

Agenda Item No. 3

Extension of existing 1 form entry school and nursery to create a 2 form entry school, with extended nursery and associated works.

AT: Hatton Park County Primary School, Hatton's Park, Longstanton, Cambridge, CB24 3DL

APPLICANT: Cambridgeshire County Council

APPLICATION NO: S/0195/16/CC

To: Planning Committee

Date: 6th October 2016

From: Head of Growth & Economy

Electoral division(s): Longstanton

Purpose: To consider the above planning application.

Recommendation: That permission is granted subject to the conditions set out in paragraph 7.2 with delegated powers provided to the Head of Growth and Economy to be able to finalise the wording to take account of any amendments to the landscaping scheme

Officer contact
Name: Mary Collins
Post: Planning Officer
Email: planningdc@cambridgeshire.gov.uk
Tele: 01223 715518

1.0 THE APPLICATION SITE AND SURROUNDINGS

- 1.1 Hatton Park Primary School is located on the eastern side of the village of Longstanton adjacent to a residential area, comprised in part of two storey former military housing. The existing school and nursery building provided an existing one form entry school with capacity to provide 210 school places and an independent nursery with capacity to provide 30 places. The buildings have been vacated and the children from the school and nursery currently attend school at the Pathfinder School in Northstowe. A double temporary classroom unit (planning permission reference S/0469/14/CC), which added capacity for an additional 60 school places has recently been removed from the application site. Vehicular, cyclists and pedestrian access to the school and nursery is gained from the residential cul-de-sac of Hatton's Park, which leads from the High Street. The application site is 2.30 hectares.
- 1.2 The existing school and nursery building is single storey with monopitch roofs, which slope upwards to form a courtyard. The building is built of buff brick with a blue string course and of interlocking concrete tiles. It is set back within the school site and separated from the road by a car parking provision (providing 27 spaces in total including one disability space and including 11 visitor spaces). There are existing cycle parking shelters and spaces to the south east (adjacent to existing sheds) and south west of the existing building, which are stated on the application form to provide 80 spaces. The application site also includes a pond, two outdoor hard PE courts, an existing hard outdoor play area and a 7 bay mobile classroom.
- 1.3 Additionally and adjoining the north-western boundary of the application site are playing fields, which are also in the ownership of the applicant. To the north-east is the former Cambridge Golf Course which is now open space and a number of sports pitches and dense landscaping planting forming part of Phase 1 of the Northstowe development. Outline planning permission S/0388/12/OL was granted, on 22 April 2014, on land to the east of the open space for Phase 1 of Northstowe - a mixed use settlement including up to 1500 dwellings and associated facilities. Work on Northstowe Phase 1 has commenced and Northstowe primary school has been completed. The other boundaries of the application site border residential properties on Prentice Close, Hatton's Park and Thornhill Place.
- 1.4 Hatton Park School is situated outside of the two conservation areas of Longstanton. The school site is within Flood Zone 1. The site is not within a Groundwater Protection Zone or on an aquifer. The site is within the Bedfordshire and Cambridgeshire Claylands National Landscape Character Area.

2.0 THE PROPOSED DEVELOPMENT

- 2.1 The proposed development comprises:
 - Extensions including canopies (one to north-west and one to the south-east of the existing school) to create a 2 form entry (420) Pupil Primary School and an extended 50 space pre-school, including 6 new

classrooms, food technology room, hall, group rooms, offices, storage rooms, associated circulation areas and outdoor teaching areas;

- Hard and soft play and social areas including a second courtyard and a hard PE court;
- 20 new cycle spaces in two shelters of 10 spaces and 50 new scooter spaces in a proposed shelter to be sited to the south west near the access to the school buildings; and
- Refuse enclosure.

2.2 The proposed total gross new external floor space is 1,305 square metres. The roofs would be mainly mono pitched and the proposed hall being the highest element at approximately 3.8 metres to eaves and 6.3 metres to ridge, with the adjacent proposed classrooms to the southeast being approximately 3 metres high to eaves and 5 metres to ridge.

3.0 PLANNING HISTORY

3.1 The existence of a school at the Hatton Park site is stated in the Planning Statement to date back to the early 1950's following the arrival of the Royal Air Force camp. The following planning history is currently relevant to the school development. Planning permission was granted on 12 September 2005 reference S/01210/05/CC for the demolition of the former primary school and construction of a replacement, a one form entry, 210 place, primary school with associated hard and soft landscaping works. Planning permission S/2103/05/CC was also granted for the erection of a temporary building to accommodate the school until 31 July 2007 during the construction period of the school (since removed).

3.2 A planning application (reference S/01817/06/CC) for the proposed erection of new 2 metres high security fencing was withdrawn in 2006. Such fencing can now be erected to enclose school sites without the need for further planning permission to be granted under permitted development rights (where it is not within the curtilage of a listed building).

3.3 A 7 bay mobile classroom unit and associated canopy and outdoor play area was granted planning permission reference S/0469/14/CC dated 16 July 2014 for a temporary period until 31 August 2019, which has now been removed. The permanent retention of 20 space cycle shelter was also granted under this planning permission.

4.0 CONSULTATIONS AND REPRESENTATIONS

The following responses were received from consultees:-

4.1 South Cambridgeshire District Council: - No comments received;

4.2 South Cambridgeshire District Council EHO:-

Initial comments dated 9 August 2016:- No adverse comments to make regarding the proposal to redevelop this school and no comments to make regarding the layout or other details of the proposal;

Further comments dated 22 September 2016 in response to concerns raised in relation to proposed outdoor teaching area and lighting:-

- Would not wish to object to the proposals, including the outside teaching area being in the position shown.
- Considers the loss of the hard area would probably at least balance any disturbance caused. In addition, considers that it would be wrong to suggest restricting outside teaching by condition in an area that could currently be used for any other potentially noisier purposes.
- Overall the only alteration to make to the response dated 9th August 2016 would be to suggest that the precise details of the lighting scheme be submitted to County Council Planners for consideration prior to any approval being granted.

4.3 Longstanton Parish Council: - Supports this development but would like to raise the following points:

- It is not clear whether the Highways Department has been consulted on this project. It would be appreciated to see their comments on the increased traffic both vehicular and pedestrian with the expected increase in numbers to the school. It is understood that there was a traffic survey completed in 2014 with some recommendations made, but no actions seem to have been put in place.
- Longstanton Parish Council has looked into a zebra crossing on the High Street and with the increase in children walking to school the Parish Council believes this should be included in the plans. In addition, the crossing on Hatton's Park, directly after the sharp left hand bend should be reviewed.
- There is currently a hedge running along the back of Thornhill Place. In the plans it states that 4/5 trees will be planted with hedging interspersed in its place. Residents have contacted Longstanton Parish Council and would prefer it to be just an evergreen hedge here which would grow to a maximum of 3m. This would reduce the chance of overshadowing from the proposed trees, especially during winter months.
- The Parish Council would like to suggest that the old hedge be removed and the new hedge planted as one of the first jobs to allow it to establish itself before the children return to the school in September 2017.
- Longstanton Parish Council has concerns that this may not be completed in time for September 2017. Are there any contingencies in place?

