

Full Planning Application for the erection of a 1 Form Entry (FE) new primary school (210 places) with a pre-school nursery facility (26 places) with associated site access, car and cycle parking, landscaping and associated infrastructure.

At: Kennett Primary School, Kennett Garden Village, land southwest of 98-138 Station Road, Kennett, CB8 7QQ.

Applicant: Cambridgeshire County Council

Application Number: CCC/22/138/FUL

To: Planning Committee

Date: 17 May 2023

From: Head of Service, Planning and Sustainable Growth

Electoral division(s): Burwell

Purpose: To consider the above planning application

Recommendation: That permission is granted subject to the conditions set out in paragraph 12.1

Officer contact:

Name: Dallas Owen

Post: Development Management Officer (Strategic and Specialist)

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1. Introduction / Background

- 1.1 To put this Regulation 3 planning application into context, the school site is part of the wider development known as 'Kennett Garden Village'. Outline planning permission was granted for Kennett Garden Village on 40 hectares of Grade 2 and 3a agricultural land for up to 500 dwellings with associated employment and community uses (including care home and/or sheltered housing) and a new primary school with a pre-school (nursery) facility, supporting infrastructure and open space/landscaping on 15 April 2020 by East Cambs District Council under planning application reference: 18/00752/ESO. Therefore, the principle of the need for a primary school within the wider development has already been established and approved. The outline application for the Garden Village was accompanied by an Environmental Statement that considered agricultural land classification, air quality, archaeology and cultural heritage, ecology and nature conservation, ground conditions, landscape and visual amenity, noise and vibration, socio-economics, traffic and transport, water quality, hydrology and flood risk.
- 1.2 The proposed primary school forms part of Phase 1 of the Kennett Garden Village development (along with a Village Centre including a health care building and retail units, The Village Green, community orchards, allotments, site wide sustainable drainage, road infrastructure and 240 homes), to be delivered at an early stage of the Garden Village development to provide social and employment uses on the site alongside the delivery of new homes. However, the proposed primary school is the only development proposed in this Regulation 3 planning application.
- 1.3 On the basis that the Outline planning application ref: 18/00752/ESO for Kennett Garden Village was a departure from the development plan, the Council's Scheme of Authorisations requires the Regulation 3 planning application for the proposed primary school to be determined by elected members, even though it has the support of statutory consultees.

2. The Site and Surroundings

- 2.1 Kennett village is located approximately 5.5 miles north-east from the centre of Newmarket. The wider Kennett Garden Village site comprises an irregular shaped area of arable land measuring 40 hectares. Dane Hill Road is to the north and Station Road abuts the eastern boundary which is defined by a mature hedgerow. To the south of the Kennett Garden Village site is an industrial estate and beyond this is Kennett Railway Station. The A14 runs in parallel with the railway line also to the south. Open farmland abuts the western edge of the Kennett Garden Village site. Kennett village comprises sporadic groups of housing along Station Road.
- 2.2 The area of land set aside for the proposed primary school within the Kennett Garden Village development is 2.46 hectares and is an irregular piece of arable farmland located 111 metres south-west from the existing Kennett Primary School and nearest residential property. The proposed school building would be located 172 metres from the existing Kennett Primary School and nearest residential property. There are no trees or buildings on the relatively flat site which has been allocated for the proposed school. The site lies within Flood Zone 1 and is at a low risk of flooding (Environment

Agency classification). Annex 3 of the NPPF (2021) states that educational establishments are classed as a 'more vulnerable use' when considering the impact of flood risk.

- 2.3 The site lies within a Sand and Gravel Mineral Safeguarding Area which is safeguarded under Policy 5 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021). The proposed development site also lies within the consultation area (CA) for the Kennett Water Recycling Area (WRA) as identified under Policy 16 (Consultation Areas) of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).
- 2.4 The existing Kennett Primary School is within the same ownership as the proposed school site and is a grade II listed building located at the junction of Church Lane and Station Road.

3. The Proposed Development

- 3.1 The proposal seeks to erect a single-storey, one form entry primary school to accommodate 210 pupils with a 26-place pre-school nursery, including the provision for car and cycle parking, means of enclosure, landscaping and school playing fields. The proposed school will replace the current school in Kennett.
- 3.2 The main entrance to the school will be visible from the public domain. The main school hall (and school kitchen) is located on the main frontage to the Village Centre and Square, which is south of the proposed school. The proposed school will form a landmark building, at the southeast corner of the proposed school site, in accordance with the Kennett Garden Village Design Code. A central wing of teaching and admin spaces would be located in a one-storey block protruding from the north elevation of the main hall northwards into the school site. The single storey classrooms would open directly on to external play areas within the secure site boundary, with group rooms and specialist teaching spaces arranged to create outside landscaped teaching areas. The design and layout of the school allows for potential future expansion within the school site should it be required.
- 3.3 Pedestrian access points are proposed along the southern boundary of the school site into the 'entrance square' which would lead to the main entrance to the school and nursery, creating a buffer between the public space and the school environment. Two additional pedestrian access points are also proposed along the eastern boundary of the site accessed from the Village Square to allow community access to the main hall.
- 3.4 Vehicular access to the school will be via the primary road (currently unnamed) within the Kennett Garden Village development leading into a small car park and servicing area which are located in the southwest corner of the school site and west of the school buildings. It is proposed that 27 staff and visitor parking spaces will be provided, this includes two disabled spaces and three EV charging spaces. The new primary perimeter road is the subject of a separate submission of the reserved matters pursuant to the outline planning permission (approved by East Cambridgeshire District Council under application reference 22/00471/RMM).

- 3.5 Cycles, scooters and pedestrians can enter the site via the secondary road (currently unnamed) which is located along the southern boundary of the school site where cycle parking facilities are located. To the south of the school there is also a pedestrian/cycleway forming a link to the Village Square and allowing for wider connectivity within the Kennett Garden Village development. The primary school will provide a total of 48 cycle parking spaces (42 staff / pupils and 6 visitor) and 24 scooter parking spaces. Details of the proposed elevations and specification details of the cycle, cycle shelters and scooter racks have not been submitted, although these can be secured by condition.
- 3.6 Onsite renewable technologies including photovoltaic (PV) and Air Source Heat Pumps (ASHP) are proposed. Although the location of the PVs are indicated on the submitted roof plan of the school, the proposed location for an ASHP has not been shown, although these can be secured by condition.

4. Planning History

- 4.1 The following paragraphs set out the most relevant planning history for Kennett Garden Village which have been assessed by East Cambridgeshire District Council in relation to this planning application:
- 4.2 18/00752/ESO - Outline permission for Sustainable 'Garden Village' extension to Kennett - residential-led development with associated employment and community uses (including care home and/or sheltered housing) and a new primary school with a pre-school (nursery) facilities, supporting infrastructure and open space/landscaping. APPROVED 15/04/2020.
- 4.3 22/00471/RMM – Reserved matters pursuant to outline planning permission 18/00752/ESO, to create perimeter road around the south and west sides of the site, linking the approved roundabout junctions to deliver the by-pass to the village and the main access to Kennett Garden Village. APPROVED 08/12/2022.
- 4.4 22/00472/RMM - Reserved matters pursuant to outline planning permission 18/00752/ESO, to construct 32no. one, two, three and four bedroom dwellings, 15no. plots for self-build and custom housing, CLT office, associated infrastructure and public open space as the first phase of the residential development at Kennett Garden Village. APPROVED 22/03/2023.
- 4.5 18/00752/NMAA - Non material amendment to previously approved 18/00949/ESO for Sustainable 'Garden Village' extension to Kennett - residential-led development with associated employment and community uses (including care home and/or sheltered housing) and a new primary school with a pre-school (nursery) facilities, supporting infrastructure and open space/landscaping. APPROVED 22/11/2022.
- 4.6 18/00752/NMAB - Non material amendment to previously approved 18/00752/ESO for Sustainable 'Garden Village' extension to Kennett - residential-led development with associated employment and community uses (including care home and/or sheltered housing) and a new primary school with a pre-school (nursery) facilities, supporting infrastructure and open space/landscaping. WITHDRAWN.

- 4.7 18/00752/NMAC - Non material amendment to the text of condition 27 of previously approved 18/00752/ESO for Sustainable 'Garden Village' extension to Kennett - residential-led development with associated employment and community uses (including care home and/or sheltered housing) and a new primary school with a pre-school (nursery) facilities, supporting infrastructure and open space/landscaping. Amendment to the text of condition 27 to change the trigger for approval of the junction improvements adjacent to The Bell Inn. PENDING CONSIDERATION.
- 4.8 To date, 14 condition discharge applications have been submitted to ECDC for consideration providing further information relating to matters such as phasing, archaeology, land contamination, waste management, travel plan, flood risk and drainage for which require approval.
- 4.9 18/00186/SCOPE - SCOPING OPINION - Residential-led development with associated employment and community uses (including care home and/or extra care units) and new primary school with preschool (nursery) facilities, playing fields, supporting infrastructure and open space/landscaping. ISSUED 27/03/2018.

5. Publicity

- 5.1 This planning application has been subject to consultation and publicity in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 5.2 The application was advertised in the Ely Standard on 26 January 2023.
- 5.3 Two site notices were put up on 26 January 2023, on site notice was placed on street furniture on the roadside verge of Station Road B1085 opposite the existing Kennett Primary School; and the second was placed on street furniture on the roadside verge of Station Road B1085 opposite residential properties Nos.116 and 118 Station Road. Consultation letters were sent to statutory consultees on 17 January 2023.
- 5.4 The adopted Cambridgeshire County Council Statement of Community Involvement (January 2019) sets out that at pre-application stage applicants are encouraged to undertake pre-application discussions. The applicant adopted a 'Category A' high level of community involvement during the pre-application process. This included, pre-application discussions with the community, manned public exhibitions and a leaflet drop. Presentation material was also displayed on the school website for those that were unable to attend the consultation event in person.
- 5.5 Consultation by the applicant as part of the pre-application process included meetings with a range of officers from Cambridgeshire County Council and East Cambridgeshire District Council, and a review by the Design Quality Panel on 8 September 2022.
- 5.6 Discretionary notification letters were also sent to the occupiers of properties opposite to the application site.

