

<b>APPLICATION NO</b>	<b>PA/2015/0090</b>
<b>APPLICANT</b>	Galliford Try
<b>DEVELOPMENT</b>	Planning permission to erect a new build primary school to accommodate 210 pupils on the same site as the existing school, the current school buildings to be demolished following decant into new building
<b>LOCATION</b>	Burton-upon-Stather Primary School, Flixborough Road, Burton-upon-Stather
<b>PARISH</b>	<b>BURTON-UPON-STATHER</b>
<b>WARD</b>	Burton Stather and Winterton
<b>CASE OFFICER</b>	Mark Beevers
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Member 'call in' (Councillor Ralph Hogg – significant public interest)

## **POLICIES**

### **North Lincolnshire Local Plan:**

- T1 – Location of Development
- T2 – Access to Development
- T6 – Pedestrian Routes and Footpaths
- T8 – Cyclists and Development
- T19 – Car Parking Provision and Standards
- R1 – Protecting Playing Fields
- DS1 – General Requirements
- DS3 – Designing Out Crime
- DS12 – Light Pollution
- DS14 – Foul Sewerage and Surface Water Drainage
- DS15 – Water Resources
- HE9 – Archaeological Evaluation

## **North Lincolnshire Core Strategy:**

CS2 – Delivering More Sustainable Development

CS5 – Delivering High Quality Design in North Lincolnshire

CS6 – Historic Environment

CS13 – Lifelong Learning and Skills

CS22 – Community Facilities and Services

CS23 – Sport, Recreation and Open Space

CS25 – Promoting Sustainable Travel

## **National Planning Policy Framework:**

Section 4 – Promoting Sustainable Transport

Section 7 – Requiring Good Design

Section 8 – Promoting Healthy Communities

## **National Planning Practice Guidance:**

Climate Change

Design

Health and Wellbeing

Natural Environment

Noise

## **CONSULTATIONS**

**Highways:** No objection subject to conditions. Disappointment expressed at the decision not to proceed with a separate haul road into the site. This will mean that controls over construction movements will need to be stringent to ensure highway safety is maintained. A traffic management plan will be secured by condition in order to suitably restrict construction movements.

**Public Rights of Way:** No objection.

**Drainage:** Routing of drainage under the new building is not good practice and a re-route is advised to mitigate risk of collapse. Details requested regarding a maintenance regime.

**Environment Agency:** No objection subject to condition.

**Ecology:** No objection subject to conditions and provided the planning officer is content that the proposal passes the tests for European Protected Species.

**Trees and Landscape:** No objections subject to conditions which secure the protection of existing trees in accordance with British Standards and the submission of landscaping details prior to development commencing on site.

**Historic Environmental Record:** No objection subject to conditions.

**Sport England:** Initial objection removed following assurances that a new area of playing fields will be developed at Berkeley Road in Scunthorpe. This stance is subject to conditions which secure this replacement provision and the submission of a community use plan.

**Environmental Health:** No objection subject to conditions.

**Public Health:** No objection.

**Fire and Rescue:** No objection.

## **PARISH COUNCIL**

Burton-upon-Stather Parish Council supports the application but requests conditions relating to construction traffic during school times as this is an area of concern.

## **PUBLICITY**

Letters have been sent to neighbours who share a boundary with the site to notify them of this application. Site notices have been erected at the site entrance and on surrounding roads. Four letters have been received making general comments. Eight letters have been received objecting to the application, raising the following concerns:

The access road is not suitable for school and construction traffic.

Boundary fencing to the rear of properties facing Flixborough Road is in need of repair and it could pose a risk to children and staff should it fail.

Traffic chaos will continue if the access remains from the sharp bend on Flixborough Road. It would be better to build further back into the field and provide an access from The Avenue.

There would be no privacy for the properties on Flixborough Road due to the dilapidated fence.

Construction traffic will pass within 6 metres of my property. Conflict with school operations will result in early morning and late evening construction traffic.

How does removing a library from the site encourage children to read?

The plans provide one classroom per year group and each classroom has a maximum capacity of 30 pupils. What happens if a school year has more than 30 children? I was informed by the developers that the school can be extended in the future but surely it makes more sense to build a school now which is fit for purpose to prevent more disruption for residents in the future.

A pitched roof may be more expensive initially but would surely be less of a maintenance liability than the currently proposed flat roof.

The white block of the main building in no way blends in with the surroundings because there are no other buildings like this in the surrounding area.

Will the white rendered section reflect into the surrounding area?

The KS2 playground is situated a considerable distance from the main school building and is located in an isolated and exposed position. This does not encourage its use or maximise the amount of time pupils can spend using this facility.

The proposed unisex toilets do not allow adequate privacy for students. How will these toilets be adequately supervised to prevent misuse and bullying?

The proposed use of the main site access for construction traffic will conflict with Burton Play which is a nursery operating within the school grounds. Construction traffic will pass this facility raising concerns regarding how this can be safely managed.