4.4 CCC Ecology Officer: -

Overall the scheme will result in no net loss in biodiversity value at the site, providing that all recommendations of the Preliminary Ecological Appraisal / Ecological Impact Assessment reports are implemented in full. There is a potential for a net gain in biodiversity value to be achieved if the soft landscape scheme focuses on utilising a variety of native species of local provenance / indicative of the local landscape character. Further details were requested and have been submitted including the inclusion of bird nesting boxes, and amendments to the Construction Management Plan to include mitigation measures. Recommends condition to require the updating of the Soft Landscaping and Biodiversity Management Plan to take into account the nesting boxes and to require the implementation of this plan for a minimum of 5 years.

4.5 CCC Road Safety:-

Comments received relating to the temporary school site at the Pathfinder School. Some reference to the proposals to extend the school and also the route to the new school in the modeshift STARS school travel plan would be good.

In the Transport Statement Section 7 mentions the school travel plan and the need for additional measures to be included following the extension of the school. Whilst the current plan meets the national standards, wishes to see some reference to the school being extended and the transport implications of that.

4.6 CCC Highways Development Management:-

Initial response 5 July 2016:-

Major developments team had been requested to comment in relation to impact relative to traffic generation of all modes and any mitigation measures required. Requested pre-commencement condition requiring a Traffic Management Plan to address principle areas of concern of movements and control of muck away lorries, contractor parking for both phases to be within the curtilage of the site, movements and control of all deliveries, control of dust, mud and debris in relation to the public highway. All unloading and loading should be off the highway.

Further comments 21 July 2016 in relation to Traffic Management Plan:-

- Appendix A & B drawings acceptable;
- In relation to paragraph 3.0 the proposed delivery times will clash not only when children are arriving at the school, but also with the highest levels of vehicular movement in the village. In order to reduce conflict to an acceptable level, delivery times should be constrained between 0930 and 15.30;
- Requested details of run off from the proposed wheel wash, and all roads within vicinity of the highway to be swept;
- Identified paragraphs of the Construction Management Plan, which could be deleted upon the grounds that they fall outside of the remit of the Highway Authority;
- If an amended document is submitted as part of the formal planning application then this would overcome the objections of the Highway Authority.

Subsequent confirmation 12 August 2016:- that the Construction Management Plan dated August 2016 is acceptable to the Highway Authority and that any condition associated with the same may be released.

4.7 Transport Assessment Team: -

An initial holding objection was recommended, which has been released following extensive discussion and the submission of additional information, which has resulted in no remaining objections and the withdrawal of the holding objection.

4.8 CCC Flood and Water Team: - Initial comments dated 21 July 2016: - No objection in principle to the proposed development but further details were required resulting in an initial holding objection. Additional details were submitted and the applicant has demonstrated that surface water can be dealt with on site by using permeable

pavement and an existing pond, restricting surface water discharge to 2l/s into an existing system where the overall discharge shall not exceed that of the existing site.

4.9 Police Architectural Liaison Officer: – Was consulted both prior to submission of the application - at that point and having viewed all of the relevant documentation has no further objections, comments or recommendations.

4.10 Sport England: -

- The proposal relates to two significant extensions to this primary school to create a two form entry school. One extension will be to the side elevation of the school and will be situated largely on an area of hardstanding that is separated from the main playing field by mature tree planting and a pond to the north. It would not affect the playing field or any other sports facility on the site. The second main extension will be to the rear elevation of the school on any area currently containing a hard play area (not marked out for sport) and amenity grassland which is separated from the main playing field by existing concrete paths. The existing netball court to the north-east of the proposed extension will be retained and an additional hard court area will be added adjacent to it to compensate for the loss of hard play area to accommodate the new extensions.
- Sport England is satisfied that the extensions proposed in this development meet the following Sport England Policy exceptions E3 (In short, does not result in loss of, reduction in size or inability to make use of any playing pitch or loss of a sporting facility on the site) and E5 (The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields).
- In addition, the new hard play area with netball court will increase outdoor court provision at the school and will be provided to Sport England/England Netball specifications (including run-off). This therefore increases outdoor court provision at the school and meets exception E5 of our policy:
- No objection. Requests a condition to require the hard court areas to be marked and made available for use prior to the occupation of the extensions and retention unless otherwise approved in writing by the Local Planning Authority

4.11 Cambridgeshire Fire and Rescue Service: - No comments received;

4.12 Representations: - Letters of objection received from three individual households on the following grounds (in summary):-

- Highway safety concerns relating to the amount of vehicular movement and existing parking in Hatton Park and in relation to achieving safe pedestrian access to school when it is increased in size; and from large vehicle delivery resulting in noise pollution and dust at all times of the day; and dangers to other motorists.

- Longstanton High Street is a well-known cut through for those avoiding the A14 with year on year increase in traffic making it hazardous – highway safety concerns for students, parents, teachers, residents of Thornhill Place and Hatton's Park other pedestrians, cyclists and road users;
- Often see potential hazardous situations due to amount of vehicular access, inconsiderate parking in cul-de-sac at start, midday and end of school day particularly in inclement weather – this situation will become intolerable with increase in pupil numbers;
- Propose 2 parallel parking lay-bys on grassed area to east of Hatton's Park with telephone pole in between unless this could be removed (cheap and acceptable to affected residents). Road would become accessible 2 ways because cars parked on east side virtually all day leave a single track – refuse lorries and contractors lorries removing classrooms have to mount kerb, which will be damaged;
- For foot access there is a path, which runs behind the school (rerouted by Parish Council due to Northstowe development) that could easily be entered from Thornhill Place and Magdalene Close. A gate to the rear of the school grounds (closed during school hours) and a pedestrian bridge over ditch could divert some foot traffic from Hatton's Park and improve safety. There is also vehicle parking in Magdalene Close, next to play area that could reduce driver access to Hatton's Park (less cars safety improved).
- Loss of privacy and impact on enjoyment of rear gardens including by keen gardener;
- Building would be visually overbearing;
- Disturbance from outdoor area proposed within 1 metre of boundary – completely unsatisfactory including impact upon rescued and adopted animals;
- Such a large building would be totally out of keeping with this area of the school the bordering woodland and the back of our properties;
- Existing night-time external lighting from present school building is already extremely invasive inside home so do not need to use lights in early hours of the morning. Concerned about impact of proposed lights including upon enjoyment of outdoors space (keen- stargazer). Concerned by the external lighting assessment;
- Extension A is inappropriate in design, has already been identified as a suitable area for outdoor recreation and enrichment by the school;
- No present future large-scale expansion plans for Longstanton Village – Northstowe is the development area and provisions are already set there to accommodate new student placement in the area;
- Local infrastructure cannot accommodate any growth in the number students and employees attending the school – unfair for residents and will result in long-term issues and stress due to increase in numbers of students, employees, visitors and deliveries;
- Failure to protect and retain boundary hedge h2 or replace it with a hedge of similar maturity will have a long lasting impact on the ecology, visual amenity and character of the area;
- Would be happy for management of hedgerow h2 to be controlled by suitably worded condition;
- The text of Biodiversity Management Plan states existing shrubs will be managed however legend on the plan makes a clear distinction between existing and new shrub planting. Whole of hedge along back of Thornhill Place