6. Consultation responses

- 6.1 The following paragraphs provide a summary of the consultation responses received from statutory consultees, and have been separated out to show the comments received as part of the initial public consultation followed by any received on submission of additional information:
- 6.2 East Cambridgeshire District Council (ECDC) (Planning Consultant) – No objection. The comments are summarised as follows: The scheme has not deviated from what was agreed at the pre-app stage as such no further comments on the new school vehicular entrance, parking or landscaping. No impact on residential amenity is anticipated. The Design Code requires an active frontage, and it is noted now the inclusion of windows in the southern elevation of the School Hall. The school entrance and school signage along the southern boundary would also promote legibility and these additions are welcomed. On balance, the layout of School Hall does promote space for social interaction within the Village Square which would meet with the aspirations of the Design Code. From the elevational drawings it is proposed to install a large mural to enliven the otherwise blank flank wall opposing the village square. The materials proposed would need to be of a good quality and durable. It is important to communicate with Bellway Homes to secure a safe access from the highway in Station Road/Dane Hill Road to the school site.

Following the submission of bricks on 17 March 2023 and other external material samples 21 March 2023, these were agreed by email dated 30 March 2023.

- 6.3 ECDC (Urban Design Consultant) (comments received 02/05/2023) – No objection. Architecturally and in terms of materiality the school proposal is successful. The landscape scheme is well thought through. It is positive that there is active frontage from the school hall to the secondary street and that there are two pedestrian gates, giving some active frontage to the square. However, there is no glazed active frontage to the Village Square other than the side gates, and the opportunity to provide more built form definition to the edge of the site has been lost.
- 6.4 ECDC Environmental Health Officer - Contamination– No objection. The Phase 1 and Phase 2 Contamination Assessment reports prepared by MLM Group have been reviewed and the findings and recommendations are accepted. Following the submission of the Site Investigation Report dated March 2023 prepared by Harrison Geotechnical, the EHO advised that no further site investigation is required with regard to contamination. However, a condition is recommended requiring further site investigation and risk assessment in the event that unexpected contamination is found. See draft condition 14.
- 6.5 ECDC Environmental Health Officer - Noise– No objection. The submitted Construction Noise and Vibration Management Plan, Construction Environmental Management Plan, and External Lighting Plan have been reviewed. Conditions controlling Construction times and deliveries during the construction phase, Piling, development in accordance with the Construction Environmental Management Plan, unnecessary lighting, and prohibit use of amplified music on the sports field and hard games court are recommended. See draft conditions 6, 7, 8, 9, 13, 29 and 30.

- 6.6 ECDC Environmental Health Officer - Food and hygiene – No objection. From a review of the plans, the kitchen looks compliant with food safety legislation.
- 6.7 Cambridgeshire County Council (CCC) Public Health) – No objections. Initially raised concerns regarding safe walking routes to the new school whilst construction of the various elements of the Kennett Garden Village are implemented. Following the submission of a revised Transport and Travel Plan and Transport Addendum Note, Public Health related Health Impact Assessment (HIA) concerns related to safe walking routes appear to be followed through into mitigations. In terms of noise, dust and fume impacts during construction these can be mitigated by a Safety Plan and a Construction Management Plan (or Construction Environmental Management plan), should be imposed as a condition should consent be granted. See draft condition 8.
- 6.8 National Highways – No objection.
- 6.9 CCC Highways Development Management – No objection in principle. The submission of the Vehicle tracking plan, drawing ref: KPS-PDL-XX-ZZ-DR-C-1800 Revision P04 dated 6 February 2023 (prepared by Peter Dann Consulting Engineers), and information in the letter ref: SP/219984 are acceptable and addresses previous comments. Conditions recommended relating to the positioning of gates a minimum 5 metres from the edge of the highway carriageway and the laying out and surfacing of on-site parking, loading, turning and waiting areas. See draft conditions 19 and 20.
- 6.10 CCC Transport Assessment Team – No objection. Confirmed the travel plan is acceptable, subject to a condition requiring the school to adhere to the terms and principles of the Travel Plan as set out in the 'Transport and Travel Plan' Revision 2, dated April 2023. See draft condition 23.
- 6.11 CCC Safer routes to School – No objection. Confirmed the travel plan is acceptable.
- 6.12 CCC Lead Local Flood Authority: no objection in principle to the proposed development. Conditions for detailed surface water drainage scheme and detailed maintenance plan for the site, and details of measures indicating how additional surface water run-off from the site will be avoided during the construction works; and informatives for Pollution Control and infiltration testing are recommended. See draft conditions 25 and 26, and informatives 2 and 3.
- 6.13 Environment Agency - no comments to make on the application.
- 6.14 Anglian Water - The foul drainage from this development is in the catchment of Newmarket Water Recycling Centre that will have available capacity for these flows. The applicant and the Local Planning Authority should seek the advice of the Lead Local Flood Authority, as they are the statutory consultee for surface water management.
- 6.15 CCC Ecology Officer – No objection. Initially objected to the current planning application until further information is provided to demonstrate the scheme will deliver a measurable net gain in biodiversity, as well as provide further information for species enhancements. Following the submission of additional information by the applicant on 19 April 2023 the Ecology officer removed the objection as the scheme demonstrates it

will deliver net gain for biodiversity. Conditions for a Biodiversity Net Gain, Hard and soft landscaping and external lighting are recommended. See draft conditions 10, 12 and 28.

- 6.16 Historic England - In this case we are not offering advice.
- 6.17 CCC Historic Environment Team – No objection. This area has been dealt with under the main Kennett Garden Village planning application and field work is nearly complete. Therefore, we have no further recommendations or objections.
- 6.18 Cambridgeshire Constabulary Designing Out Crime Officer– Supports the application.
- 6.19 Cambridgeshire Fire and Rescue Service – No objection. Requested adequate provision of fire hydrants be secured by condition or Section 106 as required by Building Regulations Approved Document B5 Vehicle Access, section 15. See draft condition 24.
- 6.20 Sport England – Supports, subject to conditions for community use and quality of the pitch.
- 6.21 Cadent Gas – No comments.

7. Representations

- 7.1 The following representations have been received in summary:
- 7.2 Kennett Parish Council – no comments received.
- 7.3 Kennett Garden Village Delivery Board (KGVDB) - The new Primary School is of great importance to the Garden Village project. The school will be at the heart of the development and the local community and provides an excellent opportunity to demonstrate innovation in building design and technology that will address environmental concerns. KGVDB has two principal concerns in relation to the current application: 1. Environmental Standards -
 - i. Improve the expected EPC rating from the current 'A' Rating to a rating closer to 'A+' and achieve BREEAM 'Excellent' rating,
 - ii. Reduce the embodied carbon in the new building – easily achieved using low carbon 'green' concrete and timber structural elements in the building,
 - iii. Make use of grey water harvesting solutions for WCs etc, and iv. Improve the currently proposed biodiversity net gain so that it achieves 20%; and 2. School parking arrangements - To ensure safety of children arriving / leaving the school, and to avoid traffic congestion on the surrounding primary and secondary streets, and conflict with other uses in the development, request amendments to allow for: i) a parking / drop-off facility for parents within the school site. ii) space is also reserved within the site for the increased car parking requirements that will be associated with a larger school.
- 7.4 Following the changes made to the Design and Access Statement, note that the opportunity has not been taken to further enhance the environmental credentials of the proposed building. It is noted that the applicant has experienced negative user reaction to rainwater harvesting on other school projects in the County and in this case, it is a

legitimate reason not to take this technology forward in the detailed design. The applicant has not submitted a Bio-diversity Net Gain Assessment. The Council's Ecology Officer has made the same observation and is recommending the imposition of an appropriate planning condition. This approach is strongly supported. In the absence of a temporary on-site pick-up / drop-off facility it seems inevitable that there is the potential for conflict between parents, the school and surrounding residents / commercial occupiers on the wider development. It is logical that the Travel Plan Co-ordinator lead the discussion for appropriate short-term solutions.

7.5 Local Residents – no representations received.

8. Planning Policy

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. The National Planning Policy Framework updated in July 2021 is also a material consideration as is the Government's Planning Practice Guidance.

National Planning Policy Framework (July 2021) (NPPF)

8.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these are expected to be applied. At its heart is a presumption in favour of sustainable development (paragraph 11). It states that for decision-taking this means:

- approving development proposals that accord with an up to date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most relevant for determining the application are out of date, granting permission unless:
 - i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of this Framework taken as a whole.

8.3 In addition to paragraph 11 above, the following paragraphs within the NPPF are considered to be relevant to this application:

Paragraph 4 - The Framework should be read in conjunction with the Government's planning policy for traveller sites, and its planning policy for waste. When preparing plans or making decisions on applications for these types of development, regard should also be had to the policies in this Framework, where relevant.

Paragraph 7 - Achieving Sustainable Development - The purpose of the planning

system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs⁴. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection.

Paragraph 8 - Achieving Sustainable Development – Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 12 - The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Paragraph 38 – Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 92 - Promoting Healthy and Safe Communities - Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active

street frontages; b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

Paragraph 93 - Promoting Healthy and Safe Communities - To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community; c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs; d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Paragraph 95 - Promoting Healthy and Safe Communities – It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should: a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and b) work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

Paragraph 98 - Open Space and Recreation - Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

Paragraph 104 - Promoting Sustainable Transport - Transport issues should be considered from the earliest stages of plan-making and development proposals, so that: a) the potential impacts of development on transport networks can be addressed; b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated; c) opportunities to promote walking, cycling and public transport use are identified and pursued; d) the environmental impacts of traffic and transport infrastructure can be identified, assessed

and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.

