. It is also proposed to be set back behind an existing tree band. As such its design is considered appropriate and its visual impact minimal.

- 9.10 The design changes to the front elevation of the school comprise of external improvements to create a new pedestrian access, add new signage and improve the existing landscape buffer. These will enhance the existing frontage of the Village College (see Agenda Plan 3) and are considered acceptable.
- 9.11 The other key areas of development which will have a visual impact relate to the relocation of the Red2Green buildings, and the new vehicular access, coach and car parking area. The new access to the drop off area will be located at the eastern end of the site on an area of green open space. The siting in this location has been designed by the applicant to enable improved segregation between vehicles and pedestrians across the site. The access, coach and car parking areas are proposed to be set behind a landscape bund of trees and screen planting located parallel to the south eastern boundary fence. This would soften its visual impact from Lode Road and on Bradford's Close. With the proposed planting and the screening already provided by existing buildings around Bradford's Close, the nearest listed buildings to the south east of the proposed new entrance will not be impacted.

### **Red2Green Community Building**

- 9.12 The relocation of the Red2Green building has been designed to improve access and security to the new building which is proposed to be a single-storey building fronting Lode Road. In order to reduce the visual impact of the building and parking for this facility it is proposed to be set back from Lode Road behind a new sensory garden and trees. The new purpose built single-storey building is proposed to be timber clad to soften its impact and take account of its impact on the street scene. This is considered acceptable from a design and visual impact perspective. However, in order to ensure the precise detail of the landscaping for this area, a planning condition has been recommended.

### **Impact on the green belt.**

- 9.13 The proposals will adjoin the Village College playing fields which are designated green belt and therefore the impact of the proposed development on the wider green belt views must also be assessed.
- 9.14 The new two-storey extension and coach park will adjoin the green belt but not encroach on to it and as such there will be no alteration to the current green belt boundary. The red line area does extend into the green belt to allow landscaping mitigation to be included within the scheme, but the visual impact of the new extension would not be significant as the existing boundary hedge to the south west of the playing fields would limit the overall views of the site from the surrounding agricultural fields. It is possible that the upper level of the two-storey extension and plant may be visible from distant views.

However, there are already existing two-storey school buildings that are in close proximity of this boundary and the proposed light grey colours would help ensure that these are seen in the context of the skyline. It is therefore considered that the proposed two-storey building would not affect the openness of the green belt in this location having regard to the existing back drop of buildings.

- 9.15 The coach (bus drop area) and car park will also be visible from the existing playing fields but will predominantly appear as a landscaped area with long views retained to Lode Road. The boundary hedge to the south west of the site would also help to obscure any wider views from the green belt.
- 9.16 Overall, the proposals are considered to be sympathetically designed; in keeping with the character of the area; and designed to complement the existing school buildings that should not impact on the sensitive nature of the green belt or the Lode Road street frontage. The proposals are therefore considered acceptable and meet policies ENV 1, ENV 2, ENV 10 and COM 4 of the East Cambridgeshire Local Plan (April 2015).

### **Flood Risk Management**

- 9.17 Policy ENV 8 of the East Cambridgeshire Local Plan (April 2015) states that all developments should contribute to an overall reduction in flood risk. The underlying geology and investigations have confirmed that an infiltration system for drainage is appropriate for the site. As such all access, hardstanding and pavement areas have been designed with permeable paving to facilitate this.
- 9.18 The site falls within Flood Zone 1 and the applicant provided a drainage scheme and Flood Risk Assessment (FRA) which was assessed by the County Flood and Water Team as the Lead Local Flood Authority (LLFA). The Team asked for further details with regard to the scheme as originally designed and the calculations and assumptions made in the FRA. The applicant provided further details with regard to the scheme and it is now acceptable subject to a condition requesting details of long term maintenance arrangements.
- 9.19 The proposal, as assessed by the LLFA is not considered to give rise to any flooding or drainage risks and is considered acceptable to policy ENV 8 of the East Cambridgeshire Local Plan (April 2015).

### **Foul Water**

- 9.20 Anglian Water has confirmed that there is capacity within the existing foul water system to accommodate the proposed extension.

- 9.21 The proposal will not give rise to any flooding or drainage risks and is therefore considered acceptable in line with policy ENV 8 of the East Cambridgeshire Local Plan (April 2015).

### **Trees and Landscaping**

- 9.22 The landscape strategy for the site seeks to improve the school entrance, connectivity within the site for all users and the potential impact of the proposals on the occupiers of the residential dwellings on Lode Road, as well as in relation to the south eastern boundary of the site and its relationship with the rear of the dwellings that front Bradford's Close.
- 9.23 Improvements to the hard and soft landscaping throughout the site are proposed to be made with key areas of enhancement and mitigation to the school entrance and appearance, whilst also replacing trees, and providing amenity areas and grassland throughout the site.
- 9.24 The two-storey extension will be complemented by two new hard landscaped amenity areas for students and will include a new avenue of trees to mitigate against the loss of the existing hedgerow. The precise landscaping specifications details of which would be secured by planning condition.
- 9.25 The proposed new access road and proposed car and coach parking will be located on land adjacent to the rear gardens of Bradford's Close. The proposal will retain the majority of existing trees along this boundary, taking account of the tree protection order (TPO) protections in place, and additional tree planting would be provided. A low bund is also proposed to be created adjoining the coach (bus drop off area) parking bays and planted with a variety of trees to provide further screening. When the proposed distances are taken into account of the new parking areas from the nearest residential properties, and the additional landscaping is provided, it is not considered that the landscape setting of this area would be significantly affected.
- 9.26 A tree survey of all the trees on the site has been provided by the applicant which assesses each tree in accordance with the British Standard BS5837:2012. 31 trees would need to be removed as part of the development, and a further 21 need to be removed owing to the overall poor health of the trees. In order to mitigate this loss of trees, additional tree planting is proposed with 60 individual trees to be planted around the site. These will be native species including Silver Birch and Acer. The precise details of which can be secured by planning condition.
- 9.27 The submitted landscaping and tree strategy will enhance the appearance of the school and sufficiently mitigate the impact of the

proposals, especially with the detailed proposals to be agreed by planning condition. With the appropriate mitigation proposed, the landscaping and tree strategy for the site is considered acceptable and compliant with policies ENV 2 and ENV 7 of the East Cambridgeshire Local Plan (April 2015).