properties is shown as new shrub planting if existing shrubs are to be retained then plan needs to reflect this or by changing text on legend;

- The agent states that the proposed trees along boundary of Thornhill Place can be removed to eliminate overshadowing concerns if acceptable to Ecology Officer at CCC. Revised plan still shows these trees in place planted next to boundary fence. Species *prunus subhirtella autumnalis rosea* would grow up to 8 metres high with a spread of 4 metres and overshadow northwest facing rear garden of property for 4-6 months of the year. If they are to replace removed trees they should be planted elsewhere where overshadowing would not result.
- Recall U.K government objectives in promotion of mental health awareness. Mixed anxiety and depression is the most common disorder in Britain with 9% of people including children meeting the criteria – my home is my retreat

4.13 Publicity: - The application is a major application and was therefore advertised as such in the Cambridge News on 14/07/2016. A site notice was posted on 19/07/2016 in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 and additionally notification letters were sent to properties situated adjacent to the application site.

5.0 PLANNING POLICY

National Planning Policy Framework (NPPF)

5.1 The National Planning Policy Framework (NPPF), sets out the Government's planning policies and how these are expected to be applied. It is a material consideration in determining planning applications. At its core is a presumption in favour of sustainable development. It provides that development that accords with the local development plan should be approved "unless other material considerations indicate otherwise" (para 12) in line with the statutory requirements of the Town and Country Planning Act 1990.

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

- Paragraph 14 - Delivering Sustainable Development.
- Paragraph 38 highlights the need for key facilities such as schools to be located within walking distance of most properties.
- Paragraphs 57 and 58 recognise the importance of planning positively for the achievement of high quality and inclusive design for all developments.
- Paragraph 72 – Ensuring sufficient choice of school places to meet the need of existing and new communities and the importance of providing a sufficient choice of school places, giving "great weight to the need to create, expand or alter schools".
- Paragraph 73 identifies that importance of access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.
- Paragraph 103 – Reducing flood risk.
- Paragraph 109 highlights the importance of preventing both new and existing development from contributing to or being put at unacceptable risk

from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability.

The Development Plan

- 5.3 The South Cambridgeshire Local Development Framework (LDF), includes a suite of documents adopted between January 2007 and January 2010. Amongst these is the Core Strategy Development Plan Document, adopted January 2007, and the Development Control Policies Development Plan Document, adopted July 2007.

South Cambridgeshire Core Strategy, adopted January 2007

- 5.4 The most relevant Core strategy policy is:-

- Policy ST/6 Group Villages identified Longstanton as one of a number of group villages, which have limited services including at least a primary school.

South Cambridgeshire District Council Development Control Policies Adopted July 2007

- 5.5 The most relevant development plan policies, which are contained within these adopted Development Control Policies are:-

- Policy DP/1 Sustainable Development
- Policy DP/2 Design of New Development
- Policy DP/3 Development Criteria
- Policy DP/6 Construction Methods (reduce impact of noise and pollution)
- Policy NE/1 Energy Efficiency
- Policy NE/2 Renewable Energy
- Policy NE/3 Renewable Energy Technologies in New Development
- Policy NE/4 Landscape Character Areas
- Policy NE/6 Biodiversity
- Policy NE/11 Flood Risk
- Policy NE/12 Water Conservation
- Policy NE/14 Lighting Proposals
- Policy NE/15 Noise Pollution
- Policy NE/16 Emissions
- Policy TR/1 Planning for More Sustainable Travel
- Policy TR/2 Car and Cycle Parking Standards
- Policy TR/3 Mitigating Travel Impact requires travel plan and transport assessment
- Policy TR/4 Non-Motorised Modes

EMERGING PLANNING POLICY

Emerging Local plan 2011-2031: Submission of local plan (28 March 2014)

5.6 On 28 March 2014, South Cambridgeshire District Council submitted their Local Plan and supporting documents to the Secretary of State for Communities and Local Government for independent examination. The Proposed Submission is a material consideration but does not yet form part of the adopted development plan.

The following emerging planning policies are of relevance to this application:-

- Policy S/3 Presumption in Favour of Sustainable Development
- Policy CC/1 Mitigation and Adaptation to Climate Change
- Policy CC/2 Renewable and Low Carbon Energy Generation
- Policy CC/3 Renewable and Low Carbon Energy in New Developments
- Policy CC/4 Sustainable Design and Construction
- Policy CC/6 Construction Methods
- Policy CC/7 Water Quality
- Policy CC/8 Sustainable Drainage Systems
- Policy CC/9 Managing Flood Risk
- Policy HQ/1 Design Principles
- Policy NH/2 Protecting and enhancing Landscape Character
- Policy NH/4 Biodiversity
- Policy SC/4 Meeting Community Needs
- Policy SC/6 Indoor Community Facilities
- Policy SC/10 Lighting Proposals
- Policy SC/11 Noise Pollution
- Policy SF/9 Protection of Existing Recreation
- Policy TI/2 Planning for Sustainable Travel
- Policy TI/3 Parking Provision
- Policy TI/9 Education facilities

Supplementary Planning Guidance

5.7 District Design Guide: High Quality and Sustainable Development in South Cambridgeshire - adopted 2 March 2010;

5.8 Landscape in New Developments Supplementary Planning Document Adopted March 2010.

6.0 PLANNING CONSIDERATIONS

Justification and Need

6.1 The agent states within the Planning Statement that it was always the applicant's intention when redeveloping the school in 2005 to propose to expand the school to a 2 FE primary school when demand required it. The level of growth and delivery of housing within Longstanton and the catchment area of the school has increased and a 7 bay temporary mobile classroom unit had been granted planning permission in July 2014 (S/0469/14/CC) and sited on the application site to

accommodate a then growing demand for additional school places. With the mobile classroom unit in place the school was able to provide 270 primary school places and 30 nursery places. It is proposed to provide a school that is capable of providing an additional 150 primary spaces than the maximum previous capacity provided on this school site and an additional 20 nursery spaces.

