

Y/7/2016/7007: Ashleigh County Infant School, Wymondham.

Applications Referred to Committee for Determination:

South Norfolk District Council: Y/7/2016/7007:

**Expansion of the existing infant school to full primary provision by the addition of a new hall, classrooms, additional staff car parking, external lighting, and hard play area. Addition of adjacent field and change of use from public amenity to educational and fencing:
Executive Director of Children's Services**

Report by the Executive Director of Community and Environmental Services

Summary

The proposed development is part of the County Council's Children's Services capital programme; to re-organise Ashleigh Infants School to become an 'all through primary school' with a two form entry (2FE) provision. Consequently, planning permission is sought for the expansion to the school, additional car parking, hard play area, and the change of use of part of the adjoining amenity land to educational use.

7 letters of objections and concerns have been received and primarily relate to highways and amenity issues, loss of amenity land, impact on wildlife and landownership. 5 letters in support have been received. There are no objections from statutory consultees subject to suitably worded conditions should planning permission be granted.

It is considered that the proposed development accords with the development plan and no other material considerations indicate otherwise. Significant weight has been attached to the need for the school place provision and the need to expand the school. On balance the proposed development is considered to be acceptable.

In accordance with the Council's Scheme of Delegation, the application is brought to the Planning (Regulatory) Committee for determination due to the level of objection received.

Recommendation

It is recommended that the Executive Director of Community and Environmental Services be authorised to:

- (i) Grant planning permission subject to the conditions outlined in section 12.
- (ii) Discharge conditions (in discussion with the Chairman and Vice Chairman of the committee) where those detailed above require the submission and implementation of a scheme, or further details, either before development commences, or within a specified date of planning permission being granted.
- (iii) Delegate powers to officers (in discussion with the Chairman and Vice Chairman of the committee) to deal with any non-material amendments to the application that may be submitted.

1. The Proposal

- 1.1 Location : The application site relates to Ashleigh Infants School, Wymondham, a single storey building with the exception of the staff accommodation which is at first floor level. Constructed of red brick and tile roofing materials, roof structures are a mixture of mono and twin pitch and flat roof.
- 1.2 : The school has been remodelled internally and extended over the years to include a nursery, a children's centre and additional classrooms. More recently the school has received temporary planning permission for the provision of modular accommodation.
- 1.3 : Situated within a predominantly residential area north-east of Wymondham town centre, the school is surrounded by a mixture of detached and terraced houses and bungalows. A parade of shops, a community centre and a public house are situated on Lime Tree Avenue to the south. Adjoining the school is an area of amenity land to south-western boundary.
- 1.4 Type of development : Planning permission is sought for an expansion to the school, additional car parking, hard play area, and the change of use of part of the adjoining amenity land to educational use.
- 1.5 : The proposed scheme consists of:
- An extension to the western elevation of the existing school building comprising 9no. classrooms, which will allow for 2no. classrooms per year group, plus 1 no. classroom for the 'bulge' year;
 - External lighting;
 - Change of use of adjoining amenity land to educational use;
 - Improved school entrance;
 - New school hall built adjacent to the existing hall with a connecting door;
 - New kitchen (to the north elevation);
 - Internal alterations to form staff accommodation;
 - Additional parking provision accessed off Sheffield Road;
 - Additional pedestrian access points;

- External hard/soft play learning area
- 1.6 Duration : Full permanent planning permission is sought.
- 1.7 Access : Vehicular and pedestrian access to the school is off Sheffield Road, which also serves residential dwellings.

2. Constraints

- 2.1 The application site lies within the development limits and the Norwich Policy Area. The adjoining amenity land is allocated as existing recreational/amenity land to protect (WYM 12), in the Wymondham Area Action Plan.

3. Planning History

- 3.1 Y/7/2015/7007: Provision of 6-bay modular accommodation for a period of two years; external works to include ramps, steps, paving, external lighting and associated works. Approved August 2015.
- 3.2 Y/7/2014/7007: Provision of 6-bay modular accommodation building for a period of five years; external works to include: ramps, steps, additional car parking spaces and associated works. Approved July 2014.
- 3.3 Y/7/2013/7013: Installation of external canopies adjacent to existing school buildings to improve circulation locally and provide covered play areas. Approved July 2013.
- 3.4 Y/7/2012/7013: Discharge of Conditions 6, 7 & 12 of Planning Permission Y/7/2010/7023. Partly discharged January 2013.
- 3.5 Y/7/2010/7023: Extension to provide Phase 3 Children's Centre, extension of car parking area, replacement play area. Approved October 2010.
- 3.6 Y/7/2010/7007: Formation of single storey flat roofed extension to be used as storage. Approved April 2011.
- 3.7 Y/7/2006/7028: Provision of a modular playgroup building. Approved January 2007.
- 3.8 7/2000/1656: Classbase extension & link to existing school. Approved November 2000.
- 3.9 7/1998/1482: Pitched roof extension to provide additional classroom with flat roofed link to main school. Approved November 1998.

4. Planning Policy

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| 4.1 | Joint Core Strategy for Broadland, Norwich and South Norfolk (2011/2014) | : 1
: 2
: 3
: 6
: 7
: 10 | Addressing climate change and protecting environmental assets
Promoting good design
Energy and water
Access and transportation
Supporting communities
Location for major new or expanded communities in the Norwich Policy Area |
| 4.2 | South Norfolk Local Plan Development | : DM 1.1 | Ensuring Development Management Contributes to Achieving Sustainable |

Management Policies Document (2015)		:	DM 1.3	Development in South Norfolk
		:	DM 1.4	The Sustainable Location of New Development
		:	DM 3.8	Environmental Quality and Local Distinctiveness
		:	DM 3.10	Design Principles applying to all development
		:	DM 3.11	Promotion of sustainable transport
		:	DM 3.12	Road Safety and the free flow of traffic
		:	DM 3.13	Provision of vehicle parking
		:	DM 3.15	Amenity noise and quality of life
		:	DM 3.16	Outdoor play facilities and recreational space
		:	DM 4.2	Improving the level of community facilities
		:	DM 4.5	Sustainable drainage and water management
		:	DM 4.8	Landscape Character and River Valleys
		:	DM 4.9	Protection of Trees and Hedgerows
		:		Incorporating landscape into design
4.3	South Norfolk Local Plan Wymondham Area Action Plan (2015)	:	WYM 8	General Green Infrastructure Requirements For New Development Within Wymondham AAP Area
		:	WYM12	Protecting Existing Recreation Or Amenity Land In Wymondham
4.4	South Norfolk Place-Making Guide Supplementary Planning Document (2012)	:	2.5	Wymondham
4.5	The National Planning Policy Framework (2012)	:	4	Promoting sustainable transport
		:	7	Requiring good design
		:	8	Promoting healthy communities
		:	10	Meeting the challenge of climate change, flooding and coastal change
		:	11	Conserving and enhancing the natural environment
4.6	National Policy Statement	:		Planning For Schools Development
5.	Consultations			
5.1	South Norfolk Council	:		Do not wish to raise an objection to the application. Any approval should include suggested conditions relating to demolition/construction site noise, vibration and dust, the installation of generators/air handling plant, lighting, unexpected contaminated land; and construction hours.

