

Proposal: Replacement single storey Key stage 1 block, new single storey pre-school building, reconfiguration of the car park and replacement hardstanding for key stage 1, new boundary fence, landscaping and ancillary works following removal of foundations of part of the building, removal of some external walls and demolition of a storage building.

At: Duxford Church of England Community Primary School, St Johns Street, Duxford, CB22 4RA

Applicant: Cambridgeshire County Council

Application Number: CCC/21/246/FUL

To:	Planning Committee
Date:	16 March 2022
From:	Assistant Director, Planning, Growth & Environment
Electoral division(s):	Duxford
Purpose:	To consider the above planning application
Recommendation:	That permission is granted subject to the conditions set out in paragraph 8.2

Officer contact:

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1 Site and Surroundings

- 1.1 Duxford is in South Cambridgeshire District Council's area, approximately 11 miles south of the city centre of Cambridge. Vehicular access to the school site is gained from St John's Street. There were several pedestrian access points – one being opposite the main school reception and a second adjacent to the existing car park. St John's Street is a two-way, single carriageway. The Duxford Primary School site is approximately 1.7 hectares. The application site is 0.9 hectares.
- 1.2 The nearest listed building to the site boundary is Old Laceys, a Grade II listed dwelling, approximately 130 metres to the east of the application site. The application site is not within the Duxford Conservation Area, which is situated adjacent to the south-eastern side boundary of the School Site. The Community Centre and recreation ground are located to the south of the school site. Three mobile classroom units are located to the south of the primary school within the school grounds, which are subject to planning application CCC/20/071/FUL. The application site is outside of the settlement boundary of Duxford, on land which is within the countryside. The school and the wider grounds lie within Flood Zone 1, which is the zone that has the lowest risk of fluvial flooding. There is a Tree Preservation Order (6/71) immediately adjacent site to the east of the school site. The Duxford Conservation Area is also immediately adjacent site to the east. The Arboricultural Survey stated that the Duxford Conservation Area is likely to include trees identified within the documentation as T26 and T27.

2 The Proposal

- 2.1 It is proposed to replace the accommodation damaged by fire to current space standards and to provide a free standing independent pre-school building. Pre-school provision is understood to have been previously provided within the school building. The proposed development would result in a one form of entry school (210 pupil places as before) and a separate pre-school building. Prior to the fire the school and preschool provision had a floor space of 1687.5 square metres. The proposed development would provide in total 2115 square metres of gross floorspace resulting in an increase of 497.5 square metres of total gross floor space. There is 993 square metres of total gross new internal floorspace. Additionally, approximately 497.5 square metres of the buildings which previously existed have been damaged by fire or is proposed to be removed or demolished. It is proposed to remove the remaining foundations for that part of the building and to also remove walls around a cleaner's store, and an unroofed part of the building together with the demolition of a storage building near the eastern boundary of the site.
- 2.2 The proposed extension to the east of the existing building would provide three replacement classrooms and a book room/library of a similar size to the proposed classrooms, a replacement nurture room, a small hall as an extension to the existing hall, a small kitchen, storage facilities, toilets, two offices, corridors and circulation space. As part of proposed remodelling of the existing building on the northern side of the existing school, it is proposed that

a nurture room would be displaced by proposed alternations to form a headmaster's office, interview room and corridor circularity space beside the northern entrance to the school. Internal alterations to the existing building do not require planning permission. Material alterations are proposed to form a front entrance to the school building. It is proposed that wrap-around childcare provision would continue to be provided within the main school building as proposed together with an area identified on the proposed Ground Floor Plan DPS-SBA -01 -00 -DR-A -0011 P014 for shared community use. The proposed materials for the extension are buff brick with banded cladding panels, which would have a horizontal emphasis together with sections of glazed curtain walls. A colour pallet of burnt orange, grey slate, pearl grey and white is proposed. The proposed classroom extension is single storey with a monopitch metal roof, and a flat roof links and includes the small hall, incorporating two skylights in the small hall roof. Photovoltaic panels are proposed on part of the classroom extension monopitch roof. A section of edge protection railings is proposed to safeguard the edge of the flat roof. The maximum height of the monopitch roof proposed would be lower than the existing pitched roof element of the school.

- 2.3 The proposed pre-school would be in the north-eastern part of the application site. Proposed is a square building of approximately 15 metres wide by 14 metres long and totalling approximately 213 square metres gross internal floorspace, of itself. The two proposed external canopies are of 8 metres by 3 metres totalling 24 square metres, and 7 metres by 2.4 metres totalling 17.5 square metres respectively.
- 2.4 The pre-school building would have a shallow roof and would be approximately 3.75 metres height to 4.1 metres maximum at the south-western corner. The building is proposed to be constructed of a mix of buff brickwork and cladding in coloured banding with a vertical emphasis. The aluminium profiles of the cladding are classified as 'Euroclass A1 Classification of panels' in relation to their reaction to fire. The pallet of colours proposed is the same as for the proposed extension as mentioned in paragraph 2.2 above. The canopies would have a polyester powder coated metal frame with polycarbonate roof sheets. Photovoltaics and a single roof light are proposed on the pre-school roof.
- 2.5 The existing car park is to be reconfigured as a delivery area and would provide an accessible parking space. A basketball court is proposed to be constructed in the south-eastern part of the site to the south of the proposed car parking area. A proposed car park would be provided in the south-eastern area of the application site on the western side of the proposed pre-school. The proposed car park would provide 13 car parking spaces including one accessible space. This would result in 14 car parking spaces in total (including in total two accessible spaces), plus two delivery bays.

3 Planning History

3.1 The following is a summary of the relevant planning history: -

Application Reference	Description	Decision
CCC/20/071/FUL	Retention of the mobile classrooms two for school use and one for pre-school use with play deck for preschool use with canopy and a canopy for school play space, associated access ramps and steps, for a temporary period with a new temporary pedestrian entrance to St Johns Street Informative: - This is a Section 73A planning application which seeks permission to retain the mobile classroom units 31 August 2023.	To be determined
S/0531/07/F	Wooden Pavilion	Approved – May 2007
S/02046/98/CC	Erection of Two Storage Sheds for School Equipment	Approved 7 July 1999
S/01265/90/CC	Erection of a Mobile Unit for Playschool/Toddler Group	Approved 17 September 1990
S/00776/87/CC	Erection of 5-Bay Mobile Classroom to Accommodate Playgroup	Approved 10 July 1987
S/0553/84/F	Extensions	Approved – June 1984

4 Publicity and Representation

4.1 The application site is 0.9 hectare in area and the proposed gross new internal floorspace is 993 square metres, which is less than 1000 square metres. Therefore this application is categorised as minor development for the purposes of publicity and statutory time limits. Three site notices were displayed on or adjacent to the school site, which meet the statutory requirements for the publication of this application. Discretionary neighbour notification letters were sent. Duxford Community Centre is recorded on the list of notifications requested albeit not specifically addressed to the Duxford Community Centre (Charitable Incorporated Organisation) Trustees. Duxford Parish Council was notified as part of the normal consultation process. Knowledge of the application has reached more than one trustee of the Charitable Organisation that runs the Community Centre located adjacent to the application site.

4.2 The Local Divisional Elected Member objects to the application on the following grounds: -

- Inadequate access
- Strain on existing community facilities
- Traffic or Highways
- Fully supports the rebuild of the school, however I am concerned at the removal of the 50 year historical path along the edge of the school which now means no access around the edge of the school other than at drop off and pick up times.
- This access has enabled villagers to gain access directly to the new Community Centre, whereas in the future they will have to walk around the outside of the school on a dangerous Hunts Rd with busy HGV traffic.
- Asks the County Team to re-consider the access.

4.3 Additionally, representations from 37 individuals have been received including 15 letters of objection. Of the letters of objection 5 households (6 individuals) have raised other concerns with two of the letters of objection not raising objection to the inability for members of the public to cross the school site unrelated to dropping off children. The following representations have been received (in summary): --

- Concern about effect on local ecology
- Close to adjoining properties
- Development too high
- General dislike of proposal
- Inadequate parking provision
- The school has a lot of land – much of it already paved (it rents parking spaces to raise money during Duxford air shows). There are areas ideal for controlled and safe set down and pick up zones. This could and should be studied.
- Numbers of electric vehicles in the village are increasing. There are no public electric vehicle charging points to date in the village, many Duxford homes have no driveway or limited off street parking and the village has few sites suitable for public charging available. Might the school site its planned 9 chargers where the public may enjoy access (not as in the plan at the farthest point from the road) - especially at night when there are no school staff to park and connect. The school could derive useful income and provide a valuable, future proof, green, village service.
- Increase in traffic. The enlargement of the school means more traffic which is already a significant problem for the immediate locality.
- Duxford as a village, and its school, is growing and the pressure you are putting on this narrow and unsuitable street with the plans as submitted will make a bad traffic situation worse.
- Morning and afternoon St John's Street traffic is blocked. Driveways are obstructed. Cars are left idling with no driver. There are frequent altercations between villagers and parents which come to trading

insults and close to blows. Every day of the week. This is a poor example set for young children. Someone is going to get hurt.

- St John's Street is a major thoroughfare for the village because of the one way turn at the top of Moorfield Road on to the A505. This makes it sensible and a shorter route for villagers and others to drive down St Johns St to Hunts Road to reach the roundabout for dual direction access onto the A505
- Parents may be discouraged from dropping or picking up children by car as much as you like but they still do it and block through traffic and leave their engines running as they do. There is an opportunity with the land available to make a proper safe dropping off area. It should be taken.
- Increase of pollution
- There is already an issue with the existing lighting at the school, which has given cause to complain on many occasions. Is it necessary to have 5 metre lamp posts placed throughout the grounds of the school? The height of the lamp posts would have a negative impact on the skyline and would pose a light pollution issue (despite the posts having baffles on).
- An increase in lighting could prove to be detrimental for birds that roost/nest in the trees and bushes in neighbouring garden land.
- Having communicated with Cambridgeshire County Council's Educational Capital Projects Team regarding the proposed plans for the school, it is disappointing that our comments seem to have been disregarded.
- It was hoped that the pre-school would be located at the Hunts Road end of the village. Serious concerns that there will be a negative impacted by an increase in traffic and parking issues, both of which have been alleviated since the pre-school has been at the Hunts Road end of the village.
- Confirmation sought that any lights are not intended to be lit throughout the entire night.
- What are the procedures for the locking of the access gates from both elevations daily and at weekends/holidays?
- for the record, property ownership/boundary of College Farmhouse, 11 Green Street, extends in the form of an additional strip of land beyond our current fence evidenced by historic boundary/metal fence posts as our property extends beyond the physical perimeter. The site plan "DR-L-1003 Boundaries and Security_revP14" does not accurately reflect the slim isosceles strip of land as it seems to peter out midway up the north-eastern perimeter on the diagram. The isosceles strip of land continues with two straight sides to a Victorian iron gatepost further along towards the far north eastly corner of the site, which should remain in place. The wooden fence does not depict the very edge of the boundary of the property - that is why the isosceles strip is so important. Ongoing access to it is required for maintenance etc.
- Delighted to see the redevelopment and improvement of the site for the benefit of the community but there are two obvious failings in the plans as submitted – loss of access from St John's Street and more traffic.

- Oppose the proposed siting of the preschool building. Moving this facility away from the main building - and positioning it to the east of the main school - augments the challenges to ensuring the safety of small children as they cross an established right of way to access the new building.
- The proposal to have the main door of the new pre-school opening to the south on to the Recreation Ground is bizarre. There is not, nor will there be, any made up path to the pre-school building. It is going to be a very muddy journey.
- The proposal to have the main door of the new pre-school opening to the south on to the Recreation Ground. This is used as a football field and can be uneven and very muddy and difficult to negotiate with strollers and buggies. The only parking available would seem to be the dedicated Community Centre parking. This car park is already extensively used, often beyond its ostensible capacity. Parking for pre-school users therefore has considerable potential to impact the use of the Community Centre. However, the car park is only able to be accessed when the Community Centre, Tennis Club or Bowling Club requires it to be, so it will not even be a reliable place to park.
- Although the Community Centre is a close neighbour of the school no attempt has been made to inform or consult the Trustees of the Duxford Community Centre CIO which runs the Centre although it has been open since September 2020.
- A great pity that the school no longer sees that it has any obligation to consult or consider the interests of the individuals and organizations in the village that constitute its near neighbours.