- 6.2 According to the applicant, demand within the Hatton Park catchment area has been increasing in recent years through a combination of increased birth rate, housing development and inward migration. The demand for primary school places now, and is forecast to continue to exceed the available capacity at the school. Historically this has been managed by the applicant through parental preference for alternative schools in the local area. However, the same pressures facing Hatton Park have also been occurring in surrounding catchment areas. This has resulted in these schools filling from within their catchment areas limiting the opportunity for out-of-catchment admissions. At the same time, following a change in leadership at the school, the applicant has highlighted that the parental perception and popularity of Hatton Park has improved. This has led to increased demand from within the village, with a larger number of local parents identifying Hatton Park as their first preference.
- 6.3 The 2016 Travel Plan states that there are 216 pupils on the school register including nursery pupils falling within an age range of 4 -11, 14 full time staff and 7 part-time staff. The design and access statement states that the nursery facility caters for 26 pupils aged 2-5 years and that the proposed accommodation is much needed to respond to population growth within the catchment area. This proposal seeks to utilise available school grounds to expand the capacity of the school and it is considered to be an efficient and effective use of the land and thus in accordance with Policy DP/1 'Sustainable Development' of the South Cambridgeshire Local Development Framework: Development Control Policies (adopted July 2007) and Policy HQ/1 'Design Principles' of the Proposed Submission Local Plan 2011 - 2031.

Location, Design and Impact

- 6.4 Policy DP2 (Design of New Development) states that all new development must be of high quality design and appropriate to the scale and nature of the development. Also it should preserve or enhance the character of the local area and conserve or enhance important environmental assets of the site. Furthermore, this is supported by the District Design Guide Supplementary Planning Document.
- 6.5 The proposed extensions are single storey and of similar proportions and scale to the existing school buildings. The extensions are attached to the existing school building by flat roofed sections. This ensures that the proposed extensions read as later additions and respect the existing design and form of the existing school. The pitch of the new roof slopes to the extensions and match those of the existing roofs. The extensions are proposed to be constructed in materials to match the existing school building.
- 6.6 The proposal is considered to be in accordance with Policy DP/2 of the Development Control Policies adopted July 2007 and Policy HQ/1 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031 as it is considered

appropriate in terms of scale, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area.

Traffic Impact and Transport

- 6.7 Policy DP/1 and Policy DP/3 of the South Cambridgeshire Development Control Policies adopted 2007 and Policy TI/2 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031 state that development should be located and designed to reduce the need to travel, particularly by car, and promote sustainable travel appropriate to its location. Paragraph 34 of the NPPF states that planning decisions should ensure that developments that generate significant movements are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.
- 6.8 The existing Hatton Park School building has been vacated and its pupils currently attend the Pathfinder School at Northstowe. When the previously permitted temporary accommodation was in place, the school was capable of accommodating a total of 270 pupils (210 of those within the permanent accommodation). The proposed extended school buildings are designed to have the capacity to accommodate 420 pupils – an increase in proposed capacity of 150 pupils above the previous maximum capacity. In addition it is proposed to extend the existing pre-school from 30 to 50 places (an increase of 20 pre-school places).
- 6.9 The person trip generation rate within the Traffic Assessment projects 418 additional person peak am trips (including both arrivals and departures) and an afternoon peak of an additional 317 person trips (including both arrivals and departures), which would result in almost a doubling of the previous trip generation. The Transport Statement provides that 140 car trips are predicted to access the school during the AM peak of which 65 would result from the proposed extension and 105 car trips are predicted to leave the school during the PM peak of which 48 would result from the proposed extension. 212 pupils are expected to access the school by foot in the AM peak, and 139 by cycle, this is an additional 104 pedestrians and 68 additional cyclists.
- 6.10 For the morning peak hour a proposed worst case scenario figure of 140 arrivals by car has been predicted to arrive between 0800 and 0900 am, which is an average of just over 2 per minute. Measures are proposed within the submitted Travel Plan that would be expected to reduce this figure. Additionally, the school has confirmed that currently Hatton Park has 10 full time teachers and 12 teaching assistant staff. Also, the school is not expected to reach capacity for at least 5 years. The pupil numbers forecast are such that, based on current predictions, for the foreseeable future the school would operate split year groups. Should the school reach capacity the head teacher has advised that the proposed increase from 30 staff to 50 staff as a consequence of the expansion upon which the figures were based is “very much a worst case scenario which would be dependent on a number of unlikely cumulative impacts”.
- 6.11 Additionally, the increased traffic movements are likely to be concentrated at the peak times in the morning and afternoon when children are dropped off and picked up. The school is situated within its catchment area and within a village location.

The Transport Assessment Team has recognised a potential for a modal shift towards increased car use during the period that pupils need to attend school in Northstowe. The submitted Travel Plan states that following the proposed return of pupils to Hatton Park in September 2017 that the school is committed to updating and encouraging a modal shift towards sustainable forms of travel and intends to work with the Travel Plan Co-ordinator at CCC to encourage walking and cycling to school.

- 6.12 Longstanton Parish Council has confirmed that it is in support of this application and that it has considered a zebra crossing on the High Street and that with the increase in traffic believes that this should be included in the plans and that an existing cycle crossing on Hatton's Park should be reviewed. The Transport Assessment Team has been satisfied that the existing infrastructure would allow pedestrians to safely access the school. A zebra crossing and the proposed suggestion for the provision of laybys would fall to be considered by the Council as Highway Authority, as would a review of the existing cycle crossing on Hatton's Park. The Highway Authority has been made aware of these suggestions. Should, in the future, a need develop for a crossing this is a matter that would need to be dealt with through the Travel Plan. Any case that may be brought forward through the Travel Plan would be for the the Council as Highway Authority to consider and implement if necessary and would not be something required to be provided by the applicant.
- 6.13 The Highway Authority has no objections to the proposed development. Although it is recognised that the access to the site is via an existing residential cul-de-sac, it is considered that it can be accommodated subject to the development and monitoring of the proposed Travel Plan, which would be conditioned. It is considered that the proposal would be compliant with the policies referred to in paragraph 6.7 at the beginning of this section.