### **Ecology and Biodiversity**

- 9.28 The planning application has been accompanied by an Extended Phase 1 Habitat Survey and a detailed Bat Report. The report concludes that the habitats across the site were generally of low ecological value. There was potential for bats roosting at the site but further investigations found no such evidence.
- 9.29 Additional landscaping and tree replacement is proposed for the site, along with two sparrow terraces which would be installed, the details of which would be secured by planning condition.
- 9.30 The County Ecologist raised an initial holding objection to the proposal on the grounds that all the recommendations in the Extended Phase 1 Habitat Survey (AB Ecology dated 06.09.2016) were not being taken forward, particularly with regard to the replanting of native Bluebells. The County Ecologist therefore requested that AB Ecology, the authors of the report, confirm that they were satisfied that there would not be a net loss in biodiversity on the site. AB Ecology provided further information to demonstrate that this was achievable without implementing all the proposals put forward in the Habitat Survey Report and the objection was removed.
- 9.31 Although it was demonstrated that there would be no net loss in biodiversity, the County Ecologist asked if a project could be considered with the Village College to replant all the native Bluebells that will be removed as part of the construction works. The agent has agreed to take this forward with the Village College. However, as it is intended that the bulbs would be replanted in an area outside of the application site boundary a planning condition cannot be added. However, an informative will be included if permission is granted to note this request.
- 9.32 With the additional information supplied and the mitigation measures included as part of the landscaping and tree works, the proposal is considered acceptable as it will not lead to a net loss in biodiversity and is therefore in accordance with Policy ENV 7 of the East Cambridgeshire Local Plan (April 2015).

### **Accessibility and Transport Impact**

- 9.33 The planning application was supported by a transport assessment which considered the existing situation and the appropriate mitigation

that would be required to address the impact of the proposed increase in numbers of pupils and staff at the site.

- 9.34 The planning application includes a proposal to create a new vehicular access from Lode Road into the Village College site which will allow for the relocation and expansion of the existing coach park (bus drop area) and provide additional car parking. The proposed expansion in student numbers will result in an increase in coach demand from across the school catchment area for an additional 6 coaches. The proposed development when considered cumulatively with existing requirements of the Village College are predicted to generate a total of 19 coach arrivals and departures on a daily basis. As with the current arrangements, the coach arrivals in the morning are proposed to be staggered and at the end of the day all coaches will be parked on site and then depart once the pupils have boarded. The new coach park (bus drop area) will ensure that all coaches can be safely accommodated within the Village College site and will therefore not impact on the existing parking areas or Lode Road.
- 9.35 It is acknowledged that a number of residents have expressed concern regarding the suitability and numbers of additional traffic movements to and from the Village College and on street parking. However, the new access junction has been developed by the applicant following extensive negotiations with the Highway Authority whose technical criteria has been met. Additional junction modelling information was also requested by the Highway Authority to help inform their overall assessment of the proposals. This information has been assessed and the Highway Authority is satisfied that the proposed development will not have a severe impact on the highway. Paragraphs 9.61- 64 provide a further assessment of the traffic implications from a residential amenity perspective.
- 9.36 As part of the highway assessment, colleagues in the Transport Assessment Team identified that a bus shelter should ideally be necessitated because of the intensification of use of the site (more employees and students) and the shelter would increase opportunities to use bus services at the site, particularly for staff members. The current bus stop is on Lode Road which is located outside of the application site boundary. Therefore whilst it is outside of the scope of this planning application, the shelter could be provided through the Section 278 works as part of the delivery of the new vehicular access. To ensure that the applicant is aware of the recommendations made by the Transport Assessment Team, it has been agreed that an informative will be added if permission is granted.

### **Car Parking**

- 9.37 The proposal is accompanied by a Transport survey. This has confirmed that 11% of pupils are driven to the Village College with the



remainder travelling by bus. However, the main mode of staff travel is by car, with the applicant confirming that the current on site car parking is operating close to capacity. Additional car parking provision is proposed to be provided in the new car park and existing reconfigured car parks which is proposed to increase overall capacity to 210 car parking spaces within the Village College site. The car parking provision is broadly compliant with guidance set out in the East Cambridgeshire Local Plan (April 2015), where there is provision of up to 1 car parking space for each member of staff and up to 1 car parking space per class up to a limit of 8 i.e. 221 members of staff in total with the proposed expansion, plus a maximum of 8 would provide a total of up to 229.

9.38 Additional drop off/pick up parking is likely to take place on the streets surrounding the College. However, this will continue to be for a relatively short intensive period during construction. To mitigate the impact of this additional on street parking, the Village College has proposed to implement the following:

- To promote more active modes of travel to students.
- To send letters, emails, texts and social media to encourage parents to park safely and responsibly.
- To liaise with the Police Community Support Officer to encourage regular site visits during the school peak times to discourage inconsiderate parking.

### **Cycle Parking**

9.39 The transport assessment provides data on the numbers of staff and students travelling to the Village College by bike. According to the applicant's transport assessment data, the current cycle parking demand is 72 spaces per day and can be accommodated within the existing provision of 86 spaces. With both the existing cycle parking available and the proposed 38 additional covered cycle parking spaces, this will result in a total of 124 cycle spaces overall. The number of both existing and new cycle spaces to be provided falls extremely short of the East Cambridgeshire District Council policy provision requirement which is assessed at 12 spaces minimum per class for a secondary school. If the calculation in the ECDC policy is followed in full this should equate to 420 spaces required at present and 600 spaces required once the expansion takes place to 10 forms of entry.