Paragraph 108 – Promoting Sustainable Transport - Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport (in accordance with chapter 11 of this Framework). In town centres, local authorities should seek to improve the quality of parking so that it is convenient, safe and secure, alongside measures to promote accessibility for pedestrians and cyclists.

Paragraph 113 - All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

Paragraph 126 - Achieving Well Designed Places - The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Paragraph 129 - Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.

Paragraph 130 – Planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport

networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 152 - Meeting the Challenge of Climate Change, Flooding and Coastal Change - The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

Paragraph 154 – Planning for climate change - New development should be planned for in ways that: a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government’s policy for national technical standards.

Paragraph 159 - Planning and Flood Risk - Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

Paragraph 169 - Planning and Flood Risk - Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should: a) take account of advice from the lead local flood authority; b) have appropriate proposed minimum operational standards; c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and d) where possible, provide multifunctional benefits.

Paragraph 174 - Conserving and Enhancing the Natural Environment - Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate; d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into

account relevant information such as river basin management plans; and f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Paragraph 180 - Habitats and Biodiversity - When determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest; c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Paragraph 183 - Ground Conditions and Pollution – Planning policies and decisions should ensure that: a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation); b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

Paragraph 194 – Proposals affecting heritage assets - In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

8.4 East Cambridgeshire Local Plan 2015 (ECLP)

- GROWTH 3 Infrastructure requirements
- GROWTH 4 Delivery of growth
- 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 12 Listed buildings
- ENV 14 Sites of archaeological interest
- ENV 16 Enabling development associated with heritage assets
- COM 7 Transport impact
- COM 8 Parking provision
- Part 2: Village visions Kennett

8.5 Cambridgeshire and Peterborough Minerals and Waste Local Plan 2036 Adopted July 2021 (MWLP)

- Policy 5 Mineral Safeguarding Areas (MSAS)
- Policy 16 Consultation Areas (CAS)

8.6 Supplementary Planning Policy Guidance (SPPG)

- East Cambridgeshire DC Design Guide Supplementary Planning Document 2012
- SPD.NE6 of East Cambridgeshire Natural Environment SPD
- RECAP Waste Management Design Guide Supplementary Planning Document.

9. Planning Considerations

9.1 The main planning considerations in relation to this planning application are, the principle of development, design and layout, heritage and archaeology, mineral and waste plan, residential amenity (noise, dust, odour, lighting), sport and recreation provision, transport and access, car and cycle/scooter parking, flood risk, surface and foul water drainage, sustainability and climate change, landscape, ecology, contamination, equality, diversity and inclusion.

Principle of Need and Justification

9.2 The principle of the wider development (which included this primary school) was established via outline permission approved by East Cambridgeshire district Council under planning application ref: 18/00752/ESO. This current application brings forward the detail solely in respect of the proposed Kennett Primary School.

9.3 Paragraph 95 of the NPPF (July 2021) states that great weight should be given to the need to create, expand or alter schools in order to ensure there are sufficient school places available and this policy should be given substantial weight in the determination of this application.

9.4 The proposal has been commissioned by Cambridgeshire County Council People and Communities Services and is supported by a Regulation 3 letter. The need for the proposed educational facility is based on expanding and relocating the existing Kennett

Primary School from the current pupil allocation number (PAN) of 0.5 form of entry (105 pupils) to a one form entry (210 places for pupils aged 4 to 11, plus a 26-place pre-school) to accommodate the level of approved and projected demographic growth for the Kennett Garden Village. The new school is needed in order to serve the up to 500 homes approved at the Kennett Garden Village site as well as the existing population in Kennett and surrounding villages. Therefore, the proposed development accords with paragraph 95 of the NPPF which supports the need to build new schools and expand and alter schools to ensure sufficient school places are available.

- 9.5 Given the need for the new school to accommodate the existing PAN of 105 pupils and emerging catchment by increasing the PAN to 210 pupils, plus a 26-place pre-school, planning officers consider the proposal would meet the educational need for the Kennett Garden Village development in accordance with paragraph 95 of the NPPF (July 2021) and policies GROWTH 3 (Infrastructure requirements), and GROWTH 5 (Presumption in Favour of Sustainable Development) of the East Cambridgeshire Local Plan 2015 (ECLP). As such, great weight has been given to providing these school places.

Design/layout, compliance with Kennett Garden Village Design code/Parameter Plans;

- 9.6 The overall outline permission for 500 market and Affordable Dwellings, a new Primary School, a Village Green, a Village Square, a care home and commercial uses was granted under permission reference 18/00752/OSO. A Design Code and Parameter plans were also approved at the Outline stage which indicated the: proposed perimeter road network; primary street route and vehicular access point; the location of the residential area; commercial area; care home/sheltered housing; local centre; primary school; sports pitches; density of development; building heights, including for the primary school, and public open space.

- 9.7 The approved Design Code comprised the following:

- A Design Code (JTP. 2019)
- Parameter Plan 02: Land Use
- Parameter Plan 03: Density
- Parameter Plan 04: Building Heights
- Parameter Plan 05: Open Space Strategy.
- Parameter Plan 06: Access and Movement.

- 9.8 The Primary School is located in the Village Core Character Area (Design Code 11 page 62) facing onto the Village Square which is also addressed by the Local Centre and Village Green. The design requirements for the Village Centre and Village Core are summarised on p64 and p65 of the Design Code which calls for the Primary school to be designed to provide significant Landmark Frontage to the Village Square at its eastern end with continuous active frontage to the Village square to the east and the secondary street running south of the school building and a portion of the primary street to the west. The location of the primary school accords with the East Cambridgeshire District Council Design Code and land use parameter plan (PP2) in part as the proposed built form of the school does provide a continuous active frontage along the east boundary and along part of the southern boundary. However, the proposed school does not have a continuous active frontage fully along the secondary street (southern boundary) or along a portion of the primary street to the west.

- 9.9 The layout of the school has incorporated overarching principles of the design code and the buildings would be arranged so that the main hall faces towards the Village square to the east of the site. The flank wall of the main hall and non-teaching aspects of the school buildings face out towards the public domain to the south. The diagram on p64 of the Design Code calls for continuous active frontage to the Village square to the east and the secondary street running south of the school building and a portion of the primary street to the west.
- 9.10 The eastern elevation of the school hall would face the Village Square and the Design Code states that buildings should maximise an active frontage to the square and have their principal entrances opening on to it. The Code further provides that buildings should also include significant areas of glazing to ensure that the space is well overlooked and feels safe. Noting that the design and positioning of the school hall provides a frontage to the Village square, which would enable access by members of the public, and also provide security to restrict access to other areas, it is considered that the design complies with the requirements in the code. In addition, by providing two pedestrian gates located at each end of the eastern gable elevation it is considered that the school hall promotes space for social interaction within the Village Square.
- 9.11 The application submission proposes the installation of a large mural to enliven the otherwise blank flank wall facing the village square. The mural will depict the old Kennett river route at the time the existing school was founded (1865) along with the date of the proposed opening of the new school (2024). The reasoning for omitting windows from this east elevation of the school hall relates to the safeguarding policies of the school. In the design of the school site, it was considered that this eastern elevation would not be subject to similar levels of passive surveillance as the southern flank elevation and therefore any glazing could be more vulnerable to damage. At the outset of the project, the school preference was to have no low level glazing in the school hall at all for reasons of child protection and safeguarding. As a compromise, the Applicant agreed to have glazing on the longer flank wall of the southern elevation to provide an active frontage in accordance with the Design Code. The primary objective of a school is to function from an education and curriculum perspective, and the main hall has an important part to play in curriculum delivery. As such, one of the gable walls of the hall must be provided without doors or windows in order to meet the functional needs of the space (PE, assembly, presentations using a projector etc). As can be seen from the submitted plans, the western end of the school hall is unable to provide these functions as there is a store (for tables and chairs etc), and servery from the kitchen.
- 9.12 Government guidance dictates that Early Years classrooms must have direct access to dedicated outdoor space. Incorporating this requirement into the design of this site pushes classrooms deeper into the school site. Additionally, it is considered that the proposed site layout allows for future proofing of the site should a need to extend the teaching areas of the school arise. As a consequence, there is a limit to what accommodation can be provided close to the boundary without compromising both the safeguarding policies of the school and the ability to future proof the school. This has resulted in non-teaching spaces (e.g. kitchen, plant etc) and the main hall being positioned on the boundary which provides active frontages. This is also the reason why the built form of the school does not continue along the southern boundary or along a portion of the west boundary of the site as per the Design Code. Instead, the layout of the school has been designed to have the entrance square and parking/servicing areas

in this location which will be enhanced by a substantial planting scheme in order to provide definition of the public space.

- 9.13 The provision of the primary school is as mandated by the S106 Agreement associated with the outline planning permission granted by East Cambridgeshire District Council. Whilst, the proposal does not comply fully with the Design Code, as explained above, on balance it is considered that the proposal is acceptable because the safeguarding of pupils, the need for the school hall to be appropriately designed to help deliver the curriculum, and the requirement to future proof the school outweighs not adhering to the Design Code fully. As such, the proposal is compliant with the extant planning permission for the site and policies GROWTH 3, GROWTH 5, and ENV 2 (which requires developments to make a clear distinction between public and private spaces, and enhance the public realm, including maximising opportunities to provide public art where appropriate) of the ECLP.

