

**DEMOLITION OF EXISTING PRIMARY SCHOOL AND CARETAKERS DWELLING
AND THE ERECTION OF A NEW TWO-STOREY PRIMARY SCHOOL AND SINGLE
STOREY PRE-SCHOOL, ACCESS, PARKING, LANDSCAPING AND ASSOCIATED
INFRASTRUCTURE**

**AT: WYTON-ON-THE-HILL PRIMARY SCHOOL, CAMBRIDGE SQUARE, WYTON,
HUNTINGDON, PE28 2JB**

LPA REF: H/5010/17/CC

FOR: CAMBRIDGESHIRE COUNTY COUNCIL

To: **Planning Committee**

Date: **2nd November 2017**

From: **Head of Growth & Economy**

Electoral division(s): **St Ives North & Wyton**

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

Recommendation: **That planning permission be granted subject to
conditions recommended in paragraph 8.1 below**

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|-------------------------|--|
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1.0 THE APPLICATION SITE AND SURROUNDINGS

- 1.1 Wyton is located approximately 5 kilometres (3 miles) to the north east of Huntingdon and 2 kilometres (1 Mile) north of Houghton. The application site is an existing primary school site in a now private residential estate to the south of RAF Wyton. The areas to the north, west and south of the site are residential with the streets of Somerset Road, York Square and Cambridge Square to the north, west and south respectively. Churchill Avenue lines the southeast boundary, with agricultural fields to the east.
- 1.2 The existing school site has a single storey, timber framed, square building with a central courtyard in the northern part of the site, with a caretakers dwelling and hard surfaced play area to the south of it. The southeast area of the application site is currently occupied by a toddlers play area and landscaping, which falls outside of the school boundary, which is included within the application site.
- 1.3 The existing school has a maximum capacity of 210 pupils and an existing gross internal floor space of 1,158 square metres (12,464 square feet). It is a one form entry for pupils aged 5-11 years. At the time of submission of the application in May 2017 there were 177 pupils on the role.
- 1.4 The application site includes a vehicular access in the southeast boundary via Cambridge Square, and a 20 space car park along the southeast boundary to the north of the vehicular entrance, with a secondary access for deliveries in the north boundary, from Somerset Road. The application site has an area of 1.25 hectares (approximately 3 acres). The application site is situated within Flood zone 1.

2.0 DESCRIPTION OF THE PROPOSAL

- 2.1 This application seeks full planning permission for the demolition of the existing school building and the erection of a part two-storey and part single-storey primary school and pre-school building, the relocation and expansion of the car park and the installation of play areas, a sports pitch and a hard-surfaced netball court.
- 2.2 The initial submission included a replacement caretaker's dwelling, however since the submission of the application the school has purchased the existing property of no.19 Cambridge Square to be utilised as a caretakers dwelling.
- 2.3 The proposal includes a vehicular staff and visitor car park near the southwest boundary of the application site with a delivery and emergency access near the school building entrance enclosed by folding bollards. The main school entrance and a separate grounds maintenance and emergency vehicle entrance would be located in the north boundary. The

vehicular access would join the public highway at Sawtry Way (as existing) to the south of the estate, via Cambridge Square and Churchill Avenue.

- 2.4 The two-storey entrance block to the school would be clad in vertical panels of varying shades of green, the main two-storey block and single storey block would be constructed from buff bricks with white rendered sections.
- 2.5 The proposed school building would have a gross footprint of approximately 1560sqm (16790 square foot) and a total internal floor area of approximately 2250sqm (24220 square foot) floor area over two floors with a maximum height of 8.84m (28ft). The proposed building would be a 1.5 form entry school providing a maximum of 330 primary school places and 45 pre-school places. It is noted that while the primary school and the nursery share a building, they can operate independently of each other.
- 2.6 The main body of the proposed two-storey building fronts the south-eastern boundary, containing the main entrance and a learning resource area to the southern-most section, while the main block would contain the Reception and Key Stage 1 classrooms at grounds floor level and a Staff Room, Key Stage 2 Class Rooms, office, WC's and a group space on the first floor.
- 2.7 The two-storey section at the southeast corner of the site would contain a kitchen, dining/activity hall, stores and studio space. This area would not have any first floor rooms.
- 2.8 The linear, single storey projection would house the pre-school classroom, kitchen area and WC's. There would be an office, a sick bay and the head teacher's office dividing the pre-school from the main body of the primary school. The proposed single storey pre-school element would have a mono-pitched roof.
- 2.9 The proposal includes significant alterations to the layout of the school grounds. The area between the proposed school building and the southeast boundary would contain the Reception play area, an outdoor classroom, outdoor dining area and a garden area. There would be a fenced off play area for the pre-school to the north of the pre-school block.
- 2.10 The staff and visitor car park/cycle parking, would be located along the southwest boundary to the north of the main entrance, along with a reception courtyard and play area. The area to the immediate northwest of the proposed school building would be hard-surfaced, with a netball court. A cycle and scooter shelter would be sited to the north of the northeast boundary access. A sports pitch would be located to the north of the site.
- 2.11 The proposal includes a detailed landscaping scheme, which includes the removal of 33 No. trees and one-for-one replacement planting. The hedging to the northeast boundary would be retained, and the remainder of the site fronting a public highway would be enclosed by native hedging and

a tree planting scheme. In addition to the hedging, the school boundary would be enclosed by a 1.8m high metal security fence.

3.0 **PLANNING HISTORY**

3.1

| | | |
|--------------|--|---|
| H/5011/02/CC | Retention of 1x3 bay mobile classroom for educational purposes | Approved 23 August 2003 Removal required by 30 September 2003 |
| H/2557/01/CC | Replacement of existing mobile classroom with permanent classroom and extension to existing office | Approved 14 January 2002 |
| H/0130/01/CC | Erection of 1 x 3 bay mobile classroom | Approved 23 July 2001 Expired 31 July 2002 |
| H/0753/99 | Single storey extension to provide additional cloaks and toilet facilities for educational purposes. | Approved 29 July 1999 |

- 3.2 Additionally there is a history of temporary planning permissions having been granted for mobile classrooms 1976 to 1989 inclusive, which have expired.

4.0 **CONSULTATION AND REPRESENTATIONS**

- 4.1 The following representations were received during consultation.

- 4.2 **Wyton on the Hill Parish Council:** No response.

- 4.3 **Huntingdon District Council:** The submitted scheme has improved following pre-application discussions and comments raised by the Quality Panel. However, the following further amendments are needed before the application is acceptable in design terms:

- Articulate the roofline of the long classroom elevations by alternating the height of the brickwork and rendered elements;
- Introduce a footpath connection on the southeast side of the car park to improve access from the disabled spaces;
- Relocate the perimeter fence so that it is screened by planting. The south elevation of the hall should form the boundary to Cambridge Square, and;
- Review the proposed treatment of the hall and arrangement of vertical cladding so as to break up the massing of the hall.