Car and cycle parking

- 6.14 Policy TR/2 of the Development Control Policies adopted July 2007 states that car parking should be provided in accordance with the maximum standards set out in Appendix 1, to reduce over-reliance on the car and to promote more sustainable forms of transport and that cycle parking should be provided in accordance with the minimum standards set out in Appendix 2 to ensure the provision of adequate secure parking. Policy DP/3 states that all development proposals should provide car parking with provision kept to a minimum and safe and secure cycle parking. This is repeated by Policies HQ/1 and T1/3 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.
- 6.15 Maximum car parking provision for D1 use: Non-residential institutions (primary and secondary schools) are 1 space per 2 staff plus waiting facilities or 1.5 spaces per classroom, whereas the standard for preschool establishments is 1.5 spaces per 2 staff. It is stated on the application form that there are currently 27 car parking spaces on site. These are comprised of 11 visitor spaces including a disability space, a circulation and drop off space and an unmarked paved area where staff park. No new spaces are proposed.

- 6.16 The proposal would increase the capacity of the primary school from 1 Form Entry (210 pupils) to 2 Form Entry (420 pupils), and would result in a total of 14 classrooms. This would equate to a total of 21 parking spaces being necessary. Alternatively, there are currently 34 staff employed at the school and pre-school and this is anticipated to increase by approximately 16 members of staff to 50 (42 school, 8 Pre-school). Based on staff numbers the maximum car parking as calculated would be 21 spaces for primary staff and 5.3 spaces for pre-school staff) 27 spaces plus waiting facilities, which would amount to the maximum requirement generated by the worst case scenario figures and the standards laid out in Appendix 1 of Development Control Policies adopted July 2007. The school is situated at the end of a relatively narrow cul-de-sac location upon which on-street parking currently takes place and concerns have been raised through the existing Travel Plan, in relation to the historical school movements. The increase in capacity of the school is expected to be built up over a 5 year period which would allow for the development of a new Travel Plan.
- 6.17 Secure cycle parking is required to meet the standards at a rate of 30% for pupils over 5 years of age as set out in Appendix 2 of the Development Control Policies adopted July 2007. A total of 100 cycle spaces and 50 scooter spaces are proposed. The 420 pupil capacity of a 2 FE school would generate a need for 126 cycle and/or scooter parking spaces. The cycle parking standards for nurseries are 1 secure cycle space per 2 members of staff working at the same time, which could generate a maximum of 4 cycle spaces, which would reach a total of 130 cycle and or scooter spaces. The amount of cycle and scooter parking proposed meets the minimum requirement and is therefore considered to be in accordance with Policies DP/3, TR/2 and TR/4 of the Development Control Policies adopted July 2007 and Policies HQ1 and T1/3 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Sustainability measures

- 6.18 Policy NE/3 (Renewable Energy Technologies in New Development) of the South Cambridgeshire Development Control Policies adopted July 2007 states that all development proposals greater than 1,000 m² or 10 dwellings will include technology for renewable energy to provide at least 10% of their predicted energy requirements, in accordance with Policy NE/2 (Renewable Energy) and a water conservation strategy prior to commencement of development to accord with Policy NE/12. The former will be achieved by the use of air source heat pumps which would provide underfloor heating to the extension to the north-west of the school building.
- 6.19 In relation to BREEAM, the applicant estimates that the development would achieve a BREEAM rating of 8 credits in the Energy category (Ene01 – Ene08) and 7 credits in the Water category (Wat01 – Wat04) of the relevant BREEAM assessment. A condition would be imposed to ensure that an overall rating of Very Good is achieved to ensure that the proposal is in accordance with DP/1, NE/1, NE/2 and NE/12 of the Development Control Policies adopted July 2007 and Policy CC/4 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031

Landscaping

- 6.20 Policy NE/6 of the South Cambridgeshire Development Control Policies adopted July 2007 and Policy NH/4 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031 state “New development must aim to maintain, enhance, restore or add to biodiversity. Opportunities should be taken to achieve positive gain through the form and design of development. Measures may include creating, enhancing and managing wildlife habitats and networks, and natural landscape. The built environment should be viewed as an opportunity to fully integrate biodiversity within new development through innovation.”
- 6.21 The majority of the existing trees at the eastern corner of the application site would be retained and these would soften and for part of the year screen the south-east corner of the proposed extended building. Trees have been proposed to be planted along part of this boundary within a hedgerow. Concern has been raised that the proposed planting of 5 trees along the south-eastern boundary would overshadow a rear garden of a property in Thornhill Place with a northwest facing garden for 4-6 months of the year and the species chosen would grow up to 8 Metres tall and 4 metres wide. Concerns have also been raised that the existing hedge along the south-eastern boundary would be removed and that the landscaping plan and legend are not consistent. The plans show that this hedge is proposed to be protected during the construction period, and is intended to be where vegetation grows informally increased in width to approximately 1.4 metres and additional planting is proposed along part of this boundary. The developers have expressed a willingness to remove the planting of the five trees from the proposal. This potential amendment has been discussed informally with the Ecology Officer who has raised no objections to this proposed change. The overall scheme would necessitate the removal of nine trees, including an early-mature oak tree recorded as high value that would be affected by a proposed hard play court, two semi-mature trees of moderate value and the remainder of low value by the arboricultural survey. These trees are not within any Conservation Area and no Tree Preservation Order has been identified. Additionally, all of these trees of high or medium value are situated within the site and have little presence or prominence from any public view point. Within the site they are seen against the background of other trees, which would remain. The scheme proposed is considered to propose adequate replacement planting and would still do so should the south-eastern most group of 5 proposed trees adjacent to the boundary of the site be removed from the proposals.
- 6.22 The proposed ‘south boundary’ planting is a mix of deciduous shrubs of species capable of growing tall if they were to be left unmanaged in the future. Longstanton Parish Council has expressed a preference for evergreen to be allowed to grow up to three metres, although officers believe that management at that height could prove difficult. There is safeguarding open mesh fencing on the boundary, which allows for views into some rear garden areas, where residents do not have close boarded fences and or sheds within their gardens. It is currently proposed that the existing shrubs be managed and the existing hedgerow be reduced and maintained at a height of 1.8 metres. Additionally the width of the planting strip is proposed to be increased and this would require the tarmac of the existing hard court to be broken up first and the paving around the building to be put in place first to give the proposed planting the best chance of success.

6.23 Officers are currently seeking further clarification in relation to the landscaping proposals for the boundary which borders the gardens of the properties of Thornhill Place with a view to seeking amendments to address the landscaping related concerns raised, with a view to providing an update at the Planning Committee meeting. Landscaping is proposed as part of the scheme and the proposal, subject to suitable further amendment, would on balance accord with Policies NE/6 and NH/4 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Impact on the amenity of neighbouring properties

6.24 Policy DP/3 of the South Cambridgeshire Development Control Policies adopted July 2007 and Policy HQ1 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031 state that planning permission will not be granted where the proposed development would have an unacceptable adverse impact on residential amenity from undue environmental disturbance such as noise, lighting, vibration, odour, noxious emission or dust.