Landscape and Arboriculture

- 9.14 Policy ENV 1 of the ECLP requires new development to respond positively to the natural environment. The application includes the submission of a landscaping strategy. Policy ENV 7 of the ECLP states that “development proposals where the main aim is to conserve biodiversity will be permitted; and opportunities to incorporate biodiversity into new development will be supported.”
- 9.15 The application is supported by an Arboricultural Tree Impact Assessment, Landscape proposals plan, Boundaries and security plan, outline planting plan, and Landscape Environmental Management Plan. A revised Landscape Environmental Management Plan was submitted to support the application, but it did not address the previous concerns highlighted by the County Ecologist as there was insufficient detail for the proposed management of the site. The submitted proposals do not specify the number of trees, shrubs, or other plants only the mix of species and size of specimens. A hard and soft landscaping condition has been recommended by the County Ecologist.
- 9.16 The broad landscape proposals have been designed to enhance the previous landscape character of the site and the application submission states that this will include a diverse planting scheme. The proposed buildings are set back from footpaths thereby retaining expansive views through the site, which would allow for low level shrub planting. In addition, the extensive tree and hedge planting that is proposed along the boundary perimeters of the site would provide screening and enhance biodiversity. The boundary treatments include a 2.0-metre-high black weldmesh fence around the school boundary, which accords with safeguarding requirements. The landscaping strategy provides a balance between educational requirements, functional need, site security and natural surveillance. Planting and the outdoor spaces around the school have been designed to benefit pupils, as well as providing greenery within the site, which also compliments the visual appearance of the school site. Notwithstanding the above, the County Ecologist has requested that a hard and soft landscaping condition is applied to ensure that the species proposed for the planting regime would be beneficial to wildlife. See draft condition 10. Overall, the landscape and planting proposals are considered acceptable in principle, subject to conditions and compliant with NPPF paragraph 174 (d) which expects net gains for biodiversity to be provided and policies ENV 1 and ENV 7 of ECLP.

Ecology

- 9.17 NPPF Paragraph 174 supports development which contributes to and enhances the natural and local environment, minimising the impact on biodiversity. NPPF Paragraph 174 (d) expects net gains in biodiversity to be provided. This is further supported by ECLP ENV 7 which states that development proposals where the main aim is to conserve biodiversity will be permitted; and opportunities to incorporate biodiversity into new development will be supported. The application is accompanied by an Ecological Impact Assessment which confirmed the status of the application site prior to being cleared of all vegetation which had been included as part of the land transfer agreement from Urban and Civic to Cambridgeshire County Council under the outline planning application reference 12/01158/OUT.
- 9.18 Within the submitted Design and Access Statement, at Section 4.0, it states that “The recommendations given in the Phase One Ecology Report have been incorporated into the scheme, in liaison with the Ecologist, as follows: Two built in bat boxes have been incorporated into the building. A considerate lighting scheme has been implemented. Four artificial bird boxes have been added, two swift boxes on the building and two pole-mounted bird boxes in the landscape . A hedgehog nest dome has been included and suitably sized gaps left under strategic points in the fencing.” The application is also supported by a Biodiversity Enhancements plan, Proposed habitats plan, and BNG calculation sheet.
- 9.19 The details of the application were considered by the Cambridgeshire County Council ecologist who initially raised a holding objection to the scheme on the basis that further clarification with regards to the baseline ecological surveys, biodiversity net gain calculations and information should be provided. This information was submitted by the applicant and the County Ecologist removed the holding objection. Normally, the County Ecologist would seek a BNG assessment report, however, given the site is currently a fallow field, the County Ecologist is satisfied that the BNG calculation sheet along with the other submitted information adequately addresses the previous concerns. The information submitted confirms that the site will achieve a biodiversity net gain target of 10%.
- 9.20 Following the submission of updated and additional information, the ecological elements of the proposal are now acceptable, subject to a condition for Biodiversity Net Gain which will ensure a net gain in biodiversity is achieved. See draft condition 12. The proposal is compliant with NPPF paragraph 174 (d) and policy ENV 7 of ECLP.

Flood risk, Surface water and Foul water drainage

- 9.21 Paragraph 169 of the NPPF states that: “Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should: a) take account of advice from the lead local flood authority; b) have appropriate proposed minimum operational standards; c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and d) where possible, provide multifunctional benefits.”

- 9.22 ECLP Policy ENV 8 (Flood risk) states “All applications for new development must demonstrate that appropriate surface water drainage arrangements for dealing with surface water run-off can be accommodated within the site, and that issues of ownership and maintenance are addressed. The use of Sustainable Drainage Systems will be required for new developments in accordance with the Cambridgeshire SuDS Design and Adoption Handbook (or successor document) unless, following an assessment of character and context, soil conditions and/or engineering feasibility dictate otherwise. SuDS may be incorporated within the Flood Risk Assessment. The proposal should also contribute to an overall reduction in flood risk”; and ENV 9 (Pollution) states “All development proposals should minimise, and where possible, reduce all emissions and other forms of pollution, including light and noise pollution, and ensure no deterioration in air and water quality”. The application site is located within Flood Zone 1 which indicates a low risk of flooding.
- 9.23 The Environment Agency had no comment to make on the application. Anglian Water advised that the foul drainage from this development is in the catchment of Newmarket Water Recycling Centre that will have available capacity for these flows.
- 9.24 The Lead Local Flood Authority (LLFA) reviewed the Kennett Primary School Flood Risk Assessment & Drainage Strategy that was submitted in respect of sustainable surface water drainage within the site. Based on the submitted documents, the LLFA had no objection in principle as it has been demonstrated that surface water from the proposed development can be managed through the use of Infiltration. The applicant has proposed the use of a combination of Geocellular soakaway trenches and open graded permeable surfaces in order to drain all surface water from site via infiltration therefore not increasing loads on existing surface water sewers. The LLFA supports the use of permeable paving as in addition to controlling the rate of surface water leaving the site it also provides an element of water quality treatment. Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.
- 9.25 The proposed foul and surface water drainage strategy has been reviewed by the Environment Agency, Anglian Water and the LLFA and is acceptable in principle, subject to mitigating conditions. The proposal will not increase flood risk and provides an acceptable surface water strategy. With the implementation of the appropriate applied conditions (see draft conditions 25 and 26), the proposal will therefore be compliant with paragraph 169 of the NPPF (July 2021), and policies ENV 8 and ENV 9 of the ECLP.

Transport and access

- 9.26 ECLP policy COM 7 requires that new development supports an increasing proportion of journeys being undertaken by sustainable travel modes. The submission includes a Transport and Travel Plan and Transport Addendum Note which provides an assessment of the specific transport related impacts of the proposed school on the immediate transport network.
- 9.27 The proposed school would serve the Kennett Garden Village development and existing Kennett community and future proofing has been included within the design of the proposed school to enable expansion, should the need arise as the residential parcels

are built out. The 1 form entry (1FE) primary school is provided on site to minimise the requirement for residents of Kennett to travel further afield for primary school provision. Existing school travel is split between car and walking. At present no children cycle or scooter and nor does anyone travel by rail, taxi or bus.

- 9.28 Within the submitted Transport and Travel Plan, at section 2.1, it discusses active travel and explains that Kennett comprises 70 dwellings and that there are no dedicated cycling facilities within the existing settlement. Whilst there are sections of continuous pedestrian footways in the existing settlement (with some benefitting from dropped-kerb crossing points), there are no sections of tactile paving to assist blind or partially sighted users. In contrast the Kennett Garden Village development has been designed to incorporate active travel infrastructure e.g. shared cycle and pedestrian routes connecting southwards to the existing Kennett railway station. The Design Code for the outline application also contained commitments for the following active travel infrastructure:
- Segregated, shared footpath/cycleways; and
 - A network of shared footpath/cycleways that are a minimum width of 3.0m and separate from the street network.
- 9.29 Section 2.2 of the Transport and Travel Plan discusses public transport and explains that Kennett benefits from good access to a railway station with trains operating at a frequency of one train every two hours. The frequency of existing bus services is also explained with Kennett benefitting from a single route with an average of one bus per hour in each direction. The approved Design Code for the Kennett Garden Village development proposes to reroute the existing bus service through the development so as to better serve the proposed dwellings. Within the submitted Transport and Travel Plan at section 3.0, baseline data has been provided with the split between existing forms of transport and proposed forms of transport. Currently only car and walking are the modes of transport used, with future predicted modes of transport likely to be bus, car, cycling, walking, rail, and powered 2-wheeler.
- 9.30 The County Council's transport officer has confirmed that the proposal is acceptable, subject to a condition requiring that development is in accordance with the submitted Transport and Travel Plan and Transport Addendum Note. It is noted that the Modeshift STARS travel planning system is mentioned on page 18 of the Transport and Travel Plan, and that signing up to Modeshift STARS is part of the action plan on page 19 with the School Travel Champion being the person responsible for this. The target of the travel plan is to seek a car driver mode share shift reduction of 33% (from an existing 91% that travel by car to the predicted 58%) for pupils and a reduction of 12% (from an existing 70% that travel by car to the predicted 58%) for staff towards more sustainable modes in future years and this is acceptable to the County Council's Transport Assessment Officer and Road Safety Officer.
- 9.31 The submitted information predicts the number of pupil car trips at full occupation will be 23 additional trips compared to the current baseline of 99. This is based upon the assumption of a 58% mode share for the school once fully occupied which appears to be a 'best case' scenario because it is known that the car mode shares in rural areas can be significantly higher. However, this school will be located within the residential development which it is designed to serve and therefore trips to school if undertaken by car would be 'internalised' within the Kennett Garden Village development and therefore

not impact on the wider road network. It is noted that National Highways have not objected to this proposal and thus are satisfied that their network will not be unduly compromised.