- Materials, boundary treatments, signage and lighting should be conditioned should the application be approved.
- 4.4 **Environmental Health Huntingdonshire DC:** No objection to the application. The objector's comments have been noted; however the student numbers would have to double to create a 3dBA increase and a 3dBA increase is only just notable. The author of the noise survey is a member of the Institute of Acoustics who require their members to operate in a scientific and impartial manner. The Environmental Health Officer has viewed the submitted noise survey and has found no reason to doubt the findings.
- 4.5 **Sport England:** The proposed development does not fall within either the Sport England statutory remit (Statutory Instrument 2015/595), or non-statutory remit (National Planning Policy Guidance (PPG) Par. 003 Ref. ID: 37-003-20140306), therefore Sport England has not provided a detailed response in this case. Officers advise Members that Sports England have provided informal advice on national policies, the relevant ones of which have been taken into consideration within this report.
- 4.6 **Police Architectural Liaison Officer:** At this stage we have no further comments, objections or recommendations and are happy to support to the application.
- 4.7 **Cambridgeshire Fire and Rescue Service:** No response.
- 4.8 **Archaeology:** No objections. No archaeological works are required with this application.
- 4.9 **Safer Routes to School Officer:** The revised travel plan is acceptable and fit for purpose. It is recommended that the travel plan is updated annually and fully reviewed every 5 years, enabling the school to deal effectively with any travel issues that may arise. The Road Safety Officer has listed suggested dates to be included within future plans.
- 4.10 **Rights of Way Officer:** The proposal would not affect Public Footpath No.1 Wyton and therefore there are no objections.
- 4.11 **CCC Highways Development Management:** No objections.
- 4.12 **CCC Transport Assessments Team:** Vehicular access for the proposed development will be taken from the existing site access off Cambridge Square. It is recognised that on-site car parking capacity will accommodate 26 spaces; inclusive of 2 disabled spaces. In addition, it is noted that any further staff parking will continue to accommodate the adjacent private roads. This is considered reasonable for car parking spaces as any additional on-street parking will be minimal and will occur on private roads. The School Travel Plan should seek to encourage car sharing initiatives to keep the number of staff vehicles to a minimum.

CCC are satisfied 131 cycle/scooter spaces will be provided at the school post redevelopment. It is noted that the School Travel Plan will continually monitor this provision to manage the demand of these spaces and provide any additional spaces if necessary.

It is noted that construction traffic will only travel along main roads on the adopted highway network and delivery times for larger vehicles will be restricted to outside of the peak periods. The time period of restrictions is to be agreed with the Local Highway Authority by means of a planning condition on any approval granted or as part of a Construction Traffic Management Plan. This is acceptable for use.

The application as submitted is not expected to have any significant impact on the local highway network. CCC therefore holds no objections to the proposals.

- 4.13 **Flood and Water Management Team:** No objection in principle to the development and has requested the imposition of conditions.
- 4.14 **Ecology Officer:** No response received.
- 4.15 **Neighbour Comments:** Four letters of objection have been received from three addresses that can be summarised as follows:
- Loss of view.
 - Loss of sunlight to habitable room and front garden.
 - The proposal should be rebuilt on the existing building site and utilise temporary accommodation.
 - Developers did not engage appropriately; residents were not given an opportunity to influence the proposal.
 - Objector contests Planning Statement declaration of engaging with residents; the first knowledge of the residents was 30th March at the School, no scale plans were presented.
 - No opportunity to present alternative sites or designs.
 - Contrary to policy (Huntingdon DC Urban Design Policy).
 - The proposed building would have a commercial/industrial appearance not in keeping with the traditional two-storey housing of the surrounding area.
 - Poor quality appearance, with materials chosen by cost.
 - The setback of the proposed building from the boundaries does not reflect the setback of the residential properties and is therefore out of character.
 - Growth of RAF Wyton has increased pupil numbers, therefore the school should be sited in an alternative location to the north of the estate, where it would have sufficient parking, cheaper costs and less impact of construction traffic.

- The large scale of the submitted applications are inappropriate for residential consultation as residents cannot print them out to scale and they are difficult to view on a monitor.
- The submitted reports are mainly in technical jargon, particularly the EIA.
- The geological survey was not completed at the time of submission.
- Residents assured only 4 No. trees were to be removed.
- Loss of trees would create a wind-tunnel and the end of the school impacting on No.1 & 2 Somerset Road.
- The proposed building would overshadow the dwellings on Somerset Road and would result in overlooking from the building windows resulting in a loss of privacy.
- Impact of new tree planting on light levels.
- Security lighting scheme has not been finalised at the time of submission and could lead to ambient light to bedrooms.
- Noise survey was not fit for purpose due to siting and the time of year.
- Increase in noise from playgrounds due to increase in pupils, creating further impact on Somerset Road as there will be no hedging to dampen the noise.
- The Landscaping scheme should be more extensive to break up the character of the impact on the building and the increased noise.
- The proposed landscaping would result in the loss of mature vegetation currently screening the site. The proposed planting would not be as mature and would take many years to mature.
- Hiring out of school hall and rooms for parties will create further out-of-hours noise and drunken/anti-social and criminal behaviour.
- Evening classes creating noise and parking issues.
- Cladding should not be used following the Grenfell Tower controversy.
- Existing issues with parking congestion and double parking during student pick-up and drop-off times, the new entrance on Somerset Road will increase this problem for residents and emergency vehicle access.
- The estate roads are un-adopted causing issues with the enforcement of parking, speeding and one-way streets.
- School security guidance states schools should only have one entrance, the multiple entrances put students at risk.
- The entrance should be located on Cambridge Square where they do not have the issue of residents on street parking.
- As the roads are un-adopted leaving residents paying for the roads; the Council need to take responsibility for the maintenance for the roads.
- Drainage plans have inadequate detail.

- Will the site have and immediate drainage area have sufficient drainage and storm capacity to cope with the increased surface area of the buildings.
- The main sewers near the site run under the gardens of Somerset Avenue. The increased pressure of the development could lead to increased pressure during times of flood, potentially causing damage to the adjoining properties and increasing insurance premiums.
- Interference with the existing poor mobile phone signal and wireless networks would be exacerbated by the school. Do not put a booster tower near the school.
- Is there safe play provision for the school children during construction and is it the same size?
- What are the working hours and can they be guaranteed?
- What controls are there on dust and noise from construction, construction traffic and construction parking?
- Residents should not pay for any damages to the road caused by construction traffic.
- Construction hours should be agreed with residents.
- Objector seeks guarantees that no construction traffic will use Somerset Road.
- Object to the loss of a child play space and the loss of parking spaces if the play space is to be relocated within the application site.

5.0 PLANNING POLICIES AND GUIDANCE

- 5.1 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 5.3 to 5.10 below. The National Planning Policy Framework (NPPF) and the Government's Planning Practice Guidance are also relevant from a national perspective.

National Planning Policy Framework (2012)

- 5.2 The National Planning Policy Framework (NPPF), sets out the Government's planning policies and how local planning authorities are expected to apply them. The NPPF is a material consideration in determining planning applications. It promotes the central government objective of being in favour of sustainable development. The advice in paragraph 12 is that development that accords with the local plan should be approved "unless other material considerations indicate otherwise" in line with the statutory requirements of the Town and Country Planning Act 1990 (as amended). The following paragraphs within the NPPF are also considered to be relevant to this application:

- **Paragraph 14** urges decision-takers to seek a presumption in favour of sustainable development where an adopted local plan is in place.
- **Paragraph 32** stipulates that development that generates significant traffic movement should be accompanied by a Transport Statement or Transport Assessment. Development should only be refused where the residual cumulative impacts of the development are severe.
- **Paragraph 38** requires that key facilities such as primary schools and local shops be located within easy walking distance of residential properties.
- **Paragraph 56** states good design is a key aspect of development and is indivisible from good planning.
- **Paragraphs 57 and 58** recognise the importance of planning positively and that local and neighbourhood plan policies seek high quality and inclusive designs to ensure that all development will function well, create places which are comfortable to live, work and visit, are safe and accessible and also visually attractive.
- **Paragraph 60** Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.
- **Paragraph 62** states that Local Authorities should have local design review to provide assessments and to support and ensure high standards of design. In assessing applications, local planning authorities should have regard to the recommendations from the design review panel.
- **Paragraph 72** urges local authorities to take a proactive, positive and collaborative approach to ensure that there is sufficient choice of school places to meet the needs of existing and new communities. They should give great weight to the need to create, expand or alter schools.
- **Paragraph 73** emphasises the importance of access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.
- **Paragraph 74** stipulates that the loss (of a playing field) resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.
- **Paragraph 93** states that Local Authorities should take into account climate change over the longer term, including climate change and water quality and new developments should be planned to avoid increased vulnerability to the impacts of climate change.
- **Paragraph 103** sets out how to reduce flood risk.