Is there a music room?

There will be noise and vibration from construction traffic.

An access should be provided from Wiltshire Avenue.

Rushed consultation which has not taken the community views into account, consultation undertaken only two days before the application was submitted.

Reduction in development footprint by 30%.

Reduction in playing pitch provision and this should not be offset by new provision elsewhere which does not benefit education achievement at Burton-upon-Stather.

No assessment of air quality undertaken.

No CEMP has been proposed.

What will happen to the asbestos currently contained within the school?

Poor standard of design.

Access to nursery during construction not suitably considered.

## **ASSESSMENT**

### **Site assessment**

The site is located to the south of Burton-upon-Stather, accessed from Flixborough Road close to the junction with the B1430 (The Avenue). The B1430 is a main access road into Burton-upon-Stather from Scunthorpe. Burton-upon-Stather is a large village located close to the banks of the River Trent. The site and village are located on high ground and therefore are not at risk from flooding.

The site is accessed between two existing properties: one facing Flixborough Road and the other facing The Avenue. This is a narrow access road which is only capable of accommodating two passing cars. There is a pedestrian route which is segregated from the vehicular element of the access by metal railings.

There are mature trees around the boundary of the site and within the gardens of surrounding residential properties. There are also smaller mature trees amongst the existing school buildings. A small coppice of trees exists to the south-western corner of the site.

The site is bordered by residential properties to the north and west. These properties back onto the school site and therefore the properties are generally set back from the school boundary by between 50 and 85 metres due to the length of the rear gardens. Properties are located adjacent to the site access, projecting a side elevation towards the entry road from a distance of approximately 3 metres. One of these properties has four bay windows facing the access (approximately 3 metres away) with only a fence acting as separation; the rear garden of this property is screened by mature and thick vegetation. The other property is set slightly further back and does not directly project any windows over the access road from its closest elevation; the rear garden is, however, more exposed close to the property with only a 1.8 metre high fence acting as a screen.

### **Proposed development**

This application proposes the construction of a new school building and creation of external areas and playing fields followed by the demolition of the existing school buildings. The proposed school building is predominantly single-storey with a two-storey element adjacent to the main site entrance. The single-storey parts of the building will be of brick construction with single-pane windows which have louvre detailing down one side. The two-storey element has a brick-built base up to approximately 0.75 metres with render up to the parapet. The main entrance is located adjacent to the two-storey element and is demarcated by a curtain wall system of windows. A second curtain wall of windows is located to the rear of the two-storey section of the school which allows light to permeate into the large main hall space.

The school has a functional layout with three pairs of classrooms set either side of a single corridor. Each pair of classrooms (one classroom per year group) is set either side of a cloakroom/toilet area. There are two further classrooms on the western side of the building and a staff room. Each classroom has an external access either directly into the classroom or via the cloakroom.

The proposed school will be located on an existing playing pitch. The demolition of the existing school will open up the site and create large open spaces, however no space is found to replace this pitch. Existing hard courts will be retained and set amongst open spaces instead of the existing school buildings.

The application aims to modernise the existing facility, providing improved accommodation, higher quality sports facilities and better supporting infrastructure.

## **Pre-application discussions**

A Statement of Community Consultation has not been submitted with this application. From consultation responses it has been stated that a consultation event was held days before the application was submitted and this event has not resulted in changes to the application.

## **Main issues**

**The main issues to be considered in the determination of this application are:**

**principle of development**

**highway safety**

**residential amenity**

**design**

**ecology**

**archaeology and conservation**

**drainage and flood risk**

**need**

**playing fields/playing pitch provision.**

## **Principle of development**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance the development plan consists of the North Lincolnshire Local Plan (NLLP) which was adopted in May 2003 and the North Lincolnshire Core Strategy (NLCS) which was adopted in June 2011. Material considerations exist in the form of national policy and guidance contained within the National Planning Policy Framework (NPPF) and the suite of documents comprising National Planning Practice Guidance (NPPG).

This application proposes the replacement of an existing community facility with a modern replacement building and reorganisation of the existing site. The replacement unit is considered to provide an improved facility which meets the functional needs of its ongoing and future users.

Policy CS13 of the NLCS supports improvements to educational facilities with the aim of enabling 'everyone to share North Lincolnshire's growing prosperity'. New developments should be of high quality design, well related to neighbourhood services and amenities and easily accessible by sustainable transport modes. They should also, in appropriate circumstances, make provision for community use.

Policy R1 seeks to protect playing fields within the site boundary and they should not be lost unless alternative provision is made of at least equal quality and quantity. Sports England has been consulted in this regard and has withdrawn an initial objection to this application

subject to conditions. The removal of this objection was on the basis that a new area of playing field would be provided at Berkeley Road in Scunthorpe. This new playing field provision has been guaranteed by North Lincolnshire Council and will ensure no loss of playing field space over the whole Priority School Building Project. Sport England has requested the imposition of a Grampian condition which requires details of replacement provision and an implementation timetable prior to development commencing. The use of this condition ensures compliance with policy R1 of the NLLP.

