

Development including a material change of part of a car park to use for education purposes (falling within Use Class F), erection of an extension to the school building, erection of gymnasium building, new pedestrian access, alterations to parking arrangements, additional vehicle and cycle parking, bin store and external landscape works.

At: Samuel Pepys School, Cromwell Road, Eynesbury St Neots

Applicant: Cambridgeshire County Council

Application Number: CCC/22/107/FUL

To:	Planning Committee
Date:	17 May 2023
From:	Head of Service, Planning and Sustainable Growth
Electoral division(s):	St Neots Eynesbury
Purpose:	To consider the above planning application
Recommendation:	That permission is granted subject to the conditions set out in paragraph 11.1.

Officer contact: Kathy Render
Post: Development Management Officer
Email: link to Kathy.render@cambridgeshire.gov.uk
Tel: 07795 157 990

1. Introduction

- 1.1 The Samuel Pepys school currently provides specialist education for 102 pupils, aged 3 to 19 years with a wide range of special education needs and the proposal is to expand the school to increase the number of places available to 165 to help address demand for specialist education in the district.
- 1.2 The Huntingdonshire Local Plan allocates the land on which the proposed development sits as an allocation for up to 20 dwellings and therefore the application represents a departure from the development plan and, in line with the Council's scheme of authorisation, is being brought before members for determination.
- 1.3 The proposed development has the support of statutory consultees.

2. Site and Surroundings

- 2.1 The Samuel Pepys School and its grounds are located in a mixed residential/industrial area on the western boundary of Cromwell Road, St Neots, a town in the Huntingdonshire district, located 18 miles west of Cambridge. Residential properties are located to the west, and south of the site. The front gardens of these properties face the school site. The Bargroves Centre and a commercial property are located to the north. Industrial units including those belonging to Sealed Air Packaging Solutions are located on the eastern boundary of Cromwell Road.
- 2.2 The site is fronted by an existing car park that currently serves as parking for employees of Sealed Air. The site is accessed both from Cromwell Road and from Pepys Road. Pepys Road and Naseby Gardens (which is to the south) are lined by residential properties. Pedestrian paths wrap around the entire site enclosing Samuel Pepys School and the Bargroves Centre.
- 2.3 The site area is 1.86 hectares. A series of buildings form the school complex, they consist of two larger buildings that are used for education, linked together by the taller main hall/gym. A separate building to the north of the site accommodates a hydro-therapy pool and associated changing facilities/plant room. The building linked to the Bargroves Centre consists of a variety of rooms for education as well as dining facilities. With the exception of the hall the buildings are approximately 6 metres high and single storey, whilst the hall is approximately 8 metres high to ridge line.
- 2.4 The site is enclosed by security fencing. The fencing to the north and west is approximately 3-metre-high green open link fencing whilst the boundaries to the front are enclosed by lower fencing approximately 1.8 metres high. Hedging and trees also line the boundaries and are most dense on the southern and northern boundaries. These are proposed to be retained. The access to the rear of the site is via a 3-metre-high gate.
- 2.5 The majority of the on-site parking is located to the rear of the site along the western boundary and/or adjacent to the hydro-therapy pool building. These will be retained. Outdoor recreational areas are located to both the south of the main buildings and to the north of the hydro-therapy pool building. The car park to the front of the site is a site allocated for housing under SN4 of the Huntingdonshire Local Plan to 2036.

2.6 The site is located in Flood Zone 1 which is land least susceptible to fluvial flooding.

3. The Proposed Development

- 3.1 The proposal is to expand the school to increase the capacity at the school by a further 63 places so that the overall capacity would be 165 places. The development represents a significant expansion of the school through the erection of the extension to the front of the school, onto the existing Cromwell Road car park that currently serves Sealed Air staff. A section of the existing car park will remain in the ownership of Sealed Air for continued use as a car park. Hard and soft landscaping is proposed and although the development will result in 10 existing trees being removed to allow the extension to be built 48 new trees will be introduced.
- 3.2 A single storey flat roofed building is proposed as an extension to the south-east of the main building. This extension is to provide educational needs for Early Years and Key Stage 1 pupils. The extension would allow space in the existing building to be re-purposed for additional space for Key Stage 2 and 3 and post 16 pupils. A dining hall and new main entrance will be created as part of this extension. The overall proposed new floor space to be created is 1,345 metres square, consisting of the expansion to the main building and a new gym. The extension will accommodate five new classrooms with outdoor canopies, a kitchen, a new main entrance and an office.
- 3.3 The proposed extension to the school is to the front of existing school building and it will wrap around the existing hall/gym in part. The extension would have a parapet height of 4.95 metres around the flat roofed extension and a taller parapet height of 6.94 metres that wraps around the front entrances. The extension is approximately 48 metres wide by 24 metres deep. This will bring the single storey, built form of the school approximately 32 metres closer to the boundary with Naseby Gardens and approximately 27 metres closer to the boundary with Cromwell Road.
- 3.3 The modestly sized gym located in the northwest area of the site will have an internal floor space of 35 metres square. The remaining floor space is allocated to the extension to the main school building.
- 3.4 It is proposed that the new gym would have a parapet height of 4.35 metres and a roof height of 3.525 metres. The gym would be located approximately 12 metres from the western boundary of the site, adjacent to the existing hydro-therapy pool building and north of the existing school buildings. The building is well placed adjacent to the outdoor play area and easily accessible from the existing building. The brick-built gym forms a separate building to the northwest of the existing Hydrotherapy building and is proposed to match the existing school brickwork. The gym will have a small 8m x 5.8m footprint and shallow pitched roof which is screened by a 4.350m parapet on the front elevation.
- 3.5 The proposed materials for the school extension are buff facing brickwork punctuated by panels of buff coloured render. Dark grey windows and doors, louvers, metal flashing, and brise soleil break up the brickwork and provide a rhythm of openings across the front elevation to Cromwell Road. Feature textured brickwork is proposed for the taller entrance parapet.
- 3.6 Canopies are proposed on the elevations to provide shading for outdoor teaching areas.

