

Application Number	Expiry Date	Parish	Ward
223023	09/02/2023	Wokingham CP	Wescott;

Applicant	Mrs Kashyap
Site Address	"Buckhurst Court", London Road, Wokingham, RG10 1PA
Proposal	Full application for the proposed change of use from office (Class E) to private school (Class F1), including installation of playground, play equipment and erection of additional fencing.
Type	Full Planning Application.
Officer	Tariq Bailey-Biggs
Reason for determination by committee	Listed by Councillor Maria Gee due to general concerns that the proposal would not accord with national and local policy.

FOR CONSIDERATION BY	Planning Committee on Wednesday, 8 February 2023
REPORT PREPARED BY	Operational Lead Development Management
RECOMMENDATION	APPROVAL subject to a S106 Agreement, conditions and informatives

SUMMARY

The proposal seeks a change of use from a previous office building to private, special educational needs and disability (SEND) school and includes the installation of playground, play equipment and erection of additional fencing.

The proposal would be acceptable in principle and the new development would be compatible with its immediate surroundings in the context of the school setting. It would also not give rise to concerns relating to access and parking impacts, or to the protection of the existing residential amenities of the nearest residents, given the location of the proposal. There would be no adverse harm to the future occupiers of the site, subject to conditions 4, 5, 6, 7 and 10.

The proposal is therefore recommended for approval, subject to completion of a legal agreement and conditions.

RELEVANT PLANNING HISTORY

Application Number	Description	Decision & Date
101337	Proposed replacement of existing window with french doors, and erection of new timber decking/terraced area.	Approved, 25/06/2010
F/2006/7727	Formation of new doors and steps to office building	C/A, 10/08/2006
F/2001/4374	Single storey extension to B1 Officer Building	C/A, 05/12/2001

DEVELOPMENT INFORMATION	
CONSTRAINTS	<i>For example;</i> Countryside Electricity sub-station consultation zone Potentially contaminated land consultation zone Tree Preservation Order Thames Basin Heaths - Special Protection Area – 5 and 7 km

CONSULTATION RESPONSES	
WBC Environmental Health	No objections, subject to conditions.
WBC Drainage	No objections.
WBC Highways	No objections, subject to conditions
WBC Education (School Planning)	No objections.
WBC EPS	No objections, subject to a S106
WBC Trees and Landscape	Agreement.
WBC Ecology	No objections, subject to conditions
	No objections.

REPRESENTATIONS

Town/Parish Council: No comments received.

Local Members: Councillor Maria Gee – Has raised the following concerns:

- It is unclear from the application whether the school is a special school.
 - The access road has no pavement making it unsafe for pedestrians.
 - Entrance gates have no separate pedestrian access - requires walking behind parked or moving cars.
 - No secure provision made for secure cycle storage on site.
 - The school proposal is located in an unsustainable location, with only two options for bus travel near the application site to and from Reading.
 - The proposal does not fit into any strategic provision for SEN education therefore is Contrary to CP2 of the Core strategy.
 - No documentation concerning the SEN improvement test.
 - There is no information about disabled parking spaces.
 - There is no detailed consideration of emergency vehicle access and arrangements for students in case of fire or other emergency.
 - The design of the existing entrance gates (which includes iron spikes) are unsafe for pupils.
 - There are no indications of fire alarms and sprinklers. Fire escape routes are not shown on the submitted plans, including those for wheelchair and mobility aid users.
 - There is no detailed consideration of refuse storage and disposal.
 - External lighting around the site does not seem to have been considered.
 - No landscape and tree management plan and no assessment of trees and shrubs on site to assess if they require maintenance or if they are noxious or skin irritant
 - Building falls below space standards and use of space.
- No clear separation of primary and secondary areas for play and study.

- No provision for children in standard or specialised wheelchairs.
- inadequate facilities, recreational areas, resources and teaching spaces/areas for a SEND School.
- Noise and Air pollution concerns.
- No details provided of ventilation.
- Limited plan of outdoor spaces for curriculum use
- General inaccuracies in the submitted plans and supporting documents
- No consideration has been given to health and Safety at Work and Workplace safety regulations

Councillor Maria Gee notes that following documents are missing:

1. design and access statement
2. transport and transport management plan
3. air quality assessment
4. noise impact assessment
5. geo-environmental assessment
6. acoustic design or plan report
7. landscape management plan
8. employment skills plan
9. external lighting requirements
10. statement of community involvement
11. ventilation for classroom, work room, dining room and toilet areas
12. building sustainability report
13. daylighting assessment
14. thermal comfort assessment

Officer comment: This is discussed in the main body of the report, suitable conditions and informatives have been attached.