9.40 The justification for having such a difference in cycle parking, as acknowledged by the ECDC policy across the whole of the District, is mainly owing to the rural location of the Village College and the fact that the majority of the students and staff travel by bus and car rather than by bike. When the location of the Village College (including the extent of the catchment area from surrounding rural villages) and existing demands are balanced with the policy requirements, it is

considered that the number provided will be sufficient. However, the requirement to have a travel plan that is regularly reviewed and secured by planning condition, will ensure that should there be any modal share change, then the Village College can reassess if there is demand for additional cycle spaces to be provided in the future.

- 9.41 The Highway Authority is satisfied that the proposal will not impact on the existing highway network. Furthermore, the proposal has been assessed and is considered acceptable in terms of parking, cycling and access arrangements, including the impacts anticipated on local junctions as a result of the proposed Village College expansion. When all the factors have been balanced, including the existing modal split and accessibility of the Village College, it is considered that the proposals are broadly in accordance with COM 7 and COM 8 of the East Cambridgeshire Local Plan (April 2015).

### **Sports and Recreation**

- 9.42 The proposed two storey extension will replace the existing Multi Use Games Area (MUGA) and 3 tennis courts, and provides an opportunity for the Village College to upgrade its existing outdoor all-weather sports provision. In order to compensate for this loss and support this proposal, a new all-weather pitch and 3 floodlit tennis courts have been granted planning permission by East Cambridgeshire District Council and will be located to the north west of the Village College site adjacent to an upgraded long jump facility in the green belt.
- 9.43 The sports facilities at the Village College are open for community use, with a sports centre and grass pitches available outside of school hours. The applicant has confirmed that there will be no change to this agreement as a result of these proposals, which will enable the enhancement of current facilities.
- 9.44 The proposals also require 0.6ha of an area of open green space located to the east of the Village College site, outside of the green belt. This area of open green space was historically used as playing field but is now partly converted to an overflow car park and mobile classroom accommodation. The proposals identify this area as a coach and car park with associated access and the relocation of the Red2Green buildings. This area of open green space is not suitable for use as a marked out playing field as it is too small and is not level, being the location for a drainage soakaway.
- 9.45 Sport England raised an initial objection to the current application owing to the loss of sports facilities, as at the time of the application the new all-weather pitch and tennis courts had yet to be determined by East Cambridgeshire District Council. As the application has now been granted planning permission, Sport England is satisfied that the new sports facilities would compensate for the loss of sports facilities

in this current application. However, they have asked for a planning condition to be attached to any grant of permission to provide further certainty that the new sports facilities will be delivered.

- 9.46 The proposals will therefore not lead to a loss in sports provision when the ECDC permission is taken into account and as such Sport England consider the proposals acceptable, subject to the new sports facilities being delivered ahead of the two-storey rear extension for the Village College. On balance, with a planning condition that ensures the delivery of the sports facilities prior to occupation of the two-storey rear extension for the Village College, the proposals are considered to be compliant with policies ENV 2 and COM 4 of the East Cambridgeshire Local Plan (April 2015).

### **Lighting**

- 9.47 The lighting strategy has been designed by the applicant to try and keep lighting levels to the minimum required to facilitate safe movement around the site, whilst respecting the rural location and the amenity of local residents. All the external lighting is proposed to use LED light sources for energy efficiency and be controlled by a time switch arrangement to ensure that their hours of operation can be controlled and seasonally adjusted. The Environmental Health Officer at ECDC asked for specific information in relation to the proposed hours of use for this proposal. Other than security and safety lighting across the site, the applicant has confirmed that there will be no lights from this development left on between the hours of 2300 hours and 0700 hours. This measure of control to limit the external lighting hours associated with this development can be secured through a planning condition.
- 9.48 All the column lighting has been designed by the applicant to be directional to reduce light spillage and the columns range in height from 6 - 8 metres depending on location. The application also confirms that the lighting to the access road is in accordance with the appropriate British Standard.
- 9.49 In relation to the eastern / south eastern boundary with the properties fronting Bradford's Close, the columns have been set off the boundary and are proposed to be situated on the edge of the access road itself in order to reduce any light spillage.
- 9.50 Taking account of the lighting information submitted as part of this planning application, it is not considered there will be an adverse impact on neighbouring properties at Bradford's Close nor the street scene. However, the precise details, including hours of use, can be controlled through planning conditions that refer to approved lighting information and hours of use. With the appropriate mitigation measures and controls from the planning conditions, the proposals

are considered acceptable to policies ENV 2, ENV 7, ENV 9 and ENV 10 of the East Cambridgeshire Local Plan (April 2015).

### **Sustainability**

- 9.51 Policy ENV 4 of the East Cambridgeshire Local Plan (April 2015) requires developments over 1,000 square metres to achieve BREEAM very good or equivalent. In particular the policy is focussed on both energy and water efficiency, alongside the renewable energy features.
- 9.52 The application is supported by a Renewable Energy Report produced by Roger Parker Associates Ltd. The report considers the passive technologies which are available and economically viable. For this proposal the report considered that photovoltaic cells are the most appropriate. As such an area of 118 square metres of photovoltaic cells are proposed on the roof of the two-storey extension on the teaching block. This is expected to achieve a 22.5% carbon reduction and the proposal overall has been designed to ensure that the BREEAM rating of 'Very Good' is achieved in line with planning policy. This requirement can be controlled through the use of BREEAM planning conditions.
- 9.53 As part of the design to incorporate sustainable features, wind catchers and a rooftop louvre system are proposed above the large span hall spaces and teaching blocks as part of the natural ventilation 'passive soundscoop' system. The elevations show an air handling unit in pale grey, a roof top enclosed plant room in light quartz grey, and the location of the photovoltaics, to demonstrate both the functional locations of these sustainable measures, while noting the colours and structures chosen to allow an assessment of the visual implications particularly on the adjacent open green belt.
- 9.54 Taking account of the sustainable methods above and also the proposed BREEAM planning conditions, the proposal is considered acceptable and in line with policy ENV 4 of the East Cambridgeshire Local Plan (April 2015).

