

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. Conditions 8, 9, 11 and 13 below requires further information to be submitted prior to the construction and demolition works commencing within the site and are therefore attached as a pre-commencement conditions. 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 no later 3 years from the date of the decision notice. Within 14 days of the commencement of the development hereby permitted, the County Planning Authority shall be notified in writing of the date on which the development commenced.

Reason: To comply with 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 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 30 November 2023 and the following approved drawings and documents received on 24 November 2023 (unless otherwise stated):

- Site Location Plan Existing, Drawing Number 305152-IWD-XX-XX-DR-B-2000, Revision P01, Received 11.08.2023.
- Block Plan Proposed, Drawing Number 305152-IWD-XX-XX-DR-A-2012, Received 08.03.2024.
- Floor Plan Proposed (Building), Drawing Number 305152-IWD-XX-XX-DR-A-2003, Revision P03, Received 08.03.2024.
- Landscape Plan Proposed, Drawing Number 305152-IWD-XX-XX-DR-A-2014, Received 08.03.2024.
- Door & Furniture Schedules, Drawing Number 305152-IWD-XX-XX-DR-B-2010, Revision P03, Received 08.03.2024.
- Roof Plan Proposed, Drawing Number 305152-IWD-XX-XX-DR-A-2006, Revision P05, 18.03.2024.

- Elevations Proposed, Drawing Number 305152-IWD-XX-XX-DR-A-2007, Revision P06 dated 15/03/24, Received 18.03.2024.
- Site Plan Removals, Drawing Number 305152-IWD-XX-XX-DR-B-2001, Revision P03, Received 11.03.2024.
- Planning, D & A and Heritage Statement, Final V2 dated March 2023, Received 27.11.2023.
- Teversham CofE VA Primary School Current Accreditation Level Approved TP Accreditation Expiry Date 03/10/2024, Received 18.12.2023.

Reason: To ensure the development is carried out in accordance with the approved plans and to define the site and to preserve the character and appearance of the area in accordance with Paragraphs 135,136, 142 and 143 of the NPPF 2023 and Policies HQ/1, HN/2 and NH/14 of the South Cambridgeshire Local Plan 2018 and the South Cambridgeshire District Design Guide SPD 2010.

External Materials

4. Notwithstanding the details shown on the plans hereby approved, no development above ground level shall take place until details of all the materials for the external surfaces of building to be used in the construction of the development have been submitted to and approved in writing by the County Planning Authority. The details shall include:
 - i) A plan identifying the location of where the different materials are to be used within the development;
 - ii) A plan showing the location, design and colour of external flues, vents and meter boxes;
 - iii) The profile, colour, material and method of attachment of rainwater goods including downpipes, gutters and hoppers;
 - iv) Non-masonry walling systems or cladding panels; including colours, surface finishes/textures and relationships to glazing and roofing (this detail may consist of large-scale drawings and/or samples);
 - v) Materials (including colour) for the construction of canopies and roof;
 - vi) The product name and manufacturer where appropriate.

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

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Paragraphs 135 and 136 of the NPPF 2023 and Policies HQ/1, NH/2 and NH/14 of the South Cambridgeshire Local Plan 2018 and the South Cambridgeshire District Design Guide SPD 2010.

Removal of Temporary Mobile Classroom

5. The existing mobile pre-school building as shown on drawing 'Site Plan Removals, Drawing Number 305152-IWD-XX-XX-DR-B-2001, Revision P03, Received 11.03.2024' shall be permanently removed from the site within one month of cessation of its use or the occupation of the development hereby permitted, whichever is the sooner.

Reason: To ensure the development is carried out in accordance with the approved plans and to preserve the character, appearance and quality of the area in accordance with

Paragraphs 135,136, 142 and 143 of the NPPF 2023 and Policies HQ/1, HN/2 and NH/14 of the South Cambridgeshire Local Plan 2018.