5.2	Wymondham Town Council	: No Objections.
5.3	Norfolk Fire & Rescue Service	: No response received at the time of writing this report.
5.4	Environmental Health Officer (South Norfolk District Council)	: Comments incorporated into the response received from South Norfolk Council.
5.5	Sport England	: No objection subject to conditions requiring the marking out of pitches on the new playing field and a community use agreement for the playing fields.
5.6	Highway Authority (NCC)	: Do not raise an objection. Should planning permission be granted it is requested conditions regarding: provision of access and parking, cycle parking, provision and completion of pedestrian crossing on Lime Tree Avenue and Vehicle Activated Sign (VAS) flashing sign on Sheffield Road, Traffic Regulation Order for yellow lines on Sheffield Road, and travel plan.
5.7	Senior Green Infrastructure Officer	: No objections. Request conditions relating to hard/soft landscaping and boundary treatments are imposed on any grant of planning permission.
5.8	County Ecologist	: Submitted ecological assessment is satisfactory. Will not have any adverse impacts on ecology. Existing pond has a low likelihood of great crested newts being present. Wildlife mitigation and enhancements should be implemented. Majority of extension on land that is amenity grassland with low ecological value.
5.9	Senior Arboricultural Office	: No objections.
5.10	Environment Agency	: No comments to make on the application.
5.11	Lead Local Flood Authority	: Draws attention to potential incidences of flooding in the area and recommends consultation with Anglian Water. <u>Re-consultation on additional drainage information:</u> No comments to make.
5.12	Anglian Water	: Raise the following points: Development will lead to unacceptable risk of flooding downstream; The surface water strategy/flood risk assessment submitted is unacceptable. However, should the Planning Authority be mindful to grant planning permission, conditions relating to the submission of foul water and surface water strategies should

be imposed.

Re-consultation on additional drainage information: The sewerage system has present capacity to accept foul drainage from the extension via a gravity regime. The surface water strategy/flood risk assessment is acceptable at a maximum rate of 5liltre per second (5l/s).

- 5.13 Local residents : 7 letters of representation from local residents have been received. The main issues raised relate to increased traffic, highway and pedestrian safety, loss of view, pollution, de-valuation of property, loss of privacy, impact on wildlife, wider community use of school site and land ownership. All issues raised are fully addressed in the main body of the report.
- 5.14 County Councillor (Mr Joe Mooney) : Supports the application.

6. Assessment

6.1 Proposal

- 6.2 Planning permission is sought for the erection of an extension to the school, comprising 9no. classrooms, improved school entrance; external lighting; new school hall; new kitchen; internal alterations to form staff accommodation; additional parking provision accessed off Sheffield Road; additional pedestrian access points; and external hard/soft play learning area. In addition, it is also proposed to change the use of part of the adjoining amenity land for educational purposes.

6.3 Site

- 6.4 Situated within a predominantly residential area north-east of Wymondham town centre, the application site relates to Ashleigh Infants School, a single storey red brick/tile building with the exception of the staff accommodation which is at first floor level. The school has been remodelled internally and extended over the years to include a nursery, a children's centre and additional classrooms. More recently the school has received temporary planning permission for the provision of modular accommodation, in order to meet the pressure of pupil places.
- 6.5 Vehicular and pedestrian access is off Sheffield Road, with parking and turning provision within the school site.

6.6 Principle of development

- 6.7 A basic principle when assessing planning applications is outlined in Section 38(6) of the Town and Country Planning Compulsory Purchase Act 2004 which states:

“if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise”.

- 6.8 In terms of the development plan, the County Planning Authority considers the relevant documents in relation to this application are the Joint Core Strategy for Broadland, Norwich and South Norfolk (2011/2014), the South Norfolk Local Plan Development Management Policies Document (2015), the South Norfolk Local Plan Wymondham Area Action Plan (2015) and the South Norfolk Place-Making Guide Supplementary Planning Document (2012). Whilst not part of the development plan, policies within the National Planning Policy Framework (NPPF) are also a further material consideration of significant weight.
- 6.9 The application site lies within the development boundary for Wymondham as identified on the Wymondham Area Action Plan (WAAP) Policies Map; an area considered suitable for development, in accordance with Policies DM 1.1 and 1.3 of the South Norfolk Development Management Policies Document (SN DMPD) and the NPPF which guides development to sustainable locations. Policy 7 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (JCS) supports sufficient, appropriate and accessible education opportunities, including new or expansions of schools to serve major growth locations.
- 6.10 Section 8, Para 72 of the NPPF attaches great weight to the need to create, expand or alter schools. Similar principles are also set out in the Department of Communities and Local Government (DCLG) Ministerial Policy Statement planning for schools development (2008), which emphasises the commitment to increasing both the number of school places and choice and diversity in the state funded sector and makes it clear that there should be a presumption in favour of the development of state funded schools.
- 6.11 This project is part of the County Council's Children's Services capital programme; to re-organise 3 no. schools within Wymondham to become 'all through primaries'. This particular project makes provision for four additional year groups in the 7 – 11 age range with a two form entry (2FE) provision.
- 6.12 The proposed development is within the development boundary for Wymondham and partly within the curtilage of an established school site. The principle of development within the existing school grounds is considered acceptable; the principle of the use of the adjoining amenity land is not established. The determination of the application must be in accordance with the development plan, unless material considerations indicate otherwise.
- 6.13 **Amenity (noise, dust, light pollution etc)**
- 6.14 Policy DM 3.13 of the SN DMPD seeks to ensure a high quality of life for existing and future occupiers of land and buildings. Policy 7 of the JCS, Para 17 and Section 11 of the NPPF reiterate this. In terms of amenity, this means avoiding overlooking and overbearing impacts and ensuring existing and potential occupiers are protected from forms of pollution such as noise, odour, dust and light pollution.
- 6.15 The application site is situated within a predominately residential area, and bound by residential property on all sides.
- 6.16 The proposed school extension will extend the built form further west, closer to neighbouring properties on Beech Close, however the building is single storey, the closest part of the extension (relating to a group space area with a door and window) is a minimum of approximately 14m to the rear garden boundaries of properties on Beech Close, which are also separated from the

school site by an existing footpath. The extension of the existing car parking provision will run along the western boundary of the school site, backing onto the rear boundaries of properties on Beech Close. To lessen the amenity impact of this, boundary treatments includes a 1.4m high close boarded fence with a 1.8m high hedge. The new hard play area (south of the extended car park) and new footpaths are considered to be sufficient distance away from neighbouring property. Regarding the inclusion of part of the adjoining amenity land within the school boundary, historically this has been used by members of the wider community; therefore it is not considered that activity will increase in this area.