4.4 Representations received against the loss of footpath access through the school grounds by members of the public: -

- The school is attempting to change the interrelation between various parts of the village. The proper time to do this was in 2019 when the plans for Duxford Community Centre were under consideration. The site for the Community Centre had been chosen above all because it was within walking distance for anybody in the village because of a long-existing web of footpaths. Over one million pounds was spent building the Community Centre at the north-east side of Recreation Ground, with the football ground to the south-west, because of the pedestrian access that had long existed thanks to a footpath running to the north-east side of the school.
- No access was thought necessary between the school (or any associated facilities) and the often muddy football pitch
- This footpath has been in use for over 50 years and should therefore be considered a right of way. Another recollection was for at least 44 years - apart from the arbitrary closures carried out by the school.
- There has been a North / South public path through the school for many years, giving a safe pedestrian route through the centre of the village for vulnerable elderly, mothers with pushchairs and dog walkers.
- This new plan neither offers an alternative to the short, convenient, uninterrupted, well paved and secure access - on foot or in wheelchair.

- This access has been established for some time and its loss will be felt particularly with the less able of our community who will have to now make a significant detour (and probably as a result either use a car or give up their access altogether).
- This has become more important since the building of the new Community Centre providing walking access to the Centre for residents living in Elms Close, The Rustons, Lacey's Way (sheltered housing) and Greenacres as well as other north-eastern parts of the village.
- Great disappointment that there now appears to be no public pathway through the school grounds from St John's Street to the recreation ground. It is not clear from the planning documents whether this is to be retained.
- Alternatively an even longer detour to Liberty Lane is necessary.
- It is important to retain this footpath. Without it a lengthy detour around the perimeter of the school site will be required to a gate that only provides access to the football pitch e.g. no firm pathway to the Centre, tennis courts, bowling club, recreation ground and the only village shop.
- The Community Centre also hosts the travelling post office which, in addition to postal services, also offers a cash point, particularly important for older residents.
- Should the footpath be closed, people wanting to access these facilities would have to travel three times as far (effectively round three sides of the square with the footpath as the fourth side). An additional half mile will be added to the journey from St Johns Street to the village shop and to the Community Centre.
- The contention that there are other satisfactory routes is untrue.
- The car may be used as an alternative (the planning department rejected Brewery Field, opposite the school, as a site for the Community Centre because of increased traffic).
- Security for the school has been cited as a reason for closing the footpath. A fence (as planned for the perimeter) would solve this problem although it is more reminiscent of a prison than a major village amenity.
- A properly fenced-off path to the north-east of the school cannot legitimately be seen as a safe-guarding issue at all, and that it is inconveniencing a significant proportion of the school's pupils. All about safeguarding is understood, but it would be easy to fence off a pathway, thus keeping the public away from the school.
- The arson attack on the school was carried out by a group of youths who could have accessed the premises from any one of a number of places. Such an attack in the future will not in any way be influenced by the presence of otherwise of a fully enclosed footpath.
- Some people might be unable to access village facilities altogether.
- Not enough information given on application. It is not clear from the planning documents whether this footpath is to be retained.
- Without this path the only route available will be along Hunts Road, with its narrow and dangerous pavement and one day there will be a serious accident along here which could be prevented by keeping a

pedestrian route. This is along a narrow footpath where the pavement is not in good condition - often flooded and covered in mud - and with many large lorries passing you so close that they seem to almost be touching you. This is a very unpleasant and unsafe experience. Pedestrians are forced to walk on the road to avoid the water.

- The police decision to object to the re-instatement of the footpath is based on the attack nowhere near the school and the assailants arrived in a stolen car. What has that got to do with the school or the footpath?
- Far from the footpath allowing unrestricted access to the school and thereby endangering pupils, the proposed footpath would be enclosed on both sides by a high fence for its entire length past the school grounds. Thus offering much greater protection than all the other boundary fences and hedges.
- It is important that this footpath is retained.
- The objections to the proposed re-instatement are based on misinformation.
- If the plan is to close this footpath permanently the logic behind this decision should be explained. It is not good enough to use a broad statement saying it is for the security of children. Has there ever been a problem with the footpath? Has there ever been anything to cause concern? There has been mention of a serious house break in a couple of years ago, but the fact of this case is that the criminals entered the house from St John's Street and not from the school area or the footpath.
- The original plan that was proposed offered a route through this area. This new plan has, almost by stealth, removed this facility without adequate consultation with the village. This omission must be rectified before any further decisions are made.
- This access is well established over many years, has been severely impaired in recent times and should be restored sustainably to take advantage of the unique opportunity offered by the rebuilding project.
- There has been a footpath crossing the grounds of the Duxford Primary School and connecting North St John's St. to the Duxford Recreation Ground as long as Duxford villagers can remember. The "legality" of this "right of way" may be open to question but the user rights bestowed by "customary use and practice" are unquestionable and hitherto unquestioned.
- In 2011 the well-trodden pathway through the school grounds was open for most of the day and night and all of weekends. There was a gate, but it was closed only for brief periods to provide a safe environment for children during the few hours they used the hard play area between classes. There was minimal obstruction to those frequently using this very safe and convenient pathway,
- The existence and convenience of this footpath was a significant factor in the decision to purchase a property close to the footpath entrance - in 2016.
- The public right of way was in place in 1988 and there is no reason why it should be removed, especially as the number of people crossing the village and benefitting from the path, has significantly increased with

the opening of the Community Centre and the Brewery Field Country Park

- There has been a slow but steady encroachment on the ease and frequency of access along this footpath, causing increasing inconvenience – particularly to the elderly. Locking the gate mandates a long detour a journey 3-4 times as long as that via the footpath, with a choice of either navigating Hunts Road – a well-known “rat run” - or stretches of ill lit and partially paved lanes/pathways eastwards and southwards around the generous tranches of private land that surround central Duxford.
- Enhanced school security and the challenge of frequent attention to locking and unlocking the access gate was an inconvenience at first, it became more and more onerous for many of us in that area to enjoy the full range of village amenities and this promised to become a serious problem with the opening of the new Community Centre and its many community facilities on the Recreation Ground. (The villagers’ preference to site the Centre at the north end of the Recreation Ground was made at a time when it was expected that the situation of the pathway and the school would be resolved by the time the Centre opened which, owing to fire and Covid it could not be.
- Cost surely can be addressed and if a new 6 ft perimeter mesh fence is sufficient to secure the school site, why would two 6 ft fences – a footpath apart to border the proposed pathway - not be sufficient to make the previous proposal viable?
- Request that that this new, hastily conceived and un-researched plan be withdrawn and resubmitted.

4.5 Representations received in support of the proposal and against public access across the school site: -

- There has not been continuous access by the public across the school site for many years. The gates were always kept locked during school hours to safeguard children and adults. Such safeguarding measures have been standard practice in all schools for many years.
- Outside of school hours, before the fire in July 2020, there were repeated examples of anti-social behaviour on the site e.g. members of the public trespassing on the playing fields and leaving dog mess, (toxocariasis being a well know issue of children playing on dog fouled soil) youths accessing the site, climbing on the roofs of buildings, and unintentionally setting fire to the building.
- Modern safeguarding requirements mean that it is not possible to allow free access by the public to any school site.
- There are 2 other short walking routes to get from one side of the school site to the other, namely via Hunts Road and the driveway to the community centre or via The Green footpath. Both take no more than 2 or 3 minutes extra time to walk for an able-bodied person compared with crossing the school site. It is not an inconvenience to the public to not have access across the school.
- It is vitally important for the children, families and staff of the school, as well as the wider community, that the school is redeveloped quickly so that the school thrives.

- There is a large outdoor space for the children, but much is currently covered in prefabricated buildings. Time is of the essence and any further delay to the granting of planning permission will mean the school misses it's hoped for start date. This will lead to substantial delays as we will miss the winter window in the nesting season, increase the costs and most importantly disadvantage our children who are best served by having the rebuild completed quickly.
- A right of way through the school site might make some walking routes round the village shorter, but there is a safe and accessible alternate route which is only marginally longer and the child safety and general security implications for the school are so great.
- It is my professional judgement that public access across the school site would be detrimental to the safeguarding of children and adults in school.
- There is a plan to include a Public Right of Way across the Duxford Primary School grounds. Given that the incident that led to the school being so awfully damaged could have been avoided without such Right of Way existing. This decision is bordering the unbelievable. The children of our village are by default the most vulnerable members of our community and their school should be somewhere that can be kept safe and secure both when they are in attendance but also after hours.
- A public right of way means that the children are exposed to strangers as well as unfamiliar dogs. As a governing body we are obliged to ensure that safeguarding measures, including visitors to the school being supervised or DBS checked, are in place which seems to be contradictory to allowing the public to wonder on school grounds, potentially when the children are at their most vulnerable during playtime. We all have a responsibility to keep our children safe from strangers and thus believe the school should be a secure site.
- A footpath directly across the school is not considered of major additional benefit to the footpath along the road.
- Concerns about the public right of way which passed through the playground of the youngest children in the school, including the preschool
- Such easy access to the school grounds and its buildings would call into serious question whether the safety and safeguarding of the children and staff has been at all considered.
- If a cut through were to be considered it would stand to reason to have CCTV installed to cover said footpath as a deterrent against criminal activity, dog fouling and other nefarious acts.
- The issue of cost for CCTV- who would foot the bill (Parish Council?), who would be responsible to monitor the equipment?
- It is hoped that the overriding thought in everyone's mind when deciding on the matter is that of putting our village's children and their safety first. Villagers have lived without the cut-through for a long time now and can continue to do so.
- Some parents of children attending the school have stated that to have a footpath going through the school site would put safeguarding and security at risk.

- The DX Club has been operating from the primary school since 2004. It employed at least 4 extra members of staff daily to supervise the children whilst they played outside on the playground and field. Whilst this path was closed during school hours, after 3pm this would be reopened. To allow children to play outside the PS1 playground and playing fields were used. The grounds had to be checked daily for any debris and faeces. There were many experiences of dog owners allowing their dogs to run freely and often they ended up chasing and scaring children (luckily none have been bitten!). There were also cyclists, scooters and skateboarders not to mention the moped that was driven over where we played from the recreational ground to deal with. Irresponsible and often aggressive behaviour was experienced. There were frequent calls about vandalism experienced in the holidays owing to the site being open. It is a huge relief knowing that children will be able to play outside freely without the worry of who and what are coming through the grounds.
- At playtimes it can be difficult to prevent children to keep away from the gates especially when members of the public are passing within the recreation ground the children's natural curiosity rises and starts conversations putting stranger danger to a new level.
- The priority must be to ensure the children's school is rebuilt as safely and as soon as possible. Any delay that might cause a delay in the rebuilding going forward, will be detrimental to the children's learning environment. The priority for the Governors of any school is the safety, in every respect, of the children.
- The rebuild, which was due to start in February is being delayed.
- If work does not start soon then the new classrooms will not be ready for September, and the build may be further delayed due to the spring nesting season preventing necessary tree removal. In a period where learning has already been heavily disrupted by the pandemic, progress needs to be made on the rebuild so the school can properly plan for next year's intake of students and give children the best chance to catch up on missed learning.

5 Consultation Responses

5.1 Greater Cambridge Planning Team on behalf of South Cambridgeshire District Council Planning. No objection commenting as follows: -

- The proposal is within close proximity to a designated protected village amenity area and has a contrasting design and character to the existing school. There are some minor concerns over facade colour and roof form which should be addressed.

5.2 Greater Cambridge Planning Conservation Officer No objection commenting as follows: -

- There are no Conservation concerns over these proposals. The building is not within a conservation area and there are no listed buildings that would be directly impacted.

5.3 Greater Cambridge Trees Officer. No objections subject to recommended conditions requiring additional details including a pre-commencement condition seeking an arboricultural method statement and tree protection plan and commenting in summary as follows: -

- With suitable replacement planting, the proposal will have no material impact on the overall contribution the site makes to amenity and the verdant character of the area. Consideration of replacement tree planting is recommended as part of landscaping conditions. If landscaping conditions are not imposed separate replacement tree planting conditions is required.
- Notwithstanding the submission, including the Outline Arboricultural Method Statement (OAMS), tree protection conditions are requested.
- The OAMS lacks tree constraints information and without this the potential impact to retained trees cannot be confirmed. Levelling works to the site's main entrance and soakaways near trees could be harmful. Demolition, site storage and construction parking could also be harmful to retained trees.
- The full tree protection plan does not match the outline site clearance plan.