- 9.32 A Health Impact Assessment (HIA) for the Sustainable 'Garden Village' Extension to Kennett prepared by Strutt and Parker, dated May 2018 was considered with the outline planning application under ref:18/00752/ESO. Public Health reviewed this document as background information for the proposed school application and has given due consideration to the issues and mitigation from paras 4.20-4.24 relating to the new perimeter road to the western boundary of the wider Kennett Garden Village site. Whilst the wider development will be constructed in phases, Public Health highlighted that the phasing of the overall development has implications that need to be addressed. It is understood that the perimeter road will not become a public roadway until sometime after the school has opened; it would be a haul road in the meantime. Therefore, specific arrangements to ensure safe route(s) to the new school between the phased opening of the school and the opening of the perimeter road to ensure continuity with the HIA are considered to be appropriate. On this basis a condition has been recommended by Public Health to secure details showing there are safe interim walking routes in place to the school.
- 9.33 ECLP policies ENV 2, COM 7 and COM 8 support proposals where they incorporate space for vehicle movements, are accessible for service and emergency vehicles and incorporate parking for vehicles and cycles. The applicant has provided details which confirm the internal layout of the proposed school has been tracked for appropriate vehicle sizes and the Highway Authority has confirmed the proposal is acceptable. With the implementation of the appropriate applied conditions to secure the School Travel Plan and Walking routes (see draft conditions 22 and 23), the proposal will therefore be compliant with paragraph 169 of the NPPF (July 2021), and policies ENV 2 and COM 7 of the ECLP 2015.

Car, Cycle and Scooter Parking

- 9.34 Paragraph 108 of the NPPF 2021 states that: "Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport (in accordance with chapter 11 of this Framework). In town centres, local authorities should seek to improve the quality of parking so that it is convenient, safe and secure, alongside measures to promote accessibility for pedestrians and cyclists."
- 9.35 ECLP policy ENV 2 states "Ensure that car parking is discrete, accessible, supports permeable environments and integrated, so it does not dominate existing and proposed new places, and is provided in accordance with Policy COM 8."; and policy COM 8 states: "Development proposals should provide adequate levels of car and cycle parking, and make provision for parking broadly in accordance with the Council's parking standards (including parking for people with impaired mobility). In appropriate circumstances, parking standards may be relaxed in order to reflect accessibility of by non-car modes." Table 7.1 of the ECLP recommends that up to 1 car space for each

member of staff are provided at both the primary and nursery schools and that up to 1 car space per class up to a limit of 8 spaces are provided for public/visitors. The minimum cycle parking provision for creche/nurseries is 1 space per 2 staff members working at the same time, and for primary schools is 6 cycle spaces per class.

- 9.36 On the basis that there will be 210 pupils and 35 staff (based on evidence from other primary schools in Cambridgeshire) it is considered that the proposed 27 car parking spaces, 48 cycle parking spaces (42 staff / pupils and 6 visitor) and 24 scooter parking spaces (including 2 allocated for disabled users) are in accordance with ECLP policies ENV 2, COM 8 and parking standards as specified in Table 7.1 of the ECLP. The Highway Authority is satisfied with the submitted parking layout providing the County Planning Authority are of the view that the parking provision is in accordance with parking standards. The applicant has confirmed that ducts are proposed for future electric charging that will be for spaces numbered 23, 24 and 25 on the Access and Parking Plan ref: KPS-LEA-00-00-DR-L-1008 Rev P01 dated 06/12/2022. Connection for future electric charging for these three spaces can be secured through draft condition 20.
- 9.37 With the imposition of appropriately worded conditions to secure car parking spaces and electronic vehicle charging infrastructure; and requiring approval of proposed elevations and specification details of the cycle, cycle shelters and scooter racks (see draft condition 21), the proposal will be compliant with paragraph 169 of the NPPF (July 2021), and policies ENV 2 and COM 8 of the ECLP 2015.

Residential Amenity

- 9.38 ECLP policy ENV 2 states “that all new development proposals, including new buildings and structures and extensions and alterations to existing buildings and structures will be expected to ensure there is no significantly detrimental effect on the residential amenity of nearby occupiers, and that occupiers and users of new buildings, especially dwellings, enjoy high standards of amenity.” The proposal has been submitted in accordance with the Kennett Garden Village Design Code for the development that was granted outline permission by East Cambridgeshire District Council. To date there have been no dwellings erected at the site.
- 9.39 The timings of the construction phases for the housing developments of the wider Kennett Garden Village development are not confirmed and are outside the control of the applicant. The inter-relationship between residential properties and the school has also been considered through the separate outline and reserved matters applications made to East Cambridgeshire District Council and the residential amenity of future residents is an important consideration.
- 9.40 Residential amenity has been considered in respect of the potential for noise and light to cause unacceptable impact on the amenity of neighbouring and nearby properties. In accordance with ECLP policies ENV 2 and ENV 9, the application indicates sufficient lighting levels are provided for safety in the submitted lighting scheme, whilst avoiding unacceptable adverse impact on neighbouring or nearby properties. Notwithstanding, officers consider it appropriate to condition a detailed lighting scheme to be submitted in the interests of safeguarding the amenity of all sensitive receptors, including

biodiversity, in respect of possible adverse effects of lighting glare from any future lighting provision proposed for the school site.

- 9.41 External play areas are not proposed to be lit, with lighting only provided for the following; building exit points, pedestrian access footpaths, road access, car park and cycle / scooter shelters. The applicant has provided Lux levels for each area (car park, cycle park, pedestrian walkway and school perimeter walkway). However, to avoid additional lighting on the school site being put up around the external play areas without further assessment and consideration, the approved lighting details are recommended to be conditioned (see draft conditions 28 and 29). Any future lighting proposals that may come forward for the wider Kennett Garden Village development would be considered separately by the District Council.
- 9.42 ECLP policy ENV 9 requires that “all development proposals should minimise, and where possible, reduce all emissions and other forms of pollution, including light and noise pollution, and ensure no deterioration in air and water quality.” The applicant has provided a Construction Noise and Vibration Management Plan and it is recommended by officers to condition that the proposed development is carried out in accordance with this document for the duration of the construction phase of development in the interests of neighbouring amenity.
- 9.43 The position, form and massing of the school has been considered (including through the wider Design Code for Kennett Garden Village) to avoid or minimise any overlooking or overshadowing of the surrounding buildings and gardens. A 2-metre-high perimeter mesh fence is proposed along the eastern and northern site boundaries, between the residential properties and school site. Extensive landscape planting around the perimeter of the site will enhance the visual amenity and outlook for the proposed housing. This 2m high mesh fence continues along the western boundary and then on to separate the school play areas from the staff/visitor car park. A 1.2-metre-high mesh fence is proposed along the southern boundary and part of the western boundary to enclose the proposed staff and visitor car park. An internal 1.2-metre-high mesh fence is proposed to separate the school play area for KS2 from the external flexible secure area that can also be used in conjunction with the main hall for community events. The main focal point of the school from the public realm is the main hall having a height of 5.775 metres abutting both the eastern and southern boundaries. The building will then decrease in height to 5.025 metres high for the non-teaching area, before increasing to a maximum height of 6.3 metres further north within the site.
- 9.44 Officers consider that with the proposed noise and vibration mitigation measures secured through draft condition 9, construction hours secured by draft condition 6, and lighting condition secured by draft conditions 28 and 29, there is no adverse impact on residential amenity that is not capable of being controlled by condition. The proposal is therefore considered acceptable and in accordance with ECDLP policies ENV2 and ENV 9.

Sport and Recreational Provision

- 9.45 The proposal includes provision for a grass playing field, a hard surface sports court, and a fitness trail located to the north of the school building, meeting the Department for Education requirements for a new primary school. The proposal is a new school and

does not involve the loss of playing fields, and as such Sport England has provided comments in support of the application in principle, albeit they are seeking a condition to ensure the quality of the pitch is appropriate before occupation of the school takes place. The Applicant considers that as the proposed school only has one football pitch, a pitch specification condition would be disproportionate. The Applicant has also advised that the school operator will have their own standards to ensure the pitch and playing field are implemented to a high standard. There is no public access proposed to the playing fields, as access is restricted in line with safeguarding protocols. Other public open space / recreational provision is included for within the wider Kennett Garden Village site. It is considered that the proposal would provide a range of outdoor sports facilities suitable for a new primary school and therefore meets the requirements as set out in policy ENV 2 of the East Cambridgeshire Local Plan 2015.

- 9.46 As the design and layout of the school includes separate access to the main hall from the public realm this does not contravene any safeguarding protocols and as such it is considered appropriate to apply a condition for the community use (see draft condition 27) of the facilities and therefore meets the requirements as set out in policies ENV 2 and COM 4 of the East Cambridgeshire Local Plan 2015.

Sustainability and Climate change

- 9.47 Cambridgeshire County Council declared a climate change emergency in May 2019 and the Council's Climate Change and Environment Strategy 2022 is a commitment to deliver urgent action to improve our resilience to the climate change that has already happened as well as the effects which are to come. The current buildings that are already utilised by the County Council (excluding schools run by Academies) will have their energy usage taken into account in the Council's carbon footprint work being undertaken by the Energy Investment Unit (EIU). CCC buildings will be subject to Building Regulations requirements which already seek to ensure energy efficiency measures for non-residential properties under the Nearly Zero Energy Buildings (NZEB) regulation.
- 9.48 Paragraph 152 of the NPPF states that: "The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure". Paragraph 154 of the NPPF states that: "New development should be planned for in ways that: a) avoid increased vulnerability to the range of impacts arising from climate change and b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design".
- 9.49 Policy ENV 4 of the ECLP requires that all proposals for new development should aim for reduced or zero carbon development in accordance with the zero-carbon hierarchy: first maximising energy efficiency and then incorporating renewable or low carbon energy sources on-site as far as practicable. Policy ENV 4 of the ELCP also requires that all non-domestic developments of 1000m² or more are required to meet BREEAM

Very Good standard or equivalent. It is stated within the submission documents that the proposed school building has a Gross Internal Floor Area of 1,467m².