- 5.3 The Huntingdonshire Core Strategy sets out a series of 18 objectives. These include but are not limited to maintaining availability of key services and facilities; ensuring that design of new development is of high quality and that it integrates effectively with its setting and promotes local distinctiveness; and secure developments which are accessible to all potential users, and which minimise risks to health as a result of crime (or fear of crime), flooding or pollution and climate change.
- 5.4 Policy LPS 1 development will not normally be permitted unless the relevant infrastructure and community provisions are capable of meeting satisfactorily the extra demands placed upon them by the development.

Huntingdonshire Local Plan 1995 (Local Plan Alteration 2002) saved policies

- 5.5 Policy H30 stipulates that planning permission will not normally be granted for the extension of commercial uses within residential area that would be likely to have a detrimental effect on amenities. The benefits of essential services will need to be taken into account.
- 5.6 Policy T18 states the district council will press for other minor highway improvement schemes including the introduction of traffic management measures where they are considered necessary, practical and enforceable.
- 5.7 Policy En13 stipulates that applications in areas of archaeological potential may require a desk based assessment or archaeological investigation.
- 5.8 Policy En18 states the district will aim to protect important site features, including trees.
- 5.9 Policy En25 states that development should respect the scale, form, materials and design of established buildings in the locality of the application site and where appropriate make adequate provision for landscaping and amenity areas.
- 5.10 Policy CS8 seeks to ensure development shall only be permitted where satisfactory arrangements for water provisions, sewerage waste disposal, surface water drainage and land drainage.
- 5.11 Policy CS9 seeks to refuse applications that would prejudice schemes for flood water management.

Emerging Local Plan: Huntingdonshire Local Plan 2036 (Consultation Draft 2017)

- 5.12 Huntingdonshire District Council is currently in the process of preparing a Local Plan for the period up to 2036. The draft plan was subject to a public consultation period of 3 July - 25 August 2017. There is a further stage of public consultation to be carried out on the next version of the plan before it can be submitted to the Secretary of State for examination. The emerging plan is a material consideration but has little weight until the next stage (proposed submission). Whilst the Plan does not yet form part of the adopted development plan the following emerging policies are of some relevance to this application:
- 5.13 Policy LP 8 states that development shall only be allowed where the development has demonstrated that the proposal having taken into account, identified and proposed suitable mitigation measures for flood risk, SuDS and Waste Water.
- 5.14 Policy LP 10 identifies Wyton-on-the-Hill as a Small Development. The policy states that small scale development where the scale and location of the development is sustainable in terms of availability of existing services and infrastructure, opportunities for sustainable transport and effect on the character immediate locality and settlement as a whole.
- 5.15 Policy LP 13 states that a proposal will be supported where it responds positively to its surroundings helping to create distinctive, high quality, well-designed places, having regard to the design suite of SPDs. LP 13 further sets out a detailed list of criteria for design implementation, seeking to ensure proposals deliver well designed, attractive, useable and durable developments based on a thorough understanding of the site context.
- 5.16 Policy LP 14 states that a proposal will be supported where it can be demonstrated that viable efforts to reduce carbon dioxide (CO₂) emissions have been incorporated. Proposals for major non-residential development will be required to meet Building Research Establishment Environmental Assessment Method (BREEAM), standards or successor or equivalent standards, 'Excellent' as a minimum and will be required to be Zero Carbon if built after April 2019. Other non-residential developments will also be encouraged to meet this standard.
- 5.17 Policy LP 15 supports development where a high standard of amenity is provided for all users and residents of the proposal and the surrounding area. The policy lists key amenities to be ensured and protected including light, outlook, privacy, noise and pollution.
- 5.18 Policy LP 17 states that will be supported where they can demonstrate that opportunities have been maximised for sustainable travel, traffic volumes can be accommodated and will not cause significant harm to the character of the surrounding area. A clear network of safe accessible routes should be provided across the development.

- 5.19 Policy LP 18 states proposal will be supported where it incorporates appropriately designed vehicle and cycle parking with a clear justification for the level of provision proposed, having regard to the potential to increase the use of sustainable forms of travel, the amenity of the surrounding occupiers, servicing requirements and the needs of the potential users. The development should all comply with design and security guidance set out in the Huntingdonshire Design Guide SPD (2017) or successor documents.
- 5.20 Policy LP 28 seeks to ensure all impacts on biodiversity and geodiversity have been fully investigated.
- 5.21 Policy LP 29 seeks to ensure that proposed developments fully explore any impact they may have on trees, assessing and describing their value. Trees and other natural features shall be protected and retained, unless there are sound arboricultural reasons for their removal where alternative solutions, such as replacement or additional landscaping may be considered.
- 5.22 Policy LP 30 seeks to ensure that development proposal should seek to avoid the whole or partial loss of an area of open space or an outdoor recreation facility that contributes to the distinctive form, character and setting of a settlement or creates a focal point; or is of a particular value for sports, wildlife or recreation.

Huntingdonshire Design Guide SPD (2017)

- 5.23 The Huntingdonshire Design Guidance SPD sets out detailed criteria for design quality for development within the Huntingdonshire District. The document has been compiled in line with the NPPF and follows several key principles and aims to help in creating attractive, well designed, sustainable and well-functioning adaptable developments. The SPD further encourages attractive, fitting comfortably with its site and setting and makes a positive contribution to the surrounding area.

6.0 PLANNING CONSIDERATIONS

- 6.1 The mains issues with this application are as follows:
- Principle of development including Need
 - Design, character and appearance
 - Residential Amenity
 - Traffic, parking and highway safety
 - Open space, sports and recreation
 - Landscaping
 - Ecology
 - Flood Risk and drainage
 - Archaeology
 - Unexploded Ordinance Risk Assessment
 - Other Issues

Principle of Development including Need

- 6.2 A covering letter from the Children, Families and Adult Services of Cambridgeshire County Council who have commissioned the proposal, stating the proposed 1.5 form entry school to expand the existing school places from a 1 form entry of 210 to 315 to meet the demand for local pupil places. Furthermore, the existing site has issues relating to the maintenance, suitability and condition of the accommodation, which is causing concerns for the Council, as applicant and the school's governing body. The proposal would further introduce 39 places for early years and childcare as part of the proposed school building. As such the proposal complies with NPPF paragraph 72.
- 6.3 The application site contains an existing school and land currently used as a playground. The proposal is for a redevelopment of a previously developed site, and would in the main remain in educational use, with the existing separate playground being incorporated into the site. It is acknowledged that objections have been received on the grounds that alternative sites have not been considered, with objectors suggesting the use of a site to the north of the village. Officers note that there is no requirement for a school to carry out a sequential test for alternative sites under current national or local planning policies. It is a matter for the Planning Committee to consider whether the submitted proposal is acceptable or not.
- 6.4 The application site is located within a residential estate and predominantly serves the surrounding properties of the estate and the Park Home site to the south of Sawtry Way. As such the proposal is considered to be within a sustainable location. The siting of the proposed building would allow for the construction of the proposal while the existing school remained open to minimise disturbance to the existing students.
- 6.5 Having regard to the above, it is considered that the development is acceptable in principle, particularly given the existing education use of the site. As such, officers consider that the application complies with NPPF paragraphs 14 and 38; Policy LPS 1 of the Huntingdonshire Local Plan Core Strategy 1995, and Policy H30 of the Huntingdonshire Local Plan 1995 (Local Plan Alteration 2002) saved policies; and Policy LP 10 of the Emerging Local Plan: Huntingdonshire Local Plan 2036 (Consultation Draft 2017).