Policy CS22 supports the principle of improving existing community facilities which meet the needs of local residents. Policy CS22 provides added support for facilities which meet the needs of a local community and are accessible by public transport, cycling and on foot and requires facilities to be of an appropriate scale to meet the needs of neighbouring properties.

Subject to consideration of sustainability principles and need, it is considered that the application complies with policies CS13 and CS22 of the NLCS and the application is therefore acceptable in principle. There are not considered to be any material planning considerations in the form of the NPPF and NPPG which would justify deviation from development plan policies.

This application does not propose any change in the capacity of the existing facility from its current capacity of 210 pupil spaces. Significant growth is not anticipated within Burton-upon-Stather over the plan period so an increase in capacity is not considered necessary at this time.

This existing educational facility is at the heart of the community which it serves. Many students will access the school on foot and by cycle. The nearest bus stops are located a short walk from the site entrance on The Avenue. There are not considered to be any better sites available to meet the needs of this local community. The proposed buildings will also produce betterment over the school's existing energy demands.

### **Highway safety**

The application does not result in an increase in transport movements. The proposed school will serve the needs of the existing community with the potential to expand in the future (subject to planning permission). 25 parking spaces are provided; policy T19 of the NLLP seeks to achieve 1 space per 2 staff members and 1 space per 30 primary school children. The school will accommodate a maximum of 210 children, generating a need for 10 spaces. Staff numbers have not been provided, however the car park will have space for 15 staff. Notwithstanding the above, the school's maximum capacity will remain static as part of this application, as will the number of car parking spaces; therefore the existing parking situation will be unaltered.

The school is located in an excellent location to serve the needs of the local community and it is expected that many visits to the site will be undertaken on foot and by cycle. These sustainable methods of transport should be encouraged and conditions are recommended by Highways which seek to do this. The council's Highways department has raised no objection to this application subject to conditions.

Construction vehicles will cause disruption during the construction programme due to the narrowness of the site's access road and its proximity to residential properties. It is also noted that the construction access will pass an existing nursery; this use operates slightly

differently to the main school; this has the potential to result in conflict with construction vehicles at different times of the day. Although Highways officers have not objected to the application they have identified the potential for construction vehicles to conflict with existing operations and affect the amenity of residents. In order to mitigate this impact a Construction Environmental Management Plan (CEMP) will be secured via condition and no development will commence on the site until these details are agreed in writing with the local planning authority. Amongst other things the CEMP will prevent heavy vehicle movements during school arrival and departure times. Standard conditions will also be used to restrict construction hours to between 7am and 7pm Monday to Friday and 7am to 1pm on Saturdays, with no movements on Sundays and public/bank holidays.

Subject to the restriction of vehicle movements during peak times the application is considered to comply with policies T1, T2 and T19 of the NLLP, policy CS25 of the NLCS and Section 4 of the NPPF.

### **Residential amenity**

The application does not involve any change of use and the capacity of the existing school will remain static. The proposed use is not considered to increase the amount of noise generated, however the re-organisation of the site has the potential to move noise emitters to different locations. The new school building will be relocated closer to properties on the western boundary of the site, into the north-west corner of the site. The new school building will be located approximately 25 metres from the western boundary and 24 metres from the northern boundary of the site. These distances are considered to be acceptable, especially given that the majority of the building is single-storey only and no adverse impacts in terms of loss of sunlight or dominance will be experienced.

The school building will project windows towards the adjacent properties, however all views will be from ground level and screened by vegetation, boundary treatment and residential outbuildings. It should be noted that properties on the western boundary of the site have rear gardens measuring approximately 85 metres and properties on the northern boundary over 55 metres. Given the distance to the site boundary and the length of rear gardens, no loss of privacy is considered to occur.

Properties adjacent to the site entrance will not suffer any long-term loss of amenity as there will be no increase in vehicle and pedestrian movements on the access road when the new school building is operational and all construction works have ceased. It is noted that these properties are close to the site entrance with some windows facing the access road; this makes mitigation via conditions necessary.

Conditions are proposed to ensure disruption to local residents is reduced, as far as possible, during construction works. Construction, demolition, site clearance, implementation of equipment and HGV movements will only be allowed to take place on the site between the hours of 7am and 7pm Monday to Friday, and between 7am and 1pm on Saturdays. No works will be allowed on Sundays or public/bank holidays. Further restrictions will be imposed on vehicle movements to avoid conflict with ongoing school and nursery operations. It is noted that the primary school and nursery open at different times and construction vehicle movements will be restricted to during opening and closing times for both uses. A banks person will be employed to ensure construction vehicle movements are controlled and safe. A CEMP will be secured via condition to ensure dust suppression is put into place and noise is mitigated where possible. Metal and Perspex screens will be put

into place adjacent to the nursery to protect children during construction and limit noise and dust.