- 9.50 The application is accompanied by a Planning Statement which includes a section on Sustainability and Low Emissions Strategy, and a Design and Access Statement which includes at section 7.0 a Climate Resilient Design Strategy that are both proportionate to the scale and nature of the proposed development. Within the submitted Design and Access Statement at section 7.0 it states that: "The design strategy has been developed using a hierarchical approach prioritising passive and active energy demand measures to provide a low energy, fossil fuel free building." It also states that: "Kennett Primary School has been designed to meet Nearly Zero Energy Building (NZEB) Targets by reducing energy demand through passive design measures and the introduction of onsite renewable technologies including photovoltaic (PV) and Air Source Heat Pumps (ASHP)."
- 9.51 Whilst the proposed school is targeting a BREEAM standard of 'Very Good' rating overall in line with policy ENV 4 of the ECLP 2015, it is aiming to achieve a BREEAM 'Excellent' rating for ENE Credits (reduction of energy use and carbon emissions). The design of the proposed school is also aiming for an EPC (Energy Performance Certificate) A Rating; and for 80% On-Site renewables (PV and ASHP) for regulated and unregulated Energy use. This is in line with the condition requirements secured as part of the outline approval for the wider Kennett Garden Village development. BREEAM conditions are proposed to ensure appropriate energy targets are met (draft conditions 15 and 16). Although the proposed location of the PVs are indicated on the submitted roof plan, the proposed location for an ASHP has not been shown. As detailed information for the PVs and ASHP have not been submitted with the application they can be secured by condition (draft conditions 17 and 18). The proposal is therefore compliant with paragraphs 152 and 154 of the NPPF (July 2021) and policy ENV 4 of the ECLP 2015.

Contaminated land

- 9.52 ECLP policy ENV 9 Pollution requires that where ground contamination of a site or adjacent land is possible, due to factors including the previous use, the risk of ground contamination will need to be investigated.
- 9.53 East Cambridgeshire District Council's Environmental Health Officer (contamination) has reviewed the Site Investigation Report submitted in support of the application and accepts the findings that the site is generally suitable for use and no further site investigation is required with regard to contamination. However, it was recommended that draft condition 14 is attached to respond to any identified contamination found during construction work.
- 9.54 It is considered that the application would pose no risk with regards to contamination and is compliant with Paragraph 174(f) of the NPPF July 2021 and policy ENV 9 of the East Cambridgeshire Local Plan 2015.

Heritage and archaeology

- 9.55 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act says that in considering whether to grant planning permission for development which affects a listed building or its setting, the authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 9.56 Paragraph 194 of the NPPF (July 2021) states that any harm to, or loss of the significance of a designated heritage asset should require clear and convincing justification. ECLP policy ENV 12 also supports this. ECLP policy ENV 14 sets out the criteria for development proposals at or affecting sites of known or potential archaeological interest.
- 9.57 The site is not within a conservation area and the nearest listed building is the existing Kennett Primary school, a grade II listed building, located 111 metres from the site boundary. Howe Hill Barrow (Scheduled Ancient Monument) is located in the north-west corner of the Kennet Garden Village site and as such is outside the red line of the current application. The impacts of the Kennett Garden Village development as a whole on the heritage assets were considered during the outline application determined by East Cambridgeshire District Council and the granting of the Outline permission indicated that the affect on the setting of the existing Kennett Primary school grade II listed building would be 'very minor'.
- 9.58 The County Archaeologist confirmed in their consultation response that archaeological investigation of the wider Kennett Garden Village site was secured at the outline stage (18/00752/ESO) and that excavations have been carried out within this proposal area and further fieldwork is not required. Historic England did not offer any advice for this application. The heritage implications have been fully investigated during the outline application and as such it is considered that there would be no harm to the nearby designated heritage assets by the construction of the proposal in accordance with ECLP policies ENV 12, ENV 14, and ENV 16.

Agricultural Land

- 9.59 The proposal would result in the irreversible loss of 2.46 hectares of Grade 2 agricultural land. The loss of best and most versatile land was considered in great depth during the outline application and the detailed considerations were set out in section 2 of the committee report. The conclusion drawn was that whilst the loss is regrettable it was given limited weight, in view of the abundance of good quality agricultural land that is available in the East Cambridgeshire area. As such the proposal is considered broadly compliant with paragraph 174 of the NPPF and policy ENV 2 of the East Cambridgeshire Local Plan 2015, when balanced against the need demonstrated for the development and school provision.

Mineral and Waste Plan allocations

- 9.60 The site lies within a Sand and Gravel Mineral Safeguarding Area which is safeguarded under Policy 5 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021). As the proposal is for a school, only part of the development will require

groundworks, i.e. a large area is identified as school playing field. The presence of sand and gravel is confirmed within the Contamination Assessment. Although the extent of the resource within the site is unknown, the nature of the development means that complete prior extraction is unlikely to be feasible. An informative has been added in Section 12 of this report to address Policy 5.

- 9.61 The proposed development site lies within the consultation area (CA) for the Kennett Water Recycling Area (WRA) as identified under Policy 16 (Consultation Areas) of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021). Policy 16 seeks to safeguard water recycling areas (also known as sewage treatment works). The purpose of Policy 16 is to safeguard designated mineral and waste sites from development which would prejudice the operation of the designated site and to protect development that would be adversely affected by the mineral or waste operations, for example residential development subsequently suffering amenity issues. The application is for a new school which would be approximately 200 metres from the WRA. It is noted that in that area there are several properties located at a similar or closer distance to the WRA, and that there are proposals for development between the proposed school and the WRA. It is considered unlikely that the proposed development would be more adversely affected by the operation of the WRA than the existing properties.
- 9.62 The principle of the school was previously established by East Cambridgeshire District Council under planning application ref: 18/00752/ESO. Given the masterplan for the wider Kennett Garden Village development and approvals (outline and reserved matters) in addition to the proposed school, the application site is not considered a likely location for the extraction of sand and gravel. The application does not include any proposals for prior extraction of the sand and gravel safeguarded within the MSA, nor has it been demonstrated within the application documentation that prior extraction is not feasible. Consequently, does not accord with Policy 5. However, in this instance, the non-compliance with Policy 5 is outweighed by the need for the school in this location, which is well related to the existing village and likely future development.

Waste and Recycling

- 9.63 A Site Waste Management document and Waste Management Plan have been prepared to accompany this planning application. Within the submitted Design and Access Statement at Section 4.0 it states that "Refuse is stored in an enclosure to the west of the visitor parking and includes a dedicated area for recyclables. The store is surrounded by a screen fence 1.5m high to conceal the wheeled bins and is unroofed to assist ventilation. Refuse vehicles may turn in the square and stop directly opposite the store." A tracking layout has been provided which details how refuse vehicles will access the school site, and this has been reviewed by County Highways Development Management, see paragraph 9.33 above. It is considered that this element of the proposal is compliant and in accordance with design requirements as set out in the RECAP Waste Management Design Guide Supplementary Planning Document and policy ENV 2 of the ECLP 2015.

10. Public Sector Equality Duties (PSED).

- 10.1 Section 149 of the Equalities Act 2010 places a statutory duty on all public bodies to consider the needs of all individuals in their day-to-day work, including those with protected characteristics. The protected characteristics under PSED are: disability, gender reassignment, pregnancy, maternity/ paternity, race, religion or belief (including non-belief), sex and sexual orientation. The Council, in the exercise of the planning functions, must have due regard to the need to the following aims in their decision-making: eliminate discrimination, harassment and victimisation and any other conduct that is prohibited by or under the Act; foster good relations between people who share a relevant protected characteristic and those who do not share it; and advance equality of opportunity between people who share a relevant protected characteristic and people who do not share it. Furthermore, consideration must be given to removing or minimising disadvantages suffered by people due to their protected characteristics; meeting the needs of people with protected characteristics; and encouraging people with protected characteristics to participate in public life or in other activities where their participation is low. The proposed development is for a new primary school and there are currently and, likely to be, children on role with additional needs.
- 10.2 An Equality Impact Assessment and Accessibility Plan have been submitted to support the application. The wider Kennett Garden Village design will have taken account of the needs of those with protected characteristics. It is considered unlikely that this particular development would have any negative impact on those with protected characteristics and there would be no known implications of the proposal in relation to the council's PSED duties under the 2010 Act.

11. Conclusion

- 11.1 This proposal has been assessed in its entirety against local and national planning policy, as well as other material planning considerations (such as the outline planning permission 18/00752/ESO) in order to provide a full assessment of the benefits and dis-benefits that need to be balanced with a project of this nature.
- 11.2 It is acknowledged that the application does not include any proposals for prior extraction of the sand and gravel safeguarded within the MSA, nor has it been demonstrated within the application documentation that prior extraction is not feasible. Consequently, this does not accord with Policy 5 of the MWLP 2021. However, in this instance, the non-compliance with Policy 5 is outweighed by need for the school in this location, which is well related to the existing village and likely future development.
- 11.3 The applicant has demonstrated there is an educational need for the development which is in accordance with the outline planning permission for Kennett Garden Village (which included provision of a primary school) approved by East Cambridgeshire District Council under planning application ref: 18/00752/ESO. The school is needed to serve the needs of the residents of up to 500 homes approved for the Kennett Garden Village development site. The existing school would remain operational until the new primary school opens, after which any change of use of the existing school grade II listed building, would require the necessary consent from ECDC. The addition of a

replacement primary school for Kennett would ensure that a sufficient choice of school places is available to meet the needs of existing and new communities thereby providing a significant social benefit. In terms of economic benefit, the development would create jobs during the construction and operation of the proposed school and therefore is a positive benefit.

- 11.4 The proposed development is supported by all consultees and suitably worded conditions will be imposed to support the mitigation of any harm from the development. Whilst the proposed layout of the school does not fully meet the brief of the Design Code (approved under the outline application) the need for safeguarding, for functionality of the main hall and for future proofing are considered to outweigh the shortfalls of not responding to the Design Code fully. Therefore, on balance, the overall proposal is considered acceptable in policy terms and as such complies with Paragraph 94 of the NPPF (July 2021) and policies GROWTH 3 (Infrastructure requirements), and GROWTH 5 (Presumption in Favour of Sustainable Development) of the East Cambridgeshire Local Plan (ECLP) and is afforded significant weight in the overall planning balance.
- 11.5 For the above reasons it is considered that subject to the recommended conditions and informatives, the proposal is compliant with national and local planning policy and guidance and should be approved.