6.25 The proposed extension to the south-east of the existing school building is to be built parallel with the south-eastern boundary on the site of the existing hard outdoor PE area behind the adjoining properties at (27-33 consecutive) Thornhill Place. The part of the extension closest to the boundary is the small hall and food technology room section which would project beyond the existing south-east elevation of the existing school building by approximately 4 metres and would be inset approximately 6 metres away from the boundary with the properties at Nos. 28, 29 and 30 Thornhill Place. The eaves level would be approximately 3.8 metres high and the roof slope would be shallow with a pitch of 12.5 degrees sloping upwards away from the boundary. The classrooms would be inset approximately 8 metres from the boundary. The building would be extended approximately 34 metres further to the north-east extending behind properties 29 to 33, which previously adjoined an open hard play court area, and bring the building closer to the rear of number 28. Block paving is also proposed to the rear of the properties, which would introduce two areas to be used to site benches proposed to be used as outdoor teaching areas to the rear of numbers 31 and 32 and number 26.

6.26 Concern has been expressed in the representations about “Extension A” which refers to the extension to the south-east of the existing school buildings. Concern has been raised that this extension, would be visually overbearing, is of inappropriate design, would result in a loss of sunlight to the garden area, and concern has been expressed about external lighting. The extension would be sited to the north-west of the dwellings in Thornhill Place. The hall element would be the highest part rising to 6.3 metres maximum height, approximately 6 metres from the boundary. The classroom element would rise to a maximum height of 5 metres, which would have a similar relationship with the rear of properties 30 to 33 Thornhill Place as the existing school has with the rear of numbers 24 to 27 Thornhill Place. The impact the proposal has on daylight and sunlight reaching these properties has been considered having taken into account the BRE 25 degree guidance, given that the proposed development would be opposite windows to the rear elevations of these properties. It is considered that the proposed extension would not result in an unacceptable loss of residential amenity upon account of its position and massing, given that it would be a single storey extension, and their rear garden areas, positioned to the northwest of the properties, and its separation

from the properties. In terms of overbearing, the proposed extension is inset from the boundary and owing to its single storey height and shallow roof pitch, it is not considered to have an overbearing impact on the boundary. Some of the properties have close boarded fencing within their gardens, some private rear garden areas are separated only by the open mesh safeguarding fencing and some existing deciduous informal vegetation, which contains gaps and is thinner in some places than others. This relationship is similar to that which exists in relation to the existing building, which contains existing classroom windows. Additionally, the land upon which the extension would be constructed has mainly been used as a hard play court, which was closer to the boundary. It is considered that subject to appropriate additional landscaping being agreed and required to be implemented by condition that the proposal would not be likely to result in an unacceptable loss of residential amenity including privacy as a result of overlooking.

6.27 Doors serving two classrooms on the south-eastern side of the extension to the south-east of the existing school building would open on to the area between the extension and the boundary with properties at 28, 29, 30, 31 and 32 Thornhill Place. This area would be used as circulation space at the start and end of the day and during break times as pupils leave their classrooms to go to the playground area to the north-western side of the school building. This area would also be used as an outdoor teaching area under supervision. Currently, there is a hard outdoor PE area to the south-east of the existing school building and directly behind the properties at 28, 29, 30, 31 and 32 Thornhill Place. Concerns have been raised about noise and disturbance from the proposed use of this area and that it would be unacceptable to locate such an area within just over a metre from the boundary with a neighbouring residential garden area. However, given that the times that the area would be used would be limited to the start and end of the day and during breaks as circulation space and that this area would be used as a teaching area rather than a play area, it is considered that the noise and disturbance from the school is likely to be no more, although different in nature, than could occur from the use of the existing playground close to the boundary with these properties. South Cambridgeshire District Council's Environmental Health Officer has not objected to this aspect of the proposal. It is considered that it would be a matter for the school to manage the use of the area to ensure that it acted considerately in relation to its neighbours.

6.28 Concern has been expressed about the existing lighting from the school, which is reported to have been left on and experienced during the early hours of the morning. Similar external wall lighting is proposed on the south-eastern elevation of the extension as indicated on the proposed elevation drawing number 3011 Rev B. Security lighting is proposed. Concern has been raised that Passive infra-red (PIR) lighting may be more disruptive as it is likely to be triggered by wildlife and turned on and off regularly at indeterminate times. A luminance assessment forms part of the application, which indicates that at 0.00metres height that the Thornhill Place properties and their rear garden areas would experience approximately 2 lux when the lights were in use. The hours of use of the proposed lighting have not been specified. As a result of further consideration by the Environmental Health Officer he has recommended that precise details of a scheme of lighting be required by condition to ensure that the amenity of local residents would be

protected. The agent had already confirmed that such a condition would be acceptable to the applicant.

- 6.29 To the north-west side of the school, the corner of the proposed extension for the pre-school and Key Stage One classrooms would be 7 metres from the corner of the rear garden of the adjoining property at 33 Prentice Close. However, owing to the separation between this dwelling and the extension of 7 metres and with the roof of the extension sloping away from the boundary, it is considered that this property would not be detrimentally affected by the proposed extension.
- 6.30 The access to be used for construction vehicles would be the existing vehicular access through the residential cul-de-sac of Hatton's Park which serves 15 dwellings and therefore there would be some disturbance to the occupiers of these properties during the construction phase which is expected to last from January 2017 to October 2017. To address this, deliveries would be managed and staggered to reduce the impact on the local road network and on the amenities of residential occupiers. Also during the construction period, the school would not be in use, the children already having been transferred to the new Northstowe Primary School. The absence of normal school traffic would reduce the overall traffic flows and the impact of the construction work on the surrounding neighbourhood and road network. The impact of the construction phase on the surrounding area can be mitigated through the imposition of a planning condition requiring that the Construction Management Plan is adhered to throughout the construction period.
- 6.31 Subject to imposition of conditions controlling external lighting and construction hours, it is considered that the proposal can be adequately mitigated so that it would not adversely impact upon the residential amenity of occupiers of existing or future surrounding residential properties and would be in accordance with Policy DP/3 of the South Cambridgeshire Development Control Policies adopted July 2007 and Policy HQ1 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

7.0 CONCLUSION

- 7.1 For the above reasons, it is considered that the proposal is acceptable in national and local planning policy terms and it is therefore recommended as follows:-

RECOMMENDATION

- 7.2 That the Head of Growth and Economy be delegated to grant planning permission under Regulation 3 of the Town and Country Planning General Regulations 1992 (as amended) subject to:-
1. The landscaping scheme being amended by removal of the 5 proposed trees to the rear of numbers 28 to 31 Thornhill Place; further consideration being given to the most appropriate species for the proposed new hedgerow along this south eastern boundary of the site; and retention of the existing vegetation.