### **Residential Amenity**

- 9.55 Policy ENV 2 of the East Cambridgeshire Local Plan (April 2015) requires that there be no significant detriment to the residential amenity of nearby occupiers of the nearest residential properties. This policy has been considered when assessing this planning application, as the Village College site is situated within a predominantly residential area.
- 9.56 The main proposed extensions are located to the rear of the Village College site and surrounded by other Village College buildings or playing fields and would therefore not directly affect the residential

amenity of occupiers. However, the relocation of the Red2Green buildings are proposed to be on current open green space to the eastern corner of the Village College site in close proximity to Lode Road and the new proposed car and coach access, so this needs to be taken into account when assessing any likely impacts to residential amenity.

- 9.57 In addition to the new extensions, the other potential main impacts associated with the proposals on residential amenity could arise from the construction and demolition works (albeit they would only be temporary in nature); access and increased traffic movements with the potential to create additional noise, congestion and air pollution, particularly with regard to those properties fronting Lode Road and Bradford's Close; possible light spillage and the lighting hours of use; and potential noise impacts related to associated new plant running on the site, which includes the roof top plant on the two-storey extension to the rear of the site and the proposed sub-station located on the southern side of the entrance to the relocated Red2Green area. Consideration of all these points are therefore addressed below.

### **Construction and Demolition Works**

- 9.58 The applicant has confirmed that if planning permission is granted, the demolition and construction works are anticipated to last for 12 months, with the whole project planned for a total of 18 months which takes account of internal alterations that sit outside the scope of this planning application. These timescales are based on the need for the two-storey rear extension to be occupied from September 2018 and takes account of finishing works etc.
- 9.59 Details have been submitted in relation to demolition and construction works, which includes times for construction work operations and deliveries / collections that avoid the main school drop-off and pick-up hours. This information has been sought as part of the planning application process, as whilst the construction element may be temporary in nature, it does have the potential to impact on the surrounding community for an anticipated timescale of at least 18 months from commencement. From discussions with the Environmental Health Officer at East Cambridgeshire District Council, it is considered that subject to the imposition of planning conditions that control the hours for these associated construction and demolition works, in line with the documents submitted by the applicant, there should not be a significant detrimental impact to the residential amenity of local residents.

### **Relocation of the Red2Green buildings**

- 9.60 The relocation of the Red2Green buildings is to be set back from Lode Road behind a new sensory garden and trees. The single-

storey purpose built building proposed would be timber clad and set alongside a new greenhouse, separate storage sheds and refuse area, which would have its own car park / secure entrance accessed from the proposed new car and coach access road from Lode Road. The proposals include an office, teaching space, classroom, kitchen, potting shed and shop. Whilst the planning application is seeking to set up a new improved Red2Green area on the Village College site, the main operations of this facility as a community teaching facility already take place, so with appropriate management, the uses being moved to the front part of the site are not expected to lead to any specific residential amenity issues. Potential impacts from traffic movements have been considered cumulatively with the car and coach park assessment below.

### **New Access Road and associated car and coach movements**

- 9.61 In order to reduce the impact on surrounding residents, particularly those on Lode Road and Bradford's Close, the location of the new access road, car and coach parking is located as far into the existing Village College site as possible. The proposed new access road will be approximately 19 metres from the nearest dwelling on Bradford's Close and approximately 10 metres from the rear garden fence of the nearest dwelling. In relation to the bus parking bays, a separation distance of approximately 34 metres has been provided from the nearest dwelling fronting Bradford's Close, which is approximately 25 metres from the rear garden fence. Furthermore, the applicant has proposed a landscape buffer for the vehicle parking area and coach park (bus drop off area) to providing screening and help buffer the additional noise and pollution that may arise as a result of this development.
- 9.62 The East Cambridgeshire District Council Environmental Health Officer recommended that a fence be provided as mitigation for the potential noise and air pollution if there wasn't already a close boarded fence (or similar structure) separating the nearby residential properties. However, as the rear gardens of Bradford's Close are already separated from the application site by a 1.8 metre close boarded fence, this additional requirement does not need to be sought. Furthermore, when considering the distance of the proposed car and coach parking and landscape mitigation measures proposed there is unlikely to be a significant impact on residential amenity.
- 9.63 There will be an increase in activity to and from the site and the impact of vehicle, pedestrian and cycle movements have therefore been assessed. The main increase would result from additional coach movements (bus services) to and from the Village College. The transport statement estimates that 6 additional buses would be required to meet the additional demand creating a total of 19 bus arrivals and departures on a daily basis. The application documentation submitted states that coaches would spend on

average 20 minutes at 8.20am and 3.05 pm at the end of the day on site. The new coach park (bus drop off area) is proposed to improve the efficiency of coach movements onto and off the Village College site and ensure that these movements are undertaken safely off the public highway. Furthermore, the additional bus provision would ensure that the numbers who will then need to travel to the College by car is likely to be reduced thereby limiting the congestion and indiscriminate parking outside of the site which is a concern raised by neighbours and which impacts on residential amenity.

- 9.64 Taking account of the cumulative increase of staff car parking, access to the relocated Red2Green area and use of the new coach park (bus drop off area) it is considered that the additional traffic movements would not have a significant impact on the amenity of local residents, particularly as many of these movements already exist on the wider Village College site at present and are simply moving to a relocated part of the site as part of these proposals. In addition a school travel plan has been submitted which will be updated annually which will monitor activity on the site and take account of any changes that may need to be undertaken by the Village College.

### **Lighting impacts**

- 9.65 The planning application does not include any floodlighting for any of the proposed extensions or the new proposed access / car and coach parking areas. As discussed in the lighting section of this report in paragraphs 9.47 to 9.50 information has been provided to show the proposed external lighting to be installed and details on matters such as light spill. Furthermore, the applicant has confirmed that other than security and safety lighting across the site, all the lights proposed as part of this development will be turned off between the hours of 2300 hours and 0700 hours. Both the submitted lighting documentation and the hours of use can be controlled by planning condition to ensure there will be no impact on residential amenity.