The potential for light pollution has been acknowledged by the Environmental Health team and a condition has been proposed which requires the identification of sensitive receptors and an appropriate scheme of mitigation. Mitigation will include limiting hours of use where possible and restricting glare and light spill by utilising appropriate equipment to focus light on its target and away from sensitive receptors.

Although disruption caused by the construction process cannot be eradicated, it is considered that the measures outlined above are sufficient to mitigate harm to an acceptable level. The construction of the new school is anticipated to take 15 months so the impact will be over a temporary period with heavy vehicle movements intermittent over this timeframe.

Subject to conditions, it is considered that the proposed development will have an acceptable impact upon the residential amenity of the local area in accordance with policy DS1 of the NLLP and Core Principle 4 at paragraph 17 of the NPPF.

### **Archaeology and conservation**

The proposed development will result in the demolition of the existing school buildings. The existing buildings are not listed and they are not located within a conservation area, however the Historic Environmental Record (HER) considers the buildings to be non-designated heritage assets of local historic and communal value. There is also potential for archaeological remains from the prehistoric period to be found within the site.

No objections have been raised by the HER subject to conditions which secure a programme of archaeological monitoring and recording and a photographic record of the building. The application is therefore considered to be acceptable and compliant with policy CS6 of the NLCS and Section 12 of the NPPF.

### **Design**

The proposed school building has a functional design which makes effective use of internal spaces. The external appearance of the building is unassuming with splashes of colour at site entrances to draw the observer's eye. The proposed building has a small scale and mass which will not dominate surrounding properties, however the two-storey section will give the building a presence within its environment/context. The success of the building's design rests with the quality of materials to be used and the window detailing proposed. To ensure a high standard of materials is implemented a condition is proposed to ensure these are agreed with the local planning authority prior to development commencing.

The proposed building will have louvre panels to add interest to the windows. This added colour and texture will add interest to the proposed building. All of the proposed windows are approximately 1.9 metres high and some are over 2 metres wide; this ensures good levels of natural light into the building and the surrounding environment is reflected against the building.

The scale of the proposed building is acceptable in this context and does not dominate adjacent residential properties. Views of the new building will be limited to glimpsed visibility from the public highways around the site predominantly from Flixborough Road and The Avenue; however mature vegetation will screen most views, especially during summer

months. There are public footpaths to the south of the site; again, views are likely to be screened by mature vegetation. Private views into the site are available from surrounding properties, however properties adjacent to the site have long rear gardens and the proposed school will not be unduly prominent or dominant in these views. It is considered that the proposed building will be a beneficial addition to the local built environment.

It is therefore considered that the development proposes an acceptable standard of design in accordance with policies DS1 and DS3 of the NLLP, policy CS5 of the NLCS and Section 7 of the NPPF.

## **Ecology**

The application is supported by a Phase One Ecological Survey and a Bat Survey. The Phase One Survey concluded that the site had limited potential for ecological habitat with the exception of a coppice of trees to the south-western corner of the site. This area is considered to be of local ecological value but is not affected by this application. The Bat Survey identified a transient bat roost for common and soprano pipistrelle. The demolition of the building will result in the loss of this transient roost, however bat activity was low and ecological enhancements are proposed which will replace existing habitat. These new roosts can be implemented prior to demolition ensuring continuous roosting space is available. For this reason it is considered that the development meets the 'Favourable Conservation Status' test of European Protected Species licensing.

This officer also considers that the application meets the tests of 'No Satisfactory Alternatives' and 'Overriding Public Interest'. Bat activity on the site is relatively low and mitigation can be secured to provide enhancements over the existing conservation value of the site. The need for new education facilities in Burton-upon-Stather is therefore considered to outweigh the temporary ecological harm identified; new education provision will deliver social benefits in terms of raising educational standards in the village and region. The delivery of improved sports facilities also delivers public health benefits, especially if these facilities can be made available to the public outside of school hours. No alternative sites exist to accommodate the proposed school buildings, and the renovation of the existing buildings in part or in full is not considered to deliver the benefits of this application in terms of functionality and sustainability.

The application is considered to comply with policies LC5 and LC6 of the NLLP, policy CS17 of the NLCS and Section 11 of the NPPF for the above reasons and subject to conditions.

## **Drainage and flood risk**

The application site is located in flood zone 1 and is therefore not considered to be at risk of fluvial or tidal flooding. The site area is, however, over 1 hectare in size and therefore a flood risk assessment has been produced and submitted in support of the application.

The impermeable area of the site will increase from 0.63 hectares to 0.68 hectares resulting in a slight increase in run-off rates. However, run-off rates will be restricted below the capacity of the existing outfall using a vortex flow control. Attenuation will achieve a peak run-off rate of 16 litres per second; this results in betterment over the current situation where peak run-off has been calculated at 29 litres per second.