The canopies would be adjacent to the access from the two new Key Stage 1 classrooms and the three new Early Years classrooms. Each mono pitch canopy will measure approximately 2.5 x 5.3 metres and will be fixed to the external elevation above the fenestration of the classrooms with the front edge supported by dark grey uprights. Further details of the material for the canopies can be secured by condition.

- 3.7 The proposed alteration to the outdoor areas include an outdoor dining area, basketball practice court and informal social area to the northeast of the proposed extension, enclosed by proposed soft landscaping and existing trees. An enclosed bin store is proposed to the northern edge of the informal social area and the informal area will have direct access out to the main access leading from Cromwell Road.
- 3.8 Landscape improvements are proposed to the rear entrance, between the two main existing buildings, including willow dens and a wheelchair tunnel. A tranquil courtyard is proposed to the rear of the existing hall and a staff garden is proposed to the rear of the proposed extension.
- 3.9 Hard and soft enhance landscaping is proposed to the southern area of the site. An Early Years Soft play area is proposed to the south-east corner of the site which will be enclosed by new soft landscaping. Ornamental and sensory planting and a forest school with a wildflower meadow are also proposed.
- 3.10 A new pedestrian access and vehicular gates are proposed to the entrance of the car park which uses the existing access from Cromwell Road. This access will be shared with vehicle access to the car park serving Sealer Air employees.
- 3.11 Six covered Sheffield-style cycle stands for 12 cycles are proposed, to be located adjacent to the southern edge of the new car park. These can be accessed via the new pedestrian entrance on the southeast boundary from Naseby Gardens.
- 3.12 Fences, including the replacement of existing fences are proposed. A new 3-metre-high mesh fence is proposed to enclose the sports area to the north. A new secure line boundary, part 2-metre-high and part 3-metre-high mesh fence is proposed adjacent to Naseby Gardens and a 1.8-metre-high fence is proposed to separate the car park from the play area.
- 3.13 Parking and cycle storage. Covered cycle storage is proposed in the southern corner adjacent to Cromwell Road. 66 parking spaces are proposed, including 2 disabled spaces. 12 cycle parking spaces are proposed and four minibus spaces. The proposed development will retain staff parking to the rear of the site and the drop off zone adjacent to the hydrotherapy pool. The proposed parking to the front of the site will give drop off and delivery provision.

4. Planning History

- 4.1 The following paragraphs contain a summary of Cambridgeshire County Council's planning history since 2005.
- 4.2 H/05017/09/CC - Change of use from day centre for adults with learning difficulties to mixed use at the Bargroves Centre, planning permission granted 10/08/2009.

4.3 H/05025/05/CC - Construction of a new canopy and erection of a storage garage at, Samuel Pepys School, planning permission granted 02/01/2006.

4.4 Additionally, the following planning permissions have also been granted by Huntingdonshire District Council:

16/01397/FUL - Erect new 3m high fence adjoining Pepys Road with a new single vehicle exit gate 4.3m wide x 3m high and pedestrian gate 1.2m wide x 3.0m high onto Pepys Road and erect new gates 4.3m wide x 3.0m high facing Cromwell Road at, Samuel Pepys School Planning permission granted 08/11/2016.

22/02043/FUL - Development of car park including reconfiguration of layout, new pedestrian access and external landscaping works. Planning permission granted 31/03/2023.

5. Publicity

5.1 The application has been advertised in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). A press advertisement was published in the Hunts Post 16 November 2022. Site notices were displayed adjacent to the site entrance points on Cromwell Road and Pepys Road.

5.2 Discretionary notification letters were also sent to properties in close proximity to the application site.

5.3 No individual representations were received.

6. Consultation responses

6.1 The full details of the consultation responses that were received can be found on the Council's public access planning webpages, and the following section contains summaries of the consultee responses:

6.2 County Highways – no objection. Note that the submitted transport statement has been assessed by the County transport team in relation to that proposed, and they have commented separately. In relation to the proposed changes to the car parking area the access both onto Cromwell Road and the adopted element of Bargroves are existing and there are no changes proposed. Internal changes proposed all look to be workable with regards to parking and the drop off area. Given the above I have no objections to that proposed on Highway Safety Grounds.

6.3 County Transport Assessment Team – no objection. The development as proposed is not anticipated to cause detriment to the operation of the surrounding highway network. It has been suitably demonstrated that the proposed school car park will be able to accommodate the proposed car parking accumulation and drop-off/pick-up demand generated by the development. Furthermore, it has been demonstrated that the proposed Sealed Air car park changes will be able to accommodate the demand for car parking spaces by Sealed Air employees. The parking spaces available to Sealed Air

will be clearly marked, and staff will be informed of the parking area available to them to prevent Sealed Air staff parking in the school car park. The Highway Authority therefore do not object to the proposals subject to the following mitigation:

Prior to 1 year following first occupation of the development, the developer shall be responsible for the provision and implementation of an updated school travel plan to be agreed in writing with the Local Planning Authority.

- 6.4 County Lead Local Flood Authority (LLFA) – no objection. Following an initial objection, the LLFA agreed that surface water from the proposed development can be managed through the use of permeable surfacing, and below ground attenuation crates, restricting surface water discharge to 2 l/s. The LLFA is supportive of the use of permeable surfacing as in addition to controlling the rate of surface water leaving the site it also provides water quality treatment which is of particular importance when discharging into a watercourse. It has been demonstrated that the modelled flood volume will be managed in such a way that flood risk within the buildings is not increased. Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.

Request the following conditions are imposed:

1 - No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment and Drainage Strategy prepared by Peter Dann Consulting Engineers (ref: FEC-PDL-ZZ-XX-RP-S-003 Revision F) dated 15 March 2023 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling.