- 6.17 A Lighting Assessment accompanies the application. Wall mounted lighting will be provided onto the building at approximately 3m in height. Pole mounted lighting to illuminate evacuation points, providing emergency lighting only will be installed at a height of approximately 6 metres. Low level bollard lighting will be provided to the extended car park area and new access paths between Beech Close and Lime Tree Avenue.
- 6.18 The submitted Noise Statement states that extract ventilation is to be provided to sanitary spaces and the kitchen. South Norfolk Council have reviewed the application and do not raise any objection. However due to the limited noise data regarding the ventilation plant and in the interest of amenity, it is recommended that any planning permission should include conditions relating to demolition/construction site noise, vibration and dust, the installation of generators/air handling plant, lighting, unexpected contaminated land; and construction hours.
- 6.19 Given the design and scale of the proposed development, the separation distances to residential properties and boundary treatments, it is considered that the proposed development will not have a detrimental impact on the amenities of occupiers of adjacent residential properties, by reason of overlooking, over shadowing, noise, dust, odour or light pollution or loss of privacy, in accordance with the aforementioned relevant national and local planning policies.
- 6.20 **Design**
- 6.21 Policy DM 3.8 of the SN DMPD, Policy 2 of the JCS and Section 7 of the NPPF all relate to design. The policies encourage development to be of high quality good design and relate well to local surroundings, amongst other criteria, in terms of the use of sustainable materials, design, scale, height, massing and landscaping.
- 6.22 The proposal comprises internal remodelling and the erection of a single storey extension attached to the western elevation of the existing school building. In terms of internal layout, the extension block will provide 9no. classrooms to the north and south of a central circulation corridor, accessible from both the existing school building and outdoors and arranged under back to back mono-pitch roofs with a flat roofed area between for the corridors and classrooms stores/wet areas. Centrally to the school building and adjacent the existing hall, a new hall is proposed with a pitched roof, similar to that of the existing.
- 6.23 Externally the layout works well. Pedestrian access via footpaths will be

available through the site and will be further enhanced by the creation of the 2no. additional access points on Beech Close and Lime Tree Avenue.

- 6.24 In terms of external appearance, materials have been chosen to ensure the proposed development is in keeping (as much as possible) to the existing building, complimenting both the existing school building and the surrounding area. It is intended to construct the classroom extension of red brick to match the existing, the new kitchen and the linked corridor in white render to visually separate the new building from the old and clad the new hall in grey lightweight panelling. Other materials of construction include the following: metal standing seam roofing material, Basalt Grey (RAL 7012) aluminium doors, windows and brise soleil. Fencing is a mixture of close boarded fencing and wire mesh. Should planning permission be granted it is intended to impose a condition requiring a sample of materials to be submitted and approved. In addition, appropriate landscaping to the site will help soften the impact of the proposal.
- 6.25 The design, siting and materials of the proposed development is acceptable and considered to relate well to the existing school building and surroundings, in accordance with the relevant national and local planning policies relating to design.
- 6.26 **Flood Risk**
- 6.27 Policy DM 4.2 of the SN DMPD states that sustainable drainage measures must be fully integrated within design to minimise the risk of flooding on the development site or in the surrounding area. Policy 1 of the JCS and Section 10 of the NPPF also apply. The overall thrust of the policies is to minimise flood risk, locating development in areas at least risk of flooding and to protect ground water sources.
- 6.28 According to the Environment Agency (EA) flood map, the application site lies within Flood Zone 1 - low risk of tidal and fluvial flooding. 'Nurseries and Educational establishments' fall within the 'More Vulnerable' classification as defined within the Planning Practice Guidance (PPG) Flood Risk Vulnerability Classification table. This type of development is generally considered acceptable in line with the Flood Risk Vulnerability and Flood Zone Compatibility table in the PPG.
- 6.29 As a 'major' development as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015, with a site area in excess of 1 hectare, the application is accompanied by a Flood Risk Assessment. The report concludes that the development is a compatible development for flood zone 1 and will not create any flood risk issues.
- 6.30 In terms of flood risk, the Environment Agency were consulted on the application and do not wish to comment.
- 6.31 In light of the flood risk zone, flood risk vulnerability classification and flood zone compatibility, it is not considered that the proposed development will give rise to tidal or fluvial flooding, in accordance with the relevant aforementioned national and local planning policies relating to flood risk.
- 6.32 **Sustainable Drainage – Foul Drainage / Surface Water**

- 6.33 Policy 4.2 of the SN DMPD requires the use of sustainable drainage systems (SuDS) for all development proposals as an integral part to the strategy to control flooding.
- 6.34 In terms of surface water drainage the submitted flood risk assessment concludes that infiltration methods are unlikely to be a feasible method of surface water disposal due to the poor permeability of the site, therefore it is intended to connect to the public sewer.
- 6.35 In relation to surface water drainage, the Lead Local Flood Authority were consulted and drew the planning authority's attention to incidences of DG5 flooding in the area – internal flooding to properties around Finderne Drive. The development intends to dispose of both foul and surface water to the mains sewer.
- 6.36 Anglian Water in their original consultation response, stated that the submitted surface water strategy/flood risk assessment was unacceptable.
- 6.37 In response, the applicant submitted a revised drainage strategy and additional drainage information in an attempt to demonstrate that the proposed development can be drained so as not to cause on-site flooding issues or exacerbate flooding downstream. In email correspondence between the agent and Anglian Water, supporting evidence included DVD footage from the survey work of the surface water drainage system to prove the existing positive drainage from the site. To demonstrate that the surface water hierarchy has been followed, submitted infiltration test results prove that the infiltration rate at the site is not adequate to support a soakaway solution; the nearest watercourse is approx. 200m away from the site, which is not a viable location to accept surface water run-off from the site; therefore the only available and feasible option is to discharge to a positive sewer system.
- 6.38 To restrict the surface water discharge rate to a greenfield run-off rate, it is intended to install an attenuation tank, to hold the water and discharge at the agreed rate. In email correspondence, the agent confirms that a surface water discharge rate of 5l/s can be achieved and controlled by appropriate attenuation. To secure this, it is intended to impose a suitably worded condition on any grant of planning permission. It is therefore considered that the proposed development can be accommodated on site without giving rise to surface water flooding, in accordance with Policy 4.2 of the SN DMPD.
- 6.39 Turning to foul drainage, Anglian Water in their original consultation response stated that the development would lead to an unacceptable risk of flooding downstream.
- 6.40 In response, the agent confirms the school site is currently served by a separate foul and surface water drainage system and there is an existing pumping station within the school site currently serving the existing modular accommodation. The pumping station is to remain as is one of the existing mobiles. Via email correspondence the agent confirms it is intended to connect the proposed development to the existing foul drainage gravity system, which will be re-routed to accommodate the extension to be connected.
- 6.41 Anglian Water has based their view on a standard formula of each school child producing 90 litres of foul sewage per head per day. Using this formula,

the rate for the proposed extension is calculated at 0.438l/s (average daily foul flow) and 0.680l/s (peak flow). On this basis Anglian Water has removed their objections and are satisfied that the foul flows can be accommodated in the foul network.