By actively managing surface water run-off rates, and containing surplus run-off below ground, the risks of flooding and overall run-off of surface water will significantly reduce at the higher return period events. The system will be designed to contain the 100-year return period rainfall event, including an allowance for climate change.

Foul flows will continue to discharge into the main public sewer within Flixborough Road. There will be little change to the foul flows released from the site.

For the reasons outlined above, it is considered that the application complies with policy DS14 of the NLLP, policy CS18 of the NLCS and Section 10 of the NPPF.

### **Need**

Policy CS22 supports the principle of the proposed development so long as it meets the needs of the local community. The proposed development has sufficient capacity to accommodate the existing school population of 210 students; the application therefore clearly meets the existing educational needs of the area. The proposed school building is designed to allow future extension as and when this is required (subject to planning permission). It has been stated that this extension should be built now to prevent further disruption to residents in the future. This comment is accepted, however the extension of the school now would take the scheme beyond the funding limit which has been secured. Furthermore, a larger building would cost more in terms of operating costs and reduce sustainability. Significant expansion is not planned for Burton-upon-Stather so future expansion of the school is not anticipated to be necessary.

For the above reasons the application is considered to comply with the 'need' element of policy CS22.

### **Playing fields/playing pitch provision**

Sports England has not objected to this application as alternative playing pitch provision has been made in Scunthorpe at Berkeley Street (1,883 square metres) and across all priority school building sites an additional 331 square metres is achieved. Residents have argued that this provision does not affect the loss in Burton-upon-Stather. During the site visit the existing provision was considered and it is noted that the 'pitch' upon which the new building will be constructed is not formally marked out and actually only provides informal recreation space. The loss of this space does not concern the school as only one pitch is marked out and formally used. As such the impact upon educational achievement at Burton-upon-Stather is considered to be small and outweighed by the new school provisions. The application therefore continues to comply with policy R1 of the North Lincolnshire Local Plan.

### **Other considerations**

Concerns have been raised regarding the loss of the existing library and the installation of shared toilets.

The existing library is located within circulation space between classrooms and staff areas. Although this is a useful facility, it is considered that this will be suitably replaced within the new school as books will be placed on shelves outside of classrooms. This will not be as quiet as the current arrangement which is offset from the main corridor, but both offer similar facilities. Children are not expected to sit in the library and read, only to take books away. This will continue to be the case, however age-appropriate books can be placed

outside of the classrooms making it easier for children to find appropriate books and then take them into classrooms to read. This is considered to be an acceptable arrangement.

The proposed toilets will be located in single blocks but cubicles will be segregated between male and female. Every two classrooms will be set around a cloakroom/toilet area. Currently male and female toilets are set either side of the existing school and children must walk a significant distance from their classroom to use the toilet. The proposed arrangement is afforded much better supervision and considered to be an improvement over the existing arrangement which takes children away from teachers and well supervised areas.

## **Conclusions**

The principle of constructing a new school on this existing educational site is considered to be acceptable. The new facility will meet the existing education needs of the area in a new modern building with improved infrastructure and facilities. The amenity of residents will be affected during the construction phase, however the use of conditions will ensure that disturbance is minimised and construction will only be a temporary issue.

Technical considerations such as drainage and highways infrastructure continue to be acceptable as there is no material increase to traffic movements and drainage capacity. Ecology within the site can be protected via condition which secures acceptable habitat replacement for bats, and with sensitive demolition the application is considered to meet the tests of European Protected Species licencing. The loss of the existing buildings complies with planning policies and guidance as they are not listed or in a conservation area; they are considered to be undesignated heritage assets and as such photographic records will be secured. Archaeological matters are also protected by condition.

The design and layout of the site is considered to be acceptable. The design of the new buildings is simple, but coloured panels, louvres and render provide visual interest and the use of good quality materials will deliver a good quality building which makes a valued but subtle contribution to the locality. The layout of the site complies with designing out crime criteria, providing a defensible private space and good legibility from the public highway to the front reception. The school building is uniform in its design which ensures good surveillance over external spaces to discourage antisocial behaviour.

The application proposes a sustainable form of development, which makes effective use of an existing educational site located in a sustainable location close to existing services and public transport. The site has also historically grown in a location which meets the needs of the community it serves. The new building also results in energy efficiency savings which comply with the aspirations of national and local policy and improves financial viability.

## **RECOMMENDATION      Grant permission subject to the following conditions:**

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: GA(00)000 - Location Plan; GA(00)002 - Site Boundary; GA(00)001 - Proposed Site Plan; GA(10)001 - Floor Plans; GA(10)002 - Roof Plan; GA(11)001 - Elevations; GA(12)001 - Sections; D/001 Rev P5 - Site Wide Below Ground Drainage General Arrangement; and LP1994-WS-L-90-01 Revision F - Landscape Proposals.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.