5.4 Greater Cambridge Landscape Officer: - Recommended that arrangement of the vehicle access, hard play area and access to pre-school to be confirmed, and Full details of tree survey and works, and hard and soft landscape be secured by appropriate conditions.

Detailed comments as follows:

- Landscape Plan - generally satisfactory, but some areas may need further work if they are to work successfully. All areas of tree work and proposed hard and soft landscape will require full details, to be secured by condition.
- Raised Table and shared surface - The proposed layout removes areas of hard play and replaces them with a raised table/shared surface that forms the access to the car park and connects to the pre-school access. Traffic across this space is likely to be light but is this arrangement feasible? Perhaps a minimum route dedicated to vehicles and an extended hard play space would be better?
- Existing and Proposed Trees - There does not appear to have been a tree survey for the trees intended to be retained? A brief look at the trees would suggest that some retained trees may not be in the best condition or locations, and that a more extensive tree planting programme may benefit the site. Other areas of the site (e.g. the proposed wildflower meadow to the south-west) will require tree work and removal of trees to allow enough light for the meadow areas.
- Trees and hedges planted in hard areas or narrow beds – especially close to the raised table -will require a root cell system to ensure that they have sufficient rooting area and are protected from traffic over-run.
- Planting -Additional planting suggested beside and between paths on the school frontage. This will produce a better entrance to the school,

help to direct foot traffic and will eliminate small areas of hard to maintain grass.

- Landscape Environmental Management Plan (LEMP)-Amendments should be made to the LEMP to ensure the establishment of proposed trees, shrubs and other plants and grasses areas. Following the initial first year maintenance by the contractors, and handover to the school, the following should apply from year 2 onwards.
- Watering - All trees and plants and grass areas must be watered as often as is required to ensure that they establish and thrive. This should be from handover until the end of year 5, covering the months of April to September, and not only in years 2 – 5 and May to August 'in prolonged periods of drought' as stated in the LEMP. Watering should be to full field capacity but avoiding waterlogging.
- Mowing of Flowering Lawns -The LEMP suggests regular cutting to 50mm and a maximum length of 100mm. This is likely to be too short for several 'flowering lawn' species and mowing should be suspended between June and August to allow flowering – follow the suppliers recommendations. Cut grass paths and edges as required for access and neatness.
- Meadow Areas Mowing - Meadow areas should be cut twice per year – at the end of March (to allow light and remove overwinter September, October and March growth) and then from the end of July to August. Times can be varied to promote a wider range of plants. See seed suppliers' recommendations.
- Suggested wording for conditions to require details of hard landscaping details, Soft landscaping works details, a maintenance specification and Landscape Management Plan, and a tree survey.

5.5 South Cambridgeshire District Council Environmental Protection Team. No objection initially commenting as follows (in summary): -

- Within the EMP, Paragraph 3.2.1. states "Site hours are proposed to be 07:30-17:00 Monday to Friday and 07:30-13:00 Saturdays by exception.". These hours are outside this council's preferred working hours for construction and demolition which is 08:00 – 18:00 Monday to Friday and 08:00 to 13:00 Saturday. The applicant should provide a rationale as to why they wish to work outside these hours or be conditioned accordingly.
- Paragraph 3.3.3. states "Due to the modern method of construction utilised on the site, noise, dust and vibration should be kept to a minimum throughout the construction programme. The highest risk activity to be completed on site will be the preparation of ground and excavation for services and foundations. During these activities monitoring will be undertaken at the site boundary to ensure that appropriate levels are not exceeded, and mitigation put in place in event that levels do rise above what is acceptable." This statement is ambiguous and insufficient for this department to determine if nuisance is likely to be caused during the development. For example, it states that certain activities will be monitored at the site boundary to ensure appropriate levels are not exceeded but they do not state what an

appropriate level is, nor what mitigation is required to be in place. Clarification was requested.

- There is concern as to what their foundation method might be, e.g., whether they intend to use traditional trenchfill or if piling is needed. Further information requested. If driven piles are proposed, a report would need to be provided on why this method has been considered over alternative methods, the impact on nearby sensitive receptors (both noise and vibration), and what mitigation is proposed to ensure nuisance is not caused to the local amenity.

Following clarification additional summarised comments were received as follows resulting in confirmation that there was little remaining that might result in concern: -

- Site working hours are now in line with the council's preferred working hours (8-6 Monday to Friday, 8-1 Saturday).
- Confirmation that a traditional foundation method will be utilised.
- Further information on their mitigation of nuisance was provided to ensure that nuisance is unlikely to be caused during the development from for example, noise and dust mitigation.
- Further details were provided on the lighting scheme which suggests that once installed, it is unlikely to attract complaints. The angling of the lights (if likely to cause an issue to neighbouring residents), would be reasonably simple to rectify or adjust.

5.6 South Cambridgeshire District Council's Scientific Officer (Contaminated Land), Climate, Waste & Environment: -No further assessment of contamination is required.

- An initial assessment of the site identified elevated contaminants that may require remedial measures. Further sampling and risk assessment was carried out demonstrating that remediation is not required.
- However, the proposed development is sensitive to the presence of contamination (primary school) an informative is recommended if contamination not previously identified is found to be present at the site during the development, such as putrescible waste, visual or physical evidence of contamination of fuels/oils, backfill or asbestos containing materials, then no further development would be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy and its implementation

5.7 Duxford Parish Council:

Initial Comments: -

- The recent plans submitted from Cambridgeshire County Council differ significantly to the plans presented to Duxford Parish Council previously, as shared with Duxford parishioners at that time. As the new plans were communicated only two weeks before the December 2021 Parish Council meeting, this provided inadequate time for

parishioners to view and comment on extensive changes. The revised plans may significantly impact the traffic, both vehicular and pedestrian, that crosses Duxford Parish Council owned land and which may also negatively impact businesses and groups operating from the recreation ground, none of which have received adequate notification of the proposed plans. An extension of time was requested to enable full consideration. An extension of time was given for the Parish Council's comments and the following comments were received.

Duxford Parish Council recommends approval and very much supports its primary school and does not wish to delay a much needed rebuild. whilst raising the following concerns: -

- The plans differ to plans previously presented to the Parish Council prior to submission of the planning application. The previously planned path to replace the existing route through the school, has been removed and no alternative route supplied.
- The path through the school had been in use for in place over 30 years.
- It is an important route to provide safe pedestrian access for all parishioners, including children, the disabled and elderly, between the north and south of Duxford. It connects the new Brewery Field wildlife area and the new community centre on the Recreation Ground.
- When the Community Centre was built, South Cambridgeshire District Council's Planning Team insisted upon the present location for the Community Centre and not nearer the road owing to the network of footpaths available.
- The closest alternative route is Hunts Road which was identified by the County Council as unsafe.
- The Parish Council had wrongly believed that the footpath across the Community Centre continued through the school and was a public right of way. Assuming this is not correct, The County Council will have to apply to Duxford Parish Council for permission to cross its land for legal and/or safety reasons.
- There is concern that as owing to the closing of the preschool entrance near Hunts Road that people will use the private car park servicing the Community Centre and Recreation Clubs as a drop off pick up point to the rear entrance of the school causing disruption to those using the Recreation Ground facilities.
- A caveat should be included stating that the carpark should not be promoted, encouraged, or advertised as a drop of area for the school, on any planning permission granted.
- Duxford Parish Council very much supports its primary school and has no desire to delay the much needed rebuild. Following a recent meeting with the Cambridge County Council, Duxford Parish Council have agreed not to oppose the above plan and Cambridge County Council have agreed to look further into the matter as per their email.
- As suggested in point 7 noted by the applicant department below, it is requested that any formal resolution to grant consent at the Planning

Committee also contains a further recommendation, that officers investigate the proposals raised in the email.

- The Parish Council appended an email to the applicant to its comments 'verbatim' The recorded points have been extracted for the purposes of this report: -

- The Parish Council had confirmed it did not want a right of way through the school but would be keen to have a fenced footpath around the perimeter.
- Under the current planning application the existing path running alongside the garden/wildlife area is to be retained and controlled by the school as happens now.
- This access allows parents to continue have alternative walking routes to the school and mitigate the impact of arrival and departure from the school at the beginning and end of the school day.
- The Parish Council confirmed if there were a footpath providing access to the community centre during the day arrangements regarding finance and maintenance warranted further discussion as a separate issue to the planning application.
- The Parish Council confirmed that any path providing access via the school site to the community centre would not have to be open 24/7 but that it could be open during school hours to allow members of public to access the community centre avoiding Hunts Rd.
- Possible traffic calming/widening of the Hunts Road footpath would be raised separately by the divisional elected member with the Highway Authority and officers.
- The applicant also set out that possible steps to deliver the perimeter option could include
 - (i) Discuss with Strategy and Estates Department to establish land ownership to ensure path can be progressed.
 - (ii) Once this had been agreed a separate planning application would be submitted to approve the physical provision of the footpath and provision of access to it
 - (iii) The applicant would need to agree with school and Parish Council the appropriate opening times for the path, and maintenance etc.

The applicant also noted that the path would have a 1.8m high close boarded fence on the school site and would be unlit. And that planning permission would not be granted for a lit path due to ecology concerns.

5.8 Cambridgeshire County Council's Public Health: - No objections

5.9 Cambridgeshire County Council's Historic Environment Team: - No objections

or requirements. Significant archaeological remains are not recorded in the immediate vicinity of the development and previous development within the footprint of the proposed works has also reduced the likelihood of

encountering significant archaeology.

5.10 Cambridgeshire County Council's Ecology Team. No remaining objection comments as follows (in summary):

- The scheme will result in the removal of 25 trees, hedge, grass and plants.
- The Bat Scoping & Activity Survey report (Geosphere Environmental, 2021) confirmed the presence of a summer roost used by low numbers of Soprano Pipistrelle bat within the main school building. The proposed works have the potential to damage / destroy the roost. A Natural England mitigation licence will be required prior to any works that have potential to damage / destroy the roost. To reduce impact on bats, the recommendations within section 5 of the report must be adhered to, including Section 5.3: hedgerows and tree that form functional corridor should be retained. Any losses should be replaced elsewhere, with shrub / tree species to benefit wildlife. None of the mitigation measures proposed were included within the scheme as submitted. If left unmitigated, the scheme will result in an adverse impact on bats, including the roost. In addition, the report identifies the importance of the school building for nesting birds – swifts and house sparrows. The Local Planning Authority (LPA) has a statutory duty to have regard to the conservation of protected species, including protection of bats and their roosts and this is a material consideration. The LPA must consider if the scheme will be granted a mitigation licence for the proposed works. Further information is required.
- As submitted the proposal is not compliant with South Cambridgeshire Local Plan (adopted 2018) Policy NH/4, which states that “3. If significant harm to the population or conservation status of a Protected Species, Priority Species¹ or Priority Habitat 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 will be refused.”

Further information was requested to demonstrate that the proposal would not have an adverse impact upon bats resulting in the following comments (in summary): -.

- The additional information was welcomed and has addressed the concerns regarding bats. However, it does not address concerns about other protected species
- Further information is requested on the construction phase and delivering biodiversity net gain prior to determination. The Environmental Management Plan should be updated.
- There would be an overall loss of areas of amenity grassland and trees (25 lost, 22 new trees) to accommodate the new buildings, basketball court an associated infrastructure / landscaping. Normally two trees are expected to be planted to compensate for the loss of every tree. Under the current proposals, there would only be 22 trees planted, while 25 trees would be removed. Thus resulting in a loss of trees.

- It is considered that the lighting scheme has been adequately designed for wildlife and will not have any adverse impact on bats, as states the “lighting design has been developed to be no greater than existing light levels currently present within the site”, with the lighting proposed close to the roof considered to be “mounted lower than the existing flood lighting, further away from the identified roost site”.
- Works to the fascia boards etc. may impact the bat roost and will require a Natural England bat licence. However, it is understood that these works are considered by the agent to be ‘permitted development’ and outside the scope of the current planning application and as such, will not be considered in our response.
- No Biodiversity Net Gain assessment has been submitted as part of the planning application and therefore, it cannot be determined if the scheme will result in a measurable net gain in biodiversity value.
- The information provided has been reviewed. It appears that the loss of habitats is not adequately compensated and therefore will result in an overall net loss in biodiversity value.
- The extent of the wildflower meadow is unclear.
- The proposed scheme does not incorporate recommended enhancements set out in sections 7 & 8 of the Preliminary Ecological Appraisal, for example, ‘hedgehog friendly’ fencing, bird or bat boxes, invertebrate log piles and hedgehog houses. It is requested that the proposed scheme is reviewed and opportunities to maximise biodiversity value at the site is explored. Otherwise measures will need to be secured by conditions as part of a landscaping and biodiversity scheme and management plan.