2. Details for the long-term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

3. 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 Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

- 6.5 County Public Health Team – no objection. Public Health have no comments to make on this application and have no objections.

- 6.6 County Safer Routes to School Project Officer – no comments received.

- 6.7 County Ecologist – no objection. Following receipt of the updated Environmental Management Plan and Biodiversity Enhancements, the development is acceptable, subject to condition.

- 6.8 Cambridgeshire Fire and Rescue Service – no objection. Should the Planning Authority be minded to grant approval, the Fire Authority would ask that adequate provision be made for fire hydrants, which may be by way of Section 106 agreement or a planning condition. The position of fire hydrants are generally agreed upon when the Water Authority submits plans. 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 also be provided in accordance with the Building Regulations Approved Document B5 Vehicle Access. Dwellings Section 13 and/or Vol 2. Buildings other than dwellings Section 15 Vehicle Access.
- 6.9 Huntingdonshire District Council (HDC) Tree Officer – No objection. Conditions requiring an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) are recommended.
- 6.10 HDC Urban Design Officer – No objection, subject to conditions covering/ securing details of the following:
Materials – facing brickwork, textured brickwork and render;
Architectural details – Windows and doors (means of opening and reveal depth), RAL colour of rainwater goods;
Covered cycle storage enclosure;
Hard surface treatment and means of demarcating parking spaces seeking minor changes to the colour of the setts and use of a contrasting sett to improve the appearance and better define these parking spaces;
Boundaries (unless above comments are addressed) to be addressed;
Colour and design of fencing and gates;
BREEAM assessment; and,
FFLs these are shown on plans e.g. 3010 Proposed Extension Typical Sections.
- 6.11 HDC Environmental Health Officer. No objection. Recommends approval subject to conditions relating to noise.
- 6.12 HDC Planning Officer – No objection. Part of the site is allocated for 20 dwellings under Policy SN 4 of the HDC Local Plan. Given the nature of the proposal and the context of how the site would be used going forward, the proposal would prevent the allocated element of the site coming forward as residential development for the foreseeable future. The proposal is therefore contrary to Policy SN4 of the Local Plan. It is noted that national planning policy, paragraph 95 of the NPPF and also local policies LP2 and LP7 support the expansion of schools. It is also acknowledged that there are particular circumstances to expand the capacity of the pupil numbers at this school which provides an important special education function within the local community. A letter from the Education Capital Projects Officer states that ‘the school is oversubscribed but the current capacity is 102 places’, The proposed works will increase the school’s capacity to 165 places.’ On review of the proposal, Officers consider that the application contains limited information about the need for increased SEN spaces at Samuel Pepy’s and also contains limited information about the capacity of other educational institutions. However, in line with paragraph 95 of the NPPF, and on balance, officers understand their role of how Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. No objection to proposal.

- 6.13 Sports England – No objection. The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.
- 6.14 Cadent Gas – No objection. Informative note required due to gas equipment being located within the site.
- 6.15 St Neots Town Council - No objection. Members noted the application CCC/22/107/FUL – Development including a material change of use of part of a car park to use for education purposes had already been considered and approved as part of the committee’s consideration of planning applications under agenda item 5. Minimum impact on neighbours. Improves the property.

7. Representations

- 7.1 No representations have been received.

8. Planning Policy and Guidance

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and section 70(2) of the Town and Country Planning Act 1990 (as amended) state that when determining planning applications the planning authority shall have regard to the provisions of the development plan, so far as material to the application. Applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise. The relevant development plan policies are set out in paragraphs 7.3 to 7.5 below. The National Planning Policy Framework updated in July 2021 is also a material consideration as is the Government’s Planning Practice Guidance.

- 8.2 National Planning Policy Framework (July 2021) (NPPF)

The 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 The following paragraphs within the NPPF 2021 are also considered to be relevant to this application:

- Paragraph 2 - Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
- Paragraph 7 - 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 needs. 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 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 11 – Plans and decisions should apply a presumption in favour of sustainable development. For Decision Making this means:
 - c) approving development proposals that accord with an up-to-date development plan without delay; or
 - d) where there are no relevant development plan policies, or the policies which are most important 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 in this Framework taken as a whole.

- Paragraph 11 – The presumption in favour of sustainable development does not change the 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 39– Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.
- Paragraph 47 – Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.
- Paragraph 56 - Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision-making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.
- Paragraph 92 - 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 95 - 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 99 - Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
 - a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements;
 - b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
 - 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 123 - 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 123 - Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to:
 - a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework; and
 - b) make more effective use of sites that provide community services such as

schools and hospitals, provided this maintains or improves the quality of service provision and access to open space.

- Paragraph 126 -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 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 167: When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:
 - a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
 - b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
 - c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
 - d) any residual risk can be safely managed; and
 - e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.
- Paragraph 169: 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
 - d) operation for the lifetime of the development; and
 - e) where possible, provide multifunctional benefits.
- Paragraph 174: 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 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 or unstable land, where appropriate.
 - Paragraph 180: 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 185 - Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:
 - a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;
 - b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and
 - c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.
- Paragraph 186 - Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.
- Paragraph 188 – The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.