### **Potential impacts from new plant, including the proposed sub-station**

- 9.66 Consideration has also been given to potential noise impacts related to associated new plant required on the site, which includes the roof top plant on the two-storey extension to the rear of the site and the proposed sub-station located on the southern entrance to the relocated Red2Green area. Following discussions with the East Cambridgeshire District Council Environmental Health Officer, it is considered appropriate to include a planning condition that seeks to ensure that noise insulation and mitigation is put in place to ensure that the new associated infrastructure does not create a detrimental impact on residential amenity in relation to noise. Furthermore, an informative is proposed to be added in relation to the use of an

electricity sub-station, to ensure that consideration is given to the potential for emission of electromagnetic fields.

### **Overall residential amenity assessment**

- 9.67 Whilst it is acknowledged that the proposals of this planning application will lead to a change in the character of this area, particularly the current green open space fronting Lode Road, it is not considered that any of the above residential amenity considerations will have a significant impact on the amenity of the occupiers of the adjacent dwellings in Lode Road or Bradford's Close.
- 9.68 The development is considered acceptable and with the appropriate mitigation measures controlled by planning conditions (such as construction / construction delivery hours; lighting; noise from plant; travel plan; and landscaping etc.) meets policy ENV 2 of the East Cambridgeshire Local Plan (April 2015).

## **10.0 CONCLUSION**

- 10.1 This proposal has been assessed in its entirety and on balance is considered to be compliant with planning policy. The principle of the expansion has been justified by the applicant as there is a demonstrated need to increase secondary school places in this part of East Cambridgeshire, which is supported by policy COM 4 of the East Cambridgeshire Local Plan (April 2015). Furthermore, the applicant has demonstrated that the Village College proposals will be suitable for its proposed use and for the site; that the transport impact of the proposals is unlikely to affect safety on the highway network; or impact residential amenity. The landscaping and drainage scheme have been approved, with the implementation and long-term maintenance of the drainage scheme secured by condition. Overall, it is therefore considered that the proposals are well-designed and compliant with local and national policy, and should therefore be supported.

## **11. RECOMMENDATION**

- 11.1 Planning permission be granted subject to the following conditions and Informatives:

### **1. Commencement of Development**

The development hereby permitted shall be commenced not later than three years from the date of this permission. Within 14 days of the commencement of the development hereby approved, the County Planning Authority shall be notified in writing of the date at which the development commenced. This written notification should include the



anticipated phasing of the programme and anticipated commencement date for the proposed two-storey rear extension labelled as 'Proposed Building' on the Proposed Site Plan Drawing No 2016-009/9100 Rev P dated 24/02/17.

***Reason:*** *In accordance with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004 and in order to be able to establish the timescales for the approval of details reserved by conditions.*

## **2. Occupation of the development**

Within one month of the occupation of the two-storey rear extension labelled as 'Proposed Building' on the Proposed Site Plan Drawing No 2016-009/9100 Rev P dated 24/02/17, the County Planning Authority shall be notified in writing of the date at which the two-storey rear extension was first occupied.

***Reason:*** *In order to be able to establish the timescales for the approval of details reserved by conditions.*

## **3. Approved Plans and Documents**

The development hereby permitted shall be carried out in accordance with the application form dated 21/09/2016 and the following information and plans (received 23/09/2016, unless otherwise stated), except as otherwise required by any of the conditions set out in this permission:

- Proposed Site Plan, Drawing No 2016-009/9100 Rev P dated 24/02/17 (received: 06/03/2017);
- Existing Location Plan, Drawing No 2016-009\_P-100 Rev C dated 20-09-2016;
- Proposed Plan – Ground Floor New Building, Drawing No 2016-009\_P-214 Rev A dated 16-09-16;
- Proposed Masterplan Ground Floor, Drawing No 2016 – 009\_P-210 Rev / dated 16/09/16;
- Proposed Masterplan First Floor, Drawing No 2016-009\_P-211 Rev / dated 16-09-2016;
- Proposed Plan – First Floor New Building, Drawing No 2016-009\_P-215 Rev A dated 16-09-16;
- Proposed Plan – Second Floor New Building, Drawing No 2016-009\_P-216 Rev A dated 16-09-16;
- Proposed Elevations Corridors, Drawing No 2016 – 009\_P-281 Rev – dated 29-09-2016 (received: 11/10/2016);
- New Build Elevations, Drawing No 2016 – 009\_P-283 Rev B dated 26-09-2016 (received: 11/10/2016);
- Proposed Sections, Drawing No 2016 – 009\_P-290 dated 16-09-16;

- Proposed Plan – Roof New Building, Drawing No 2016 – 009\_P-217 dated 29-09-16 (received: 11/10/2016);
- Existing and Proposed Elevations Main Entrance, Drawing No 2016 – 009\_P-280 Rev A dated 16-09-2016;
- Changing Room Elevations, Drawing No 2016 – 009\_P-282 Rev B dated 29-09-2016 (received: 11/10/2016);
- Red2Green PR. Ground Floor Plan, Drawing No 2016 – 009\_P-218 dated 16-09-16;
- Red2Green Proposed Elevations, Drawing No 2016 – 009\_P-284 Rev - dated 16-09-2016;
- Red2Green Proposed Site Plan, Drawing No 2016 – 009\_P-111 dated 16/09/16;
- Biodiversity Enhancement Drawing, Drawing No 2016-009/9115 Rev B dated 07/10/16 (received: 11/10/2016);
- Landscape Layout Plan - Detail Parking & Red2Green, Drawing No 2016 – 009/9103 Rev B dated 07/10/16 (received: 11/10/2016);
- Landscape Layout Plan Detail - Parking & Pupils, Drawing No 2016 – 009/9105 Rev C dated 07/10/16 (received: 11/10/2016);
- Landscape Layout Plan Detail – Site Frontage, Drawing No 2016 – 009/9104 Rev C dated 07/10/16 (received: 11/10/2016);
- Landscape Layout 1 of 2, Drawing No 2016 – 009\_9108 Rev E dated 07/10/16 (received: 11/10/2016);
- Landscape Layout 2 of 2, Drawing No 2016 – 009\_9109 Rev F dated 07/10/16 (received: 11/10/2016);
- Landscape Layout Plan Detail - New Building Area, Drawing No 2016 – 009/9101 Rev C dated 07/10/16 (received: 11/10/2016);
- Landscape Layout Plan Detail - Bus Drop & Access, Drawing No 2016 – 009/9102 Rev C dated 07/10/16 (received: 11/10/2016);
- Landscape Outline Demolition Plan, Drawing No 2016 – 009\_9111 Rev B dated 14/10/16 (received: 11/10/2016);
- Security Schematic, Drawing No 2016 – 009/9112 Rev O dated 10/02/2017 (received: 10/02/2017);
- Access Schematic, Drawing No 2016 – 009/9113 Rev H dated 07/10/2016 (received: 11/10/2016);
- Bottisham Village College Lighting Design, Drawing No 12890-1-C Rev C dated 12/09/16;
- Unit/Package Substation with Standard Plinth Detail & GRP Enclosure Detail, Drawing No EDS 07-0102.01 Rev E Sheet 1 of 3, dated 25-11-14 (received: 06.03.07);
- Earthing Arrangement for Unit/Package Substation with Standard Plinth Detail & GRP Enclosure Drawing No EDS 07-0102.01 Rev E Sheet 2 of 3, dated 22.04.14 (received: 06.03.17);
- Extended Phase 1 Habitat Survey Report by AB Ecology dated February 10, 2017 (received: 10/02/2017);
- Bat Survey Report by AB Ecology dated September 1, 2016;
- Tree survey, Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement & Tree Protection Plan, Ref 5392/DG.AG/DC/MM, Survey date 19/05/2016, Rev Original by Hayden's Arboricultural Consultants dated 06/09/2016;