Design, Character and Appearance

- 6.6 The proposed school building would be situated in the southeast corner of the application site, and would have a street presence on Churchill Avenue and Cambridge Square. The scheme has been amended to its current form following consultation with the design review panel and

consultation with local residents. The design of the building is to provide an active presence on the street frontages of Churchill Avenue and Cambridge Square, with the main public entrance of the school fronting Cambridge Square.

- 6.7 The Cambridgeshire Quality Panel were presented with the proposal at the pre-application stage and while the Panel were generally supportive of the proposal they queried the 'Y-shaped layout' and use of rectangular rooms. The Panel advised that a sunlight analysis for the site and a study of flows through the site should be submitted with the application, which later formed part of the Design and Access Statement. Furthermore the Panel advised on the use of seasonal planting for plants to bloom throughout the year and to consider the potential for a wildlife pond and vegetable garden to be included in the landscaping scheme.
- 6.8 The design and external appearance of the proposed building was amended following the Design Review Panel, changing and breaking up the heights of the roofs of the two-storey element and restricting the vertical cladding to the two-storey main hall located. The remainder of the building would have a mix of white render and buff brickwork, which is more reflective of the surrounding properties as a result of pre-application discussions.
- 6.9 The building has three clear sections, the entrance and learning resource centre, pre-school and the key stage 1 and 2 teaching accommodation. The demolition and rebuilding of the school has provided the opportunity to ensure that the proposed classroom, outdoor and sports pitch provision meets the national standards, where the current site falls short.
- 6.10 In separating the entrances into the pre-school and staff entrance in the southern boundary and the main pupil entrance in the northern boundary, the layout will seek to minimise the congestion during drop-off and pick up times by separating the proposed primary and pre-school students and prevent all of the students arriving and congregating in one area. The pupil entrance on Somerset Road provides good pedestrian flow to the cycle/scooter parking and outdoor hard-surfaced play yards, with access to the Key Stage 1 and 2 areas of the school.
- 6.11 The main building entrance and preschool area is located on the Cambridge Avenue, with open forecourt to the entrance elevation creating a welcoming space. There is no access from the car-park directly through to the main building entrance. While this does create a longer walk for the car park users, it does serve to segregate the car park from the pre-school entrance.
- 6.12 It is acknowledged that objections have been received from residents living near the location of the proposed building regarding the design of the building. Concerns have been raised regarding the materials, scale and flat roof being out of keeping with the surrounding area. It considered by officers that the revised design of the building, following the Design

Review Panel is acceptable. While the two-storey building is larger than the surrounding dwellings, the proportions of the building are in scale with the application site and location. The separation distance between the proposal and the nearest dwelling (approximately 20 metres / 22 yards) relate well to the street scene.

- 6.13 While the objections to the proposed materials are noted, it is officer advice that the cladding material in the school colours create a distinctive entrance feature and the buff brick and render materials of the building wings are reflective of the material palette of the surrounding area. It is noted that objections consider the flat roof proposed for the primary school and entrance elements inappropriate. However, a pitched roof would lead to a significant increase in mass to these elements of the proposed building, which would likely result in an overly dominant building that would be out of scale with the surrounding properties.
- 6.14 Further concerns regarding the fire safety of the cladding have been raised by objectors. Officers advise that the issue of fire safety is dealt with by Building Regulations and not Planning Legislation.
- 6.15 Huntingdonshire District Council are generally supportive of the proposal however it is noted that they have requested that zinc be used for the mono-pitch roof of the proposed pre-school. The application site is not within a conservation area and this material does not appear to be a dominant within the surrounding area. Therefore, the proposed single-ply roofing material is considered to be acceptable in this instance.
- 6.16 The site would be enclosed by a 1.8m high security fence. In order to reduce the visual impact of the security fence, the proposed fence has been set away from the public highway and would be screened with hedging. This would serve to soften the appearance of the site and provide screening to the school play areas and sports pitches.
- 6.17 The application has been submitted with a BREEAM pre-assessment which has scored the proposed design of the building as 'Very Good'. While policy LP 14 of the Emerging Local Plan encourages non-residential development to meet the 'Excellent' standard, Members are advised that the policy carries limited weight and that the proposed building would be a significant improvement in comparison to the existing school building. As such it is officer advice that sustainability features incorporated into the design of the proposed building are acceptable in line with the adopted development plan.
- 6.18 Having regard to the above, it is officer advice that the mass, layout, function and appearance of the development result in a high quality of design that is deemed to comply with the NPPF; Huntingdonshire Local Plan 1995 (Local Plan alterations 2002) policy En25; and Emerging Local Plan: Huntingdonshire Local Plan 2036 (Consultation Draft 2017) policies LP 13 and LP 14.

Residential Amenity

- 6.19 The proposed building is being relocated to the south eastern boundary of the application site and therefore nearer to dwellings on Cambridge Square and Somerset Road. As such the proposed two-storey parts of the primary school and hall, reception and Learning Resource Centre element of the building would have the potential to impact on the residential amenities of the occupiers of these dwellings, particularly in terms of light and outlook.
- 6.20 The applicant has submitted a sunlight/shadow assessment of the proposed building within the Design and Access Statement. It is acknowledged that objections have been received on the grounds of light and existing views.
- 6.21 The proposed two-storey building would be sited a minimum distance of 20 metres (22 yards) from the nearest property to the south and 28 metres (30.5 yards) from the nearest property to the north. Owing to the orientation, the proposal would not have an impact on the natural daylight on the properties to the south. The submitted shadow assessment indicates that the proposal would have a limited impact on the evening light at the end of the day during the winter months, most notable at winter solstice. However, this impact is limited to the properties and gardens to the south of the application site for a small amount of time during the winter months and the impact would not be sufficient to justify the refusal of the application.
- 6.22 The proposal would have some visual impact from Cambridge Square and Somerset Road that should be considered in relation to the amenity of surrounding properties. However, owing to the separation distance from the properties and the height of the proposed structure being limited by the flat roof, the proposal would not have such an overbearing impact as to justify the refusal of the application.
- 6.23 A noise survey has been submitted with the application and the noise impact has been measured from the nearest dwelling as identified as the most exposed noise sensitive receptor. It is acknowledged that an objector disagrees with this location, as they consider their property to be the most sensitive. It is officer opinion, which is supported by the Environmental Health Officer, that the noise report has been carried out in a satisfactory manner by a suitably qualified noise consultant and there is no evidence to consider the submitted information unacceptable.
- 6.24 The noise survey has demonstrated that the proposed building and the associated plant would not cause a statutory nuisance to the surrounding occupiers and in turn the proposed classrooms would meet the BB93 (Acoustic Design of School) Indoor Ambient Noise Level criteria to ensure adequate levels of background noise in the classrooms.

- 6.25 It is acknowledged that an objection has been received on the grounds of the increase in noise generated from the increase in pupils using the outdoor spaces. The proposal is located on an existing school site and would therefore not be introducing a new noise source, it is reasonable to expect dwellings within close proximity to be affected by some noise during the normal school day. The Environmental Health Officer has advised that there would need to be a doubling in the number of students to create a 3dBA increase and a 3dBA increase is only just notable. As such increase in students would not lead to an unacceptable increase in noise. It is officer advice that it is not reasonable to refuse the application on the noise generated by the additional students using the outdoor play areas.
- 6.26 An objection has been received on the grounds that the lighting scheme has not been submitted with the initial application. Officers can confirm that a lighting scheme has been submitted. It is officer opinion that the lighting scheme is acceptable and appropriate to the development. A condition shall be imposed to ensure that the proposed lighting does not cause an unacceptable level of light pollution to the neighbouring properties (see proposed condition 20 in paragraph 8.1).
- 6.27 Having regard to the above, it is considered that the proposal complies with Huntingdonshire Local Plan 1995 (Local Plan Alterations 2002) policy H30; and Huntingdonshire Emerging Local Plan 2036 (Consultation Draft 2017) policy LP 15.