Neighbours: No comments received.

PLANNING POLICY

National Planning Policy Framework
National Design Guide
National Planning Practice Guidance

Core Strategy (CS)

CP1 – Sustainable Development
 CP3 – General Principles for Development
 CP6 – Managing Travel Demand
 CP7 – Biodiversity
 CP9 – Scale and Location of Development Proposals
 CP11 – Proposals Outside Development Limits (Inc Countryside)
 CP15 – Employment Development

MDD Local Plan (MDD)

CC01 – Presumption in Favour of Sustainable Development
 CC02 – Development Limits

CC03 – Green Infrastructure, Trees and Landscaping
 CC04 – Sustainable Design and Construction
 CC06 – Noise
 CC07 – Parking
 CC09 – Development and Flood Risk
 CC10 – Sustainable Drainage
 TB07 – Internal Space Standards
 TB12 – Employment Skills Plan
 TB21 – Landscape Character
 TB23 – Biodiversity and Development

Other

Borough Design Guide Supplementary Planning Document

PLANNING ISSUES

Site description:

1. The application site comprises of a single-storey building with hardstanding for vehicle parking and is accessed via an approach road (London Road) leading off from St Annes Drive. The site is located to the northeast side of a motorway - A329m. To the south and west lies St Anne's Manor Hilton Hotel and Conference Centre. The site is on the edge but outside of the defined settlement boundary.

Proposal

2. The proposal seeks a change of use from a previous office building (Class E) to private, SEND school (Class F1) and includes the installation of playground, play equipment and erection of additional fencing.
3. The school would have 9 classrooms with 50 pupils between the ages of 7-18 years old and 32 staff members.

Principle of development

4. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan (MDD) Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
5. The application site is located outside the settlement boundary and in the countryside, where the restrictions of Core Strategy Policy CP11 are applicable. Policy CP11 indicates that new development should normally be located within the settlement limits; however, essential community facilities that cannot be accommodated within development limits or through the re-use/replacement of existing buildings may be appropriate.

6. The restrictive countryside policy should also be weighed against the advice contained within the NPPF. Paragraph 92b of the NPPF states that planning policies and decisions should *“take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community, and deliver sufficient social, recreational and cultural facilities and services to meet the community needs.”* Paragraph 94 of the NPPF urges local planning authorities to *“give great weight to the need to create, expand or alter schools.”*
7. Policy CP2 of the Core Strategy also aims to ensure that new development contributes to the formation of sustainable and inclusive communities through the provision of community facilities (including educational buildings), and that the requirements of children are addressed.
8. It is considered that the enhancement of the school constitutes the provision of an essential community facility by providing educational facilities for children with special educational needs and disabilities. Moreover, no external alterations or extensions to the existing building is proposed with this application. The scheme instead includes the installation of a modest playground area, play equipment and additional fencing all of which, are well within the confines of the site and in close proximity to the application property, therefore, would not lead to excessive encroachment or expansion of development away from the original buildings.
9. The development complies with the requirements set out in policy CP2 and CP11 of the Core strategy and the NPPF, therefore, would be acceptable in principle and accords with Policy CP11.

Character of the Area

10. Section 12 of the NPPF states that ‘permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions’ and ‘the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people’.
11. Policy CP1 states that development should maintain or enhance the high quality of the environment. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high quality design. CP11 of the Core Strategy refers to maintaining the quality of the environment and restricting development within the countryside. R1 and RD1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area, and R11 requires a coherent street character, including in terms of scale, rhythm, proportion and height.
12. No external alterations or extensions to the existing building are proposed within this application. The scheme instead includes the installation of a playground area would have a footprint of approximately 33m² and would be laid to tarmac to support the entry of a small, multi equipment activity area. The play equipment itself is modest in scale and is open in design, therefore, would not be visually intrusive to the open character of the countryside.

13. The proposal would also introduce a 2metre high, weld-mesh metal fence to enclose open spaces within the application site. The Council's Landscape Officer has raised concerns on that this fencing would be out of character within the rural setting and has suggested either an alternative fence constructed from timber or that planting is introduced against the proposed fence to create a green wall, in the interests of visual amenity. However, this type of fencing is a common feature of many schools both within urban and rural setting, often used to ensure the safeguarding and security of pupils at the school. Moreover, the proposed fence would be set well back from the site boundaries and would be completely screened from the public realm by tall mature trees that border the site, with only angled views achievable from the site's front entrance gate.
14. As such, the proposed fencing would have a minimal impact on the landscape and rural character of the area, therefore accords with policy CP1 and CP3 of the Core Strategy and the NPPF.