An updated Environmental Management Plan was submitted. And further comment received: -

- The update of the Environmental Management Plan is welcomed, and it is considered that biodiversity will be adequately protected during construction.
- No further information has been provided to address our previous comments on Biodiversity Net Gain, and therefore our request for the following conditions still stands for a detailed hard / soft landscape & biodiversity scheme and a Land Ecological Management Plan.

5.11 Cambridgeshire County Council’s Highway Development Management Team: -No objection commenting as follows: -

- As the proposed works do not result in any increase in pupil or staff numbers the impact of the completed development on the adopted public highway should remain broadly as it is at present.
- The major impact that the proposal would have on the adopted public highway would be during the construction phase of the works and this is recognised by the applicant by including a proposed Construction Management Plan. However, this document does not address in sufficient detail the main areas of concern for the Highway Authority. Therefore, the Highway Authority recommends a planning condition

requiring the submission of a traffic management plan as a stand-alone document separate from any Environment Construction Management Plan or the like, as the risks and hazards associated with construction traffic using the adopted public highway are quite different from those associated with the internal site arrangements. The principal areas of concern that should be addressed are:

- i. Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted public highway)
- ii. Contractor parking; provide details and quantum of the proposed car parking and methods of preventing on-street car parking.
- iii. Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway)
- iv. Control of dust, mud, and debris, in relationship to the operation of the adopted public highway.

A Construction Traffic Management Plan was submitted, and the following additional comments were received: -

- . Overall, the plan is well set out and cover most elements of the works and the potential impact of the same on the adopted public highway. It was requested the following to be included/defined:
 1. The hours of delivery and removal of waste must be clearly defined within the plan (i.e., awaiting confirmation from the school is not acceptable). The suggested times when no deliveries etc., will take place i.e., 08.00-09.30hrs and 14.45 -15.45hrs are acceptable to the Highway Authority.
 2. Requests the following to be added to the plan:
 - i. The adopted public highway within the vicinity of the site will be swept within an agreed time frame as and when reasonably requested by any officer of the Highway Authority.
 - ii. It is recognised that construction traffic occasionally damages the adopted public highway, and the developer should include a note stating that such damage will be repaired in a timely manner at no expense to the Highway Authority.
 3. Whilst the proposed haul road will reduce the potential for mud and other debris to be dragged onto the adopted public highway the provision of a wheel washer or similar be provided for the construction phase of the haul road, when it is possible that debris could be deposited on the surrounding streets is sought.

5.12 Cambridgeshire County Council's Transport Assessment Team: - No Objection

- The supporting information makes it clear that this proposal is to replace existing fire damaged buildings with enhanced buildings and facilities, but this would not result in an increase in pupils at the school.

- The proposed additional room and ancillary facilities are an upgrade to the facilities previously on the site and thus it is agreed that they would not constitute a trip generator.
- It is noted that in the interests of safeguarding the school against issues with antisocial behaviour, the boundary of the school is to be made more secure. This will involve the closure of an opening in the school boundary to the south which leads onto land associated with the Duxford Community Centre. It is understood that the public and pupils have previously used this as a route to access the school although it is not a public right of way and access could be rescinded at any time.
- The Travel Plan appears to be sufficiently robust and thus is acceptable

5.13 Lead Local Flood Authority No remaining objection commenting as follows in summary: -

- Initial objection. Additional information was requested as a Sustainable Drainage Strategy Document Informatives were also recommended.
- A Sustainable Drainage Strategy was submitted.

5.14 Anglian Water Ltd No objection. Recommends informatives in relation to wastewater and the used water network and comments on surface water drainage as follows: -

- The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer. From the details submitted, the proposed method of surface water management does not relate to Anglian Water operated assets. There are no Anglian Water owned surface water sewers near to the proposed development site. The advice of the Lead Local Flood Authority or the Internal Drainage Board should be sought. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management? change to include interaction with Anglian Water operated assets Anglian Water asked to be reconsulted

Cambridgeshire Constabulary's Crime Prevention Design Team: - No objection and supports the application. Early consultation took place with the applicants to discuss the BREEAM assessment and produced a Security Needs Assessment with recommendations to achieve the Safety and Security Credits.

5.15 Cambridgeshire Fire and Rescue Authority requests: -

- Adequate provision be made for access and facilities for the Fire Service in accordance with Section 8 of Building Bulletin 100 (BB 100),

which includes the provision of perimeter vehicle access and water supplies for fire-fighting (fire hydrants).

- Following the fire at the school on 31st July 2020, serious consideration must also be given to the provision of sprinklers throughout the proposed new building to afford greater protection to life, property and children's education. This may be achieved by Section 106 agreement or a planning condition. The design of fire safety in schools is covered by BB 100, which should be applied, as it addresses both life safety and property protection needs for schools. BB 100 contains fire safety provisions that are outside the scope of the Building Regulations.
- The Department for Education policy requires all new schools, and any undergoing significant refurbishment to carry out a risk assessment to determine if sprinklers should be included as part of the package of fire safety measures for the school. It is expected that sprinklers will be recommended for any school not assessed as "low risk".
- A Cost Benefit Analysis (CBA) should also be carried out to determine if the provision of sprinklers represents good value for money (balance between safety & cost). The cost-benefit analysis should also consider any major knock-on effects of the proposed fire protection measures. It should consider the wider consequences, particularly if these measures have cost implications for the building, considering the overall functional value and sustainability of the building, including its operating effectiveness and efficiency.

5.16 National Air Traffic Safeguarding: - No safeguarding objection to the proposal.

5.17 Cambridge City Airport. No objection: - The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria.

5.18 Imperial War Museum Duxford: - No response

5.19 Sport England No objection on recommended conditions: -

- The proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). Consultation with Sport England is therefore a statutory requirement.
- The proposal seeks the construction of a new classroom extension, to replace buildings damaged by fire in July 2020, a new pre-school building and other works to the school. The new block will replace the fire damaged buildings and will sit on the same footprint and will not impact on the playing field. The new pre-school building does not impact on the playing field or any other sports facility. The building of the new classroom block will result in the removal of the temporary classrooms. This will result in the school having a more usable playing field.

- The proposed landscaping plan shows that the larger playing field will be able to accommodate a 7v7 mini-soccer pitch, a cricket pitch in the summer and a 60m running track, and there will be space for rounders pitches. This will result in a net gain for the school in terms of sports facilities. Now, the playing field is compromised by the siting of the temporary classrooms. Having assessed the application, Sport England is satisfied that the proposed development meets exception 3 of our playing fields policy.

6 Planning Policy

- 6.1 The National Planning Policy Framework (July 2021) (NPPF) sets out the government's planning policies and how local planning authorities are expected to apply them. It promotes the central government objective of sustainable development. The following paragraphs within the NPPF are also considered to be relevant to this application:

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 this includes transport hubs, night-time economy venues, cinemas and theatres, sports stadia and arenas, shopping centres, health and education establishments, places of worship, hotels and restaurants, visitor attractions and commercial centres.
- 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 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 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...
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

6.2 South Cambridgeshire Local Plan 2018 (Adopted September 2018) (SCLP).

The following policies of the South Cambridgeshire Local Plan are relevant to this application:

S/2 Objectives of the Local Plan

S/3 Presumption in Favour of Sustainable Development

S/6 The Development Strategy to 2031

S/7 Development Frameworks

S/8 Rural Centres

CC/1 Mitigation and Adaption to Climate change

CC/4 Water Efficiency

CC/6 Construction Methods

CC/7 Water Quality

CC/8 Sustainable Drainage Systems

CC/9 Managing Flood Risk

HQ/1 Design Principles

HQ/2 Public Art and New Development

NH/4 Biodiversity

NH/11 Protected Village Amenity Area

NH/14: Heritage Assets

SC/2 Health Impact Assessment

SC/4 Meeting Community Needs

SC/8 Protection of Existing Recreation Areas, Playing Fields Allotments and Community Orchards

SC/9 Lighting Proposals

SC/10 Noise Pollution

SC/12 Air Quality

SC/14 Odour and Other Fugitive Emissions to Air

TI/2 Planning for Sustainable Travel

TI/3: Parking Provision

TI/8: Infrastructure and New Developments

TI/9 Education facilities

Figure 11: Parking Provision

Emerging Planning Policy – The Greater Cambridge Plan

6.3 Cambridge City Council and South Cambridgeshire District Council are working together to create a joint Local Plan for their two areas. In November-December 2021 a full public consultation was held on the First Proposals for the Plan. The consultation responses are being considered. Preparation of this local Plan remains at an early stage and limited weight can be given to its proposals at this stage in the plan preparation process.

6.4 Duxford currently does not have an adopted Neighbourhood Plan.

7. Planning Considerations

The Principle of Development and Justification of Need

- 7.1 The National Planning Policy Framework (July 2021) (NPPF) seeks to provide sustainable development. It also requires local planning authorities to give great weight to the need to create, expand or alter schools (Paragraph 95). The application site is outside of the Development Framework for Duxford defined by the South Cambridgeshire Local Plan 2018. The boundary with the Duxford Conservation Area runs along the north-eastern boundary of the existing school site. A protected village amenity area also borders part of the north-eastern boundary of the school site. The application has not been advertised as affecting a public right of way as no definitive recorded right of way has been identified within the application site area. Policy SC/7 Development Frameworks provides for development and redevelopment to take place within the development Framework. Outside development frameworks it is stated that only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be in the countryside or were supported by other policies in this plan will be permitted. Duxford does not currently have an adopted Neighbourhood Plan. This application has therefore been advertised as a departure to the development plan. An additional 497.5 square metres of gross floor space is proposed in addition to the replacement of the extent of the previous floor space, part of which having been damaged by fire.
- 7.2 There was a fire at the school on 31 July 2020. The fire destroyed a pre-school building and damaged the reception class, year one and year two classrooms. The school was a one form of entry primary school having capacity for 210 primary school pupils, together with providing a pre-school facility and breakfast and afterschool wrap around care. There were 212 pupils on the roll at the primary school. In January 2021, the school confirmed that there were 179 pupils of the primary school roll at that time. The school anticipates that there are likely to be about 201 pupils on the roll within the next 5 year period. The applicants have confirmed that there is no proposal to increase primary school pupil numbers above the 210 pupil capacity of a 1 form of entry school. The proposals include an additional classroom sized room to serve as a book room or school library. The proposal seeks to increase overall gross floor space at the school by 497.5 square metres. Prior to the fire, the existing external gross floor of the school was 1687.5 square metres. The overall proposed external gross floor space of the school 2115 square metres. The proposed new build, which forms part of this application is 993 square metres gross internal floorspace, as stated on the submitted application form.
- 7.3 The primary school is currently accommodated in the remaining part of the existing building and two double mobile classroom units. A third double mobile classroom unit is used as a pre-school. The school also provides breakfast and afternoon wrap around care facilities known as the DXclub. The three mobile classroom units were brought onto the school site in August 2020

ahead of the September term without the benefit of planning permission. A planning permission reference CCC/20/071/FUL, for retrospective consent to retain these mobile classrooms for a temporary period until 31 August 2023 was granted on 03 March 2022.

- 7.4 There is an established need to provide replacement permanent accommodation for the school to replace the accommodation provided in the temporary mobile classroom units. The proposed development is outside the Development Framework, as is the existing school site. The proposal seeks in part to replace accommodation damaged by the fire on an existing school site, which could not readily be sited elsewhere and function appropriately as part of the remaining existing school. The school is adjacent to the existing settlement and the development framework boundary. The proposed buildings are an extension to the rear (south) of the existing school and a separate pre-school building. The proposed development would be closest related to the remaining school building and would be seen in the context of it. South Cambridgeshire District Council's Planning Team has been consulted and has raised no objection in respect of the proposed application on policy grounds. It is considered that the proposed development, would not result in demonstrable intrusion and harm in relation to the countryside on this previously developed and partly existing school site. The openness of the playing fields would predominantly remain and therefore although the proposal is contrary to policies S/3 Presumption in Favour of Sustainable Development, S/6 The Development Strategy to 2031 and SC/7 Development Framework, and TI/9 Education facilities it is considered that that the proposal would not result in an unacceptable intrusion into the countryside resulting in demonstrable harm given the history of the application site. And that it would provide permanent education places within Duxford in accordance with the NPPF requirements to give great weight to proposals to alter schools.