- 6.42 To secure the delivery of this method of foul drainage disposal, it is considered necessary to impose a suitable worded pre-commencement condition requiring full details of the foul drainage strategy be imposed should planning permission be granted. Under the Water Industry Act 1991, should the proposed development lead to an unacceptable level of flooding, improvements to the existing foul sewer network will need to be funded by the developer, in this NCC Children's Services.
- 6.43 Anglian Water in their latest consultation response confirm that the foul drainage strategy to discharge to sewer via the gravity regime is acceptable. Providing the applicant proposes to connect via a gravity regime, it is considered that the proposed development will not give rise to on-site flooding or exacerbate flooding downstream, in accordance with Policy 4.2 of the SN DMPD relating to sustainable drainage.
- 6.44 **Sustainability**
- 6.45 Policy DM 3.8 of the SN DMPD relating to design states buildings and spaces should be orientated to gain benefit from sunlight and passive solar energy. Policy 1 of the JCS requires development to be located and designed to use resources efficiently, minimise greenhouse gas emissions and be adapted to a changing climate and more extreme weather, whilst Policy 3 requires development such as this, to include sources of decentralised and renewable or low-carbon energy providing at least 10% of the scheme's expected energy requirements. Section 10 of the NPPF expects new development to take account of local policies in decentralised energy, landform, layout, building orientation, massing and landscaping to minimise energy consumption.
- 6.46 The accompanying Sustainability Statement states a minimum of 10% carbon reduction through renewables is expected. The design incorporates a number of sustainability elements, including due north and south facing classrooms, a brise soleil to south facing classrooms, two sided natural ventilation to classrooms using openable windows, mechanical ventilation, hot/cold water flow control devices (to limit waste), and the provision of a PV array (equating to 12% energy generation) with an area of 100m², located on the south facing roof over the class rooms.
- 6.47 In accordance with national and local planning policy it is a requirement of this scheme to limit its impact on the environment. Given the layout, orientation and constraints of the site, the sustainability measures proposed are considered acceptable, in accordance with the aforementioned national and local planning policies relating to sustainability.
- 6.48 **Highways**
- 6.49 Policy DM 3.11 of the SN DMPD does not permit development that endangers highway safety or the satisfactory functioning of the highway network, whilst policy DM 3.12 seeks appropriate parking provision. Policy 6 of the JCS seeks to enhance the transportation system improving access to areas. Section 4 of the

NPPF and Policy 3.10 of the SN DMPD encourage maximising the use of sustainable transport modes.

- 6.50 Vehicular and pedestrian access is off Sheffield Road linked by an internal access loop road, leading to an extended car park area (providing a total of 72 parking spaces for the school and children's centre) along the western boundary of the site. The existing access/egress is to remain unchanged. The accompanying Design and Access Statement sets out a number of improvements to the vehicular and pedestrian links to the school. 1no. designated disabled parking space is located in the main car park at a point closest to the school and 2no. spaces outside the access ramp for the children's centre. The pedestrian access through the site will remain unchanged. Additional site access points will be provided to relieve pressure on the main entrance. One to the west of the site linking an existing footpath by Beech Close to a new path within the site and a gated access to the southern boundary, providing access to a new path from Lime Tree Avenue.
- 6.51 The Council's Highway Engineer has reviewed the application submission and visited the site; and whilst the proposal will result in an increase in traffic and further activity within the immediate vicinity of the school, this is unlikely to generate a significant highway safety concern. The surrounding roads are residential in character and whilst it is acknowledged that the proposed development will result in further traffic and pedestrian activity, at drop-off and pick-up times, this is typical of most schools. The school site benefits from an internal access loop road with an in/out arrangement, there are 'School Keep Clear' signs and single yellow line waiting restrictions on Sheffield Road; double yellow line restrictions on Lime tree Avenue and both Sheffield Road and Lime Tree Avenue are subject to a 20mph speed limit with an associated VAS flashing sign. To help manage the additional traffic, the Highway Authority recommend off-site highway improvements to include the provision of an additional VAS flashing sign to the east of the school and additional yellow line junction protection on Sheffield Road at its junction with Maple Close, Hawthorn Close and Finderne Drive.
- 6.52 Given the localised catchment area of the school and the comprehensive footway network the opportunity to access the school from the surrounding residential area by more sustainable modes such as by foot / bicycle is good. However, the school will need to review its current travel plan to further promote sustainable modes/alternative methods to access the site. The Highway Authority is satisfied the overall parking provision is acceptable and in line with the Council's adopted parking strategy. The proposed level of cycle parking is not sufficient, therefore it is recommended that further secure cycle / scooter parking be provided on all entrances to the site.
- 6.53 Subject to conditions relating to provision of access and parking, cycle parking, provision and completion of pedestrian crossing on Lime Tree Avenue and Vehicle Activated Sign (VAS) flashing sign on Sheffield Road, Traffic Regulation Order for yellow lines on Sheffield Road, and travel plan, it is considered that the proposed development is not in conflict with Policies DM 3.10, 3.11 and 3.12 of the SN DMPD, Policy 6 of the JCS and Section 4 of the NPPF, relating to highway safety, parking provision and sustainable transport modes.

6.54 Impact on playing field / pitch provision

- 6.55 The proposed development seeks to change the use and include part of the adjoining amenity land for educational purposes. This area of land is covered by WYM 12 of the WAAP and identified as existing recreation/amenity land to protect. Policy DM 3.15 of the SN DMPD also restricts the loss of existing open space.
- 6.56 Section 8, para 74 of the NPPF resists the loss of existing open space, sports and recreational buildings and land including playing fields, unless it is demonstrated that there is surplus provision, the loss resulting from the proposed development would be replaced by equivalent or better provision, or the development is for alternative sports and recreation provision, which outweighs the loss.
- 6.57 The proposal includes the change of use to educational purposes of part of the adjoining amenity land to west of the site, to be marked out with formal pitch provision. The land is within the ownership of the County Council, and is currently used as amenity land for the wider community. Submitted plans show a portion of the amenity land retained for public access, defined by a boundary between it and the school site.
- 6.58 Part of the loss of the existing school playing field is largely restricted by hard play areas and mobile classrooms. Furthermore, as part of this application, there will be the loss of another part of the existing playing field to accommodate the extension to the car park, and there will be the construction of an 800m² hard play area, that will be marked out for sports court use. Sport England comment that the remaining playing field will still be able to accommodate a mini soccer pitch and grass running track; and consider that the loss of the existing playing field will be compensated with the inclusion of the existing amenity land within the school boundary, which will create an additional 1.12 hectares of playing field, capable of accommodating two mini soccer pitches and two rounders pitches (in the summer months).
- 6.59 In 2007 South Norfolk Council undertook an assessment of open space, sport and recreation facilities across the district to identify the local needs and opportunities for improving or replacing current facilities. The document titled 'South Norfolk Council – PPG17 Open Spaces, Indoor Sports and Community Recreation Assessment' shows an over provision of amenity space (informal open space) in Wymondham - 1.08 hectares per 1,000 population against the recommended standard of 0.71 hectares per 1,000 population. In addition, the documents identifies the amenity space at Beech Close (the subject of this application) as a shortfall in provision. It is to be noted that the amenity space in terms of quality was rated 33% against a recommended standard of 46%, and was the only site in that category in Wymondham to score below the 46% quality rating. According to the submitted plans/Planning Statement the total amenity space has an area of 1.49 hectares, with only 1.12 hectares of this to be included within the school grounds, and to be provided to a quality whereby formal pitch provision can be laid out. The remaining 0.37 hectares will be retained for general amenity use by the wider community.
- 6.60 Sport England do not raise an objection subject to conditions requiring the marking out of pitches on the playing field and a community use agreement, to

secure access to the playing fields for community groups/clubs. South Norfolk Council do not raise an objection.