And

2. the following conditions (as varied to take into account the amendment of the landscaping scheme):-

Commencement

1. The development hereby permitted shall be commenced no later than three years from the date of this permission.

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.

Occupation of the School

2. Within one month of the occupation of the school the County Planning Authority shall be notified in writing of the date at which the school was first occupied.

Reason: In order to be able to establish the timescales for the approval of details reserved by conditions. To ensure that the development is sustainable and makes efficient use of energy, water and materials; and to ensure the safe and efficient operation of the highway and promote sustainable travel policies in accordance with Policies DP/1, NE/1, and NE/2 of the South Cambridgeshire Local Plan, Development Control Policies adopted July 2007 and Policies CC/4 and T1/2 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Approved plans and documents

3. The development hereby permitted shall not proceed except in accordance with the details set out in the application documents and the modifications/supporting information, including the Technical Note dated 12 Aug 2016 by Atkins, the Porous Surfacing 1_100 Summary of Results for 100 year Return (+40%) details dated 27 Sept 2016 and as amended by the following conditions of this decision notice, and in accordance with the following drawings:

- Proposed Location Plan, Drawing Number 3002 dated March 2016;
- Proposed Site Plan, Drawing Number 3008 Rev *[to be confirmed]*;
- Proposed Floor Plan, Drawing Number 3009 Rev B dated 29-06-2016;
- Proposed Roof Plan, Drawing Number 3010 Rev A dated 04-06-2016;
- Proposed Elevations, Drawing Number 3011 Rev B dated 20-06-2016;
- Proposed Elevations, Option 1, Drawing Number 3011 Rev B dated 04-06-2016;
- Proposed Courtyard Elevations, Proposed Roof Plan, Drawing Number 3013 Rev A dated 04-06-2016;
- Soft Landscape and Biodiversity Management Plan Drawing number 3904 Rev *[to be confirmed]*;
- Landscape Layout - Drawing Number 4901 Rev *[to be confirmed]*;
- Landscape Layout – Detail Area 01, Drawing Number 4902, Rev

- *[to be confirmed]*;
- Landscape Layout – Detail Area 02, Drawing Number 4903, Rev *[to be confirmed]*;
- Landscape Layout – Detail Area 03, Drawing Number 4904, dated July 2016;
- Landscape Layout – Reception Courtyard Area, Drawing Number 4905, Rev *[to be confirmed]*;
- Landscape Layout – Planting Areas 1 - 5, Drawing Number 4906, dated Aug 2016;
- Below Ground Drainage Plan, Drawing Number S-D01 Rev P8 dated 28/09/16;
- Tree Protection Plan Proposed Site, Drawing Number: TPP_HATTONPRK_2 Rev B dated 08/16.

Reason: To define the site, protect the character and appearance of the locality, in accordance with Policy DP/1 and NE/4 of the South Cambridgeshire Local Plan, Development Control Policies adopted July 2007 and Policy S/3 and HQ/1 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Construction Management Plan

4. The development hereby permitted shall be carried out in accordance with the Construction Management Plan rev 3 dated 24 August 2016 by Kier Construction Eastern. The plans shall be carried out in full and adhered to throughout the construction period.

Reason: To protect the amenities of nearby residential properties and in the interests of road safety in accordance with policies NE/15 and DP/6 of the South Cambridgeshire Local Plan, Development Control Policies adopted July 2007 and Policy HQ1 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Construction working hours

5. No construction work shall be carried out or plant operated other than between the hours of 07:30 to 17:30 on Monday to Friday, and 07:30 to 13.30 hours on Saturdays and no construction related dispatches from or construction deliveries to the site shall take place other than between the hours of 09:30 and 15:30 on Monday to Friday and 09:30 and 13:30 on Saturdays. No construction works or construction collection / construction deliveries shall take place on Sundays, Bank or Public Holidays.

Reason: To protect the amenities of nearby residential properties in accordance with Policies NE/15, NE/16 and DP/6 of the South Cambridgeshire Local Plan, Development Control Policies adopted July 2007 and Policy HQ/1 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Protection of trees during construction

6. The development hereby approved shall not be commenced until the existing trees and hedgerow to be retained have been fenced to ensure their protection and ground protection installed. The protective fencing, ground protection and

proposed hand excavation shall be implemented in its entirety in accordance with Figures 1-4 of Greenwillows Associates Ltd Arboricultural Impact Assessment and Method Statement dated August 16 and Tree Protection Plan, drawing number: TPP_HATTONPRK_2 Rev B dated 08/16 and shall thereafter be retained in its approved form for the duration of the construction period.

Reason: For the avoidance of doubt and in the interests of biodiversity in accordance with Policies DP/1 and DP/2 of the South Cambridgeshire Local Plan, Development Control Policies adopted July 2007 and Policies HQ1 and NH/4 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031. This pre-commencement condition is required to ensure that existing trees are protected prior to the commencement of construction work that could result in their loss or damage.

Landscaping Implementation

7. The approved landscaping scheme shown on drawing number **[TO BE INSERTED ONCE AGREED]** shall be implemented in its entirety during the first planting season (October to March) following the substantial completion of the development.

Reason: For the avoidance of doubt and in the interests of biodiversity in accordance with Policies DP/1 and DP/2 of the South Cambridgeshire Local Plan, Development Control Policies adopted July 2007 and Policies HQ1 and NH/4 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Replacement of Trees and or shrubs

8. If within a period of five years from the date of the planting of any tree or shrub that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place during the first available planting season following the removal, unless the local planning authority gives its written consent to any variation.

Reason: For the avoidance of doubt and in the interests of biodiversity in accordance with Policies DP/1 and DP/2 of the South Cambridgeshire Local Plan, Development Control Policies adopted July 2007 and Policies HQ1 and NH/4 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Retention of existing trees and hedgerow

9. All existing trees and hedgerows, which are not shown to be removed on the landscape layout drawing number 4901 **[final reference to be inserted]**, and are situated within the application site that is edged red on the Location Plan Drawing number 3002 March 20016, shall not be removed before or within 5 years of the first occupation of the development hereby permitted. Should any of these trees or hedgerows or part of a hedgerow be removed, or be irreversibly damaged as a result of any works relating to any part of the development hereby permitted suitable replacements shall be planted during the first available planting season in accordance with details which shall have

been previously submitted to and approved in writing by the County Planning Authority.