No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall:

- demonstrate that the surface water drainage system(s) are designed in accordance with CIRIA C697 and C687 or the National SuDS Standards, should the latter be in force when the detailed design of the surface water drainage system is undertaken;
- limit the discharge rate generated by all rainfall events up to and including the 100-year plus 30% (allowance for climate change) critical rain storm to ideally the greenfield run-off rates for the site. As a minimum, the developed site must not exceed the run-off from the undeveloped site and must not increase the risk of flooding off-site;
- demonstrate the provisions of surface water run-off attenuation storage in accordance with the requirements specified in 'Science Report SC030219 Rainfall Management for Developments';
- be supported by relevant plans, network details and calculations, including details of any attenuation system, and outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods;
- confirm how the on-site surface water drainage systems will be adopted and maintained in perpetuity to ensure long-term operation at the designed parameters.

Reason

To prevent the increased risk of flooding; to improve and protect water quality, to improve habitat and amenity and to ensure the future maintenance of the sustainable drainage structures.

4.

The development hereby permitted shall not be occupied until a scheme which includes the following measures has been submitted to and approved by the local planning authority. The scheme shall be submitted in full unless the local planning authority dispenses with any such requirement specifically and in writing:

- A comprehensive site survey by a competent person shall determine the existence, extent and concentrations of any landfill gas with the potential to reach the application site. The requirements of the local planning authority shall be fully established before the site survey is commenced. Two full copies of the survey, findings and conclusions shall be submitted to the local planning authority without delay upon completion.
- A written scheme to be implemented and completed by a competent person detailing measures to contain, manage and/or monitor any landfill gas with the potential to reach the application site shall be submitted to the local planning authority. The scheme shall be agreed in writing with the local planning authority prior to the commencement of development and implemented prior to occupation of the development. No deviation shall be made from this scheme without the express written agreement of the local planning authority.

#### Reason

In the interests of public safety in accordance with policy CS18 of the North Lincolnshire Core Strategy.

#### 5.

If, during development, any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement, detailing how this contamination shall be dealt with, has been submitted to and approved in writing by the local planning authority. The approved method statement shall be implemented in full prior to development commencing on the site.

#### Reason

To comply with the provisions of policy DS7 of the North Lincolnshire Local Plan and policy CS18 of the North Lincolnshire Core Strategy in relation to contaminated land.

#### 6.

No plant for refrigeration, ventilation, extraction or air conditioning shall be installed until the details have been submitted to and approved in writing by the local planning authority. The details shall include an assessment of likely impact of the plant on residential amenity, specifying noise output and any mitigation measures necessary. Details for the control of odour must be included with the details for any cooking extraction plant. All plant shall be installed and maintained in accordance with the details approved by the local planning authority.

#### Reason

To protect residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

#### 7.

No development shall commence until an assessment of the potential for light impact has been undertaken, submitted to and approved in writing by the local planning authority. The assessment shall include:

- identification of sensitive receptors likely to be impacted upon by light nuisance;

- a lighting scheme which proposes methods of mitigation against potential light nuisance, including potential glare and light spill, on sensitive receptors;
- days and hours of use of external lighting.

Once approved the agreed lighting scheme shall be installed, maintained and operated in accordance with the approved details and permanently retained. Any deviation from the agreed lighting scheme shall require approval in writing by the local planning authority.

Reason

To protect residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

8.

Construction, demolition and site clearance operations shall be limited to the following hours:

- 7am to 7pm Monday to Friday
- 7am to 1pm on Saturdays.

No construction operations shall take place on Sundays or public/bank holidays.

HGV movements shall not be permitted outside these hours during the construction phase without prior written approval from the local planning authority.

Installation of equipment on site shall not be permitted outside these hours without prior written approval from the local planning authority.

Reason

To protect residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

9.

No authorised development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. This shall include details of mitigation measures for the control of pollution, including noise, vibration, dust and light. All demolition, construction and site clearance work shall be carried out in accordance with the approved CEMP unless otherwise agreed in writing by the local planning authority.

Reason

For the protection of amenity for local residents and adjacent school use in accordance with policy DS1 of the North Lincolnshire Local Plan.

10.

No development shall take place until a biodiversity management plan has been submitted to and approved in writing by the local planning authority. The plan shall include:

- details of measures to be taken to avoid harm to hedgehogs, bats and nesting birds during demolition and construction;

- details of nesting and roosting features to be installed in buildings to support swift (*Apus apus*) and pipistrelle bat (*Pipistrellus* spp.);
- details of bat boxes and bird nest boxes to be installed in the grounds;
- proposed timings for the installation of the above features in relation to the completion of works on each building;
- restrictions on external lighting to avoid impacts on bat roosts, bat foraging areas and sensitive habitats;
- prescriptions for the creation and management of wildflower areas, including details of soil properties and local origin plugs and seed mixes;
- prescriptions for a wildlife garden, trees, shrubs and mixed native hedges of high biodiversity value.

#### Reason

To protect and enhance features of recognised nature conservation importance in accordance with policy CS17 of the North Lincolnshire Core Strategy.