8.4 The Huntingdonshire Local Plan to 2036

Policy LP1: Amount of Development
 Policy LP2: Strategy for Development
 Policy LP4: Contributing to Infrastructure Delivery
 Policy LP5: Flood Risk
 Policy LP7: Spatial Planning Areas
 Policy LP6: Waste Water Management
 Policy LP11: Design Context
 Policy LP12: Design Implementation
 Policy LP14: Amenity
 Policy LP15: Surface Water
 Policy LP16: Sustainable Travel
 Policy LP17: Parking Provision and Vehicle Movement
 Policy LP22: Local Services and Community Facilities
 Policy LP30: Biodiversity and Geodiversity
 Policy LP31: Trees, Woodland, Hedges and Hedgerows

8.5 St Neots Neighbourhood Plan (2016)

Policy A2, paragraph 1.4: Design

Policy A3, paragraph 1.5: Landscape Backdrops

Policy PT1, paragraph 2.2.3: Sustainable Transport

Policy SS3, paragraph 5.3.1 to 5.3.4 Service and Provision

8.6 Relevant Supplementary Planning Documents (SPD)

Huntingdonshire Design Guide SPD (2017)

Developer Contributions SPD (2011)

Huntingdonshire Landscape and Townscape SPD 2022

Cambridgeshire Flood and Water SPD 2017

Huntingdonshire Tree Guidance Note 3

9. Planning Considerations

9.1 The main planning considerations relevant to the proposed development are: the principle of the development; amenity; design; landscaping and boundary treatment, traffic and transport (including parking); ecology, biodiversity and trees, flood and water management and sustainability.

9.2 Principle of Development

The proposed development for the expansion of the school includes land currently allocated for up to 20 dwellings on land known as allocation SN 4 (Cromwell Road Car Park, St Neots) in the Huntingdonshire Local Plan 2036. However, Huntingdonshire District Council (HDC) have raised no objection to the use of the site for an extension to the existing SEN school. Furthermore, HDC have recently approved planning permission reference 22/02043/FUL for the “development of car park including reconfiguration of layout, new pedestrian access and external landscaping works”, which is for the continued use of the remaining section of the SN 4 allocation, for parking for Sealed Air employees. No planning permission has, to date, been granted by HDC for residential properties, on the site allocated as SN 4.

9.3 Samuel Pepys is a Special Education Needs (SEN) school. There are a limited number of special schools in Cambridgeshire that offer children aged 3 - 19 support outside of mainstream schooling and as such the expansion of the existing facilities to accommodate pupils would assist in meeting the demands for pupil places.

9.4 Policy LP22 of the Huntingdonshire Local Plan to 2036 states: A proposal for a new local service or community facility within a built-up area, or the extension of an existing local service or community facility on land immediately adjoining the built up area, will be supported where it:

- is of a scale to serve local needs;
- comprises up to a maximum of 600m² net internal floorspace for a main town centre use; and,
- provides for a new service or facility or it retains or enhances an existing service or facility, including through the provision of premises suitable for mixed use or multiple community functions.

- 9.5 Policies SS2 and SS3 of the St Neots Neighbourhood Plan to 2029 identify that there is a need to ensure there is sufficient school provision through expansion of existing schools or the creation of new schools in St Neots.
- 9.6 The school currently provides spaces for 102 pupils aged 3-19. The proposed development would allow the school to provide spaces for up to 165 pupils from September 2023. Staffing levels would need to increase in line with the pupil numbers. The current staffing level is 106 but this is expected to rise to 140. For clarity, this does not include specialist staff such as NHS staff that may work at the school but are not directly employed by the school.
- 9.7 HDC can demonstrate a 5-year supply of housing land (including an additional 5% buffer that was applied when the Local Plan was out of date), as detailed in the HDC Annual Monitoring Report Part 1 (Housing Supply) 2021/2022. In addition, the HDC Annual Report has identified that development coming forward from windfall sites (sites that are not part of a housing allocation in the Local Plan) are better than anticipated. Taking the 5-year housing supply and the number of windfall developments coming forward into consideration, it is considered that the loss of the small number of houses that form the allocation SN 4, is not considered significantly harmful to the delivery of the housing supply for Huntingdonshire.
- 9.8 For clarity, the 5-year housing supply is a government applied target that Local Planning Authorities (LPA's) are required to achieve. To demonstrate LPA's are on target and can achieve a 5-year housing supply housing delivery in the district is reviewed continuously.
- 9.9 Noting the need to provide the SEN school places and the fact that there is sufficient housing supply to make up for the loss of the SN 4 allocation, it is considered that the departure from the development plan can be supported. In the planning balance, the significant benefit of the provision of additional SEN spaces for pupils as part of the expansion of the existing Samuel Pepys school site outweighs the departure from the development plan. The development accords with the NPPF 2021 paragraphs 95 and 123, part b), Policy LP 22 of the Huntingdonshire Local Plan to 2036 and policy SS3 of the St Neots Local Plan to 2029 as it would provide additional SEN places on an existing site that would not only serve St Neots, as a known Spatial Planning Area, including developments such as the St Neots East developments of Loves Farm and Wintringham Park which comprise of approximately 3,820 homes.
- 9.10 For clarity, in Huntingdonshire there are four Spatial Planning Areas: Huntingdon including Brampton and Godmanchester and the strategic expansion location of Alconbury Weald, St Neots including Little Paxton and the strategic expansion location of St Neots East, St Ives and Ramsey including Bury. Policy LP2 of the Huntingdonshire Local Plan to 2036, for strategic development, identifies approximately three quarters of the objectively assessed need for housing and the majority of employment and retail growth will be focused in the spatial planning areas.
- 9.11 Amenity: visual, noise and dust during construction

The built form of the proposed development would predominantly consist of the expansion to the east of the existing school hall and the separate gym to the north of the site. The development would bring the built form of the school approximately 32

metres closer to the boundary with Naseby Gardens and approximately 27 metres closer to the boundary with Cromwell Road and most prominently it would result in increased massing to the east. The single storey and flat roofed design of the extension to the main building serves to limit the appearance of mass. The proposed gym is of a modest scale and would be no higher than 4.35 metres and is comparable in ridge height to the existing buildings. The proposed development would not result in overshadowing or unacceptable appearance of mass which would impact the neighbouring properties along Naseby Gardens and Pepys Road. The proposed development is of a scale and design that it fits within the wider context of the school and would remain subservient to the existing development by virtue of the height, form and location of both the extension and the gym. The car parking area to the front of the school already has an existing use as a car park. The additional soft landscaping will serve to improve the appearance of the school car park and will soften the appearance of the proposed extension.