12. Recommendation

- 12.1 It is recommended that planning permission is granted subject to the following conditions:

Advisory Note

The Town & Country Planning (Development Management Procedure) (England) Order 2015 requires the Planning Authority to give reasons for the imposition of pre-commencement conditions. Condition 26 below requires further information to be submitted, or works to be carried out to ensure that surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself and is therefore attached as a pre-commencement condition. The developer may not legally commence development on site until this condition has been satisfied.

Commencement

1. The development hereby permitted shall be commenced no later than 3 years from the date of the decision notice. Within 14 days of the commencement of the development hereby permitted the County Planning Authority shall be notified in writing of the date on which the development commenced.

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

Occupation of development

2. Within 14 days of the first occupation of any part of the development hereby permitted the County Planning Authority shall be notified in writing of the date on which the development was first occupied.

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

Approved plans and documents

3. The development hereby approved shall be carried out in accordance with the application form dated 03/01/2023 and the details set out in the application documents and drawings received on 13/12/2022 and 04/01/2023 (unless otherwise stated).
 - Design & Access Statement Rev P06, dated December 2022 (received 04/01/2023);
 - Application Boundary Plan KPS-FSA-01-XX-DR-A-0020, dated 08/12/22;
 - Location Plan KPS-FSA-01-XX-DR-A-0010 Rev P01, dated 01/08/22;
 - Block Plan KPS-FSA-01-XX-DR-A-0100, dated 22/11/22;
 - General Arrangement Elevations KPS-FSA-01-XX-DR-A-2000 Rev P06, dated 17 April 2023, (received 19/04/2023);
 - Ground floor Plan KPS- 000 Rev P06, dated 13/05/22;
 - Roof Plan KPS-FSA-01-RF-DR-A-1040 Rev P03, dated 16/08/22;
 - GA Sections KPS-FSA-01-XX-DR-A-3000 Rev P02, dated 06/07/22;
 - GA Elevations KPS-FSA-01-XX-DR-A-2000 Rev P06, dated 06/07/22 (received 19/04/2023);
 - Proposed Kitchen layout with services schedule 7342.100 REV B, dated 28.11.2022 (received 10/03/2023);
 - Boundaries and security plan KPS-LEA-00-00-DR-L-1003 Rev P07, dated 08/12/2022;
 - Landscape proposals KPS-FSA-01-XX-DR-A-1002 Rev P13, dated 07/12/2022;
 - Winter and Summer sport KPS-FSA-01-XX-DR-A-1005 Rev P02, dated 06/12/2022;
 - Outline Planting Plan KPS-FSA-01-XX-DR-A-1007 Rev P03, dated 07/12/2022;
 - Access and Parking Plan KPS-LEA-00-00-DR-L-1008 Rev P01, dated 06/12/2022;
 - Vehicle tracking plan KPS-PDL-XX-ZZ-DR-C-1800 Revision P04, dated May '22 (received 10/03/2023);
 - External Fire Strategy KPS-LEA-00-00-DR-L-1004 Revision P04, dated 27.02.2023 (received 28/03/2023);
 - External Lighting Plan P186-914-Rev D, dated 02/12/2022;
 - Site Waste Management Plan KPS-LEA-00-00-DR-L-1009 Rev P01, dated 06/12/2022;
 - Schedule of Materials ref: SH_L_1000 Schedule of Materials_revP04 (in email from Strutt & Parker received 17/03/2023);
 - Equality Impact Assessment, prepared by Strutt & Parker (received 02/03/2023);
 - Accessibility Plan v1.1, prepared by Staploe Education Trust (received 02/03/2023);
 - Phase 1 habitat (Ecology) Survey Report v1, prepared by Ecology Link, dated 04/06/2022;
 - Biodiversity Net Gain Metric BNG Metric 4.0 Calculation Tool_Kennett PS_draft V1, prepared by Ecology Link, dated 11.04.23 (received 13/04/2023);

- Landscape Environmental Management Plan KPS-LEA-00-00-RP-L-1000 rev P02, dated 17th April 2023 (received 19/04/2023);
- Biodiversity Enhancements ref: KPS-LEA-00-00-DR-L-1010 Rev P04, dated 18/04/2023 (received 19/04/2023);
- Proposed Habitats drawing KPS-LEA-00-00-DR-L-1013 Rev P02, dated 19/04/2023 (received 19/04/2023);
- Heritage Impact Assessment ref: JAC25032, prepared by RPS Group, dated November 2018;
- Transport and Travel Plan Rev 2, prepared by Scott White and Hookins, dated April 2023 (received 26/04/2023); and,
- Transport Addendum Note, prepared by Scott White and Hookins, dated April 2023 (received 26/04/2023).

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 ENV 2 of the East Cambridgeshire Local Plan 2015.

Materials

4. The development hereby permitted shall be constructed in accordance with the external materials palette submitted on 17 and 21 March 2023.

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 ENV 2 of the East Cambridgeshire Local Plan 2015.

Mural specification details

5. The development hereby approved shall not be occupied until details of the specification (i.e. size and number of the panels, thickness of the panels, colour of the panels) for the mural have been submitted to and approved in writing by the county planning authority and these works shall be carried out as approved.

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 ENV 2 of the East Cambridgeshire Local Plan 2015.

Construction works

6. No construction, enabling or earthworks shall take place except between:
 - 07:30 hours to 18:00 hours Mondays to Fridays.
 - 07:30 hours to 13:30 hours on Saturdays.
 - No works are permitted at any time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of nearby properties and control the construction hours, without impacting on the delivery of the project, in accordance with policy ENV 9 of the East Cambridgeshire Local Plan 2015.

Construction collection / delivery hours

7. No construction related deliveries to or from the site or removal of waste or materials from the site shall take place except between the hours of:
- a) 0930 and 1600 Monday to Friday;
 - b) 0800 and 1300 on Saturdays; and
 - c) at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of adjoining properties and control the construction collection and delivery hours, without impacting on the delivery of the project, in accordance with policy ENV 9 of the East Cambridgeshire Local Plan 2015.

Construction Environmental Management Plan (CEMP)

8. For the duration of the construction phase of development the Construction Environmental Management Plan (CEMP) by Kier, dated 08.12.2022 shall be implemented in full.

Reason: To protect the amenity of adjoining properties and to ensure there is a net gain in biodiversity in accordance with policies ENV 2 and ENV 9 of the East Cambridgeshire Local Plan 2015.

Construction Noise and Vibration Management Plan

9. For the duration of the construction phase of development the Construction Noise and Vibration Management Plan by Kier, dated December 2022 shall be implemented in full.

Reason: To protect the amenity of adjoining properties in accordance with policy ENV 2 of the East Cambridgeshire Local Plan 2015.

Detailed hard / soft landscape scheme

10. No development shall commence, apart from below ground works, until full details of both hard and soft landscape works have been submitted to and approved in writing by the county planning authority and these works shall be carried out as approved.
- (a) Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
 - (b) All trees, shrubs and hedge plants supplied shall comply with the requirements of British Standard 3936, Specification for Nursery Stock. All preplanting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).
 - (c) All new tree plantings shall be positioned in accordance with the requirements of Table 3 of British Standard BS5837: 2005, Trees in relation to construction – Recommendations.

Reason: To create a high-quality environment and ensure a net gain target of 10% for biodiversity enhancement is achieved in accordance with policy ENV 7 of the East Cambridgeshire Local Plan 2015.

Replacement Planting and Seeding

11. If within a period of five years from the date of the planting any tree, shrub, hedging or seeding fails or is removed other than in accordance with the approved details, that tree, shrub, hedging or seeding, or any 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 there is a net gain in biodiversity and in the interests of the visual appearance in accordance with policy ENV 7 of the East Cambridgeshire Local Plan 2015.

Biodiversity Net Gain

12. No development shall commence, apart from below ground works, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the county planning authority. The BNG Plan shall target how a net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:
- i) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the latest appropriate DEFRA metric;
 - ii) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 10 years for on-site proposals as appropriate.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion ii) shall be submitted to the county planning authority in accordance with the latest DEFRA guidance and the approved monitoring period / intervals.

Reason: To create a high-quality environment and ensure a net gain target of 10% for biodiversity enhancement is achieved in accordance with policy ENV 7 of the East Cambridgeshire Local Plan 2015.

Piling

13. No piling shall take place on the site. If piling is found to be required, it shall not commence until a method statement has been submitted to and approved in writing by the county planning authority. The method statement should include the commitment to notifying nearby properties prior to the work commencing advising how long the works will last, and a contact number of the contractor so that if there are any concerns while the piling is taking place the contractor can be contacted. If the method of piling involves impact driving this is restricted to take place between the following hours specifically for piling - 09:00 – 17:00 hours Mondays to Fridays, and None on Saturdays, Sundays or Bank Holidays.

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

Reason: To protect the amenity of nearby properties and control any piling activities that may be required during construction, without impacting on the delivery of the project, in accordance with policy ENV 9 of the East Cambridgeshire Local Plan 2015.

Unexpected contamination

14. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing to the county planning authority within 24 hours. An investigation and risk assessment must be undertaken and approved in writing by the county planning authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the county planning authority. The necessary remediation works shall be undertaken, and following completion of measures identified in the approved remediation scheme a verification report must be prepared and approved in writing by the county planning authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV 9 of the East Cambridgeshire Local Plan 2015.

BREEAM Design Stage Certification

15. Within 6 months of the date of commencement of development, as identified by Condition 1, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the county planning authority demonstrating that BREEAM 'very good' as a minimum rating overall and BREEAM 'Excellent' rating for ENE Credits (reduction of energy use and carbon emissions).

Where the Design Stage certificate shows a shortfall in credits for BREEAM 'very good', a statement shall also be submitted identifying how the shortfall will be addressed. 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: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings in accordance with policy ENV 4 of the East Cambridgeshire Local Plan 2015.