#### 11.

The biodiversity management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. Prior to the completion of the approved development, the applicant or their successor in title shall submit a report to the local planning authority, providing evidence of compliance with the biodiversity management plan.

#### Reason

To protect and enhance features of recognised nature conservation importance in accordance with policy CS17 of the North Lincolnshire Core Strategy.

#### 12.

Prior to the commencement of development, a scheme setting out the provision of replacement playing field across other site(s) in North Lincolnshire (of at least the equivalent quantity and quality to that lost to the development) shall be submitted to and approved in writing by the local planning authority in consultation with Sport England. The scheme shall include the processes and methodologies set out in the Sport England publication 'Natural Turf for Sport' (March, 2011). The approved scheme shall include a timetable for the provision of the replacement playing field.

#### Reason

To ensure that the development does not result in a net loss of playing field with regard to policy R1 of the North Lincolnshire Local Plan.

#### 13.

Prior to the development being brought into use, a Community Use Scheme shall be submitted to and approved in writing by the local planning authority, after consultation with Sport England. The scheme shall include details of pricing policy, hours of use, access by

non-school users/non-members, management responsibilities and a mechanism for review. The approved scheme shall be implemented upon commencement of use of the development.

Reason

To secure well-managed, safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with policy R1 of the North Lincolnshire Local Plan.

14.

No development shall take place until proposals for landscaping (including planting plans of locations and sizes of trees/shrubs etc, used together with a maintenance plan for at least the first three years) have been submitted to and approved in writing by the local planning authority. The proposals shall include indications of all existing trees and hedgerows on the site, and details of any to be retained, together with measures for their protection during the course of development.

Reason

In order to enhance the visual appearance and deliver biodiversity enhancements in accordance with policies CS16 and CS17 of the North Lincolnshire Core Strategy.

15.

No demolition shall take place until the applicant, or their agents or successors in title, has produced an historic building record of the school buildings in accordance with a written specification, including a timetable for the recording, which has been submitted by the applicant and approved in writing by the local planning authority.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the school buildings are of communal value and the site is of archaeological interest.

16.

No development shall take place until an archaeological mitigation strategy, as defined in a brief prepared by the North Lincolnshire Historic Environment Record, has been submitted to and approved in writing by the local planning authority. The strategy shall include details of the following:

- (i) measures to ensure the preservation by record of archaeological features of identified importance
- (ii) methodologies for the recording and recovery of archaeological remains, including artefacts and ecofacts
- (iii) post-fieldwork methodologies for assessment and analyses
- (iv) report content and arrangements for dissemination, and publication proposals
- (v) archive preparation and deposition with recognised repositories

- (vi) a timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy
- (vii) monitoring arrangements, including the notification in writing to the North Lincolnshire Historic Environment Record, of the commencement of archaeological works and the opportunity to monitor such works
- (viii) a list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the school buildings are of communal value and the site is of archaeological interest.

17.

The archaeological mitigation strategy shall be carried out in accordance with the approved details and timings, subject to any variations agreed in writing by the local planning authority.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the school buildings are of communal value and the site is of archaeological interest.

18.

A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the North Lincolnshire Historic Environment Record within six months of the date of completion of the development hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the school buildings are of communal value and the site is of archaeological interest.

19.

The final travel plan shall be submitted to and approved in writing by the local planning authority within six months of the proposed development being brought into use and all conditions and requirements of the plan, once approved, shall be implemented and retained at all times.

Reason

To ensure that the proposed development operates in a safe and sustainable manner with minimal disruption to the highway network.

20.

The travel plan, once approved and in place, shall be subject to monitoring on an annual basis for a period of three years from the approval date. The monitoring report on the impact of the travel plan shall be submitted to the local planning authority on the first of January each year following the grant of planning permission. All amendments to the approved travel plan identified as a result of the monitoring process shall be implemented and retained.

**Reason**

To ensure that the proposed development operates in a safe and sustainable manner with minimal disruption to the highway network.

21.