- 6.61 Whilst this part of the proposal is contrary to this policy, it is acknowledged that the amenity land in quality terms is less than the standard quality set out by South Norfolk Council in its open space/recreation assessment, the proposal will not result in total loss of the amenity land, which will be laid out for formal pitch provision, the remainder will be retained for unrestricted public access; and the applicant (NCC Children's Services) has provided written confirmation there is no objection to the preparation/implementation of a Community Use Agreement. It is considered that the inclusion of part of the amenity land for education purposes, increasing the size of the playing field and formally laid for pitch provision, thereby enhancing the current education provisions for the school, outweigh the loss of part of the amenity land.

6.62 **Landscape / Trees**

- 6.63 Policy DM 4.8 of the SN DMPD expects all development proposals to consider the existing trees both on and adjacent to the site and safeguards and promotes the appropriate management of protected and other significant trees and hedgerows, unless there is a need that clearly outweighs the loss. Policy DM 4.9 of the SN DMPD requires the provision of new planted features to form part of developments and respecting the character of the local landscape. Policy 1 of the JCS and Section 11 of the NPPF echoes this and encourages good design to limit the impact on landscape and nature conservation.
- 6.64 The application site comprises amenity grassland and a number of trees within the school site including on the area of the proposed extension and extended car park. The site does not lie within a Conservation Area nor are the trees covered by a Tree Preservation Order (TPO).
- 6.65 The application is accompanied by an Arboricultural Impact Assessment (AIA) which concludes that three category C trees (T33, T34 and T35) and 5 category B trees (G1) will need to be removed. Category C trees are small or in poor condition and category B trees are generally in good condition; the trees are required to be removed to facilitate the development. To mitigate the loss of the trees, it is proposed to provide replacement planting, in the form of a minimum of 8no. trees such as Flowering Crab Apple, Whitebeam, Field Maple, Scot pine and Silver Birch. A small section of scrub and hedging will be removed and replaced with native hedging of a greater length. All trees to be retained within the site will be adequately protected during construction.
- 6.66 The Council's Senior Arboriculture & Woodland Officer does not raise an objection provided the development is carried out strictly in accordance with the submitted AIA. In addition, the Council's Green Infrastructure Officer does not raise an objection, however requires further details relating to the hard/soft landscaping and boundary treatments. The aforementioned comments of the Natural Environment Team can be dealt with by suitably worded conditions should the application be granted.
- 6.67 It is considered that the proposed development can be carried out without having a detrimental impact on the trees within the site, and proposes sufficient mitigation measures, in accordance with Policies DM 4.8 and 4.9 of the SN DMPD, Policy 1 of the JCS and Section 11 of the NPPF.

6.68 **Ecology / Biodiversity**

6.69 Policy 1 of JCS and Section 11 of the NPPF aims to conserve and/or enhance biodiversity. WYM 8 of the AAP states that new development in Wymondham is required to maintain, protect and enhance green infrastructure.

6.70 The site comprises areas of grassland, hardstanding, trees and hedging, consequently the application is accompanied by an Ecological Appraisal. The report concludes that no further surveys for bats are recommended, however if during any works on site bats or bat roosts are encountered then works will cease and a licensed bat worker contacted. No further survey work is recommended for birds and works should commence outside the breeding bird season (March to August). No further survey work is recommended for reptiles as there is no suitable habitat on or adjacent to the site for reptiles. The potential for great crested newts is assessed as neutral therefore no further survey work is recommended. As a precautionary measure mitigation is recommended in the form of bat boxes as a biodiversity measure, bird boxes to mitigate the loss of shrubs and trees and replacement planting.

6.71 The Council's Ecologist has reviewed the application and does not raise any objections and is satisfied with the conclusion in the Ecological appraisal that an assessment of the site found little potential for the proposed development to negatively impact on the protected species or other wildlife. The recommended mitigation and wildlife enhancements are welcomed to lessen the potential for impacts on wildlife.

6.72 It is considered that the proposed development can be undertaken without having an adverse impact on protected species and/or other valued species, in accordance with the relevant planning policies relating to ecology/biodiversity.

6.73 Appropriate Assessment

The application site is within 10km of Norfolk Valley Fens Special Area of Conservation (SAC) which is a European protected habitat. The application has been assessed in accordance with Regulation 61 of the Conservation of Habitats and Species Regulations 2010. It is considered there is no requirement for the CPA to undertake an Appropriate Assessment of the development.

6.74 **The Community Infrastructure Levy**

6.75 The development is CIL liable; such development is zero rated.

6.76 **Responses to the representations received**

6.77 The application was advertised by means of neighbour notification letters, site notices, and an advertisement in the Eastern Daily Press newspaper.

6.78 Neighbour notification letter expiry date: 25 May 2016

Site notice expiry date: 3 June 2016

Press Advert expiry date: 25 May 2016

6.79 5 letters of support have been received and make the following comments:

- Additional entrance is welcomed to alleviate the congestion problems
- The development is backed by on-going improvements in teaching and learning that will benefit children that attend the school
- Creating another access to the school from Lime Tree Avenue would disperse congestion, making it safer on the children's journey
- No further delays to the start of the build
- The school needs the facilities and resources in order to thrive and develop
- The land next to the school originally belonged to the school and has lay un-used by many, described as a dog-walking area...once enveloped by the school the area will become well used for green space and land retained for use of the wider community
- Wymondham is a growing town, future adults should have the best opportunities for a school building to be proud of (not mobile classrooms)
- The plans and designs have been well considered and carefully thought through
- Relived to see a pedestrian entrance on another road
- Ashleigh is committed to working with the community to make the best safe choice for the children
- Fantastic for the school and children of Wymondham
- Pleased the school is utilising land rather than selling it off for housing

6.80 7 letters of objection have been received and make the following comments:

- Concerned about drop off and pick up and how this affects Sheffield Road
- Change in view - from just trees and playing field to gate, entrance, fencing and cars
- Pollution
- Loss of shrubbery which provides privacy and deadens noise
- Loss of privacy
- Impact on wildlife
- De-valuation of property
- Planning Statement states foot path from Limetree Avenue will be some considerable distance from neighbouring properties. Gate to footpath will not be some considerable distance from properties
- Limetree Avenue will become additional drop off/parking area for parents and visitors resulting in negative impact/disturbance to residents on Limetree Avenue, Limetree Close and Willow Close
- Parking issues on surrounding roads - parents do not park safely making

visibility difficult and block driveways

- How will area for public use be maintained, will there be any works to it, will it be drained
- Is the close boarded fencing on western perimeter being installed
- How will wider community use of school site be controlled
- How will people access the amenity area, what parking will there be
- No enhancements to the area apart from the school expanding
- Is there any more planned development in the future
- It is in deeds that the amenity land was for residents of Beech and Ash Close

6.81 In response to the representation received the applicant makes the following comments:

Loss of landscaping

The proposals involve the loss of a small amount of existing landscaping within the site. This loss is not significant, and is not considered to be detrimental in terms of wider landscape impact or detrimental to the amenities of neighbouring properties. The application is accompanied by an Arboriculture Impact Assessment report which addresses this matter, which indicates that new replacement planting will be provided within and around the site to compensate for the loss of any existing landscaping. Some local residents who are concerned about the loss of vegetation between them and the expanded car park should be reassured that a band of vegetation is remaining and is indicated on the proposed drawings.

Impact on ecology

The proposals involve the loss of existing landscaping and works to existing buildings within the site, and therefore the possibility of impact on existing ecological features. The application is accompanied by an Ecological report undertaken by Wild Frontier Ecology. An ecological appraisal of the site has been undertaken which indicated that the school and its grounds have little potential for the proposed development to negatively impact protected species and other wildlife. However as a precaution, some additional mitigation is advised with respect to care taken during any clearance of vegetation, removal of modular classrooms and construction of the new classrooms and car park. It was recommended that with the proposed mitigation in place, no significant impacts on protected species and/or valued species would be expected.

Increase in vehicles/impact on surrounding roads

The proposed development will see the expansion of the existing infant school to a full Primary school with the addition of a new hall, classrooms, additional staff car parking, external lighting, and hard play area. Additionally, part of an adjacent amenity area will be amalgamated within the school site and used for educational purposes. It is acknowledged that there will be an increase in staff numbers, and the proposals address this by the provision of additional staff car parking. It is acknowledged that the provision of new pedestrian gates to aid greater pedestrian permeability to the School site may displace some existing

vehicular traffic to the school. The proposals have been developed following pre-application consultation with the Highway Authority who require a greater degree of permeability be developed to reduce the current and potentially increased impact on Sheffield Road.

The proposals have been reviewed and accepted by the Highway Authority subject to the imposition of a number of conditions. These conditions include new speed signs and restrictions and a new crossing point to the new pedestrian access. A concern was raised that the new access at Lime Tree Avenue is for vehicular access to the new car park, we would like to clarify that this is not the case and it will only accommodate pedestrians.

Access to retained open space/Wider Public Use

To the west of the school lies a public amenity space. The application proposes that the school adopts a proportion of this space to be within the school grounds for educational use. It is also proposed that this space be made available to the wider community outside of school hours. The remaining strip of land will be left as public amenity space and maintained accordingly. Public access to the retained public amenity space will be via a new gate off Ash Close, this new opening will be through the existing hedge row. An access gate will also be provided within the new fence which separates the new school field and public amenity space, this is to allow maintenance teams to access the public space from the school site.

The mechanism to control use of the new school field will be via a community use agreement, which will set out the specific times/use etc. of the amenity space, and will be a condition of any permission granted. There will be no restrictions in terms of use/hours of the remaining western part of public amenity space, other than those which exist at present. Details of the proposed enhancement measures for the open space are clearly outlined in section 3.6 of the Planning Statement. Details of the proposed pitch layouts for the school site, both summer and winter are illustrated on the submitted plans, which will include two rounder's pitches for summer use, and two key stage 2 football pitches for winter use, again submitted as part of the application package.

- 6.82 With regard to the de-valuation of property, this is not a material planning consideration and should not be taken into consideration when determining the application.

7. Resource Implications

- 7.1 **Finance:** The development has no financial implications from the Planning Regulatory perspective.
- 7.2 **Staff:** The development has no staffing implications from the Planning Regulatory perspective.
- 7.3 **Property:** The development has no property implication from the Planning Regulatory perspective.
- 7.4 **IT:** The development has no IT implications from the Planning Regulatory perspective.

8. Other Implications

8.1 **Human rights**

8.2 The requirements of the Human Rights Act 1998 must be considered. Should permission not be granted Human Rights are not likely to apply on behalf of the applicant.

8.3 The human rights of the adjoining residents are engaged under Article 8, the right to respect for private and family life and Article 1 of the First Protocol, the right of enjoyment of property. A grant of planning permission may infringe those rights but they are qualified rights, that is that they can be balanced against the economic interests of the community as a whole and the human rights of other individuals. In making that balance it may also be taken into account that the amenity of local residents could be adequately safeguarded by conditions albeit with the exception of visual amenity. However, in this instance it is not considered that the human rights of adjoining residents would be infringed.

8.4 The human rights of the owners of the application site may be engaged under the First Protocol Article 1, that is the right to make use of their land. An approval of planning permission may infringe that right but the right is a qualified right and may be balanced against the need to protect the environment and the amenity of adjoining residents.

8.5 **Equality Impact Assessment (EqIA)**

8.6 The Council's planning functions are subject to equality impact assessments, including the process for identifying issues such as building accessibility. None have been identified in this case.

8.7 **Legal Implications:** There are no legal implications from the Planning Regulatory perspective.

8.8 **Communications:** There are no communication issues from a planning perspective.

8.9 **Health and Safety Implications:** There are no health and safety implications from a planning perspective.

8.10 **Any other implications:** Officers have considered all the implications which members should be aware of. Apart from those listed in the report (above), there are no other implications to take into account.

9. **Section 17 – Crime and Disorder Act**

9.1 It is not considered that the implementation of the proposal would generate any issues of crime and disorder, and there have been no such matters raised during the consideration of the application.

10. **Risk Implications/Assessment**

10.1 There are no risk issues from a planning perspective.

11. **Conclusion and Reasons for Grant of Planning Permission**

11.1 The application site lies within the development limits for Wymondham. Whilst it is acknowledged the proposed development will result in the loss of part of the adjoining amenity land, this is balanced against the need to expand the school and the benefits, such as an enhanced educational provision for pupils/staff of the school, improved pedestrian access points to the school and improved

playing pitch provision with access available to the community. In addition, the proposed development will result in increased vehicular and pedestrian activity; however this will be limited to pick-up and drop-off times during the school day. No objection has been raised by the Highway Authority. Suitably worded conditions will be imposed on any grant of planning permission to manage the impact and encourage sustainable transport modes. No other statutory consultees have raised any objections.