Neighbour Amenity

15. Policy CP3 of the Core Strategy aims to protect neighbouring amenities. The development would be sufficiently distanced from neighbouring residential properties and the new play area would be located approximately 77 metres from St Anne's Manor Hilton Hotel separated by a dense row of trees and hedgerow which functions as a noise barrier. As a result, the proposed development would not have any harmful impacts on neighbouring amenities.

Sustainability of the location

16. Policies CP1, CP6 and CP9 of the Core Strategy permit development where it is based on sustainable credentials in terms of access to local facilities and services and the promotion of sustainable transport and this is reinforced in Section 9 of the NPPF.
17. Although the site is located outside of settlement limits, it is well served by public transport with the 4 Lion, 4 Lion XL, 151 and 151A bus stop serving Reading to Wokingham along London Road, within 70 metres of the site's access road. It therefore exhibits positive sustainability characteristics and is acceptable in terms of promoting alternatives to car use.
18. The Council's Highways Officer has recommended that a Travel Plan be submitted for approval to encourage the use of all travel modes. This will be secured via planning condition.

Highway Access and Parking Provision

19. The application site is accessed via a 250-metre-long access road which is bordered by a row of tall mature trees. The Council's Highways Officer has reviewed this application and has expressed safety concerns for teachers and pupils who may arrive by bus or foot to the application site as there are no footways along this approach road. The agent has submitted a supporting Site Access and Traffic Management statement which details how pedestrian safety and safe access into the site would be achieved during the operation of the school.

20. The statement proposes a number of safety and traffic calming measures. This includes staff members who would be deployed by the school entrance, school gates and the entrance of the access road to ensure safe traffic management and pedestrian movement and traffic cones used to allow for a temporary path for any pedestrians or cyclists. High visibility jackets would also be made available for all pedestrians and cyclists as necessary and temporary lighting would be installed along the pathway, especially during the autumn term. Furthermore, an individual risk assessment for travel will be maintained by the school for all children with an EHCP (Education, Health, Care Plan) and this will consider any specific needs and support required for travelling to and from the school.
21. The Highways Officer has raised no objections to this arrangement and has recommended that secure bicycle storage is provided for the occupants to encourage the use of sustainable modes of travel. This will be secured via planning condition. The Case Officer recommends that the supporting access and traffic management statement is secured by a condition.

Trees, Landscape and amenity

22. Policy CC03 of the MDD Local Plan states development should protect and retain existing trees, hedges and other landscape features. Policy TB21 of the MDD Local Plan states that proposals must demonstrate how they have addressed the requirements of the Council's Landscape Character Assessment, including the landscape quality; landscape strategy; landscape sensitivity and key issues and 'proposals shall retain or enhance the condition, character and features that contribute to the landscape'.
23. The Council's Trees and Landscape Officer has reviewed this application and comments that the proposed fencing is close to a large tree in the eastern corner of the application site and close to trees planted to the eastern side of the car park. As such, the Trees and Landscape Officer has requested a mitigation strategy from an Arboricultural Consultant for digging and concreting fence posts in areas potentially close to tree roots. This will be secured via a planning condition. The Case Officer recommends that a landscaping scheme of the proposed amenity areas are provided prior to the commencement of the development in order to ensure that the new play areas are well landscaped and designed to provide a satisfactory level of amenity space for the future occupiers. This will be secured via a planning condition.

Drainage

24. Policy CC09 of the MDD Local Plan requires consideration of flood risk from historic flooding, and Policy CC10 of the MDD Local Plan requires sustainable drainage methods and the minimisation of surface water flow. The site and access thereto is located within Flood Zone 1.
25. The Council's Drainage Officer has reviewed this application and notes that the submitted application form proposes surface water management via a soakaway, however, it is unclear whether the proposed playground area would introduce impermeable areas. The agent has confirmed that the new play area would be surfaced with a permeable tarmac. Moreover, the play area would have a modest

footprint of 33m² and would be seated within an area of grass which allows for water drainage. As such, the proposal represents no additional flood risk or vulnerability.