9.12 The development will result in a period of construction which could potentially have an impact on nearby residents in terms of noise and dust. The nearest residents of Naseby Gardens are approximately 21 metres to the south of the extent of the extension. An Environment Management Plan (EMP) has been submitted as part of the application. The development will be subject to conditions controlling the hours of construction and managing dust.

9.13 The construction will be carried out in accordance with the EMP and a suitably worded planning condition requiring the submission of the details of any external plant for approval in writing can be imposed to ensure the development would not result in an unacceptable level of noise. Operational hours for construction will be Monday to Friday, 7.30 to 17.00, Saturday 7.30 to 13.00 and no construction work on Sundays or Bank Holidays and this can be secured by condition. The development would be monitored for noise, dust and vibration during the construction period. Subject to the conditions detailed above, the development accords with the NPPF 2021, and policy LP14 of the Huntingdonshire Local Plan to 2036.

9.14 Design

Front entrance, Dining Hall, Early Years wing: The proposals comprise a single storey addition to the front of the building with a 4.950m high parapet over the Early Years Classrooms, dining hall and kitchen. The front entrance is located on the prominent north eastern corner facing the site access and Cromwell Road and has a 6.294m parapet that wraps around the southeast and northeast elevations of the covered entrance.

9.15 The proposed massing of the extension is considered to be acceptable and comparable to the ridge height of the existing school buildings. The taller parapet wall over the front entrances, reflecting the proportions of the covered entrance aids legibility and wayfinding of the building from Cromwell Road and is supported in design terms.

9.16 The proposed elevations comprise buff facing brickwork to match existing school buildings punctuated by panels of buff coloured render. Dark grey windows and doors, louvers, metal flashing, and brise soleil break up the brickwork are proposed and these will provide a rhythm of openings across the front elevation to Cromwell Road. Feature textured brickwork is proposed for the taller entrance parapet. The proposed materials relate to the existing buff brick school buildings and reflects the objectives of the

Huntingdonshire Landscape and Townscape SPD – St Neots Character Area 9: South of Cambridge Street which requires development proposals to ‘reflect the dominant materials and colour palette within the immediate vicinity’. The proposed materials match and complement the existing school buildings.

- 9.17 Gym: The gym forms a separate stand-alone building to the northwest of the existing Hydrotherapy building and features a small 8m x 5.8m footprint. The gym has a shallow pitched roof which is screened by a 4.350m parapet on the front elevation. The massing and appearance that is proposed is acceptable and comparable to the ridge heights of the existing school buildings. The materials proposed for the elevation are supported and reflects the materials of the new school extension and the existing school buildings.

Landscaping / Boundary treatment

- 9.18 The existing boundary fencing along Cromwell Road is proposed to be retained and supplemented by 1.8m mesh fencing setback behind existing and proposed landscaping, this approach is consistent with existing frontage car parking / service yard areas along Cromwell Road and also with the details approved by HDC for the Sealed Air planning application, reference 22/01463/FUL which is located opposite the Samuel Pepys School. It is considered that the proposal for the Cromwell Road boundaries and the proposed new landscaping in front of the school accords with the development objectives set out in the Huntingdonshire Landscape and Townscape SPD 2022 – St Neots Character Area 9: South of Cambridge Street which seeks to ‘Protect and enhance grass verges and landscape planting area and provide additional street trees where space and service restrictions permit’.
- 9.19 For the reasons detailed above, it is considered that the proposed design and landscaping accords with the NPPF 2021, Policy LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036, the St Neots Neighbourhood Plan (2016) A2 and A3 and the Huntingdonshire Landscape and Townscape SPD 2022.

9.20 Traffic and transport

No alterations to the existing highway are proposed to the access both either onto Cromwell Road or the adopted highway element of Bargroves. The existing parking on the school site is to remain and additional parking and drop off points are proposed to the front of the site. Access to the site is shared with the access to the car park for Sealed Air employees. Parking provision, including drop off, is for up to 66 spaces with 19 of these spaces provided in the car park to the front of the site.

- 9.21 The development has been reviewed by County Highways Team and the internal changes proposed are considered to be workable. The County’s Transport Team have also reviewed the details of the development and consider the proposal would not cause detriment to the operation of the surrounding highway network.
- 9.22 It has been suitably demonstrated that the proposed school car park will be able to accommodate the proposed car parking and drop-off/pick-up demand generated by the development. Furthermore, it has been demonstrated that the proposed changes to the Sealed Air car park will be able to accommodate the demand for car parking spaces by their employees. The parking spaces available to Sealed Air will be clearly marked, and staff will be informed of the parking area available to them to prevent Sealed Air staff parking in the school car park.

9.23 Taking the details set out in paras 9.20 to 9.22 above, the development is considered acceptable in highways and transport terms, subject to the imposition of suitably worded conditions relating to the implementation of an updated school travel plan which will be approved in writing by the County Planning Authority. Therefore, it is considered that the development accords with the NPPF and policy LP 17 of the Huntingdonshire Local Plan to 2036 and Policy PT1 of the St Neots Neighbourhood Plan (2016).

9.24 Ecology, biodiversity and trees

The majority of the proposed development will be on land that is already covered in hardstanding, which includes a car park and therefore has poor value in biodiversity terms. The proposed development would result in the loss of ten trees within the site however the replacement tree planting within the landscaping plan will mitigate any tree loss and provide habitat for birds and insects. The landscape plan submitted in support of the application indicates that a substantial number of new trees are proposed, in particular to the front of the site.

9.25 As well as the proposed landscaping providing 48 new trees, further planting/hedging and a wildflower meadow in the forest school will also be provided in the southern corner of the site. Willow dens, which are living structures formed from willow, are also proposed as part of the landscaping and these are included on an Outline Planting which details the type and size of the planting. Four bat nesting boxes and six bird nesting boxes are also proposed as biodiversity enhancements on the site. Two log piles for insects and three hedgehog crossings are proposed on the southern boundary. The biodiversity enhancements are detailed on an enhancement plan that will be secured by condition. By virtue of the proposed landscape enhancements and the provision of trees and a wildflower meadow, which can be secured by condition, the development accords with the NPPF, Policy LP 30 of the Huntingdonshire Local Plan to 2036 and the St Neots Neighbourhood Plan (2016).