Traffic, Parking and Highway Safety

- 6.28 The applicant has submitted a full Transport Assessment and Travel Plan in support of the application. The surveys submitted with the Travel Plan record that 45% of the pupils walk to school, 25% cycle or scooter and 30% arrive by car. 88% of teachers arrive by car.
- 6.29 The Travel Plan sets out the school policies to reduce motorised journeys by raising awareness and encouraging the use of sustainable and public transport among pupils and staff. The Travel Plan has been compiled on the basis of a staff and pupil survey carried out in February 2017 and is designed to be a living document run by a Travel Plan Co-Ordinator who will be responsible for annual updates of the plan. The Travel Plan will ensure that a series of initiatives and targets are set and reviewed each year and that sufficient surveys, schemes and marketing are implemented to ensure the staff, pupils, parents and governors are involved with the scheme.
- 6.30 The CCC Highways team have no objection to the proposal.
- 6.31 It is noted that objections have been received on the grounds of parking congestion during school pick-up and drop-off times, leading to congestion and reported issues of illegal, anti-social and inconsiderate

parking in the immediately surrounding streets. While it is acknowledged that the use would lead to additional traffic in the surrounding area during pick-up and drop-off, the proposed parking provision and proactive effort to reduce car journeys through the Travel Plan is deemed adequate and would not lead to an unacceptable impact on the parking or highway safety of the surrounding area.

- 6.32 It has been noted that the roads of the estate in which the application site sits are not adopted and are therefore not maintained by the Local Authority, raising concerns that the increased traffic would lead to increased wear and tear on the surrounding road network that may result in additional expense to residents. It is the opinion of the case officer that the additional traffic would not lead to a significant and unacceptable amount of wear and tear on the roads. While objectors have requested that the roads are adopted prior to the commencement of development, officers advise that this is outside the control of the applicant and not essential to the development and as such it would be unreasonable to impose as a condition of the application.
- 6.33 Concerns were further raised that the construction traffic could lead to damage of the surrounding road network and pose a danger to pupils at the school. The applicant has submitted a robust construction management plan, including a construction vehicle routing plan and details to physically separate the construction site from the school grounds and to ensure that deliveries and site vehicles do not clash with the pupils arriving and leaving the school. Officers advise that the mitigation measures contained within the construction management plan are sufficient to ensure reasonable highway and site safety and shall be secured by condition (see proposed condition 10 in paragraph 8.1).
- 6.34 Huntingdonshire District Council has raised concerns that the proposed 26 car parking spaces would not be sufficient for the projected 31 staff. The plans have since been amended and there are now 28 car parking spaces. It is considered that it is not reasonable to expect one-to-one parking for each staff member, particularly as the school will have an active and monitored Travel Plan that aims to reduce the number of staff and pupils making car journeys, the provided parking is deemed to be sufficient. The Travel Plan currently shows that 88% of staff arrive at the school by car.
- 6.35 The proposed would provide 131 spaces for pupil cycles and scooters which the CCC Highways team deem as acceptable for the proposed development.
- 6.36 Having regard to the above, the proposal is deemed to comply with NPPF paragraph 32; T18 of the Huntingdonshire Local Plan 1995 (Local Plan Alteration 2002); policies LP 10, LP 17 and LP 18 of the Emerging Local Plan: Huntingdonshire Local Plan 2036 (Consultation Draft 2017); and the Huntingdonshire Design Guidance SPD.

Open Space, Sports and Recreation

- 6.37 The proposed building would be erected at the opposite end of the site to the existing building (southeast boundary) and would incorporate land currently outside of the school boundary and would therefore lead to the loss of the existing outdoor play space and netball court. However, the application would provide an additional sports pitch ((45 metres by 25 metres (proximately 150 foot by 25 foot)), a netball court ((30.5 metres by 15.25 metres (100 foot by 50 foot)), and outdoor play areas within the school grounds and a play area to the front of the site. As such it is officer advice that the proposal includes an adequate outdoor play and sports pitch provision.
- 6.38 Sport England have been consulted on the application. However, they have stated that the application falls outside of their remit and have limited their correspondence by referring to national policies that may be relevant. No site specific advice or comment were given.
- 6.39 It is acknowledged that the site would remove an outdoor play area and adjoining open space sited to the south of the existing school. While there will be a public area and small play area to the front of the public entrance to the school, this will not directly replace the lost play area and greenspace on a like for like basis. It is acknowledged that this would result in a net loss of public open space, however there are six further outdoor play areas within the estate.
- 6.40 On the balance of issues, the benefit of the improved school accommodation, sports pitch provision and play areas within the school are deemed to outweigh the loss of the small amount of open space and play provision, particularly as there are 6 other play sites within the estate. Therefore, It is considered that the proposal complies with paragraphs 73 and 74 of the NPPF; and Policy LP 30 of the Local Plan: Huntingdonshire Local Plan 2036 (Consultation Draft 2017).

Landscaping

- 6.41 The proposal includes a significant alteration to the existing layout of the school and the soft landscaping. The relocation of the main school building allows the proposal to accommodate a playing field to the northwest of the site, which has been discussed in paragraphs 6.6, 6.10 and 6.11 of this report.
- 6.42 A full landscape plan and Arboricultural Impact Assessment has been submitted with the application. It is acknowledged that the proposal would lead to the felling of 27 trees and sections of hedging; there would be replacement of 33 trees across the site. While this is a significant number of trees, the quality of the trees are limited and an adequate replanting schedule has been submitted. Having regard to the above, it is officer

advice the proposed landscaping scheme would make a positive contribution to the character, appearance, landscaping and ecology of the application site and the surrounding area.

- 6.43 The area surrounding the playing field would be planted with a wildflower mix, while the south corner of the site would be planted wildflower meadow mix, with a garden/vegetable garden to the east of the outdoor classroom/outdoor dining area and ornamental planting to the east of the reception classroom play area. A 1.2m hedge enclosing the proposed car park and an ornamental planted section to the southeast boundary of the car park.
- 6.44 It is officer advice that the proposed landscaping is acceptable subject to conditions recommended in paragraph 8.1 below. The proposed landscaping would create an attractive setting, contributing to the overall character and appearance of the application site and surrounding area. Furthermore, the proposed soft landscaping would make a valuable contribution to sustainable urban drainage of the site and increase the ecology of the site.
- 6.45 Having regard to the above, the proposal is deemed to comply with the NPPF; and the Huntingdonshire Design Guidance SPD.

Ecology

- 6.46 The applicant carried out and submitted a Phase 1 Habitat Assessment and Ecological Impact Assessment as part of the application submission. The habitat survey has assessed the application site and immediate surrounding area for protected and notable species and habitats, including bats, badgers, nesting birds, water voles and great crested newts. Furthermore, the survey has screened the surrounding area to ensure the site does not fall within any zones of influence or any protected habitats (i.e. breeding grounds for Great Crested Newts).
- 6.47 The desktop and field surveys have found no evidence of protected species or their habitats. While no nesting birds were found, it was noted that the site contains potential nesting sites, including bird boxes attached to the boiler house. As such the Ecological Impact Assessment recommends that the operational set up of the development avoids the bird breeding season (February to August), or if this is unavoidable, a nesting bird survey should be carried out by a suitably qualified ecologist prior to clearance works. If any nests are found they should be clearly marked and left undisturbed until the young have fledged and left the nest.
- 6.48 The applicant has stipulated that it was not possible to enter the garages and has recommended that an inspection for bats is carried out by a licensed bat worker prior to demolition and after the asbestos risk has been removed.