- Demolition Management Plan Rev 2 by Morgan Sindall dated March 2017 (received: 06.03.2017).
- Outline 5 year Landscape Management Plan Ref 9016-009/SP2 Rev -, by DLA Landscape & Urban Design dated 31 August 2016
- Flood Risk Assessment by MTC Engineering Ref 1746-FRA June 2016;
- External Lighting Statement by Roger Parker Associates Limited, Ref 1607/ExLtg Rev A dated September 2016;
- Renewable Energy Report by Roger Parker Associates Limited, Ref 1607/RenEN Rev B dated August 2016;
- Transport Statement + Appendices by WSP Parsons Brinckerhoff, Project no 70021299 dated August 2016;
- Transport Technical Note 1 by WSP Parsons Brinckerhoff dated 17 November 2016 (received: 23/11/2016);
- Transport Technical Note 2 by WSP Parsons Brinckerhoff dated 03 January 2017 (received: 04/01/2017); and
- Environmental Noise Survey 23150/ENS1 by Morgan Sindall Construction dated 12<sup>th</sup> May 2016.

***Reason:*** To define the scope and extent of this permission and to ensure that the development is carried out as approved in accordance with policies ENV 1 and ENV 2 of the East Cambridgeshire Local Plan (April 2015).

#### **4. Construction Hours**

No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0730 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

***Reason:*** To protect the amenity of the adjoining properties in accordance with policy ENV 9 of the East Cambridgeshire Local Plan (April 2015).

#### **5. Construction Delivery Hours**

No deliveries to, or removal of waste or materials from the site shall take place except between the hours of 0730 and 1800 Monday to Friday, 0800 and 1300 on Saturdays and at no time on Sundays, bank or public holidays.

***Reason:*** To protect the amenity of the adjoining properties in accordance with policy ENV 9 of the East Cambridgeshire Local Plan (April 2015).

#### **6. Travel Plan**

Within 9 months of the occupation of the new two-storey rear extension (as shown as 'Proposed Building' on the Proposed Site Plan, Drawing

No 2016-009/9100 Rev P dated 24/02/17), a revised full School Travel Plan shall be submitted to, and approved in writing by, the County Planning Authority. The approved School Travel Plan shall be implemented in full and regularly reviewed in accordance with the approved timetable.

***Reason:*** *In the interests of highway safety and to promote sustainable travel in accordance with policy COM 7 of the East Cambridgeshire Local Plan (April 2015).*

## **7. Surface Water Drainage Scheme**

The surface water drainage scheme shall be constructed in full in accordance with the Surface Water Drainage Strategy prepared by Peter Dann Consulting Engineers (ref:10-6669 dated September 2016) and associated Infiltration Test Results undertaken by Harrison's Geotechnical Engineering ref:GC20073 dated 01-02/06/2016.

***Reason:*** *To prevent an increased risk of flooding and protect water quality in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework and policy ENV 8 of the East Cambridgeshire Local Plan (April 2015).*

## **8. Drainage Maintenance Arrangements**

Prior to the first occupation of the two-storey rear extension (as shown as 'Proposed Building' on the Proposed Site Plan, Drawing No 2016-009/9100 Rev P dated 24/02/17), details of the long term maintenance arrangements for the surface water drainage system (including all SuDS features) shall be submitted to and approved in writing by the County Planning Authority. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the submitted details shall clarify the access that is required to each surface water management component for maintenance purposes. The approved maintenance arrangements shall be carried out in full thereafter.

***Reason:*** *To ensure the satisfactory maintenance of unadopted drainage systems in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework and policy ENV 8 of the East Cambridgeshire Local Plan (April 2015).*

## **9. External Facing and Roofing Materials**

Construction of the external walls or roofs of the permitted two-storey rear extension (as shown as 'Proposed Building' on the Proposed Site Plan, Drawing No 2016-009/9100 Rev P dated 24/02/17) shall not commence until the external wall and roof materials of the permitted two-storey rear extension have been submitted to and approved in

writing by the County Planning Authority. The development shall be carried out in accordance with the approved details.

**Reason:** *To ensure that the appearance of the external surfaces are of high quality and relate to the existing building(s) in accordance with policy ENV 2 of the East Cambridgeshire Local Plan (April 2015).*

## **10. Protective Tree Fencing**

Tree protective fencing and ground protection as detailed in Section 5 of the Tree Survey, Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement & Tree Protection Plan (Hayden's Arboricultural Consultants dated 06/09/2016) must be installed prior to the commencement of works in the associated areas.