9.26 Flood and water management

The site is located in Floodzone 1. A Flood Risk Assessment and Drainage Strategy has been submitted as this is a major development, by virtue of the site area being greater than 1 hectare. The Lead Local Flood Authority (LLFA) have reviewed document Flood Risk Assessment and Drainage Strategy, and are supportive of the proposal, subject to the imposition of conditions. Surface water from the proposed development will be managed through the use of permeable surfacing, and below ground attenuation crates, restricting surface water discharge to 2 l/s. The LLFA is supportive of the use of permeable surfacing as, in addition to controlling the rate of surface water leaving the site, it also provides water quality treatment which is of particular importance when discharging into a watercourse. The proposed development therefore accords with the NPPF, Policy LP 17 of the Huntingdonshire Local Plan to 2036 and the Cambridgeshire Flood and Water SPD 2017.

9.27 Sustainability

Policy LP 12 of the Huntingdonshire Local Plan to 2036 requires non-residential development to meet the Building Research Establishment Environmental Assessment Method (BREEAM) standard (or successor or equivalent standards) of 'Good' as a minimum. The Energy Statement Report submitted in support of the application

adequately demonstrates that the development will be designed to be resilient to climate change through the implementation of solar controlled glazing, air source heat pumps to provide energy for heating and hot water, and a 'fabric first' approach in the choice of materials. In addition, canopies are to be implemented to provide shading. Solar arrays are also proposed. Electric vehicle charging points are proposed and cycle stands are to be installed. Subject to conditions the proposed development accords with the NPPF and Policy LP 12 of the Huntingdonshire Local Plan to 2036.

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 includes a change of use of part of a car park to an educational use to expand the provision of specialist education which provides additional and enhanced facilities with those with protected characteristics and therefore would not have any negative implications of the proposal in relation to the council's PSED duties under the 2010 Act.

11. Conclusion and Recommendation

- 11.1 For the above reasons it is recommended that planning permission be granted subject to the following conditions:

Commencement of Development

1. The development hereby permitted must be begun not later than 3 years beginning with the date of this decision. 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: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans and Documents

2. The development hereby permitted shall only be carried out in accordance with the application dated 22 September 2022 and the following plans, amended plans and documents (received 23 September 2022, unless otherwise stated), and as amended by the information approved in accordance with the following conditions:
 - Location Plan, SPS-FSA-00-XX-DR-A-1005. Rev P07. Dated 17/01/22, received 11/11/2022;
 - Block 2 GA Elevations Sheet 1. SPS-FSA-B2-XX-DR-A-2000. Dated 07/04/22;
 - Block 2 GA Sections Sheet 1. SPS-FSA-B2-XX-DR-A-3000. Dated 07/04/22;
 - Block 2 Ground Floor Plan GA. SPS-FSA-B2-00-DR-A-1100. Dated 07/04/22;
 - Boundaries and Security. SPS-LEA-00-00-DR-L-1102 Rev P07. Dated 16/01/23, received 17/01/2023;
 - Landscape Proposals, SPS-LEA-00-00-DR-L-1100 Rev P10. Dated 16/01/23, received 17/01/2023;
 - Outline Planting Plan, SPS-LEA-00-00-DR-L-1104 Rev P04. Dated 08/11/22, received 11/11/2022;
 - Proposed 3D Eyeviews, SPS-FSA-00-XX-DR-A-7011 Rev P02. Dated 17/01/22;
 - Proposed 3D Overviews. SPS-FSA-00-XX-DR-A-7010 Rev P02. Dated 17/01/22;
 - Proposed Extension Elevations, SPS-FSA-00-ZZ-DR-A-2115 Rev P03. Dated 17/01/22, received 07/11/2022;
 - Proposed Extension GA Plan, SPS-FSA-00-00-DR-A-1015 Rev P02. Dated 01/17/2022;
 - Proposed Extension Roof Plan. SPS-FSA-00-01-DR-A-1016 Rev P04. Dated 17/01/2022, received 11/11/2022;
 - Proposed Extension Typical Sections, SPS-FSA-00-ZZ-DR-A-3010 Rev P02. Dated 17/01/22;
 - Proposed Ground Floor Plan, SPS-FSA-00-00-DR-A-1011, Rev P11. Dated 17/01/2022, received 11/11/2022;
 - Proposed Gym Elevations, SPS-FSA-00-ZZ-DR-A-2120 Rev P02. Dated 09/01/22 received 07/11/2022;
 - Proposed Gym Ground and Roof Plan, SPS-FSA-00-XX-DR-A-1020, Rev P02. Dated 09/01/22, received 11/07/2022;
 - Proposed Gym Typical Sections, SPS-FSA-00-ZZ-DR-A-3020 Rev P01. Dated 09/01/22;
 - Proposed Roof Plan. SPS-FSA-00-01-DR-A-1012 Rev P04. Dated 17/01/2022;
 - Proposed Site Elevations, SPS-FSA-00-ZZ-DR-A-2110 Rev P03. Dated 17/01/22, received 07/11/2022;
 - Proposed Site Plan, SPS-FSA-00-XX-DR-A-1010 Rev P06. Dated 01/17/22, received 11/11/2022;
 - Proposed Views, SPS-FSA-00-XX-VS-A-7020. Rev P01. Dated 09/15/2022;
 - Tree Protection Plan. Dated January 2023, received 18/01/2023;

- Wall Plan Details - Sheet 1, SPS-FSA-B1-XX-DR-A-5100, P02. Dated 07/04/22' received 15/12/2022;
- Aboricultural Method Statement. Dated January 2023, received 18/01/2023;
- Environment Management Plan (EMP) revision P04 dated 5 May 2023, received 05/05/2023;
- Ecological Enhancements SPS-LEA-00-00-DR-L-1106. Dated and received 05/05/2023;
- Flood Risk Assessment and Drainage Strategy, prepared by Peter Dann Consulting Engineers (ref: FEC-PDL-ZZ-XX-RP-003 Revision F). Dated 15/03/2023, received 16/03/2023;
- External Noise Survey, BB93 Assessment & Plant Noise Limits PC-22-0284-RP1-Rev A. Dated 8th November 2022, received 11/11/2022;
- Schedule of Materials, SPS-LEA-00-00-SH-L-2000, P02. Dated 4th November 2022, received 07/11/2022.