Design Scale and Amenity

- 7.5 Policy HQ/1 Design Principles of the SCLP states that all new development must be of high quality design, with a clear vision as to the positive contribution the development will make to its local and wider context and sets out criteria that must be satisfied. The proposed extension is to the rear (south) of the existing school building and would have a gross internal floorspace of 780 square metres. It is a proposed single storey building with a flat roof proposed for the small hall and ancillary development to link the remaining flat roofed building and a monopitch roof for the classrooms. The DXclub providing wrap around care is proposed to use the small hall. The proposed walls are of buff brick, coloured banding with a horizontal emphasis, in contrast to the proposed banding for the preschool building, which would have a vertical emphasis. A colour pallet of burnt orange, grey slate, pearl grey and white is now proposed. This is the result of an amendment during the processing of the application. The cladding colour pallet will be shared by both buildings and should assist in bringing unity to the proposed development. The proposed windows are aluminium with grey curtain wall glazing. The existing building is faced with buff/brown brick. There are some older metal framed windows (typical around school hall and kitchens), and white UPVC windows through the remainder of the school. Some of the larger

metal framed windows are intended to be replaced outside of this proposal. Following the removal of a swimming pool, the pool changing rooms remained in place. They are stated to have been used for general school storage. The demolition of this building is shown on the submitted demolition plan. This area in the north-eastern part of the site where the new separate preschool is proposed to be located.

- 7.6 The proposed separate pre-school building would have a gross internal floorspace 213 square metres and would be a little over 15 metres by 14 metres. It would have two canopies measuring approximately 3 metres by 8 metres and 2.4 metres by 7 metres respectively. The proposed pre-school building roof would rise to its highest at the south-western corner of the building. The proposed roofing materials are metal seam aluminium roofing. Polyester powder coated metal framed canopies are also proposed. The preschool size and design are stated in the Access and Design Statement to have been driven by the type of facilities the preschool requires along with an intent that the preschool will need a larger capacity in the future.
- 7.7 The proposed preschool building would be taller than the pool changing room, which it would replace. The school site rises from St John's Street. The properties along the northern boundary of the school site are traditional in form and relatively small in scale. The properties along St Johns Street are constructed at road level. Concern was raised prior to the submission of the application by residents that the proposed preschool building would block sunlight to their gardens. Prior to submission the pitch of the roof was decreased, and the eaves level lowered to reduce the overall height of the building and to seek to mitigate against concerns about blocking light. The pre-school building is to the south of the properties and their private rear garden areas. The proposed preschool is stated to be approximately 30-40 millimetres (mm) above existing levels and would be approximately 100mm below FFL levels of the existing school. It is proposed to be situated 7.8 metres from the northern boundary of the site and 2 metres from the east boundary at its closest points. It has an eaves height on the northern side of 3.35 metres rising to height of 4.1 metres on the southern side. The building would slope down towards the properties to the north. There is an existing timber storage shed between the proposed building and the properties to the north, which is estimated to be about 2.3 metres high to the ridge. This would afford some screening for a proposed kitchen window in the north elevation. The northern elevation would also include a plantroom door, an obscure glazed window, and high level windows. There is also existing vegetation on or near the boundary between the school site and the properties to the north. Local concerns including that the proposed development would be close to adjoining properties; that the development would be too high and general dislike of the proposal were received in response to the planning application. The principal entrance would be through a lobby at the south wester corner of the proposed building with the door being in the eastern elevation.
- 7.8 Having raised no objections to the proposal Greater Cambridge Planning for South Cambridgeshire District Council stated that there were some minor concerns over facade colour and roof form. Clarification was requested. No further planning officer response was received. The red cladding for the

school building was omitted during processing and replaced with burnt orange to match the colour pallet for the proposed pre-school building simplifying the scheme. The use of buff brick will relate the proposed new build to the existing materials used. The flat roof includes some safety railings. The private garden areas to the north are relatively generous in their lengths. It is considered that the proposal would be unlikely to result in significant overshadowing, loss of light or be overbearing to an extent that could justify the refusal of planning permission. The proposed extensions would be able to be identified as later additions to the school and are of a contemporary design.

- 7.9 Residential amenity concerns have been raised about the proposed lighting that was submitted as part of the initial proposal. It included some 5 metre tall lamp posts close to the northern edge of the application site. The applicant has amended the application during processing to withdraw the lighting proposals from the application. A condition is recommended in Section 8 below to require details of lighting proposals to be submitted to and approved in writing by the County Planning Authority. This would control the details of lighting that does not require express planning permission. Given that the lighting proposals no longer form part of the application, a separate planning application would be required should the applicant wish to pursue as application for lighting on 5 metre high columns. South Cambridgeshire District Council's Environmental Health Officer has been consulted and resulting from his comments the proposed construction hours have been amended to start at 0800 instead of 0730 initially proposed for in the mornings. A condition is recommended to restrict hours of construction accordingly in Section 8 below. Further details have also been submitted in relation to noise, dust and pollution control as part of the application. The construction offices are proposed to be stacked two high in a location towards the north of the site. Therefore a condition is recommended in Section 8 to require the north facing windows at first floor to be obscured. A measure proposed by the applicant, to avoid overlooking.
- 7.10 With the amendments made and the recommended conditions, it is considered that owing to its distances from the boundary of the school site, the existing structure and landscaping between the pre-school building and neighbouring properties, and the reduced height of the proposed pre-school building that the proposal relate satisfactorily to its context and surroundings and would comply with Policy HQ/1 Design Principles of the SCLP.

Climate Change and Sustainable Design

- 7.11 Policy CC/1: Mitigation and Adaptation to Climate Change of the SCLP provides that planning permission will only be granted for proposals that demonstrate and embed the principles of climate change mitigation and adaptation into the development. Applicants must submit a Sustainability Statement to demonstrate how these principles have been embedded into the development proposal, which should be proportionate in relation to the proposal, which would provide less than 1000 square metres of new gross external floorspace. Passive design and energy efficiency measures are proposed to reduce the overall energy demand and carbon emissions for the

proposed development. The energy strategy seeks to reduce the energy demand initially by optimising the envelope and building services within the development. Heating by Air Source Heat Pump has been considered as renewable energy and by photovoltaics on the roofs. The hot water is proposed to be provided by point of use electric, LED lighting throughout with presence/ absence detection and Mechanical ventilation with high efficiency heat recovery system to achieve low specific fan power. The proposed scheme aims to achieve at least 4 BREEAM energy performance ENE 01 credits The Main Building and Pre-School building are currently achieving 5no. credits under BREEAM in category ENE 01. Planning conditions are recommended in Section 8 below to require appropriate details of this and to ensure implementation of the main sustainable features proposed in relation to the use of energy. The application includes less than 1000 square metres of new build. Therefore the sustainability measures will be subject to self-assessment by the applicant/developer. Conditions are recommended in Section 8 below to ensure delivery of sustainability measures.

- 7.12 Three twin electric vehicle charging points are proposed to be installed in the proposed carpark, which would enable 6 cars to be charged simultaneously. Ducting is also proposed to be installed that would facilitate up to two fast chargers and a standard charger to be installed in the future. Representations have been received recommending that the charging points be sited where they could also be accessed by members of the public to provide a facility within Duxford Village. The comments have been forwarded to the planning agent for consideration. No specific comments have been received in response to this suggestion and the application has not been amended in this respect. It is considered that the proposed electric vehicle charging points would be compliant with policies SC/12 Air Quality and TI/2 Sustainable Transport of the SCLP 2018.
- 7.13 Policy CC/4 Water Efficiency requires that proposals for non-residential development must be accompanied by a water conservation strategy, which demonstrates a minimum water efficiency standard equivalent to the BREEAM standard for 2 credits for water use levels unless demonstrated not practicable. It is stated in the Access and Design Statement that connection will be made to the existing external water main and a new water main routed to the new Pre-School Building. To comply with the BREEAM requirements a secondary water meter is to be installed on the incoming water main (at the connection point to the existing incoming MCWS pipe) and linked to the sub-meter within the pre-school building to monitor for any major water leakage between the existing and new building. In addition, a 'Waterguard' leak detection system is to be installed within the existing plantroom on the new boosted cold-water supply from the new booster set. This is proposed to comprise of a solenoid valve which will shut when the additional sub meter fitted on the outgoing Boosted Cold Water Service (BCWS) detects a high flow rate indicating a possible leak in the school. An internal BREEAM leak detection system is proposed to be installed for the toilet areas cold water service comprising of solenoid valves linked to Passive Infra-Red sensors (PIR's), this will shut the water supply to the toilets when not in use. A

condition is recommended in Section 8 to ensure the appropriate implementation of this strategy.

Footpaths and Fencing.

- 7.14 There is no marked definitive footpath that has been identified crossing the school site. Therefore, the application has not been advertised as affecting a public right of way. It has been stated that a footpath had existed through the school site for several years. The Highways Assets Management Team have confirmed that no application had been received, seeking to claim that a public right of way exists crossing the school site. There is no proposal within the current application to provide a footpath or right of way through the school site. Therefore the provision of a footpath for public use is outside of the scope of this planning application. The content of the application is a matter for the applicant to decide. The applicant cannot be reasonably required to propose a public footpath as part of this planning application given that the application does not currently affect a definitive public right of way using planning legislation.
- 7.15 Whether or not the public are allowed to cross the school site, or the Community Centre land is currently primarily a matter for those operating each site and the respective landowners. It is predominantly a separate issue, aside from the determination of this planning application. If the applicant or the school decided to set aside part of the school site and allow it to be used as a footpath instead as part of the school, then it is expected that planning permission would be needed for a material change of use of the affected land. The applicant department has informed Duxford Parish Council that it intends to consider the concerns relating to the footpath separately. Officers pointed out that the submitted scheme includes landscaping and other development that could conflict with a perimeter path proposal to the east of the site and asked if any amendments were to be made to the current application. It was confirmed that the applicant department did not wish to amend the already submitted scheme in this respect.
- 7.16 The application includes seeking planning permission for the extent of the new perimeter 1.8 metre high weld mesh fence and gates that is within the red line of the current application area only. The remainder of the fencing is proposed to be completed using 'permitted development rights' that would allow a fence up to two metres in height (including for schools when the fence is adjacent to a highway providing that it does not create an obstruction to the view of anyone using any highway used by vehicular traffic, to be likely to cause them danger). Whether or not the school should allow gates to be open to allow members of the public to cross the site is a matter for the school and the applicant and is not directly relevant to the determination of the current application.
- 7.17 The application proposes to extend the remaining school building and to erect a separate preschool building. Neither of these proposals would have a direct physical impact upon the existence or otherwise of a public path through the school site. The proposed new carpark and some of the landscaping proposals are unlikely to be consistent with accommodating the concept of a perimeter path in the eastern part of the site. However, there is currently no

confirmation that there is a definitive public right of way that would need to be accommodated through the school site. It is therefore considered that this would not result in providing potential grounds for refusal of the current planning application.

- 7.18 Several representations received in response to this application demonstrate that local opinion is divided both in support and objecting to a footpath that could be used by members of the public to cross the school site. The application did not contain a footpath proposal as submitted and has not been amended to include a proposal that is stated to have been discussed prior to the submission of the application as part of the applicant's pre-consultation exercise. Duxford Parish Council has requested that an officer recommendation for approval of the current planning application should also contain a further recommendation, that officers investigate the proposals raised in the applicant departments email to Duxford Parish Council which referred to a perimeter footpath and the steps that could be taken towards delivering a perimeter footpath, including the possible submission of a further planning application following, it appears, suggestion by the applicant department. Whilst appreciating the Parish Council's wish to find a solution to concerns raised, it is not considered appropriate to include the applicant department's suggestions as part of a planning recommendation that could potentially relate to a separate planning application. It is important that planning officers retain their impartiality. Should the applicant department decide to develop a proposal, which appears to require the submission of a further planning application, following discussions as landowner of the school site an appropriate way forward would be to consider undertaking pre-application consultation and seeking appropriate pre-application advice at an early stage. It is the opinion of officers that a request to provide a footpath that the public could use on the school grounds could not be justified on planning terms as resulting from the development proposals that currently form part of this planning application.