Environmental Health

26. Policy CP1 of the Core Strategy requires that new development proposals Maintain or enhance the high quality of the environment. Policy CP3 requires that development proposals are of a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life. Policy CC06 and Appendix 1 of the MDD Local Plan requires that development protect noise sensitive receptors from noise impact.
27. The site is very close to a busy motorway - A329m – and is within an area of historic contaminated land, therefore can be classed as an environmentally sensitive area in relation to noise pollution, air quality and potential land contamination. Any new scheme would need to protect future occupants – partially young children with disabilities.
28. The Council's Compliance Officer has reviewed this application and recommended that several documents are submitted prior to the commencement of any development at the site. This includes a noise impact assessment, air quality assessment and an investigation and risk assessment to assess the nature and extent of any land contamination on the site. These will be secured via planning conditions. The Compliance Officer has also advised that a condition which restricts the hours of construction should be attached to any approval in order to protect the occupants at St Anne's Manor Hilton Hotel from noise nuisance. This will also be secured via a planning condition.
29. The Compliance Officer has also requested a that a lighting design note or schematic is submitted showing the location and type of external lighting. However, no additional lighting is being proposed as the scheme would utilise existing lighting at the site. Consequently, this condition would be unnecessary, therefore, would not be attached to any approval.

Employment skills plan

30. Policy TB12 of the MDD Local Plan requires planning applications for all major development (both commercial and residential) in Wokingham Borough to submit an Employment Skills Plan (ESP) with a supporting method statement.
31. The Borough Council's ESP Policy Officer seeks a S106 agreement to secure job creation comprising 3 x Community Skills Support, e.g. work experience or Construction Skills Certification Scheme training courses and 1 x job created. Alternately, a sum in lieu of an ESP can be provided if the applicant / owner is unable to deliver the planning obligation. The requirement for a S106 has been included in the recommendation.

Ecology

32. Policy CP7 of the Core Strategy and Policy TB23 of the MDD Local Plan require the incorporation of new biodiversity features, buffers between habitats and species of importance and integration with the wider green infrastructure network.
33. The Council's Ecology Officer has reviewed this application and has raised no objections to the proposed development, however, advises that nocturnal animals including bats and woodland birds find artificial light disturbing and light can act as a barrier restricting access to feeding habitat. The effects of light pollution on the habitats surrounding the application site should be reduced wherever possible in line with best practice, the NPPF and Local Plan policies. A suitable informative will be attached to any approval.

Education

34. An objection was received from Ward Councillor Maria Gee Wescott relating to insufficient internal floor space and insufficient learning, teaching and recreational spaces required for a SEND school.
35. The Council's SEN (SEND Childrens Services) Officer has reviewed this application and comments that the applicant would be responsible for satisfying statutory legislation and guidance for the special educational needs and disability for children and young people as well as OFSTED requirements. This requires separate approval outside of the planning process, which will need to be met before the school can open. As such, the Council's SEN Officer has raised no objections to the proposed development and this would not form a basis for permission to be withheld.

Conclusion

36. The proposal seeks a change of use from a previous office building to private, SEND school and includes the installation of playground, play equipment and erection of additional fencing. The proposal would be acceptable in principle and the new development would be compatible with its immediate surroundings in the context of the school setting. It would also not give rise to concerns relating to parking or access impacts, or to the protection of the existing residential amenities of the nearest residents, given the location of the proposal. There would be no adverse harm to the future occupiers of the site, subject to conditions 4, 5, 6, 7 and 10. The proposal is therefore recommended for approval, subject to completion of a legal agreement and conditions.

The Public Sector Equality Duty (Equality Act 2010)

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular

planning application and there would be no significant adverse impacts upon protected groups as a result of the development.

APPENDIX 1 – S106 / Conditions / informatives

A - Completion of a legal agreement to secure:

1. Job creation comprising 3 x Community Skills Support, e.g. work experience or Construction Skills Certification Scheme training courses and 1 x job created. Alternately, a sum in lieu of £3,750 can be provided if the applicant / owner is unable to deliver the planning obligation.

If the Agreement is not completed within 3 months of the date of this resolution, Planning Permission will be refused unless the Operational Manager for Development Management in consultation with the Chairman of the Planning Committee agree to a later date.

B - Conditions and informatives:

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered 1587-EGA, XXXX-GA, Play Equipment Elevations, 1111-ELE and Location plan. received by the local planning authority on 08/10/2022 and 21/10/2022. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Protection of trees

3. Protection of trees

- a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site whilst digging/concreting fence posts in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).
- b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

- c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.
- d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence
Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

4. Landscaping

Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)

5. Site Characterisation/land Contamination

No development shall take place until an investigation and risk assessment is completed in accordance with a scheme to assess the nature and extent of any land contamination on the site (including asbestos and any hazardous materials). The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of any contamination.
- (ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments.