Materials

3. The materials shall be as specified on SPS-LEA-00-00-SH-L-2000, Schedule of Materials Rev P02, dated 4th November 2022 and the brick bond and bricks shall be in accordance with the two sample brick panels received by the County Planning Authority on 10/02/2023.

Reason: In the interests of visual amenity in accordance with Policy LP 14 of the Huntingdonshire Local Plan to 2036.

Environment Management Plan

4. The development hereby approved shall be carried out in full accordance with the Environment Management Plan (EMP) revision P04 dated 5 May 2023, received by the County Planning Authority on 05/05/2023.

Reason: In the interest of biodiversity in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Surface Water Drainage

5. The surface water drainage scheme shall be constructed in full accordance with the following approved documents:
 - Flood Risk Assessment and Drainage Strategy, Peter Dann Consulting Engineers, Ref: FEC-PDL-ZZ-XX-RP-S-003 Revision F, Dated: 15 March 2023; and,
 - Construction Period Surface Water Run-off Management Plan, Kier Construction, Ref: Revision 1, Dated: 20 April 2023.

Reason: To prevent an increased risk of flooding and protect water quality in accordance policies 5 and 15 of Huntingdonshire's Local Plan to 2036 (May 2019).

Maintenance of surface water drainage system

6. Details for the long-term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the County Planning Authority prior to the first occupation of any of the buildings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The approved maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework and policies 5 and 15 of Huntingdonshire's Local Plan to 2036 (May 2019).

Transport

7. Prior to 1 (one) year following the first occupation of the development hereby approved, an updated school travel plan shall be submitted to and approved in writing by the County Planning Authority. The updated school travel plan shall be implemented in accordance with the approved details.

Reason: To ensure the safe and efficient operation of the highway and to promote sustainable travel in accordance with policy LP16 of the Huntingdonshire Local Plan to 2036.

External Plant

8. Prior to installation of any external plant, details shall be submitted to and approved by the County Planning Authority. These details shall be in accordance with the report Samuel Pepys School, St Neots – External Noise Survey, BB93 Assessment & Plant Noise Limits PC-22-0284-RP1-Rev A, dated 8th November 2022 which recommends in paragraph 7.7 that 'a detailed noise analysis should be completed and a specification for noise control of plant items developed to meet the cumulative plant noise limits above'. Development to be carried out in accordance with the approved details.

Reason: In the interests of amenity, in accordance with policy LP14 of the Huntingdonshire Local Plan to 2036.

Gas monitoring

9. The development shall be carried out in accordance with the Geotechnical and Geoenvironmental Interpretive Report Number 16113SI, dated September 2022 part 1 received by the County Planning Authority on 22/09/2022.

Reason: In the interests of public safety in accordance with Policy LP 12 of the Huntingdonshire Local Plan 2036.

Unexpected Contamination

10. If, during development, contamination not previously identified is found to be present at the site:
- (i) it shall be reported to the County Planning Authority within 1 working day;
 - (ii) no further development (unless otherwise agreed in writing by the County Planning Authority) shall be carried out until site investigations have been carried out and a remediation strategy has been submitted to and approved in writing by the County Planning Authority detailing how this unsuspected contamination will be dealt with;
 - (iii) the remediation strategy shall be implemented as approved;
 - (iv) no occupation of any part of the permitted development identified in the remediation strategy as being affected by the previously unidentified contamination shall take place until:
 - a. the approved scheme has been implemented in full and any verification report required by the scheme has been submitted to and approved in writing by the County Planning Authority; and,
 - b. if required by the County Planning Authority, any proposals for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action have been submitted to and approved in writing by the County Planning Authority.
 - (v) the long-term monitoring and maintenance plan shall be implemented as approved.

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, ecological systems and heritage assets, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and others offsite receptors, in accordance with the National Planning Policy Framework 2021 and Policy LP 37 of the Huntingdonshire Local Plan to 2036.

Landscape and Biodiversity Scheme

11. The approved planting scheme shown on Landscape proposals SPS-LEA-00-00-DR-L-1100 revision P10 dated 16/01/2022, received by the County Planning Authority 17/01/2023 and Outline Planting Plan SPS-LEA-00-00-DR-L-1104 revision P04, dated 08/11/2022, received by the County Planning Authority 11/11/2022, shall be implemented in full no later than during the first planting season (October to March) following the first occupation of the development hereby approved.

Reason: To ensure adequate mitigation against the loss of two trees and to ensure net biodiversity gain in accordance with policies 30 and 31 of Huntingdonshire's Local Plan to 2036.

Replacement planting

12. All planted materials shall be maintained for ten years after planting in accordance with the approved document titled: "Ecological Management Plan" (EMP) revision P03 received by the County Planning Authority. Should any trees or plants shown on the approved landscaping scheme which, within 5 years of planting die, are removed, are seriously damaged or become diseased they shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size and species.

Reason: To ensure the soft landscaping is implemented and maintained in the interests of visual amenity in accordance with policies LP12, and LP14 of the Huntingdonshire Local Plan to 2036.