Trees Landscape and Ecology

- 7.19 The following trees were identified in the submitted Arboricultural Survey (T1, T2, T28, G1, G2 and parts of G3), as category B and C trees in the assessment. These trees are in the centre of the site around the existing buildings and would need to be felled to facilitate the proposed extension to the school building. Other trees likely to need be removed to facilitate the development were identified in the submitted Arboricultural Survey as G4, G6, G9, G11-G15, G17-G22, T4-T24, T26, T27 T29, T34 and T36-T38 – Category C and B).
- 7.20 The removal of trees T1, T2, T28, G1, G2 is proposed by paragraph 5.4 of the submitted Tree Protection Plan. Additionally, the outline site clearance plan DPS-LEA-00-00-DR-L-1005 P06 shows 15 trees to be removed in the southeast of the site (T25 a silver birch 6 metres tall category C and part of G8) and two (G10) to the west of the proposed carpark in the northern part of the site. A new boundary security fence is proposed to be installed around the school site. Only a part of that is within the application site and forms part of this application. It is understood that the applicant intends to rely upon 'permitted development rights' to complete the proposed boundary fencing

that is outside of the application site. It is likely that these trees would need to be crown raised to facilitate the installation of the fence. The fence is proposed to be a post and mesh security fence. It is recommended in the submitted arboricultural report that it should be installed, avoiding Root Protection Areas where possible, with hand digging within the Root Protection Areas where required, retaining roots in-situ, to minimise the impacts to the roots. • G5, G7, G8, G10, T30-T33 and T35 – C Therefore the trees affected because of the proposed fencing are those situated on or close to the front boundary of the site except for those within the north-western corner of the site.

- 7.21 The boundaries of the school site support several trees and are relatively well landscaped. The removal of the trees proposed to be felled from the middle of the school site to the rear (south) of the existing building, is not considered likely to have an adverse impact upon visual amenity. They are not considered to provide a significant impact within the street scene and would need to be felled to accommodate the proposed position for the extension to the school building. Views are from a distance together with other vegetation closer to the boundary of the school site. Greater Cambridge Planning's Trees Officer has requested further details with a view to ensuring adequate protection for the trees to be retained. Accordingly a pre-commencement condition is proposed in Section 8 below to require additional and more accurate tree protection details to be submitted, approved and implemented. Discussion has taken place between the County Council's Ecology Team and the applicant's planning agent. Further details were requested in relation to bat roosts, proposed lighting and the need to achieve biodiversity net gain. Concern has been expressed that only 22 replacement trees are proposed when 25 trees are proposed to be removed in total. In addition to the trees towards the middle of the site, several trees from a group in the south-eastern corner of the school site and two near the northern boundary, the latter affected by the proposed car park are also proposed to be removed. Greater Cambridge Shared Services Landscape officer's comments were received as this report was being finalised for printing. As above a tree survey was submitted with the application. Conditions are recommended below that require a detailed hard and soft landscape scheme and an updated landscape management plan. The raised crossing has not received objection from the Highway Authority and given its position, is unlikely to have any wider landscape impact beyond the application site. The applicant would have a limited opportunity to address the landscape officer's recommendation in submitting a detailed hard and soft landscape scheme if planning permission is granted for the scheme as proposed.
- 7.22 The lighting proposals have been removed from application, as previously stated. A condition has been recommended in Section 8 to require the approval of future lighting proposals in the interest of both amenity and biodiversity to safeguard the bats which are a protected species. Conditions are also recommended in Section 8 to require a revised landscape scheme that demonstrates biodiversity net gain and a revised Landscape Environmental Management Plan for a minimum period of 5 years. With the recommended conditions it is considered that the proposal would be compliant with Policy NH/4 of the SCLP 2018.

Traffic and Transport

- 7.23 There is no proposed increase in numbers of pupils attending the school because of this application. The school is a one form of entry providing capacity for 210 pupil places. Prior to the fire there were 212 pupils on the school roll. This figure has reduced to 179 at present. The school project that about 201 pupils will be on the roll in the next 5 years. There were 21 pre-school spaces per day prior to the fire and 21 spaces per day provided afterwards. The Access and Design Statement includes: -

‘The Preschool size and design are driven by the type of facilities the preschool requires along with the intent that the preschool will need a larger capacity in the future.’

Upon the basis that no increase in pupil and staffing numbers has been proposed as part of this application no Transport Statement or updated Travel Plan was required to form part of the application. A condition is recommended in Section 8 below to require wheel washing facilities and informatives have included to advise of the Highway Authority’s requests in relation to road sweeping and the responsibility to repair and damage that may be caused by construction traffic to the highway, both of which relate to the public highway beyond the application site.

- 7.24 Car parking: - On the application form it is stated that there are both 14 existing and proposed carparking spaces. The current School Travel Plan provided by the Safer Routes to School Team states the existing staff car park has places for about 10 cars, which appears to be correct. The proposal is to increase carparking spaces to 14 in total including two accessible spaces and to provide in addition two delivery bays. A new carpark with an improved layout is proposed to address deficiencies with the size and layout of the existing staff carpark. During the early afternoon of 24 January 2022, when at the application site, the case officer witnessed 8 vehicles in the carpark. The 6 parking bays outside of the school alongside St John’s Street were full and cars were without drivers. Also parked along the road close to the vehicular access to the school there were at least two more cars, one close to the school access. From the information given in relation to application CCC/20/071/FUL, the school employs 19 full-time staff and 15 part-time staff who are unlikely to be working all at the same time. The full time equivalent staffing numbers were given as 26.5. The current School Travel Plan provided by the Safer Routes to School Team states 20 full time staff and 14 part time. The resultant school building would have 8 classrooms and in addition a proposed book room of a similar size to a classroom and the proposed preschool.

Figure 11 of the South Cambridgeshire Local Plan 2018 provides indicative car parking standards of 1.5 car parking spaces per primary school classroom, eight classrooms would equate to 12 car parking spaces, allowing 2 spaces for the pre-school, this would meet the car parking standards of the South Cambridgeshire Local Plan 2018.

- 7.25 Cycle Parking: - For the primary school the following are proposed: -9 adult cycle stands (holds 18 bikes); 9 Junior cycle stands (holds 18 bikes); 8 infant cycle stands (holds 16 bikes), and 24 spaces for scooters. The Preschool will

have access to a 2 space adult cycle rack and a 6 space scooter rack. The Access and Design Statement points out that the entrance to the Key Stage 1 playground would contain two shelters for a 12 scooter rack, 8 infant cycle stands (holding 16 bikes) and 4 junior cycle stands (holding 8 bikes). The community entrance to the school is in the same location and would contain 2 adult size cycle stands for 4 bikes, located under the entrance canopy. It is stated that a gate on the south side of the KS1 playground would allow parents to drop pupils directly into the playground from the south. However there is no definitive right of way identified to the south and this would be dependent upon crossing land owned in association with the Community Centre. Proposed here are 5 cycle stands, which would provide 10 cycle spaces. The area around the new Pre-school entrance has proposed barriers to prevent children running into the vehicular area whilst still allowing access to the building. The access and Design Statement States the following: -a single adult cycle rack, to hold 2 bikes, and a 6 space scooter rack would be situated under the canopy adjacent to the main entrance. The entry point for Key Stage 2 pupils would remain unchanged, other than by a recently installed gate onto St John's Street. A covered scooter rack for 12 scooters would be provided next to the existing cycle shelter, relocated adult-size cycle stands and 9 junior cycle stands, to providing 18 cycle spaces would be added two new shelters.

- 7.26 Minimum cycle provision is stated as 1.5 spaces per 2 staff for pre-schools and minimum cycle provision standards of 1 space per 2 staff working at the same time. And for primary schools 1 space per 2 staff plus waiting facilities or 1.5 spaces per classroom. For minimum cycle parking a rate of 30% for pupils over 5 is given. Thirty percent of 210 pupil places equates to 63 cycle spaces plus 10 cycle spaces for full time staff plus approximately 5 spaces for 14 part time staff equals approximately 78 cycle spaces. A total of 62 cycle spaces and 30 scooter spaces are proposed. The Transport Assessment Team has been consulted and has not objected and made no comment upon the number of cycle and scooter spaces proposed or their locations given that numbers of pupils at the school are not proposed to increase resulting from this application. A condition is recommended in section 8 below to require details of the proposed cycle parking provision to be submitted and approved and to require the implementation of the proposed car parking provision. With these recommended conditions, it is considered that the proposal would be compliant with Policy TI/3: Parking Provision
- 7.27 Local concerns have been raised about an increase in traffic that would result from an enlargement of the school, safety of pedestrians on footpaths and the experiences of roadside footpath users in the vicinity of the school, and issues at pick up and drop off time. Also, concern is expressed about pollution. It has also been suggested that there are areas of the school site that are suitable for provision for controlled pick up and drop off. Although the proposal seeks to increase the floorspace of the school and provide additional facilities it does not propose an increase in the capacity for pupil numbers. Therefore, the proposal does not trigger a need for an increase in on-site parking provision to meet planning policy and in particular Policy TI/3 Parking Provision of the SCLP 2018, or a new transport assessment or Travel Plan update, as the proposal is not projected to generate an increase of trips and vehicle

movements. Noting that the proposal has been assessed on this basis a condition is recommended in Section 8 below to limit pupil numbers to the existing 1 form of entry capacity of pupil places of 210 and 25 pre-school places daily. This would mean that further planning assessment and consultation would be needed prior to an increase above these levels. There is currently no change in the legal position about how pupils and members of the public can access the school site.

- 7.28 The proposed carpark would be located adjacent to the south of rear garden areas of residential properties that front St John's Street. Previously there was a hard play area in this location, which is not currently in use following the fire. Most vehicle movements in relation to the 13 car parking spaces that the new carpark would contain are likely to take place before pupils arrive and following their departure as full-time staff arrive and leave with some potential for movements arising from use by part-time staff during the day (dependent upon how the school managed the carpark). Concern has been raised about moving the pre-school away from the main building and positioning it to the east of the main school. Increased challenges to ensuring the safety of small children as they cross 'an established right of way' to access the new building, and an increase in traffic in St John's Street is stated likely to reoccur. Two safety features are proposed to allow pupils to safely cross the vehicle route. Firstly, new gates at the front of the car park would be managed by the school so that they are closed at pupil drop off and pick up times. Secondly, a raised table crossing is proposed between the original and proposed car parks in the area to assist pedestrians crossing. No objections have been received from the highway authority in relation to the location of the proposed pre-school within the site in relation to either safety within the site or in relation to the location of the proposed pre-school in relation to on-street car parking.
- 7.29 Pupils have accessed the site by leaving the public footpath network to the south and then crossing the recreation ground, which does not have a definitive right of way. Given that this application does not propose and significant changes to pupil capacity, it is considered that the use of the southern gate is a matter for discussion between the owners/operators of the school and the community centre and the management of these sites and is a matter outside of planning control. This application would not change this situation. The Community Centre Car Park is on land, which is not within the ownership and control of the school. The current School Travel Plan submitted by the Safer Routes to School Team does not promote this car park or make reference to it. There are signs at the vehicular entrance to it stating that it is a private car park. Conditions of this application should relate to the application area and other land within the applicant's control. For the above reasons it is considered that the proposal would be compliant with Policies TI/2 Planning for Sustainable Travel and TI/3: Parking Provision with the recommended conditions in Section 8 below which require the cycle and carparking provision to be implemented, including the raised table crossing within the application site and electric vehicle charging points and ducting as specified.

Foul and Surface Water Drainage

- 7.30 The application is situated within Flood Zone 1 the least likely to suffer fluvial flooding. The site is an existing school site, and the proposal does not propose to increase the pupil capacity at the school. Some community use is anticipated. Further detail has been submitted as requested by the Lead Local Flood Authority, which has been consulted. The Lead Local Flood Authority has no remaining objection subject to a condition to require a more detailed scheme and maintenance details. It is proposed to connect the foul drainage to the sewer. Anglian Water Ltd. has stated that the sewerage system at present has available capacity for these flows and has recommended informatives. Two conditions are recommended in Section 8 below to require a detailed sustainable drainage scheme and its maintenance. With these conditions it is considered that the proposal should not result in adverse impacts in relation to climate change and would be compliant with Policies CC/7, CC/8 and CC/9 of the SCLP.