- 6.49 The applicant has proposed a series of 'bug houses', bird nesting boxes and bat boxes to the existing trees in the south corner and the northwest corner of the application site that are integrated into the proposed landscaping scheme, which would contribute to the ecology of the site.
- 6.50 Given the submitted Ecological Impact Assessment, it is considered that the proposed works would not have a significant impact on the surrounding ecological network subject to conditions to ensure or mitigate clearance works during the bird-breeding season and a condition to ensure a bat inspection is carried out prior to demolition. With the relevant conditions imposed, the proposal will comply with policy LP 30 of the Emerging Local Plan: Huntingdonshire Local Plan 2036 (Consultation Draft 2017).

Flood Risk and Drainage

- 6.51 The application site is previously developed land and falls within the Flood Zone 1 which clarifies that the land is assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%), as such it is officer advice that the proposal does not require a Flood Risk Assessment.
- 6.52 The applicant has submitted a Drainage Strategy for the development, which has clarified that owing to impermeable ground conditions and there being no water course in the vicinity of the site, the surface water from the development will connect to the existing surface water sewer in Somerset Road.
- 6.53 Flood risk, surface water management and drainage are controlled through the NPPF; Cambridgeshire County Council (as the Lead Local Flood Authority) Surface Water Guidance, including supplementary planning guidance endorsed in July 2016; CIRIA 753 (The SuDs Manual); and Part H of the Building Regulations (2002). For previously developed sites, development should not exceed the discharge rates of the previous development but it is preferable to return the discharge rate to the green field site rate.
- 6.54 The application site proposes the incorporation of pervious pavements, an attenuation storage tank and a Hydro-break vortex control device that would restrict the surface water discharge to 3.5 litres per second. The Drainage Strategy provides a detailed maintenance schedule for each of the proposed drainage measures. The submitted details show the proposal has a discharge rate suitable for weather events up to, and including, a 1 in 100 year flood event plus a 20% allowance for climate change.

- 6.55 The Local Lead Flood Authority (LLFA) has raised no objections to the proposed development subject to conditions relating to the surface water drainage scheme and maintenance arrangements are proposed.
- 6.56 It is acknowledged that an objection has been received, raising concerns that the existing surface water sewerage pipes running through Somerset Road would not cope with the increased size of the school, which may result in damage/flood damage to the neighbouring properties. The submitted Drainage Strategy demonstrates that the proposal would improve the discharge rate of the application and the LLFA have not objected to the application, as such it is officer advice that there is no evidence that the proposal would have a detrimental impact on the surrounding sewers, or would lead to an increased flood risk.
- 6.57 Having regard to the above, it is considered that the proposal is acceptable in terms of water management and drainage and that the proposal would comply with Huntingdonshire Local Plan 1995 (Local Plan Alterations 2002) policies CS8 and CS9 and the Emerging Local Plan: Huntingdonshire Local Plan 2036 (Consultation Draft 2017) Policy LP 9.

Archaeology

- 6.58 The Historical Environment Team have been consulted and the Senior Archaeologist has confirmed that archaeology works are not necessary for the application. Given this it is considered that the proposal complies with Huntingdonshire District Local Plan 1995 (Local Plan alterations 2002) policy En13.

Unexploded Ordinance Risk Assessment

- 6.59 The applicant has submitted a detailed Unexploded Ordinance (UXO) Risk Assessment with the application, owing to the proximity of RAF Wyton. RAF Wyton has been an operational military airfield prior to World War II. The report details the three principle sources of UXO in the UK:
- Munitions deposited as a result of military training and exercises
 - Munitions lost, burnt, buried or otherwise discarded either deliberately, accidentally, or ineffectively.
 - Munitions resulting from wartime activities including German bombing in WWI and WWII, long range shelling, and defensive activities.
- 6.60 The report investigates the available historical records in a desktop assessment and lists the types and potential of UXO being found at the site. Though RAF Wyton was an active RAF airfield throughout WWI and WWII, the airfield was never targeted and the surrounding area of St Ives received very low levels of bombing, likely owing to its rural nature. During WWII, the site fell within close proximity to RAF officer recreation facilities and WAAF accommodation, as such any ordinance dropped from

bombing raids is likely to have been observed. As such the risk of UXO is considered by the applicant to be Low - Medium.

- 6.61 The report assess the likelihood of UXO from WWII allied forces munitions, including anti-aircraft defensive weapons and training exercises. There are recorded defence exercises within the area immediately surrounding the airfield, but the records do not record the details of these exercises. It is also noted that numerous aircraft crashes were recorded to the southeast of the airfield, however the exact locations of the incidents were not recorded. There remains a slight chance that crashed aircraft may have resulted in dispersal of materials or ordnance in the application site. There is no other site history of any other military facilities or training grounds that would increase the likelihood of UXO contamination of the site.
- 6.62 The site underwent development post WWII, with the construction of the school and the separate playground, as such there is a risk of encountering UXO that is mitigated within the footprint of the existing foundations and excavations.
- 6.63 The sole mitigation measure of the UXO Risk Assessment is to ensure that site specific Unexploded Ordnance Awareness Briefings to all personnel conducting intrusive works. It is recommended that this is attached as a condition of the application (see proposed condition 13 in paragraph 8.1).
- 6.64 The redevelopment of the site is therefore considered to be acceptable in terms of UXO risk given the previous development of the application site and subject to the mitigation measure identified within the UXO Risk Assessment.

Other Issues

- 6.65 Concern has also been expressed about the following matters:-:
- 6.66 Loss of view: It is accepted that the proposed building will have a visual impact from the properties located to the southeast end of Somerset Road and Cambridge Square, which has already been assessed in sections 6.18 to 6.25 above. However, officers would advise that the loss of views are not a material planning consideration, as such the proposal may not be refused on this ground.
- 6.67 Hall Hire and Anti-Social Behaviour: Concerns have been raised that the hiring of rooms within the school for parties that would result in drunken and anti-social behaviour. Any sale or consumption of alcohol would be subject separately to licensing legislation, which include measures to prevent anti-social behaviour.

- 6.68 The main use as a primary school can be used as a community hire facility, however these uses must be approved by the Head Teacher and the Board of Governors. It is unlikely that the school would supply or allow alcohol on the premises. The school does not currently host such uses and the proposal does not include plans to introduce such a use.
- 6.69 Applicant failed to engage properly with residents: It is officer advice that while engagement with residents is encouraged it is not a mandatory requirement of the submission of a planning application.
- 6.70 The applicant carried out pre-application on the 10th March 2017, public consultation on the 30th March 2017 and underwent the Design Panel Review on the 10th April 2017. During the public consultation six presentation boards and a copy of the presentation, shown for reference, were mounted on display panels and located in the school hall. The open event was staged from 3:00pm to 7:00pm. The displays were manned by members from Cambridgeshire County Council, RG Carters and Saunders Boston Architects. A sign in register and feedback forms were made available.
- 6.71 Officers would further advise that there is no set process of resident consultations and that officers consider the applicant has undertaken a reasonable level of neighbour consultation.
- 6.72 Scale of Plans: An objection has been received stating the scale of the plans make the application too difficult to read on a householder monitor and not available for residents to print out to scale at home. Officers advise that the applicant has met the national and local validation criteria and the plans and documents are scaled to acceptable scales. The local authority may not insist on specific scales to accommodate third parties and the neighbour notification letters states that hard copies of the plans are available for inspection.
- 6.73 Technical Language of reports: An applicant has objected that the language used in several reports is technical jargon and difficult for the lay-person to understand (particularly the Ecological Impact Assessment). Unfortunately, by the nature of several reports and their subject matter, they will be required to use some technical language. Each report does contain summaries to aid in understanding their contents, but the vocabulary used is unavoidable.
- 6.74 No geological survey: Officers confirm that a geological survey is not required for this application.
- 6.75 Wind tunnel: An objection has been received that the loss of mature planting on site would result in a wind tunnel affecting the properties of Somerset Avenue. As discussed in paragraphs 6.39 to 6.40 (landscaping) of this report, the loss of the trees on site are being replaced by both trees and hedging. It is acknowledged that it will take some time for the planting to mature, but the planting will adequately replace and improve the

landscaping scheme. Furthermore, the alleged creation of a wind-tunnel effect is not considered to be reasonable grounds for refusal within the context of this application.