Arboricultural Method Statement and Tree Protection Plan

13. The development shall be carried out in accordance with the Arboricultural Method, dated January 2023, by Ecology Link and the Tree Protection Plan dated January 2023. The Tree Protection Plan shall be implemented before any equipment, machinery, or materials are brought on to the site in connection with the works, be retained intact for the duration of the construction works and only be removed or altered with the prior written approval of the County Planning Authority.

Reason: To ensure the protection of trees in accordance with Policy LP 31 of the Huntingdonshire Local Plan to 2036.

Bird and Bat Boxes

14. Notwithstanding the submitted details Ecological Enhancements SPS-LEA-00-00-DR-L-1106 Revision P04 dated 08/11/2022, received by the County Planning Authority on 11/11/2022, prior to the first occupation of the development hereby permitted, details of bird and bat boxes including but not limited to their proposed number, precise locations, and a timetable for their installation shall have been submitted to and approved in writing by the County Planning Authority. Thereafter the bird and bat boxes shall be installed entirely in accordance with the approved details and approved implementation timetable.

Reason: To ensure net biodiversity gain in accordance with policies 30 and 31 of Huntingdonshire's Local Plan to 2036 (May 2019).

Lighting Scheme

15. The external lighting should be in accordance with P115-3120-R3-A1 and P115-3120-R3-A1, dated 24/08/2022 and shall be switched off between 22.00 hours and 7.00 hours. In the event that any security or safety lighting is required outside of these 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: In order to safeguard amenity and biodiversity, in respect of possible adverse effects of lighting glare and in the interests of climate change, in accordance with policies LP 2, LP 12, 14 and 30 of Huntingdonshire's Local Plan to 2036.

Hydrants

16. 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. Development to be carried out in accordance with the approved details.

Reason: To ensure the provision of fire hydrants as part of the development in the interests of public safety in accordance with Policy LP 12 of the Huntingdonshire Local Plan 2036.

Covered cycle parking and bin store

17. Notwithstanding the submitted details, prior to first use of the development hereby approved, full details of the covered cycle parking including but not limited to colour, material and form and any enclosure to the bin store shall be submitted to and approved in writing by the County Planning Authority. Development to be carried out in accordance with the approved details.

Reason: In the interests of visual amenity in accordance with Policy LP 14 of the Huntingdonshire Local Plan to 2036.

BREEAM Pre-Construction

18. Within 6 months of the commencement of development hereby permitted, the following information shall be submitted to and approved in writing by the County Planning Authority:

Evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings scheme, or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve a BREEAM rating of no less than 6 credits in the Energy category (Ene01 – Ene08), and no less 2 credits in the Water category (Wat01 – Wat04) of the relevant BREEAM assessment within an overall BREEAM rating of 'Very Good', noting that a completed pre-assessment estimator will not be acceptable; and where the design stage certificate shows a shortfall in credits for BREEAM 'Very Good', a statement shall be submitted identifying how the shortfall will be addressed.

Reason: In the interests of reducing carbon dioxide emissions and promoting the principles of sustainable construction and to ensure the building is sustainable and makes efficient use of energy, waste and materials in accordance with policy LP12 of the Huntingdonshire Local Plan to 2036.

BREEAM Post-Construction Review

19. Within 12 months of the first occupation of the development hereby permitted as identified by Condition 2, a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the development has achieved a BREEAM rating of no less than 6 credits in the Energy category (Ene01 – Ene08), and no less than 2 credits in the Water category (Wat01 – Wat04) of the relevant BREEAM assessment within an overall BREEAM rating of 'Very Good' shall be submitted to, and approved in writing by, the County Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of use of energy, water and materials in accordance with policy LP12 of the Huntingdonshire Local Plan to 2036.

Construction compound

20. No portacabin or similar structures shall be erected on site unless details are submitted to and approved in writing by the County Planning Authority. Development to be carried out in accordance with the approved details.

Reason: In the interests of amenity in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Photovoltaic Panels

21. Prior to the erection of any photovoltaic arrays details shall be submitted to and approved in writing by the County Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Fencing

22. Prior to any works to the trees and hedging facing Naseby Gardens and replacement of any fencing along the boundary shared with Naseby Gardens, details of the method of replacement including any works to the trees shall be submitted to and approved in writing by the County Planning Authority. Development to be carried out in accordance with the approved details.

Reason: In the interests of protecting the existing trees in accordance with Policy LP 31 of the Huntingdonshire Local Plan to 2036.

Pedestrian Gates

23. Notwithstanding the details submitted in support of the application, prior to the erection of new pedestrian access gates from Naseby Gardens details shall be submitted to and approved by the County Planning Authority. Development to be carried out in accordance with the submitted details.

Reason: In the interests of visual amenity in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Vehicle Access Gates

24. Notwithstanding the submitted details in support of the application, prior to the erection of new vehicular access gates to the car park details shall be submitted to and

approved by the County Planning Authority. Development to be carried out in accordance with the submitted details.

Reason: In the interests of visual amenity in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Hours of Construction

25. No construction operations, including the arrival, departure, loading or unloading of vehicles, shall take place outside of the following hours:

Monday to Friday – 7:30 to 17:00

Saturday – 7:30 to 17:00

And at no time on Sunday and Bank Holidays

Reason: In the interests of neighbour amenity in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Solar Arrays and Heat Pumps

26. Prior to the installation of solar controlled glazing or heat source pumps details shall be submitted to and approved in writing by the County Planning Authority. Development to be carried out in accordance with the approved details.

Reason: In the interests of amenity in accordance with Policy LP 14 of the Huntingdonshire Local Plan to 2036.

Informatives

1. **Cadent Gas**
Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist. If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions Prior to carrying out works, including the construction of access points, please register on LinesbeforeUdig (lsbud.co.uk) to submit details of the planned works for review, ensuring requirements are adhered to.
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.

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

Source Documents

[Link to Huntingdonshire's Local Plan to 2036](#)