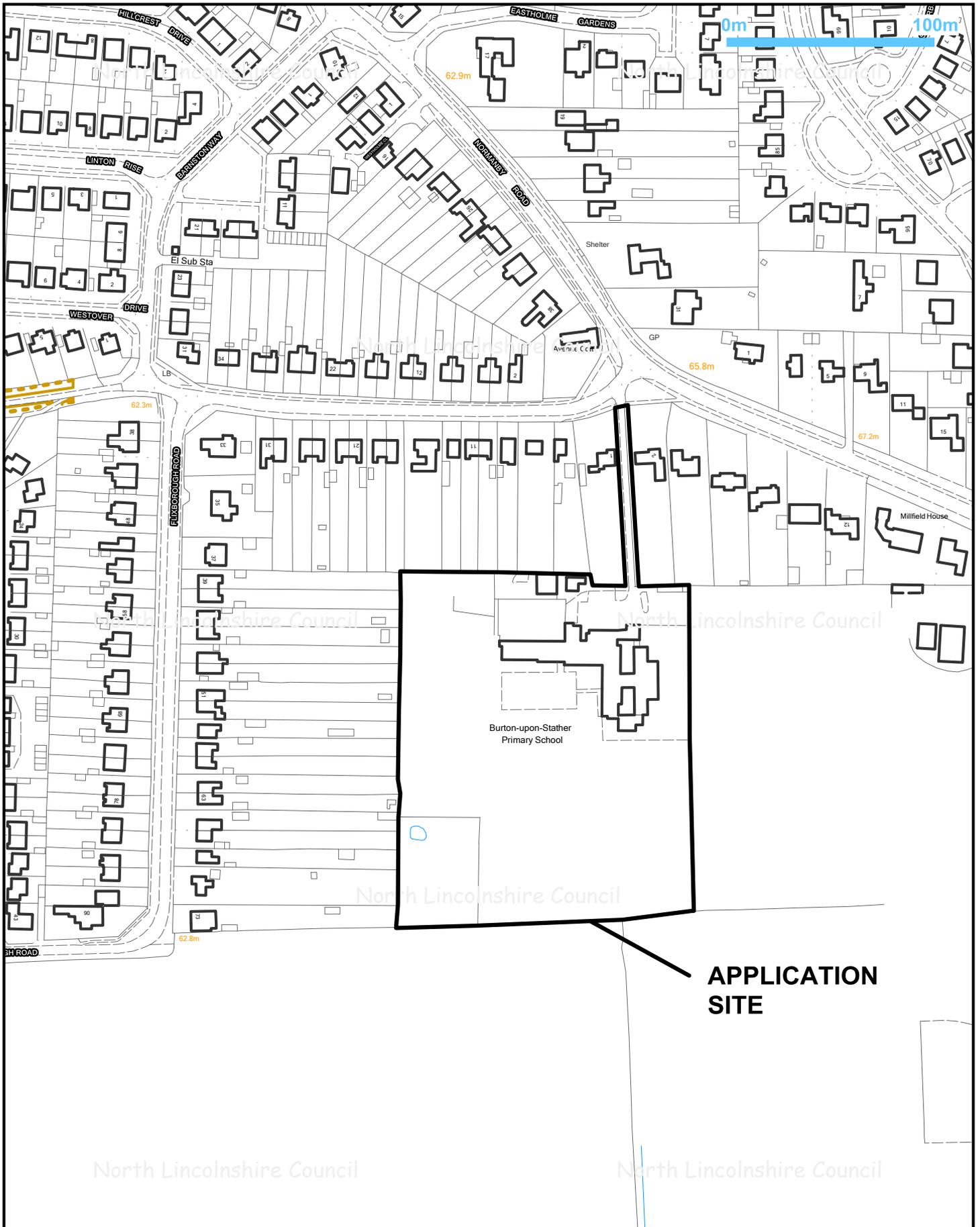
No development shall take place until a construction phase traffic management plan showing details of all associated traffic movements, including delivery vehicles and staff/construction movements, any abnormal load movements, contractor parking and welfare facilities, storage of materials and traffic management requirements on the adjacent highway, has been submitted to and approved in writing by the local planning authority. Once approved the plan shall be implemented, reviewed and updated as necessary throughout the construction period.

**Reason**

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

**Informative**

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



**APPLICATION SITE**

Title: PA/2015/0090			
Drawn by: Sue Barden	Date: 14/04/2015	Scale : 1:2500	



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Ordnance Survey 0100023560



**Director of Places**  
**Peter Williams**  
BSc,DMS,CEng,MEI,MCMI,AMIMechE



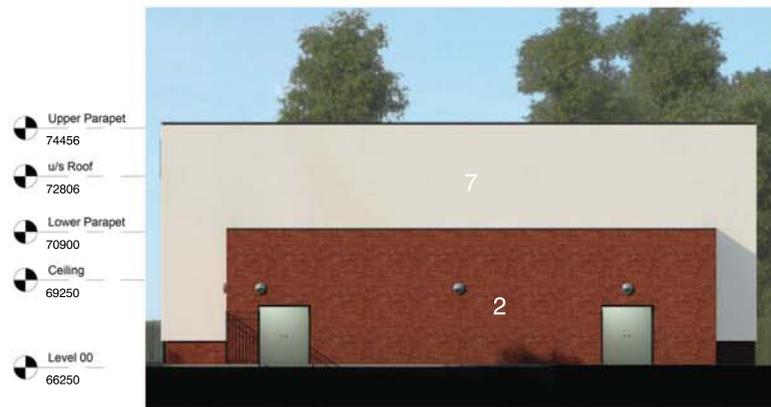
1 East  
1:100



2 West  
1:100



3 South  
1:100



4 North  
1:100

PA/2015/0090 Proposed Layout - Not to scale