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'

Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

6. Air Quality Assessment

Development shall not begin until an air quality assessment has been carried out and where necessary a scheme for protecting proposed sensitive receptors from poor air quality has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before any dwelling hereby approved is occupied. The report to show the health of occupants of the proposed development will not be adversely impacted by poor air quality. The assessment will need to include:

- 1) assess the existing air quality in the study area (existing baseline)
- 2) predict the future air quality without the development in place (future baseline)
- 3) predict the future air quality with the development in place (with development)
- 4) details of any proposed mitigation.

Reason: In the interests of protecting future inhabitants. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

7. Noise impact assessment

No development shall take place until a Noise Impact Assessment covering the proposed site and all proposed uses quality has been submitted to and approved in writing by the Local Planning Authority. This will need to be carried out by an appropriately qualified consultant will need to address noise impact in terms of:

- Existing noise sources and how they may affect any future development of the site and of the amenity of the occupiers of the site, this is to take into consideration the character of the site and the nearby motorway and the impact on the amenity of the new development, both internal and external spaces.
- Proposed uses of the site and how that may affect nearby noise sensitive receptors.
- Nearby sensitive receptors during the construction phase, to include vehicle movement and plant and machinery being used, as well as construction noise.
- Good design to protect occupiers of the proposed development from noise and vibration from existing noise sources in particular the nearby motorway, glazing and ventilation of the

proposed development will need to be designed to meet acceptable internal and external noise levels.

This report is to identify a clear scheme of recommended works, or such other steps as may be necessary to minimize the effects of noise.

Reason: In the interests of protecting future inhabitants. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

8. Cycle parking - details required

Prior to the commencement of the development hereby permitted details of secure and covered bicycle storage/ parking facilities for the occupants of [and visitors to] the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

9. Travel Plan

Prior to the occupation of the school hereby approved commencing, a Travel Plan shall be submitted to and approved in writing by the local planning authority. The travel plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car and provide for periodic review. The travel plan shall be fully implemented, maintained and reviewed as so-approved.

Reason: To ensure sustainable modes of transport are optimised. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policy CP6.

10. Site Access Traffic Management Plan

No part of the development shall be occupied until the approved Site Access Traffic Management plan has been implemented. This plan shall be implemented, maintained and reviewed as approved.

Reason: To encourage the use of all travel modes and of provide a functional, accessible and safe development. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policy CP3 and CP6.

11. Hours of construction

No demolition or construction work shall take place outside the hours of 08:00 and 18:00 Monday to Friday; 08:00 and 13:00 Saturday and not at all on Sundays and public holidays.

Reasons: To protect future occupants of the site and the occupants of nearby properties from noise nuisance, and to protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

Informatives:

1. Reason For Approval

The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.

2. Pre-Commencement Conditions

The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

3. Changes To The Approved Plans

The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

4. Approved & No Discussion/Amendment Required

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

5. Travel Plan

The requisite Travel plan would need to comply with the latest national and local guidance:

- 1) NPPF Section 9 (Sustainable Transport)
- 2) The Essential Guide to Travel Planning (DfT, March 2008)
- 3) Delivering Travel Plans Through the Planning Process (DfT, April 2009)
- 4) A Guide on Travel Plans for Developers (DfT)
- 5) Making Residential Travel Plans Work (DfT, June 2007) All accessible at:
<http://www.dft.gov.uk/pgr/sustainable/travelplans/>
<https://www.gov.uk/government/policies/improving-local-transport>

Also:

WBC Transport Plan 3 and Active Travel Plan 2011 – 2026

WBC Workplace Travel Plan Guidance and Residential Travel Plan Guidance

Documents, covering workplace travel plans and residential travel plans provide local guidance and are available on the Borough's website.#

6. External Lighting

Nocturnal animals including bats and woodland birds find artificial light disturbing and light can act as a barrier restricting access to feeding habitat. The effects of light pollution on the habitats surrounding the application site should be reduced wherever possible in line with best practice, the NPPF and Local Plan policies.

Only the minimum amount of external lighting necessary for site safety during school operational hours should be used. Light spill should be minimised and spread of light should be kept to horizontal or below. Narrow spectrum lights should peak higher than 550 nm and wave lengths should be below 4000 kelvin.

7. Approved & No Discussion/Amendment Required

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

APPENDIX 2 - Parish Council Comments

No comments received.

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