- 6.76 Mobile phone and wireless signal: An objection has been lodged on the grounds the two-storey building would interfere and worsen mobile phone and wireless signal and if the school is to be built, a booster mast should be erected in the area (but not at the school). Officers consider that it is very unlikely that a two-storey building would interfere with either wireless or mobile phone signals. Furthermore, only the licensed telecommunications operators can install telecommunications equipment.

7.0 CONCLUSION

- 7.1 Having regard to the above, it is considered that the proposed development complies with all relevant policies of the National Planning Policy Framework; Huntingdonshire District Council LDF Core Strategy (2009); the Huntingdonshire Local Plan 1995 (Local Plan Alteration 2002) saved policies; and the Emerging Local Plan: Huntingdonshire Local Plan 2036 (Consultation Draft 2017).
- 7.2 The principle of the development is considered to be acceptable with the proposal providing a sustainable development to address an identified shortfall in educational need within the Huntingdonshire District.
- 7.3 While objections have been received, it is officer advice that they have been satisfactorily addressed and all the relevant material considerations within section 6 of this report have been given full consideration.

8.0 RECOMMENDATION

- 8.1 It is recommended that planning permission be granted.

1. Commencement of Development

The development hereby permitted shall be commenced no later than three years from the date of the decision notice. 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.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act and 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 any part of the development hereby approved, as shown on Drawing Number 1533-PL-503 Revision A: Proposed Block Plan dated 14/08/2017, the County Planning Authority shall be notified in writing of the date at which it was first occupied.

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

3. In accordance with the approved plans

The development hereby permitted shall be carried out in accordance with the application form dated 17/05/2017 and the following information (received 17/05/2017 unless otherwise specified) and plans, except as otherwise required by any of the conditions set out in this permission:

- 1533-PL-501: Location Plan dated 20/02/2017
- 1533-PL-503 Revision A: Proposed Block Plan dated 14/08/2017
- 1533-PL-010: Proposed Ground Floor Plan dated 02/13/17
- 1533-T-011 Revision A: Proposed First Floor Plan dated 09/05/17
- 1533-PL-012 Revision 1: Proposed Roof Plan dated 04/08/2017
- 1533-PL-210 Revision 1: Elevation sheet 1 of 2 dated 02/08/2017
- 1533-PL-211 Revision 1: Elevation sheet 2 of 2 dated 02/08/2017
- 1533-PL-212 Revision 1: 3D visuals dated 04/08/2017
- A3216 Drawing Number 1 Rev P03: Proposed Landscape Plan dated 14.08.17
- A2930 Drawing Number 2 Rev T01: Proposed External Finished Levels dated 21.06.2017
- A2930 Drawing Number 02 Rev T00: Existing Trees and Hardstanding Removal dated 05.06.2017
- A2930 Drawing Number 03 Rev T00: Existing and Proposed Levels dated 12.06.2017
- A2930 Drawing Number 11 Rev T00: Tree Pit Details dated 05/06/2017
- DRG No: 1642/S.03 Revision P01 External Site Plan Lighting Plots dated 03 July 2017
- Exterior Scene 1/Entrance/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/reception/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/KS1/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/Pre School/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/Bike Stand/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/Car Park/Isolines – DIALux dated 02/06/2017
- Planning Statement – Bidwells dated 15/052017
- School Travel Plan by MTC Engineering 1882 dated Sept 2017
- Environmental Noise Survey Report – HRS Services Ltd dated 17/03/2017
- Landscape Specification – Carter Builder and Encon Associates Limited dated June 2017
- Tree constraints & removal Existing plan v5 dated 08/05/2017
- Tree protection Construction phase v3 dated 08/05/2017
- Tree protection Demolition phase v3 dated 08/05/2017

- Arboricultural Impact Assessment (Greenwillows Associates Ltd) dated May 2016
- BREEAM UK New Construction 2014 Assessment Report (pre-assessment) dated 08/02/17
- Detailed Unexploded Ordnance (UXO) Risk Assessment – 1st Line Defence UXO Solutions (6th February 2016)
- Design and Access Statement (Part 1 and Part 2) – Saunders Boston Architects dated May 2017.
- Flood Risk Assessment – MTC Engineering dated February 2017
- Drainage Strategy Revision B – Peter Dann Consulting Engineers dated 24/10/2017.
- Ecological Impact Assessment Greenwillows Associates Ltd) dated February 2017
- Site Investigation Report – Harrison Geotechnical Engineering (March 2007)
- Transport Assessment - MTC Engineering dated May 2017
- Waste Management Policy – R G Carter Construction Limited dated August 2016
- Site Proposals and Traffic Management Plan – Carter Builder dated 27/07/2017
- 10-7114_ZZ-DR-D2000 Rev CD01: Proposed Drainage Layout (dated 29/08/2017)
- 10-7114_ZZ-DR-D2100 Rev CD01: Drainage Layout Sheet 1 of 2 (dated 29/08/2017)
- 10-7114_ZZ-DR-D2101 Rev CD01: Drainage Layout Sheet 2 of 2 (dated 29/08/2017)

Reason: To ensure the development is carried out in accordance with the approved plans and to define the site and preserve the character, appearance and quality of the area in accordance with Policy En25 of the Huntingdonshire Local Plan 1995 (Local Plan alterations 2002).

4. Materials

The hereby approved development shall be constructed in accordance with the building materials stipulated within the submitted Design and Access Statement, submitted Design and Access Statement (Section 3); Drawing Number 1533-PL-210 Revision 1: Elevation sheet 1 of 2 dated 07/31/17; and Drawing Number 1533-PL-211 Revision 1: Elevation sheet 2 of 2 dated 07/31/17, unless otherwise updated in other documents. Those materials identified to be confirmed on the approved plans shall be submitted to and approved in writing by the Local Planning Authority prior to the construction phase using the materials. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: To ensure the development is carried out in accordance with the approved plans and to define the site and preserve the character,

appearance and quality of the area in accordance with Policy En25 Huntingdon Local Plan 1995 (Local Plan alterations 2002).

5. External Surfacing Materials

A full schedule of external surfacing materials shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The surfacing materials shall be in accordance with the permeable surface details stated within the Drainage Strategy Revision B – Peter Dann Consulting Engineers dated 24/10/2017. The surfacing materials shall be carried in accordance with approved details and retained thereafter.

Reason: To ensure that the external surfacing materials have a satisfactory character and appearance to preserve the character, appearance and quality of the area and ensure that the surfacing materials comply with the permeable surfaces identified within approved drainage strategy in accordance with Policies CS8 and CS9 and En25 of the Huntingdonshire Local Plan 1995 (Local Plan alterations 2002).

6. Landscaping Scheme

The development shall be carried out in full accordance with the approved Landscape Specification (Carter Builder and Encon Associates Limited dated June 2017) and the landscaping plan (A3216 Drawing Number 01 Rev P03: Proposed Landscape Plan dated 14.08.17), including the identified ecology measures identified on the plans (bird and bat boxes and bug houses). The scheme shall be implemented in the first planting season following the demolition of the existing school building.

Reason: To ensure the satisfactory appearance, landscaping and ecology of the site having regard to policy En25 of the Huntingdonshire Local Plan 1995 (Local Plan Alteration 2002).

7. Landscaping Maintenance Period

The hereby approved Landscaping scheme and ecology scheme shall be maintained for a period of no less than five years from the date of implementation. Should any tree, hedge or planting become damaged, diseased or die, it shall be replaced by a suitable tree, hedge or plant of similar size.