Hard and Soft Landscaping

6. Notwithstanding the details shown on the submitted plans, no development above ground level, other than demolition shall commence until details of both hard and soft landscape scheme have been submitted to and approved in writing by the County Planning Authority. These details shall include:
 - (a) Proposed finished ground levels or contours, pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. play equipment and play areas showing scope of proposed improvements, refuse or other storage units, signs, lighting); indications of all existing trees and hedgerows on the land and details of any to be retained
 - (b) Planting plans (which show the relationship to all underground services); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme;
 - (c) boundary treatments (including gaps for hedgehogs) indicating the positions, design, materials and type of boundary treatments to be erected;
 - (d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

All hard and soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the County Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

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.

Tree Replacement Strategy

7. Notwithstanding the details shown within the 'Arboricultural Impact Assessment, OAS 24-103-AR01, dated March 2024' no development above ground level, other than demolition shall commence until details of a 10 year tree replacement strategy have been submitted to and approved in writing by the County Planning Authority. These details shall include:
 - (a) Details of replacement tree planting for the trees T2 and G1 as shown on drawing reference/ arb report.

- (b) Details of how the tree canopy lost through construction of the development will be replaced.
- (c) Details of how T1 will be integrated with the playground and the sleeper wall and astroturf removed.

The replacement tree planting shall be carried out in accordance with the tree replacement strategy and maintained in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the County Planning Authority. If within a period of 10 years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the County Planning Authority gives its written consent to any variation.

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.

Method Statement and Tree Protection Plan

8. No development, demolition or site clearance shall commence until a detailed Arboricultural Method Statement including piling and Tree Protection Strategy have been submitted to and approved in writing by the County Planning Authority, the details shall include:
 - (a) timing of events,
 - (b) protective fencing and ground protection measures. This should comply with BS5837. The tree protection measures shall be installed in accordance with the approved tree protection strategy before any works commence on site. The tree protection measures shall remain in place throughout the construction period and may only be removed following completion of all of the construction works.

Reason: To safeguard the retained trees, shrubs and hedges on and adjacent to the site and in the interests of visual amenity, and to enhance the Character and appearance of the site, in accordance with Paragraphs 180 and 186 of the NPPF 2023 and Policies HQ/1, NH/2, NH/7 and NH/14 of the South Cambridgeshire Local Plan to 2018 and Trees and Development Sites SPD 2010.

Drainage Strategy Coordinated with Utilities and Retained Trees

9. No excavation and/or installation of any service runs for cables, pipes, foul and surface water drainage within root protection areas identified on plan 'Tree Layout Plan drawing number OAS 24-103-TS02 dated March 2024' as shown within the Arboricultural Impact Assessment by Oakfield reference OAS 24-103-AR01 March 2024 shall be carried out until details of their position, width, depth and method of installation have been submitted to and approved in writing by the County Planning Authority. The services shall be installed in accordance with the approved details.

Reason: To ensure the construction and installation of the service runs do not cause damage to retained trees, hedges and shrubs on and adjacent to the site in the interests of visual amenity, and to enhance the character and appearance of the site, in accordance with Paragraphs 180 and 186 of the NPPF 2023 and Policies HQ/1, NH/2, NH/7 and NH/14 of the South Cambridgeshire Local Plan to 2018 and Trees and Development Sites SPD 2010.

Noise Assessment Air Source Heat Pump/External Plant

10. No external plant, machinery, equipment or vents shall be installed until a noise assessment and any noise insulation/mitigation as required has been submitted to and approved in writing by the County Planning Authority. Any required noise insulation/mitigation shall be carried out as approved and fully implemented before the use hereby permitted is commenced and retained as such thereafter.

Reason: To protect the amenity of the occupiers of the development and nearby properties, and to ensure the noise rating of the units are suitable for the specific location on the site considering the proximity of the office window in accordance with Policies CC/6, HQ/1, SC/9 and SC/10 of the South Cambridgeshire Local Plan to 2036.

Traffic Management Plan

11. No demolition or construction works shall commence on site until a Traffic Management Plan has been submitted to and agreed in writing by the County Planning Authority. The principal areas of concern that should be addressed are:
 - (i) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)
 - (ii) Contractor parking, with all such parking to be within the curtilage of the site where possible
 - (iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible)
 - (iv) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway
 - (v) Possible local delivery time restrictions

The Traffic Management Plan shall be carried out for the duration of the development in accordance with the approved details.