BREEAM Post-Construction Certification

16. Within 6 months of the first occupation of any part of the development hereby permitted, as identified through Condition 2, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the county planning authority, indicating that

the approved BREEAM rating 'very good' as a minimum rating overall and BREEAM 'Excellent' rating for ENE Credits (reduction of energy use and carbon emissions) 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: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings in accordance with policy ENV 4 of the East Cambridgeshire Local Plan 2015.

Air Source Heat Pump (ASHP) Details

17. Within 3 months of the commencement of development, as identified by Condition 1, details, showing elevational and layout plans indicating the precise location of the ASHP and specification details of the ASHP, shall be submitted to and approved in writing by the county planning authority.

The approved details shall be implemented in full and the ASHP shall be operational prior to the first occupation of any part of the development hereby permitted. Thereafter it shall be retained for that specific purpose and maintained in accordance with the approved details.

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 ECLP 2015.

Photovoltaic Panel Details

18. Within 3 months of the commencement of development details showing elevational and layout plans indicating the precise location of the photovoltaic panels and specification details of the photovoltaic panels, shall be submitted to and approved in writing by the county planning authority.

The approved details shall be implemented in full and the photovoltaic panels shall be operational prior to the first occupation of any part of the development hereby permitted. Thereafter they shall be retained for that specific purpose and maintained in accordance with the approved details.

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 ECLP 2015.

Gated access

19. Prior to commencement of the use hereby permitted, any gate or gates to the vehicular access shall be set back a minimum of 5m from the near edge of the highway carriageway. Any access gate or gates shall be hung to open inwards.

Reason: To minimise interference with the free flow and safety of traffic on the adjoining public highway in accordance with policies ENV 2 and COM 7 of the East Cambridgeshire Local Plan 2015.

Car Parking

20. Prior to the occupation of any part of the development hereby permitted, the proposed on-site car parking spaces / servicing / loading, unloading / turning / waiting area shown on the Access and Parking Plan ref: KPS-LEA-00-00-DR-L-1008 Rev P01 dated 06/12/2022, prepared by Livingston Eyre Associates, shall have been created with future access to electronic vehicle charging infrastructure (ducting) for the three proposed spaces number 23, 24 and 25, shall be laid out, demarcated, levelled, surfaced, drained in accordance with the approved plan and provided in their entirety. The car parking spaces and electronic vehicle charging infrastructure shall thereafter be retained in their entirety for their specific use.

Reason: To manage parking arrangements on site and to protect the amenity of nearby properties in accordance with policies ENV 2 and COM 8 of the East Cambridgeshire Local Plan 2015.

Cycle and Scooter Parking Details

21. Within 6 months of the date of the commencement of development, specification details of the cycle, cycle shelters and scooter racks, including elevations, shall be submitted to and approved in writing by the county planning authority.

The approved details shall be implemented in full prior to the first occupation of any part of the development hereby permitted. Thereafter the cycle and scooter parking shall be retained in accordance with the details approved for their specific use.

Reason: To promote sustainable travel and cycle & scooter parking in accordance with policy COM 7 of the East Cambridgeshire Local Plan 2015.

Walking routes

22. The development and use hereby permitted, shall not be occupied until details showing the walking routes to the school have been submitted to and approved in writing by the county planning authority. The details shall cover the period from date of first occupation of the school up to completion of the surrounding road (between the development and B1085 Station Road) to ensure there are safe interim walking routes in place to the school.

Reason: To ensure the safe and efficient operation of the highway, and to promote sustainable travel in accordance with policy COM 7 of the East Cambridgeshire Local Plan 2015.

School Travel plan

23. The development hereby permitted shall be implemented in full compliance with the terms and principles of the Travel Plan as set out in the 'Transport and Travel Plan' Revision 2, dated 24.04.2023 prepared by Scott White and Hookins, and the Transport Addendum Note dated 26.04.2023 prepared by Scott White and Hookins.

The Travel Plan is to be monitored annually over a 5 year period, with all measures reviewed to ensure targets are met.

The approved School Travel Plan shall be implemented in full in accordance with its approved timetable.

Reason: To ensure the safe and efficient operation of the highway, and to promote sustainable travel in accordance with policy COM 7 of the East Cambridgeshire Local Plan 2015.

Fire hydrant provision

24. Prior to the first occupation of any part of the development hereby permitted a scheme for the provision of fire hydrants shall be submitted to and approved in writing by the county planning authority.

Reason: To ensure the provision of fire hydrants as part of the development in the interests of public safety in accordance with policy ENV 2 of the East Cambridgeshire Local Plan 2015.

Surface water drainage scheme

25. No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed surface water drainage scheme and detailed maintenance plan for the site, based on the agreed (Kennett Primary School Flood Risk Assessment & Drainage Strategy) prepared by Peter Dann Consulting Engineers (ref: 11-1337) dated December 2022 has been submitted to and approved in writing by the county planning authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling.

Reason To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with policies ENV 2, ENV 8 and ENV 9 of the East Cambridgeshire Local Plan 2015.

Surface water run-off during construction

26. No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the county planning authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts in accordance with policy ENV 8 of the East Cambridgeshire Local Plan 2015.

Community Use Agreement

27. Prior to the first occupation of the primary school hereby approved, a community use agreement for the indoor and external community facilities of the development hereby approved shall be submitted to and approved by the county planning authority. The agreement shall apply only if relevant to the playing fields, hard games court, and main hall and shall include details of pricing policy, hours of use, access by non-school users, management responsibilities, implementation timetable and review mechanism. The community use agreement shall be implemented fully in accordance with the approved details and timetable.

Reason: To secure well managed safe community access to ensure sufficient benefit to the development of sport and in accordance with policies ENV 2 and COM 4 of the East Cambridgeshire Local Plan 2015.

External Lighting

28. Prior to the installation of any external lighting, a lighting scheme for the development shall be submitted to, and approved in writing by, the county planning authority. The lighting scheme shall include details for the appearance of the height, type, position and angle of glare of any of the proposed external lighting within the school site, include lighting impact assessment details of the level of illumination, details of how light pollution is to be controlled and lighting glare minimised and, to ensure that it is designed sensitively for wildlife; so all sensitive receptors can be considered and protected.

The detailed measures as approved shall be implemented in accordance with the agreed scheme and maintained thereafter for the lifetime of the development.

Reason: In order to safeguard the amenity of all sensitive receptors, including biodiversity, in respect of possible adverse effects of lighting glare from any future lighting provision proposed for the school site in accordance with policies ENV 2, ENV 7, and ENV 9 of the East Cambridgeshire Local Plan 2015.

External lighting hours of use

29. All external lighting shall be switched off between 22.00 hours and 07.00 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 ensure there is no impact on residential amenity or biodiversity in accordance with policies ENV 2, ENV 7, and ENV 9 of the East Cambridgeshire Local Plan 2015.

Amplified music / amplified voice

30. No amplified music or amplified voice shall be played within (or piped into) external areas of the premises specifically on the sports field and hard games court, shall take place except between the hours of:
- a) 09.30 and 17.00 Monday to Friday;
 - b) at no time on Saturdays unless it is for the purpose of a school event where the restricted hours in a) would apply; and
 - c) at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of nearby properties in accordance with policies ENV 2 and COM 4 of the East Cambridgeshire Local Plan 2015.

Informatives

1. Sand and Gravel Mineral Safeguarding Area
The site lies within a Sand and Gravel Mineral Safeguarding Area, which indicates that there may be an underlying sand and gravel resource. In this instance, the Planning Authority considers that prior extraction is unlikely to be feasible and that there is an overriding need for the development. Prior extraction of the resource has, therefore, not been required in this instance. However, the applicant is encouraged to make best use of any sand and gravel that may be incidentally extracted as part of the development.
2. Pollution Control
Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.
3. Infiltration Testing
Whilst it is acknowledged that a single infiltration test (test 3) has been included within the application, it would be beneficial to include the other test results in future applications in order to provide a greater detail of conditions in the area.
4. Fire Service
The number and location of Fire Hydrants will be determined following Risk Assessment and with reference to guidance contained within the "National Guidance Document on the Provision of Water for fire Fighting" 3rd Edition, published January 2007. Access and facilities for the Fire Service should be provided in accordance with the Building Regulations Approved Document B5, Section 15. If there are any buildings on the development that are over 11 metres in height (excluding blocks of flats) not fitted with

fire mains then aerial (high reach) appliance access is required, the details of which can be found in the 'Scania Turntable Ladder Technical Features' document attached to the comments from Cambridgeshire Fire and Rescue Service dated 25 January 2023.

Compliance with paragraph 38 of the National Planning Policy Framework

The applicant did seek pre-application advice. The County Planning Authority has worked proactively with the applicant and East Cambridgeshire District Council 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, with additional information submitted to take account of concerns raised by statutory consultees and representations made. All land use planning matters have been given full consideration, which resulted in overall support for the development proposal from statutory consultees.

Source Documents

[Link to East Cambs Local Plan April 2015](#)

[Link to Kennett proposals map - insert map 8.20 - East Cambs Local Plan 2015](#)

[Link to ECDC Design Guide Supplementary Planning Document March 2012](#)

[Link to Cambridgeshire and Peterborough Minerals and Waste Local Plan Adopted July 2021.pdf](#)

[Link to RECAP Waste Management Design Guide - Supplementary Planning Document \(cambridgeshire.gov.uk\)](#)

[Link to planning application 18/00752/ESO | Sustainable 'Garden Village' extension to Kennett - Land Southwest Of 98 To 138 Station Road Kennett Suffolk \(eastcambs.gov.uk\)](#)

[Link to 18/00752/ESO-Design_Code-956314.pdf \(eastcambs.gov.uk\)](#)

[Link to planning application 18/00752/ESO-Decision_Notice-1102222.pdf \(eastcambs.gov.uk\)](#)