Reason: To ensure the satisfactory appearance, landscaping and ecology of the site having regard to policy En25 of the Huntingdonshire Local Plan 1995 (Local Plan Alteration 2002).

8. Tree Protection Measures

The hereby approved development shall be carried out in full accordance with the tree protection measures, recommendations and details as set

out within the Arboricultural Impact Assessment (Greenwillows Associates Ltd) dated May 2016; Tree constraints & removal Existing plan v5 dated 08/05/2017; Tree protection Construction phase v3 dated 08/05/2017; and Tree protection Demolition phase v3 dated 08/05/2017. The protective fencing within these plans shall be implemented prior to the commencement of development.

Reason: To ensure the health and visual amenity of the trees and landscaping features to be retained on site having regard to policy En25 of the Huntingdonshire Local Plan 1995 (Local Plan Alteration 2002).

9. Transport Assessment

The hereby approved Transport Assessment 1882 – TA Rev A (May 2017) shall be implemented in full accordance with the findings and recommendations contained within the report on occupation of the approved school building.

Reason: To reduce trips by private cars to and from the school and reduce the pressure the surrounding highway network having regard to policy T18 of the Huntingdonshire Local Plan 1995 (Local Plan Alteration 2002).

10. Implementation of Drainage

Prior to the first occupation of the hereby approved school building, pervious pavements, an attenuation storage tank and a Hydro-break vortex control device shall be installed and operational as detailed within the Drainage Strategy Revision B – Peter Dann Consulting Engineers dated 24/10/2017. Thereafter the pervious pavements, attenuation storage tank and Hydro-break vortex control device shall be retained and maintained in full accordance with the maintenance schedule detailed within the Drainage Strategy (Peter Dann Consulting Engineers dated April 2017) in perpetuity.

Reason: To ensure that the proposal minimises surface water flow from the site and reduce the risk of flooding, having regard to the Huntingdonshire Local Plan 1995 (Local Plan Alterations 2002) policies CS8 and CS9.

11. Traffic Management Plan

The hereby approved development shall be carried out in full accordance with Drawing Number 1533-PL-501: Location Plan dated 20/02/2017; and Site Proposals and Traffic Management Plan (Carter Builder dated 27/07/2017) including all dust and mud mitigation measures and construction/demolition traffic routing.

Reason: In the interest of highway safety in accordance with policy T18 of the Huntingdonshire Local Plan 1995 (Local Plan Alteration 2002).

12. Construction and Demolition Hours

No construction or demolition, including arrival and leaving times of the workforces shall be undertaken on the site except between 0730hrs to 1800hrs each day on Mondays to Fridays and between 0800hrs to 1300hrs on Saturdays with no construction on Sundays or Bank Holidays or outside of these times.

Reason: In the interest of residential amenity having regard to policies H30 and T18 Huntingdonshire Local Plan 1995 (Local Plan Alterations 2002).

13. Delivery Hour Restrictions

There shall be no construction or demolition deliveries to or from the site outside of the construction hours stipulated within condition 11 of this permission, or between hours 0830hrs and 0900hrs and 1510hrs and 1600hrs on Mondays to Fridays inclusive.

Reason: In the interest of residential amenity and highway safety to ensure that delivery movements do not coincide with students entering or leaving the school having regard to Huntingdonshire Local Plan 1995 (Local Plan Alterations 2002) Policy H30.

14. Unexploded Ordinance

Prior to the commencement of development, a site specific Unexploded Ordinance Awareness Briefing in line with the Detailed Unexploded Ordinance (UXO) Risk Assessment (1st Line Defence UXO Solutions 6th February 2016) shall be given to all personnel conducting intrusive works on the site. Copies of the brief shall be made available to all site workers conducting intrusive works.

Reason: To ensure safe working practises and the safety of the site workers and people in the surrounding area in the event of UXO being found.

15. Car Parking and Cycle/Scooter Shelters

The hereby approved car parking and cycle/scooter shelters as identified on Drawing Number A3216 Drawing Number 1 Rev P03: Proposed Landscape Plan dated 14.08.17 shall be implemented prior to the first occupation of the approved school building and shall be retained thereafter.

Reason: In the interest of highway safety in accordance with T18 of the Huntingdonshire Local Plan 1995 (Local Plan Alteration 2002).

16. BREEAM

Within 6 months of the commencement of development:

- 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 7 credits in the Energy category (Ene01 – Ene08) and no less than 5 credits in the Water category (Wat01 – Wat04) of the relevant BREEAM assessment within an overall assessment 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 assessment 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: To ensure that the development is sustainable and makes efficient use of energy, water and materials in accordance with NPPF paragraph 14 and in the interests of reducing carbon dioxide emissions and promoting the principles of sustainable construction and efficient use of buildings in accordance with Policy CS1 of the Huntingdonshire District Council LDF Core Strategy (2009).

17. BREEAM Post Construction Review

Within 12 months of the first occupation of the development, as identified through condition 2, a post-construction review shall be submitted to the County Planning Authority indicating that a BREEAM rating of 'Very Good' or better has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials in accordance with NPPF paragraph 14 and in the interests of reducing carbon dioxide emissions and promoting the principles of sustainable construction and efficient use of buildings in accordance with Policy CS1 of the Huntingdonshire District Council LDF Core Strategy (2009).

18. Bat Checks prior to Garage Demolition

No demolition of the garages and outbuildings shown on drawing 1533-PL-502 Existing Block Plan (dated 05/15/17) shall take place until a check for roosting bats has been made by a competent ecologist. A report of the ecologist's check shall be submitted to the County Planning Authority within 4 weeks of the check taking place. Prior to the demolition of the

garages and outbuildings and after the safe removal of the asbestos, the garage structures shall be inspected by a suitably licensed bat worker.

Reason: To ensure that the proposed demolition does not damage, disturb or destroy any bats or their habitats having regard to Policy En25 of the Huntingdonshire Local Plan 1995 (Local Plan Alteration 2002) saved policies.

19. Lighting Scheme

The lighting for the development shall only be installed in accordance with the approved lighting plans, as set out below:

- Exterior Scene 1/Entrance/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/reception/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/KS1/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/Pre School/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/Bike Stand/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/Car Park/Isolines – DIALux dated 02/06/2017

Reason: In the interest of visual and residential amenity have regard to Huntingdonshire Local Plan 1995 (Local Plan Alterations 2002) Policy H30.

Informatives

1. The School Travel Plan shall be updated annually and undergo a full review every five years, with the review findings implemented in full.
2. The operational set up of the development and landscaping works are to avoid the bird breeding season (February to August). If this is unavoidable, a nesting bird survey should be carried out by a suitably qualified ecologist prior to clearance works. If any nests are found they should be clearly marked and left undisturbed until the young have fledged and left the nest.

Compliance with paragraphs 186 and 187 of the National Planning Policy Framework

In accordance with paragraphs 186 & 187 of the NPPF, the County Planning Authority has worked proactively with the applicant to ensure that the proposed development is acceptable in planning terms by negotiating the submission of further details. All land use planning matters have been given full consideration and consultation took place with statutory consultees and neighbours, which resulted in overall support for the provision of a replacement 1.5 form entry primary school at the Wyton-on-the-Hill school site.

Source Documents

Link to the National Planning Policy Framework:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

The Huntingdonshire Local Plan (1995) and Saved Local Plan Policies:-

<http://www.huntingdonshire.gov.uk/planning/adopted-development-plans/current-local-plan/>

Huntingdonshire Local Development Framework Core Strategy (2009)

<http://www.huntingdonshire.gov.uk/planning/adopted-development-plans/>

Huntingdonshire's Local Plan to 2036: Consultation Draft 2017 :-

<http://consult.huntingdonshire.gov.uk/portal/pp/hlp2036/cd2017/cd2017?pointId=3935594#document-3935594>