Reason: To ensure that before development commences, highway safety will be maintained during the course of development in accordance with Policies TI/9 and HQ/1 of the South Cambridgeshire Local Plan 2018, and paragraph 111 of the NPPF.

Construction Works

12. The demolition, construction works and use of power operated machinery shall not be undertaken within the site except between the following hours:
 - 0800 hours and 1800 hours Mondays to Fridays.

- 0800 hours and 1300 hours on Saturdays.
- No works are permitted at any time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

Construction Environment Management Plan (CEMP)

13. No construction or demolition work shall take place within the site until a construction environment management plan has been submitted to and been approved in writing by the County Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide details of:
- a) Minor construction works restricted to October – April, with all works to be completed during daylight hours;
 - b) sensitive construction lighting scheme to protect bats and to ensure there is no light spill above the horizontal;
 - c) all other ecological mitigation measures recommended in the Ecology Report (Wild Frontier Ecology, 2023)

Reason: To ensure the development protects biodiversity and to control light spill in order to protect the safe operations of aircraft from confusion with aeronautical ground lights or glare in accordance with Policies NH/4, SC/9 and T1/6 of the South Cambridgeshire Local Plan 2018.

Landscape and Ecological Management Plan (LEMP)

14. A Landscape and Ecological Management Plan (LEMP) shall be submitted to and be approved in writing by the County Planning Authority prior to the occupation/use of the development hereby approved.

The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives (including biodiversity net gain).
- e) Prescriptions for management actions.
- f) Preparation of the work schedule (including an annual work plan capable of being rolled forward over a 30 year period and BNG audit).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the development with the management body(ies) responsible for its delivery.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the original approved scheme.

A 5 year report shall be submitted to the County Planning Authority by July 2030, confirming the progress of the LEMP and results of any monitoring work. The LEMP shall be implemented in accordance with the approved details and all features shall be retained in the manner thereafter in perpetuity.

Reason: To ensure the development protects biodiversity in accordance with Policy NH/4 of the South Cambridgeshire Local Plan 2018.

External lighting

15. Notwithstanding the provisions of the Town and Country Planning General Permitted Development (England) Order 2015, (or subsequent replacement or amending order), prior to the installation of any external lighting, a lighting scheme for the development shall be submitted to, and approved in writing by, the County Planning Authority.

The lighting scheme shall include:

- details of the appearance, height, type, position and angle of glare of any of the proposed external lighting within the school site;
- lighting impact assessment details of the level of illumination;
- details of how light pollution is to be controlled and lighting glare minimised; and,
- details of how the lighting has been designed sensitively for wildlife, so that all sensitive receptors can be considered and protected.

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

Reason: In order to safeguard the amenity of all sensitive receptors, including biodiversity and to control light spill in order to protect the safe operations of aircraft from confusion with aeronautical ground lights or glare from any future lighting provision proposed for the school site in accordance with policies NH/4, SC/9 and T1/6 of the South Cambridgeshire Local Plan 2018.

Contamination

16. If unexpected contamination is encountered during the development works which has not previously been identified, all works shall cease immediately until the Local Planning Authority has been notified in writing. Thereafter, works shall only restart with the written approval of the Local Planning Authority following the submission and approval of a

Phase 2 Intrusive Site Investigation Report and a Phase 3 Remediation Strategy specific to the newly discovered contamination. The development shall thereafter be carried out in accordance with the approved Intrusive Site Investigation Report and Remediation Strategy.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Policies CC/6 and SC/11 of the South Cambridgeshire Plan to 2018.

Informatives

1. The Applicant is reminded that under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act.

Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees/scrub are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.

2. All employees, contractors and sub-contractors visiting and or working on the site shall be made aware of the importance of the tree protection measures so as to avoid causing damage to retained trees.
3. Facilitation Tree Works. You are advised that where tree works are required to allow for construction to be undertaken, any specifications for pruning should follow the guidance and recommendations of British Standard 3998:2010 - Tree work – Recommendations.
4. This development may involve work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.
5. The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1)
6. The applicant is advised that investments are made in the future to ensure new safe and secure cycle and scooter parking provisions at the school. As it has been identified that there may be a deficit in the future.