Contamination

- 7.31 Initial assessment of the site identified elevated contaminants of concern that may require remedial measures. Though a remedial strategy was initially produced, further sampling and risk assessment specific to the land use was carried out to demonstrate that remediation is not required. South Cambridgeshire District Council's Scientific Officer is therefore satisfied that no further assessment of contamination is required. A condition is recommended in Section 8 to safeguard should any unexpected contamination be discovered during construction. With this, it is considered that the application would be compliant with policy CC/7 Water Quality of the SCLP 2018.

Heritage Assets

- 7.32 The application site is outside of and adjacent to the Duxford Conservation Area. It borders the eastern boundary of the application site. The proposed preschool is two metres from the eastern boundary of the site at its closest point. The proposed extension and pre-school are of a modern contemporary design. The boundaries of the school site support existing vegetation. Greater Cambridge Planning's Conservation Officer has been consulted and has no objections believing there are no conservation concerns over these proposals. And stating that the building is not within a conservation area and there are no listed buildings that would be directly impacted. It is considered for these reasons that the proposal would serve to preserve and enhance and not be likely to result in harm to the character and appearance of the adjacent conservation area and would not adversely impact upon the settings of any listed buildings. Therefore it would be compliant with policy NH/14: Heritage Assets of the SCLP 2018.

Fire Safety

- 7.33 Cambridgeshire Fire Service was consulted on this application. The Fire Authority's comments are reported in paragraph 5.15 above. Adequate access

for fire tenders and to hydrants has been requested as set out in the Building Bulletin 100's advice document. Additionally, following the fire at the school on 31st July 2020, the Fire Authority has advised that serious consideration must also be given to the provision of sprinklers throughout the proposed new building to afford greater protection to life, property and children's education. Stating that this may be achieved by Section 106 agreement or a planning condition. The design of fire safety in schools is covered by Building Bulletin (BB) 100, which the Fire Authority states should be applied, as it addresses both life safety and property protection needs for schools. BB 100 contains fire safety provisions that are outside the scope of the Building Regulations. The Fire authority also states that the Department for Education policy requires all new schools, and any undergoing significant refurbishment to carry out a risk assessment to determine if sprinklers should be included as part of the package of fire safety measures for the school. It is stated in BB100 that it is expected that sprinklers will be recommended for any school not assessed as "low risk". The Fire Authority also states that A Cost Benefit Analysis (CBA) should also be carried out.

- 7.34 The applicant department were advised. Although, neither a risk assessment nor a cost benefit analysis appears to have been carried out as recommended by the Fire Authority. The Planning Agent responded on behalf of the applicant and reported that from the applicant's perspective that the scheme has been designed to be fully compliant with BB100 requirements and developed in collaboration with 3C's Building Control who would determine the Building Regulations application. The applicant is stated to be seeking to address the issues of fire by focusing on appropriate preventative measures. Measures are stated to have been taken and built into the proposal to prevent any future issues relating to arson attack. The previous incident on the site was a consequence of arson. The installation of 1.85m high perimeter fencing to the site boundary that forms part of this application and is specifically intended to help prevent issues of unlawful, out of hours' access occurring in the future. This is considered by stakeholders to be the most proactive use of available funding. The existing building is also stated to have been subject to extensive survey and additional improvements are being introduced to enhance the premises. Mitigations are stated to include the introduction of a fire detection system throughout (with automated monitoring) and the introduction of fire compartmentation throughout the existing building including new fire doors. On completion of the works the applicant's opinion is that the whole of the premises will be BB100 compliant. The planning agent has stated that that there is no policy requirement in the adopted South Cambridgeshire Local Plan (2018) stating that the provision of sprinklers must be throughout new developments, that there is no planning basis to enforce this and is something to be addressed in the Building Regulations process.
- 7.35 Unless an external tank were to be required the installation of a sprinkler system within the building would not amount to development requiring planning permission. Alterations that do not materially affect the external appearance of a building do not amount to development requiring planning permission. Cambridgeshire Fire and Rescue Authority have not objected to the planning application and is of the opinion that a risk assessment and cost

benefit analysis should be carried out to determine if sprinklers should be included as part of the package of fire safety measures for the school, if not now, in relation to the Building Regulation process. An informative is therefore recommended in Section 8 below.

Outdoor Play and Sports Provision

- 7.36 The building of the new classroom block would result in the removal of the temporary classrooms. This would result in the school having a more usable playing field. The proposed landscaping plan shows that the larger playing field would be able to accommodate a 7v7 mini-soccer pitch, a cricket pitch in the summer and a 60m running track, and space for rounders pitches. This would result in a net gain for the school in terms of sports over the existing situation. As such Sport England has raised no objection to the proposal. The proposal for these reasons is considered compliant with Policies SC/8 Protection of Existing Recreation Areas, Playing Fields Allotments and Community Orchards.

Equality

- 7.37 It is understood that the school had ceased to allow members of the public to cross the school site as is stated to have occurred on an informal basis previously some months prior to the submission of the current planning application. Whilst it is recognised that where members of the public with protected characteristics such as disability would have further to walk if they had to walk around the school site rather than across it is considered that this is not a direct consequence of this planning application. Whether or not a legal right to cross the site exists would be subject to a different legal process and subject to separate legislation outside of that which affects planning controls.

8. Conclusion and Recommendations

- 8.1 For the above mentioned reasons having taken into account that the proposed development is outside of the Development Framework but would be situated within an existing school site and to a large extent would replace facilities previously damaged by fire it is considered that material considerations indicate that it would be appropriate to grant conditional planning permission for the proposed development.
- 8.2 It is recommended that planning permission is granted subject to the following conditions:

Advisory Note

The Town & Country Planning (Development Management Procedure) (England) Order 2015 requires the Planning Authority to give reasons for the imposition of pre-commencement conditions. Condition 4 below requires further information to be submitted or works to be carried out to ensure tree protection and is therefore attached as a pre-commencement condition. The

developer may not legally commence development on site until this condition has been satisfied.

Commencement of Development

1. The development hereby permitted shall be commenced not later than 3 years from the date of this permission. 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 and to be able to establish the timescales for the approval of details reserved by conditions.

Occupation of the Development

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

Reason: To be able to establish the timescales for the approval of details reserved by conditions and to enable monitoring of the development.

Approved Plans and Documents

3. The development hereby permitted shall be carried out in accordance with the details set out in the application form dated 02 November 2021 the application received 2 November 2021 and the following approved drawings and documents (received 2 November 2021) unless otherwise specified), except as otherwise required by any of the following conditions set out in this planning permission:

- Location Plan drawing number DPS-SBA -ZZ -XX-DR -A -5002 S4 P03 dated 12/11/2021 received 15 November 2021
- Boundaries and Security Plan drawing number DPS-LEA-00-00-DR-L-1003R S2 P14 dated 15/10/2021
- Outline Site Clearance drawing number DPS-LEA-00-00-DR-L-1005 S2 PO6 dated 15/10/2021
- Arboricultural Method Statement and Tree Protection Plan March 2022 2nd Issue received 2 March 2022
- Construction Traffic Management Plan Rev 4 2 March 2022 received 2 March 2022
- Outline Planting Plan drawing number DPS-LEA-00-00-DR-L-1006 S2 PO4 dated 15/10/2021
- School Proposed Ground Floor Plan drawing number DPS-SBA -01 -00 -DR -A -0011 S4 PO14 dated 30/09/2021
- School Proposed Detailed Plan drawing number DPS-SBA -01 -00 -DR -A -0012 S4 PO8 dated 30/09/2021

- School Entrance Detail Plan drawing number DPS-SBA -01 -00 -DR -A -0013 S4 PO9 dated 30/09/2021
- School Demolition Plan drawing number DPS-SBA -01 -00 -DR -A -0055 S4 PO7 dated 30/09/2021
- School Roof Plan drawing number DPS-SBA -01 -R1-DR -A -0053 S4 PO6 dated 30/09/2021
- GA Sections - Extension drawing number DPS-SBA -01 -ZZ -DR -A -0102 S4 PO5 dated 30/09/2021
- School Proposed Elevations drawing number DPS-SBA -01 -ZZ -DR -A -0201 S4 PO7 dated 24/12/21 received 7 March 2022
- School Entrance Proposed Elevations drawing number DPS-SBA -01 -ZZ -DR -A -0220 S4 P04 dated 30/09/2021
- Cladding Details Extension drawing number DPS-SBA-03-ZZ-DR-A-0450 S3 P01 dated 13/12/2021 received 20 January 2022
- Pre-school Proposed Elevations drawing number DPS-SBA-02-ZZ-DR-A-0210 S4 P08 dated 24/12/2021 received 20 January 2022
- Pre-school Proposed Floor Plan drawing number DPS-SBA -02 -00 -DR -A -0020 S4 PO11 dated 30/09/2021
- GA Sections Pre-school drawing number DPS-SBA -02 -00 -DR -A -0110 S4 PO6 dated 30/09/2021
- Pre-school roof plan drawing number DPS-SBA -02 -R1-DR -A -0024 S4 P04 dated 30/09/2021
- Cladding Details Preschool drawing number DPS-SBA-03-ZZ-DR-A-0451 S3 P01 dated 13/12/2021 received 20 January 2022
- Landscape Proposals drawing number DPS-LEA-00-00-DR-L-1002 S2 P13 dated 15.10.21 received 15 November 2021
- Drainage Strategy Rev B dated 23/02/22 received 3 March 2022
- Remedial Strategy and Verification Plan dated October 2001 received 6 January 2022
- Main Building Surface Water Drainage Calculations dated 18/08/2021 annotated received 12 January 2022
- Proposed Materials Schedule Rev P01 dated January 2022 received 20 January 2022
- Cladding details refurbishment drawing number DPS-SBA -XX -XX-DR -A -0452 S4 P02 dated 24/12/2021 received 20 January 2022
- DPS-LEA-00-00-SP-L-1000 Outline Specification Revision P03 dated 05/01/2022 received 27 January 2022
- Construction Period Surface Water Management Plan drawing number Revision 01 dated 01/02/22 received 4 February 2022
- Environmental Management Plan Revision 04 dated 02/02/22 received 4 February 2022

Reason: To define the permission and protect the character and appearance of the locality in accordance with Policies S/3, CC/1, CC/4, CC/6 CC/7, CC/8, CC/9, NH/4, NH/14, SC/8, SC/9 SC/10, SC/12, SC/14 and HQ/1, TI/2, TI/3, and TI/9 of the South Cambridgeshire Local Plan 2018.

Tree Protection Measures

4. No development shall commence until full details including a phased tree protection methodology of tree protection measures to protect trees to be retained and a revised arboricultural method statement in accordance with BS5837 2012 are submitted to and approved in writing by the County Planning Authority. The details shall include but not be limited to; -

- the potential impact on trees
- the detailed tree works
- the specification and accurate position of protection barriers ground protection and all measures to be taken for the protection of any trees from damage during any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping
- changes in levels or contours
- an implementation timetable

The approved details shall be implemented in full in accordance with the approved implementation timetable. The protective measures shall thereafter be retained for the duration of the period for which the trees that they protect are within a construction area or are affected by construction.

Reason: To ensure that before any development commences that the tree planting to be retained are adequately protected throughout the construction period in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

Landscape and Biodiversity Scheme

5. No development above ground level shall commence, other than demolition until a detailed landscape and biodiversity scheme shall be submitted to and approved in writing by the County Planning Authority The hard and soft landscape works shall include but not be limited to

- full planting details including enough replacement trees to contribute to demonstrating biodiversity net gain, size species, spacing and method of planting
- hard surfacing materials.
- minor artefacts and structures (e.g. play equipment, outdoor hub, refuse and other storage units, etc.).
- proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.)
- the scheme shall demonstrate how it will deliver an overall measurable net gain in biodiversity value for habitats and maximise opportunities for species within the development.
- biodiversity enhancements including details of log piles, hibernacula bat and bird boxes and bricks including but not limited to type of each bat / bird box; elevational plan showing the location and height (above ground) for those boxes to be attached to buildings; height and

orientation of boxes to be attached to the buildings and installation by a qualified ecologist

The approved landscape and biodiversity scheme shall be implemented in full prior to first occupation or use of and part of the hereby permitted development.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

Landscape and Environmental Management Plan

6. Prior to the first occupation of any part of the development hereby permitted an updated Landscape Environmental Management Plan, which takes into account the principles of the submitted Environmental Management Plan and the hard and soft landscaping details and biodiversity enhancements required by condition 5 and their management shall be submitted to and approved in writing by the County Planning Authority. The scheme shall set out management and monitoring of the landscape features, habitats and species-specific enhancements and cover a minimum period of 5 years. The updated scheme shall include the date from which the implementation of the Revised Landscape and Environmental Management Plan shall be implemented, replacement planting to address any failed planting for a period of at least 5 years and an updated implementation timetable.