- 11.2 Under the Education Act the County Council has a statutory duty to provide school place provision. Planning policy at both national and local level attaches great weight to enhancing school provision and the need to create, expand or alter schools. In this case, the proposed development which includes the expansion of the school and the inclusion of part of the adjoining amenity land for educational purposes will enable the school to become an 'all through primary school', providing an enhanced education provision.
- 11.3 It is considered that the proposed development is acceptable and accords with the development plan. Significant weight has been attached to the need for the school place provision and the need to expand the school in response to the pressure on school places to enable the Council as Local Education Authority to meet its statutory duty. Accordingly, full conditional planning permission is recommended.

12. Conditions

- 12.1 The development hereby permitted shall commence within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 12.2 The development must be carried out in strict accordance with the application form, plans and documents detailed below:
- a) Drainage Strategy; 16-1-1021 NPS-DR 600 Rev P; dated 16.8.15; received 17 August 2016
 - b) Proposed Site Plan; 16-1-1021 NPS-DR-A 062 Rev P4; dated 9.8.16; received 17 August 2016
 - c) Proposed Ground Floor Plan; 16-1-1021 NPS-DR-A 064 Rev P5; dated 9.8.16; received 17 August 2016
 - d) External Lighting; 16-1-1021 NPS-00-00-DR-E-(00)-002 Rev P3; dated 10.8.16; received 17 August 2016
 - e) Electrical Services; 16-1-1021 NPS-00-00-DR-E-(00)-001 Rev P3; dated 18.8.16; received 17 August 2016
 - f) Existing Elevations; 16-1-1021 NPS-DR-A 080 Rev P2; dated 20.4.16
 - g) Proposed Sections Sheet 2; 16-1-1021 NPS-DR-A 071 Rev P1; dated 31.3.16
 - h) Proposed Sections Sheet 1; 16-1-1021 NPS-DR-A 070 Rev P1; dated 31.3.16
 - i) Proposed Roof Plan; 16-1-1021 NPS-DR-A 065 Rev P3; dated 9.8.16; received 17 August 2016
 - j) Proposed Elevations; 16-1-1021 NPS-DR-A 081 Rev P3; dated 28.7.16;

received 29 July 2016

- k) Proposed Open Space and Pitch Provision (Winter); 16-1-1021 NPS-DR-A 069 Rev P4; dated 9.8.16; received 17 August 2016
- l) Proposed Open Space and Pitch Provision (Summer); 16-1-1021 NPS-DR-A 068 Rev P4; dated 9.8.16; received 17 August 2016
- m) Proposed Site Plan; 16-1-1021 NPS-DR-A 062 Rev P2; dated 24.4.16
- n) Existing ground Floor Plan; 16-1-1021 NPS-Dr-A 063 Rev P1; dated 31.3.16
- o) Existing Open Space and Pitch Provision (Summer); 16-1-1021 NPS-DR-A 066 Rev P1; dated 31.3.16
- p) Existing Open Space and Pitch Provision (Winter); 16-1-1021 NPS-DR-A 067 Rev P1; dated 31.3.16
- q) Existing Site Plan; 16-1-1021 NPS-DR-A 061 Rev P2; dated 24.4.16
- r) Lighting Assessment Report prepared by NPS Group; 01-02-16-1-1021; dated 16.12.15
- s) Planning Statement prepared by NPS Group; 16-1-1021; dated April 2016 (v.2)
- t) Flood Risk Assessment prepared by Robson Liddle; 16-1-1021/FRA; dated March 2016
- u) Noise Statement prepared by NPS Group; unreferenced; dated February 2016
- v) Ecological Appraisal prepared by Wild Frontier Ecology; unreferenced; updated March 2016
- w) Site Location Plan; 16-1-1021 NPS-DR-A 060 Rev P1; dated 31.3.16
- x) Arboricultural Impact Assessment prepared by AT Coombes Associated Ltd; unreferenced; dated 15 March 2016
- y) Sustainability Statement prepared by NPS Group; unreferenced; dated 26.4.16
- z) Design Statement prepared by NPS Group; unreferenced; dated 24.4.16
- aa) Addendum to Planning Statement (v1) prepared by NPS Group; 16-1-1021; dated July 2016; received 29 July 2016
- bb) Blockbuster Drain Service – CCTV Report; dated 03/06/16; received 29 July 2016
- cc) Drainage Planning Condition Summary (Version A) prepared by NPS Group/Hamson Barron Smith; dated 28 July 2016; received 29 July 2016

Reason: For the avoidance of doubt and in the interests of proper planning

- 12.3 Prior to the construction of the walls of the extension hereby permitted a sample of the walling and roofing materials shall be submitted to and approved in writing by the County Planning Authority. The development hereby permitted shall be constructed of the approved materials

Reason: To ensure the satisfactory appearance of the development, in accordance with Policy DM 3.8 of the South Norfolk Local Plan Development Management Policies Document (2015).

- 12.4 Within 3 months of the date of this permission, a scheme of hard/soft landscaping

(including size, species, a detailed specification for replacement tree planting and maintenance) shall be submitted to, and approved in writing by, the County Planning Authority. The scheme shall be implemented within the first planting season (October to March), following the occupation of the development. Any plants which, within a period of five years from the completion of the planting die, are removed or become seriously damaged or diseased, shall be replaced with others of a similar size and species. All planting shall be retained for a period of five years after initial planting has been completed and any trees and shrubs which are substantially damaged, seriously diseased or die, shall be replaced within twelve months of removal or death, with plants of a similar species and size.

Reason: To ensure the satisfactory appearance of the development, in accordance with Policies DM 4.8 and 4.9 of the South Norfolk Local Plan Development Management Policies Document (2015).

- 12.5 Within 3 months of the date of this permission, details of proposed boundary treatments (including colour and finish) shall be submitted to, and approved in writing by, the County Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: To ensure the satisfactory appearance of the development, in accordance with Policies DM 4.8 and 4.9 of the South Norfolk Local Plan Development Management Policies Document (2015).

- 12.6 Prior to the commencement of the use hereby permitted the proposed access / on-site car (general & disabled bays) and cycle parking (covered) / turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plans (drawing number 16-1-1021-NPS-DR-A-062 Rev P4) and retained thereafter available for that specific use.

Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety, in accordance with Policies DM 3.11 and 3.12 of the South Norfolk Local Plan Development Management Policies Document (2015).

- 12.7 Within 3 months of the date of this permission a scheme for the parking of cycles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

Reason: To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport, in accordance with Policy DM 3.10 of the South Norfolk Local Plan Development Management Policies Document (2015).

- 12.8 Notwithstanding the details indicated on the submitted drawings, within 3 months of the date of this permission a detailed scheme for the **provision of a pedestrian crossing and access on Lime Tree Avenue and a VAS flashing sign on Sheffield Road** have been submitted to and approved in writing by the

County Planning Authority in consultation with the Highway Authority.

Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor, in accordance with Policy DM 3.11 of the South Norfolk Local Plan Development Management Policies Document (2015).