**Reason:** *To ensure existing trees are safeguarded and adequately protected during the construction period in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan (April 2015).*

## **11. Landscaping Scheme**

Prior to the first occupation of the two-storey rear extension (as shown as 'Proposed Building' on the Proposed Site Plan, Drawing 2016-009/9100 Rev P dated 24/02/17) a hard and soft landscaping schedule shall be submitted to and approved in writing by the County Planning Authority.

These details shall include hard surfacing materials; and details of minor artefacts and structures (e.g. furniture, refuse or other storage units, cycle hoops etc.) to also include details and location of the proposed sparrow terrace. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with tree, plant and grass establishment); schedules of trees and plants, noting species, tree and plant sizes and proposed numbers / densities where appropriate; precise location of the sparrow terraces; and an implementation programme.

The landscaping works shall be carried out in full in accordance with the approved details, completed prior to the occupation of the two-storey rear extension (as shown as 'Proposed Building' on the Proposed Site Plan, Drawing No 2016-009/9100 Rev P dated 24/02/17), or in the first planting season following occupation, and maintained on site thereafter..

**Reason:** *To ensure that the development is appropriate and adequately landscaped and in the interests of the visual appearance in accordance with policies ENV 1, ENV 2 and ENV 10 of the East Cambridgeshire Local Plan (April 2015).*

## **12. Replacement Planting and Seeding**

If within a period of five years from the date of the planting any tree, shrub or seeding fails or is removed other than in accordance with the

approved details, that tree or hedgerow, or any tree or hedgerow planted in replacement for it, is removed, uprooted or destroyed or dies, it shall be replaced by like for like replanting at the same place, unless the County Planning Authority has given prior written consent for any variation.

**Reason:** *To ensure that there is no net loss in biodiversity and in the interests of the visual appearance in accordance with policies ENV 1, ENV 2 and ENV 10 of the East Cambridgeshire Local Plan (April 2015).*

### **13. BREEAM Design Stage**

Within 9 months of the commencement of the permitted two-storey rear extension (as shown as 'Proposed Building' on the Proposed Site Plan, Drawing No 2016-009/9100 Rev P dated 24/02/17):

- i) Evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings scheme, or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve a BREEAM rating of no less than 5 credits in the Energy category (Ene01 – Ene08), and no less than 3 credits in the Water category (Wat01 – Wat04) of the relevant BREEAM assessment within an overall BREEAM rating of 'Very Good' shall be submitted to the County Planning Authority.

And;

- ii) A BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of no less than 5 credits in the Energy category (Ene01 – Ene08), and no less than 3 credits in the Water category (Wat01 – Wat04) of the relevant BREEAM assessment within an overall BREEAM rating of 'Very Good' shall be submitted to, and approved in writing by, the County Planning Authority. A completed pre-assessment estimator will not be acceptable. Where the design stage certificate shows a shortfall in credits for BREEAM 'Very Good', a statement shall be submitted identifying how the shortfall will be addressed.

**Reason:** *In the interests of reducing carbon dioxide emissions and promoting the principles of sustainable construction and efficient use of buildings in accordance with policy ENV 4 of the East Cambridgeshire Local Plan (April 2015).*

### **14. BREEAM Post-Construction Stage**

Within 12 months of the occupation of the two-storey rear extension (as shown as 'Proposed Building' on the Proposed Site Plan, Drawing No 2016-009/9100 Rev P dated 24/02/17), a BREEAM Design Stage Certificate and a Building Research Establishment issued Post

Construction Review Certificate confirming that the part of the development to which it relates has achieved a BREEAM rating of no less than 5 credits in the Energy category (Ene01 – Ene08), and no less than 3 credits in the Water category (Wat01 – Wat04) of the relevant BREEAM assessment within an overall BREEAM rating of 'Very Good' shall be submitted to, and approved in writing by, the County Planning Authority.

***Reason:*** *In the interests of reducing carbon dioxide emissions and promoting the principles of sustainable construction and efficient use of buildings and in particular the use of energy, water and materials in accordance with policy ENV 4 of the East Cambridgeshire Local Plan (April 2015).*

#### **15. New Sports Facilities**

Prior to the occupation of the new two-storey rear extension (as shown as 'Proposed Building' on the Proposed Site Plan, Drawing No 2016-009/9100 Rev P dated 24/02/17), the new all weather sports facilities permitted by planning permission reference 16/01292/FUL dated 20<sup>th</sup> December 2016 (East Cambridgeshire District Council) shall be available for use and maintained on site thereafter.

***Reason:*** *In order to ensure the provision of the all weather sports facilities for the College and community use in accordance with policy COM 4 of the East Cambridgeshire Local Plan (April 2015)*

#### **16. Car, Coach and Cycle Parking**

Prior to the occupation of the new two-storey rear extension (as shown as 'Proposed Building' on the Proposed Site Plan, Drawing No 2016-009/9100 Rev P dated 24/02/17), details of the car, coach and cycle parking across the whole Village College Site for 210 car parking spaces, 19 coach parking spaces and 124 cycle parking spaces, including a phasing programme for the delivery of these facilities, shall be submitted to and approved in writing by the County Planning Authority.

The details shall be installed as approved, made available for use and maintained on site thereafter.

***Reason:*** *To encourage the use of bicycles by staff and pupils and discourage the use of private cars in accordance with policies COM 7 and COM 8 of the East Cambridgeshire Local Plan (April 2015).*

#### **17. External Lighting Hours of Use**

All external lighting shown on the Bottisham Village College Lighting Design, Drawing No 12890-1-C Rev C dated 12/09/16 and discussed in the External Lighting Statement by Roger Parker Associates Limited

Ref 1607/ExLtg Rev A dated September 2016, shall be switched off between 2300 hours and 0700 hours. In the event that any security or safety lighting is required outside of these permitted hours, then no such lighting shall be permitted until full details of their location and type are submitted to and approved in writing by the County Planning Authority.

***Reason:*** To protect the amenity of the adjoining properties and surrounding wildlife and to ensure the safety and security of pupils, staff and visitors in accordance with policies ENV 2, ENV 7, ENV 9 and ENV 11 of the East Cambridgeshire Local Plan (April 2015).