The updated Landscape and Environmental Management Plan shall be implemented in its entirety in accordance with the approved implementation timescale

Reason: To ensure the development is satisfactorily managed and assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

Protection of Mammals

7. During the construction works for the development hereby permitted all open construction trenches shall be capped overnight or a means of escape from the construction trenches shall be provided to ensure the protection of mammals on site.

Reason: To ensure the protection of mammals and safeguard a net gain in biodiversity in accordance with policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

Wheel Washing Facilities

8. Prior to the first use of the construction haul road operational on site-wheel washing facilities shall be provided and made available for use and shall be retained throughout the construction period of the hereby permitted development.

Reason: In the interests of highway safety to avoid mud being trafficked onto the highway in accordance with Policy T1/2 of the South Cambridgeshire Local Plan 2018.

Construction Period Surface Water Run-Off

9. Prior to the commencement of any part of the hereby permitted buildings and or hard surfacing the Construction Period Surface Water Management Plan drawing number Revision 01 dated 01/02/22 received 4 February 2022 shall be fully implemented

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land or property in accordance with policies CC/1, CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

Energy Sustainability

10. Within 1 month of the commencement of development hereby permitted full details of the renewable and low carbon energy provision including full details of photovoltaic panels and energy saving measures shall be submitted to and approved in writing by the County Planning Authority. Prior to the first occupation of any part of the development hereby permitted the approved details shall be provided in their entirety and be operational.

Reason: To ensure that the development is implemented sustainably in accordance with Policies CC/1, CC/3 and HQ/1 of the South Cambridgeshire Local Plan 2018.

Construction Delivery Hours

11. No construction related deliveries to or from the site, or removal of waste or materials from the site, shall take place during school term time between the hours of 08:00am and 9:30am and 2.45 pm and 3.45 pm daily Mondays to Fridays.

Reason: To protect the amenity of adjoining properties and control the construction hours, without impacting on the delivery of the project, in accordance with Policies CC/6, HQ/1, SC/10, SC/12 and T1/2 of the South Cambridgeshire Local Plan 2018.

Construction Hours

12. All construction work, including the operation of plant and construction related deliveries shall only be carried out between the following permitted hours and as restricted by Condition 11 above:

08:00 to 18:00 daily on Mondays to Fridays
08:00 to 13:00 on Saturdays

and, at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of sensitive receptors and control the construction hours, without impacting on the delivery of the project, in accordance with Policies CC/6, HQ/1, SC/10, SC/12 and T1/2 of the South Cambridgeshire Local Plan 2018.

Construction Traffic Management Plan

13. The development shall not be carried out other than entirely in accordance with the approved Construction Traffic Management Plan Rev 4 2 March 2022 received 2 March 2022. Prior to the construction offices first being brought into use, on the site all first floor north facing windows shall be obscured to prevent overlooking and thereafter the windows shall be retained in this form until the cabins shown on the site Logistics drawing MS3 001 Rev 5 dated March 22 have been removed from the site.

Reason: To protect the amenity of all nearby sensitive receptors including protecting against overlooking without impacting on the delivery of the project, in accordance with Policies CC/6, HQ/1, SC/10, SC/12 and T1/2 of the South Cambridgeshire Local Plan 2018.

Construction Environmental Management Plan

14. The development shall not be carried out other than entirely in accordance with the approved Construction Environmental Management plan

Reason: To protect the amenity of all nearby sensitive receptors without impacting on the delivery of the project, in accordance with Policies CC/6, HQ/1, SC/10, SC/12 and T1/2 of the South Cambridgeshire Local Plan 2018.

Limit pupil and pre-school places

15. No more than 210 pupil places and 25 pre-school places daily shall be provided on the land edged both blue and red as shown on Location Plan drawing number DPS-SBA -ZZ -XX-DR -A -5002 S4 P03 dated 12/11/2021.

Reason: - To limit numbers of children to those assessed as part of this application in the interests of highway safety, sustainable transport and residential amenity in accordance with policies TI/2 and HQ/1 of The South Cambridgeshire Local Plan 2018.

Car Parking

16. No part of the hereby permitted development shall be first occupied until the car parking including the raised table crossing, and the provision of a minimum of 3 twin electric vehicle charging points and ducting suitable for future installation of a minimum of two additional fast charging fast charging points and an additional standard electric vehicle charging point, and the delivery bay provision as shown on Landscape Proposals drawing number

DPS-LEA-00-00-DR-L-1002 P13 dated 15 October 2021 and DPS-LEA-00-00-SP-L-1000 OUTLINE SPECIFICATION

Revision P03 dated 05/01/22 shall have been provided in its entirety and shall be thereafter retained for this purpose.

Reason: - In the interests of highway safety and residential amenity in accordance with policy TI/3 of the South Cambridgeshire Local Plan 2018.

Cycle and Scooter Parking

17. No part of the hereby permitted development shall be first occupied until full details of the cycle and scooter parking provision including covered shelters shall be submitted to and approved in writing by the County Planning Authority and fully implemented in accordance with the approved details.

Reason: - In the interests of encouraging sustainable transport in accordance with policy TI/2 of the South Cambridgeshire Local Plan 2018

Community Use Agreement

18. Prior to the first occupation of any part of the hereby permitted development a Community Use Agreement to include the use of the small hall shall be submitted to, and approved in writing by, the County Planning Authority. The development hereby permitted shall not be occupied other than in accordance with the operation of an approved revised community use agreement.

Reason: To ensure that the existing community use agreement is updated to take account of the extended facilities to ensure appropriate public access to the extended facilities by the community in the interests of health and well-being in accordance with Policy SC/4 of the South Cambridgeshire Local Plan 2018

Surface Water Drainage Implementation

19. No laying of any services, works associated with the creation of hard surfaces or the construction of any buildings shall commence until a detailed design of the surface water drainage of the application site, as shown edged red on Location Plan drawing no DPS-SBA -ZZ -XX-DR -A -5002 S4 P03 dated 12 November 2021 and based upon the principles within the approved Drainage Strategy Revision B dated 23/02/22 and received 3 March 2022 prepared by Peter Dann Consulting Engineers has been submitted to and approved in writing by the County Planning Authority. No part of the hereby permitted development shall be first occupied until the surface water drainage system shall be constructed in full accordance with the approved details.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable

drainage are incorporated into the development in accordance with policies CC/1, CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018

Surface Water Drainage Maintenance

20. Prior to the first occupation of any part of the development hereby permitted a scheme for the maintenance arrangements for the surface water drainage system, which shall include an implementation timetable, shall be submitted to and approved in writing by the County Planning Authority. The approved maintenance scheme shall be thereafter implemented in full in accordance with the approved implementation timetable.

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 (February 2019) and to prevent an increased risk of flooding and protect water quality in accordance with Policies CC/1, CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

Foul Drainage

21. No part of the hereby permitted development shall be first occupied until the foul scheme shall be constructed and connected in full accordance with the approved Drainage Strategy Rev B dated 23/02/22 received 3 March 2022 and shall be fully connected, functional and made available for use.

Reason: To prevent an increased risk of flooding and protect water quality in accordance with Policies CC/1, CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

Basketball Court

22. Prior to the first occupation of any part of the development hereby permitted the new basketball court as shown on drawing number Landscape Proposals drawing number DPS-LEA-00-00-DR-L-1002 S2 P13 dated 15.10.21 received 15 November 2021 shall be provided, marked out and made available for use. The hard court areas shall thereafter be retained for their specific purposes.

Reason: To ensure the school makes appropriate safe provision for outdoor sports facilities in accordance with Policies HQ/1 and SC/8 of the South Cambridgeshire Local Plan 2018.

Water Conservation Strategy

23 Prior to the first occupation of any part of the development hereby permitted the Water Conservation Strategy detailed at paragraph 2.9.3 Of the Access and Design Statement Revision PO2 dated 11.10.21 shall be implemented in full and written evidence shall be submitted to and approved

in writing by the County Planning Authority which demonstrates a minimum water efficiency standard equivalent to the BREEAM standard for 2 credits for water use levels unless demonstrated not practicable.

Reason: - To ensure the sustainable use of water as required by Policy CC/4 of the South Cambridgeshire Local Plan 2018

BREEAM Energy Category

24. Prior to the first occupation of any part of the development hereby permitted written evidence shall be submitted to and approved in writing by the County Planning Authority which demonstrates that a minimum of 5 BREEAM credits in category ENO1 has been achieved in relation to both the Preschool Building and the School extension unless demonstrated not practicable.

Reason: - To ensure the buildings are energy efficient in accordance with policy CC/1 of the South Cambridgeshire Local Plan 2018

Lighting

25. Notwithstanding the provisions of the Town and Country Planning General Permitted Development (England) Order 2015, (or subsequent replacement or amending order) no new or replacement external lighting provision shall be installed within the application site edged red on Location Plan drawing number DPS-SBA -ZZ -XX-DR -A -5002 S4 P03 dated 12/11/2021 received 15 November 2021 except in accordance details previously submitted to and approved in writing by the County Planning Authority.

Reason: To safeguard amenity and biodiversity, in respect of possible adverse effects of lighting glare, in accordance with Policies HQ/1, NH/4 and SC/9 of the South Cambridgeshire Local Plan 2018.

Contamination

26. If contamination not previously identified is found to be present at the site during the development, such as putrescible waste, visual or physical evidence of contamination of fuels/oils, backfill or asbestos containing materials, then no further development shall be carried out until the developer has submitted, and obtained written approval from the County Planning Authority for, a remediation strategy including an implementation timetable. The approved strategy shall be implemented in full in accordance with the approved implementation timetable.

Reason: - To protect against further contamination in accordance with policy CC7 of the South Cambridgeshire Local Plan 2018

Informatives

Protection of Nesting Birds

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

Fire Prevention

Cambridgeshire Fire and Rescue Service advised that a risk assessment and cost benefit analysis should be carried out to determine if sprinklers should be included as part of the package of fire safety measures for the school at an early stage and recommends if not before that this be carried out as part of the process of seeking to comply with the Building Regulations. Liaison with Cambridgeshire's Fire and Rescue Service is recommended.

Highway Authority Informatives

Mud on the highway: -The Highway Authority advised that in the interests of highway safety the adopted public highway within the vicinity of the site should be swept upon reasonable request of any officer of the Highway Authority in accordance with an agreed timescale.

Damage to the highway: - If the adopted public highway is damaged by construction traffic, such damage will need to be repaired in a timely manner as agreed with then Highway Authority at no expense to the Highway Authority

Anglian Water

Wastewater Treatment: -Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

Used Water Network: - This response has been based on the Proposed Drainage Strategy. The sewerage system at present has available capacity

for these flows. If the developer wishes to connect to Anglian Water's sewerage network, they should serve notice under Section 106 of the Water Industry Act 1991. Anglian Water Ltd would then advise of the most suitable point of connection.

Advice from the Lead Local Flood Authority: -

The required surface water drainage scheme shall be based upon the principles within the agreed Duxford Primary School Drainage Strategy prepared by Peter Dann Consulting Engineers (ref: CVC3-PDL-ZZ-XX-RP-S-003) dated August 2021 and shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance
- c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it)
- d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections)
- e) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants
- f) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems
- g) Full details of the maintenance/adoption of the surface water drainage system
- h) Measures taken to prevent pollution of the receiving groundwater and/or surface water

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 sought pre-application advice. The County Planning Authority has worked proactively with the applicant. The applicant has responded

positively to most of the comments and recommendations provided, and some amendments have been made. All initial objections raised by statutory consultees have been addressed.

Source Documents

[National Planning Policy Framework](#)

[South Cambridgeshire Local Plan 2018](#)

[Planning Practice Guidance](#)