- 12.9 Prior to the commencement of the use hereby permitted the **provision of a pedestrian crossing and access on Lime Tree Avenue and a VAS flashing sign on Sheffield Road** referred to in Part A (condition above) of this condition shall be completed to the written satisfaction of the County Planning Authority in consultation with the Highway Authority.

Reason: To ensure that the highway network is adequate to cater for the development proposed, in accordance with Policy DM 3.11 of the South Norfolk Local Plan Development Management Policies Document (2015).

- 12.10 Prior to the commencement of the use hereby permitted a Traffic Regulation Order for the provision of yellow line markings on Sheffield Road (exact extents to be agreed) shall be promoted by the Highway Authority.

Reason: In the interests of highway safety, in accordance with Policy DM 3.11 of the South Norfolk Local Plan Development Management Policies Document (2015).

- 12.11 Within 6 months of the first occupation of the development hereby permitted a review of the existing school travel plan shall be submitted to and approved in writing by the County planning Authority in consultation with the Highway Authority. The travel plan shall be implemented in accordance with the timetables and targets contained therein and shall continue to be implemented subject to any modifications agreed by the County Planning Authority in writing in consultation with the Highway Authority as part of an annual review. The travel plan reviews shall monitor pupil numbers and provide accordingly for the phased development of the future cycle parking (as agreed with the Highway Authority).

Reason: To ensure that the development offers a wide range of travel choices to reduce the impact of travel and transport on the environment, in accordance with Policy DM 3.10 of the South Norfolk Local Plan Development Management Policies Document (2015).

- 12.12 Use of the new playing fields shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the proposed new playing fields and include details of pricing policy, hours of use, access by non-school users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The

development shall not be used at any time other than in strict compliance with the approved agreement.

Reason: To secure and retain well managed safe community access to the playing fields, to ensure sufficient benefit to the development of sport and to accord with Policy DM 3.15 of the South Norfolk Local Plan Development Management Policies Document (2015) and Policy WYM 12 of the South Norfolk Local Plan Wymondham Area Action Plan (2015).

- 12.13 The area of new playing fields plans shall be marked out with pitches as indicated on approved plan NPS-DR-A-069-P4 (or in accordance with an alternative scheme submitted to and approved by the local planning authority) prior to the completion of the building works hereby approved.

Reason: In order to provide adequate replacement playing field provision to meet the school and local community requirements, and to comply with Policy DM 3.15 of the South Norfolk Local Plan Development Management Policies Document (2015) and Policy WYM 12 of the South Norfolk Local Plan Wymondham Area Action Plan (2015).

- 12.14 Demolition and construction work shall not begin until a scheme for protecting the nearby sensitive receptors from noise, vibration and dust from the demolition and construction activities has been submitted to and approved by the local planning authority; all works which form part of the approved scheme shall be implemented.

Reason: In the interests of residential amenity, in accordance with Policy DM 3.13 of the South Norfolk Local Plan Development Management Policies Document (2015).

- 12.15 No generator, compressor, chilling unit or cooling fan shall be installed on the site without the precise details of the equipment being submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the details as approved.

Reason: In the interests of residential amenity, in accordance with Policy DM 3.13 of the South Norfolk Local Plan Development Management Policies Document (2015).

- 12.16 In the event that contamination that was not previously identified is found at time when carrying out the application development, it must be reported in writing immediately to the local planning authority. All development shall cease and shall not recommence until:

- 1) A report shall be submitted and agreed in writing by the local planning authority which includes results of an investigation and risk assessment together with proposed remediation scheme to deal with risk identified and
- 2) The agreed remediation scheme has been carried out and a validation report demonstrating its effectiveness has been approved in writing by the local planning authority.

Reasons: To protect and prevent the pollution of controlled waters from potential pollutants, in accordance with Policy DM 3.14 of the South Norfolk Local Plan Development Management Policies Document (2015).

- 12.17 Noisy construction and demolition activities will only be carried out during the following times:
08:00 – 18:00 Monday to Friday
08:00 – 13:00 on Saturdays
No work on Sundays or Bank Holidays

Reason: Reason: In the interests of residential amenity, in accordance with Policy DM 3.13 of the South Norfolk Local Plan Development Management Policies Document (2015).

- 12.18 Notwithstanding the submitted plans, prior to the construction of the roof of the extension hereby permitted, detail specification of the proposed photo-voltaic panels shall be submitted to and approved in writing by the County Planning Authority. The photo-voltaic panels shall thereafter be installed in accordance with the approved details.

Reason: To ensure the satisfactory appearance of the development, in accordance with Policy DM 3.8 of the South Norfolk Local Plan Development Management Policies Document (2015).

- 12.19 No development shall commence until a foul water strategy has been submitted to and approved in writing by the County Planning Authority in consultation with Anglian Water. The development shall not be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the County Planning Authority.

Reason: To prevent environmental and amenity problems arising from flooding, in accordance with Policy 4.2 of the South Norfolk Local Plan Development Management Policies Document (2015).

- 12.20 No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the County Planning Authority in consultation with Anglian Water and the Lead Local Flood Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the County Planning Authority.

Reason: To prevent environmental and amenity problems arising from flooding in accordance with Policy DM 4.2 of the South Norfolk Local Plan Development Management Policies Document (2015), Policy 1 of the Joint Core Strategy for Broadland Norwich and South Norfolk (2014) and Section 10 of the National Planning Policy Framework (NPPF) (2012).

Recommendation

It is recommended that the Executive Director of Community and Environmental Services be authorised to:

- (i) Grant planning permission subject to the conditions outline in section 12.
- (ii) Discharge conditions (in discussion with the Chairman and Vice Chairman of the committee) where those detailed above require the submission and

- implementation of a scheme, or further details, either before development commences, or within a specified date of planning permission being granted.
- (iii) Delegate powers to officers (in discussion with the Chairman and Vice Chairman of the committee) to deal with any non-material amendments to the application that may be submitted.

Background Papers

Joint Core Strategy for Broadland Norwich and South Norfolk (2014)

http://www.south-norfolk.gov.uk/planning/media/1_Adopted_Joint_Core_Strategy_January_2014.pdf

South Norfolk Local Plan Development Management Policies Document (2015)

http://www.south-norfolk.gov.uk/planning/media/Development_Management_Policies_Document.pdf

South Norfolk Local Plan Wymondham Area Action Plan (2015)

http://www.south-norfolk.gov.uk/planning/media/Wymondham_Area_Action_Plan.pdf

South Norfolk Place-Making Guide Supplementary Planning Document (2012)

<http://www.south-norfolk.gov.uk/planning/media/SNorfolk-Guide-interactive-full-version.pdf>

The National Planning Policy Framework (NPPF) (2012)

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

DCLG Planning Practice Guidance (2014)

<http://planningguidance.planningportal.gov.uk/blog/guidance/>

Officer Contact

If you have any questions about matters contained in this paper please get in touch with:

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If you need this report in large print, audio, Braille, alternative format or in a different language please contact 0344 800 8020 and ask for Angelina Lambert or textphone 0344 800 8011 and we will do our best to help.