Reason: For the avoidance of doubt and in the interests of biodiversity in accordance with Policies DP/1 and DP/2 of the South Cambridgeshire Local Plan, Development Control Policies adopted July 2007 and Policies HQ1 and NH/4 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Landscaping and Ecological Management Plan

10. Prior to the first occupation of the development hereby approved, a revised Landscape and Ecological Management Plan to take account of all amendments to the landscape and ecological proposals shall be submitted to and approved in writing by the County Planning Authority. The programme shall include but not be limited to a 5 year management period showing how this will maximise the wildlife value of the site. The approved programme shall be implemented in full in accordance with an implementation period to be contained within the approved scheme.

Reason: In the interests of landscape character and nature conservation in accordance with policies DP1, NE/1 and NE/3 of the South Cambridgeshire Local Plan, Development Control Policies Development Plan Document adopted July 2007 and Policies HQ1 and NH/4 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

BREEAM

11. The development hereby permitted shall be constructed in accordance with the submitted BREEAM Pre-assessment Estimator dated 7 June 2016 and shall be constructed to achieve a minimum BREEAM rating of 'Very Good'.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials in accordance with Policies DP/1, NE/1 and NE/2 of the South Cambridgeshire Local Plan, Development Control Policies adopted July 2007 and Policy CC/4 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

BREEAM

12. Within 3 months of the first occupation of the development, as identified through condition 2, a post-construction review shall be submitted to the County Planning Authority indicating that a BREEAM rating of 'Very Good' or better has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials in accordance with Policies DP/1, NE/1 and NE/2 of the South Cambridgeshire Local Plan, Development Control Policies adopted July 2007 and Policy CC/4 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Maintenance of surface water drainage scheme

13. Prior to the first occupation of any building, details for the long term maintenance arrangements for any parts of the surface water drainage system which will not be adopted (including all SuDS features) including an implementation timetable shall be submitted to and approved in writing by the County Planning Authority. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The approved details shall be implemented in full in accordance with the approved timetable.

Reason: To ensure the satisfactory maintenance of unadopted drainage systems to prevent flood risk and to ensure satisfactory drainage in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework and with Policy NE/11 Flood Risk of the South Cambridgeshire Local Plan, Development Control Policies adopted July 2007 and Policies CC/8 Sustainable Drainage Systems and CC/9 Managing Flood Risk of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Bird and bat boxes

14. Prior to the first occupation of the development hereby approved, elevation drawing(s) showing the exact locations of the bird and bat boxes shall be submitted to and approved in writing by the County Planning Authority. The bird and bat boxes shall be installed and overseen by a qualified ecologist in accordance with the approved details and retained thereafter for their specific use.

Reason: In the interests of enhancing biodiversity on the site in accordance with Policy NE/6 of the South Cambridgeshire Local Plan, Development Control Policies adopted July 2007 and Policy NH/4 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Covering of trenches

15. All trenches and pits that may be dug shall be covered or alternatively a ramp shall be installed within each uncovered pit or trench prior to completion of each day's work.

In the interests of preventing badgers and hedgehogs from being trapped in accordance with Policy NE/6 of the South Cambridgeshire Local Plan, Development Control Policies adopted July 2007 and Policy NH/4 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Car parking

16. Prior to the first occupation of the development hereby approved, the on-site parking shown on drawing number: 3008 Rev E dated 07-06-2016 shall be laid out in accordance with the approved details and made available for use. It shall be retained thereafter in its entirety for that specific use.

Reason: To ensure there is an acceptable level of car parking provision on site in accordance with policies DP/1, DP/2, DP/3 and TR/1 of the South Cambridgeshire Local Plan, Development Control Policies adopted July 2007

and Policy TI/3 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Cycle and or scooter parking

17. Prior to the first occupation of the development hereby approved, the on-site cycle and scooter provision shown on drawing number 3008 Rev E dated 07-06-2016 shall be provided in its entirety in accordance with the approved plan and shall be made available for use. It shall be retained thereafter in its entirety for that specific use.

Reason: To ensure there is adequate cycle parking provision on site in accordance with policies DP/1, DP/2, DP/3 and TR/1 of the South Cambridgeshire Local Plan, Development Control Policies adopted July 2007 and Policy TI/3 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Travel plan

18. Within nine months of the date on which the school is first reoccupied by the children, as identified through condition 2, a full School Travel Plan shall be submitted to, and approved in writing by, the County Planning Authority. The approved plan shall be implemented in full and reviewed in accordance with a timetable that shall be included within the approved Travel Plan.

Reason: To ensure the safe and efficient operation of the highway and promote sustainable travel policies in accordance with Policy DP/1 of the South Cambridgeshire Local Plan, Development Control Policies adopted 2007 and Policy TI/2 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Delivery and service vehicles

19. No delivery or service vehicles shall access the application site shown edged red on drawing no. 3002 dated March 2016 between the hours of 0800 and 0900 and 1500 and 1600 on any day when the school or nursery is being or is to be attended by children.

Reason: To ensure the safe and efficient operation of the highway and the premises in accordance with Policy DP/1 of the South Cambridgeshire Local Plan, Development Control Policies adopted 2007 and Policy TI/2 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Hard court areas

20. The hard court areas shown on drawing number 3008 Rev E dated 07-06-2016 shall be marked out and made available for use prior to the occupation of the extensions hereby approved. They shall be retained thereafter in their entirety for that specific use.

Reason: To ensure the school makes adequate provision for outdoor sport, in the interests of recreational provision, and in accordance with Policy DP/1 of the South Cambridgeshire Local Plan, Development Control Policies adopted July 2007 and Policy HQ1 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Lighting

21. No new or replacement lighting shall be installed or operated except in accordance with details which shall have been submitted to and approved in writing by the County Planning Authority.

Reason: In the interests of residential amenity and to prevent unnecessary light pollution in accordance with Policy NE/14 of the South Cambridgeshire Local Plan, Development Control Policies adopted July 2007 and Policy SC/10 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Informatives

Bird breeding

The operational set up should avoid the bird breeding season February to August inclusive to avoid damage to nesting species. If this is not practicable then a nesting bird survey should be undertaken by an experienced ecologist prior to the site clearance commencement to identify whether active nests are present. If any nests are found they should be clearly marked and avoided until after the young have fledged and left the nest.

Bats

As a precautionary measure the lead flashing should be stripped by hand prior to any large scale work commencing. If bats are found to be present then work should cease until further advice is sought from a licensed ecologist on how to proceed.

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

The County Planning Authority has worked proactively with the applicant to ensure that the proposed development is acceptable in planning terms. The development proposal has been the subject of pre-application discussions with statutory consultees and the public. All land use planning matters have been given full consideration at the application stage alongside further consultation with statutory consultees especially in relation to highway safety and residential amenity considerations. The applicant has responded positively to the advice and recommendations provided from consultees during the application stage, particularly in respect to surface water drainage and transport impact which resulted in overall support for the development proposal from statutory consultees.