## **18. Unexpected Contamination**

If unexpected contamination is encountered whilst undertaking the development which has not previously been identified, works shall immediately cease on site until the County Planning Authority has been notified and/or the additional contamination has been fully assessed and the following remediation approved in writing by the County Planning Authority:

- a) A site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors; and
- b) A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

***Reason:*** To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with policy ENV 9 of the East Cambridgeshire Local Plan (April 2015).

## **19. Construction Methods**

No piling shall take place on the site.

If piling is found to be required it shall not commence until a construction noise and vibration impact report has been submitted to, and approved in writing by, the County Planning Authority.

The report shall be in accordance with the provisions of BS5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration.



The development shall be carried out in accordance with the approved details.

**Reason:** *To protect the amenity of the adjoining properties in accordance with policy ENV 9 of the East Cambridgeshire Local Plan (April 2015).*

## **20. Operational Noise Mitigation**

Prior to the occupation of the new two-storey rear extension (as shown as 'Proposed Building' on the Proposed Site Plan, Drawing No 2016-009/9100 Rev P dated 24/02/17), details of the noise levels emanating from the rooftop plant of the new two-storey rear extension and how they have been minimised, including those of the new sub-station if applicable, shall be submitted to, and approved in writing by, the County Planning Authority.

The scheme shall be carried out in full accordance with the approved details, completed prior to the occupation of the new two-storey rear extension (as shown as 'Proposed Building' on the Proposed Site Plan, Drawing No 2016-009/9100 Rev P dated 24/02/17), and maintained on site thereafter.

**Reason:** *To protect the amenity of the adjoining properties in accordance with policy ENV 9 of the East Cambridgeshire Local Plan (April 2015).*

## **21. Plant Noise**

Prior to the occupation of the new two-storey rear extension (as shown as 'Proposed Building' on the Proposed Site Plan, Drawing No 2016-009/9100 Rev P dated 24/02/17), details of how the noise levels emanating from the rooftop plant of the new two-storey rear extension will meet the plant criteria within Section 8.3 of the noise report entitled 'Bottisham Village College Lode Road Cambridge Environmental Noise survey report', reference number 23150/ENS1, dated 12 May 2016, including those of the new sub-station if application, shall be submitted to, and approved in writing by, the County Planning Authority and adhered to thereafter.

**Reason:** *To protect the amenity of the adjoining properties in accordance with policy ENV 9 of the East Cambridgeshire Local Plan (April 2015).*

## **Informatives**

### **School Travel Plan**

School Travel Plan Informative: It is recommended that the County Council's Modeshift STARS system is used to update the School's

Travel Plan, based on the plan provided with this application. It is also recommended that the plan is updated on an annual basis in order to help schools quickly and effectively address any school travel issues that may arise on an ongoing basis. Modeshift STARS: <https://modeshiftstars.org>

### **Vehicular Access**

This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant. The applicant should be informed that a short form 278 agreement will need to be entered into with the Highway Authority in order to carry out the works within the highway.

The Highway Authority has advised that there is a bus infrastructure deficit that should be considered as part of the Section 278 agreement for the proposed development. The applicant is therefore requested to consider the provision of shelters within the project costs, to help encourage alternative modes of transport especially for the new staff members required as part of this development.

### **Protection of Nesting Birds**

The applicant should be aware that nesting birds, their eggs and (active) nests are protected under the Wildlife and Countryside Act 1981 and therefore, the applicant will need to take appropriate measures to avoid disturbing nesting birds and destruction / damage to active nests. Removal of vulnerable vegetation should ideally avoid the bird breeding season (1 March to 31 August inclusive) to avoid damage to nesting species. If this is not practicable then a nesting bird survey should be undertaken by an experienced ecologist prior to direct impact on suitable nesting bird habitat to identify whether active nests are present. If any are found they should be clearly marked and avoided until after the young have fledged and left the nest.

### **Bluebell mitigation planting**

To take account of the bluebells that are likely to be lost during the construction phase, the applicants are requested to discuss a project for the replanting of the native bluebells with the Village College as soon as possible following occupation of the two-storey rear extension.

## **Plant Insulation**

To satisfy the plant noise insulation condition, the rating level (in accordance with BS4142:2014) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background level (L90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional correction in accordance with BS4142:2014. This is to prevent unreasonable noise disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 15 minute period). It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142:2014 "Methods for rating and assessing industrial and commercial sound" or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the boundary having regard to neighbouring premises. It is important to note that a full BS4142:2014 assessment is not required, only certain aspects to be incorporated into a noise assessment as described within this informative.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation. Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

## **Substation**

Electricity substations are known to emit electromagnetic fields. The NRPB has set standards for the release of such fields in relation to the nearest premises. With this in mind, an informative should be attached advising the applicant to contact The Health Protection Agency, Radiation Protection Division, Chilton, Didcot, Oxon, OX11 0RQ, tel: 01235 831600 for advice regarding the electric/magnetic fields that are associated with electric substations.

## **Trees**

You are required to contact East Cambridgeshire District Council Trees Team on 01223 616336/616332 to apply for permission for any works to trees covered by a Tree Preservation Order.

**Compliance with paragraphs 186 & 187 of the National Planning Policy Framework**

The County Planning Authority has worked proactively with the applicant to ensure that the proposed development is acceptable in planning terms. The applicant has responded positively to the advice and recommendations provided and amendments have been made (where required) to satisfy concerns raised. All land use planning matters have been given full consideration, which resulted in overall support for the development proposal from statutory consultees.

Source Documents	Location
Link to the National Planning Policy Framework:- <a href="https://www.gov.uk/government/publications/national-planning-policy-framework--2">https://www.gov.uk/government/publications/national-planning-policy-framework--2</a>	
Link to East Cambridgeshire Local Plan 2015:- <a href="http://www.eastcambs.gov.uk/local-development-framework/east-cambridgeshire">http://www.eastcambs.gov.uk/local-development-framework/east-cambridgeshire</a>	