

REPORT FOR THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	4 September 2024
Application Number	PL/2023/10641
Site Address	Emmaus School, School Lane, Staverton, Trowbridge, BA14 6NZ
Proposal	Demolition of existing modular classroom and rear extension to main school building to accommodate the erection of two storey building on existing playground with erection of single storey rear extension and associated landscaping
Applicant	Emmaus School
Town / Parish Council	Staverton Parish Council
Electoral Division	Staverton - Cllr Trevor Carbin
Grid Ref	51.34308, -2.20780
Type of Application	Full Planning
Case Officer	Russell Brown

Reason for the application being considered by Committee

This application has been called in by Cllr Trevor Carbin should officers be minded to support the application for the proposed development citing the following concerns:

- Scale of development
- Visual impact upon the surrounding area
- Relationship to adjoining properties
- Design – bulk, height, general appearance

1. Purpose of Report

This report considers the relevant planning considerations, including the consultation responses and considers local and national planning policy and guidance. The report identifies the various planning constraints and opportunities and considers whether this represents a sustainable form of development having regard to the social, environmental and economic dimensions of the scheme.

2. Report Summary

The key issues for consideration are:

- Principle of development;
- Design and landscape implications;
- Residential amenity;
- Ecology;
- Drainage; and
- Highways safety issues

3. Site Description

The application site as illustrated below is within the limits of development for Trowbridge,

but within the Bradford on Avon Community Area as defined within the Wiltshire Core Strategy (WCS) (CP7 and para 5.35).

Fig. 1: Site Plan and wider context plan



The site adjoins a children’s nursery which is found to the immediate southwest with residential development to the east and further southwards the CoE Primary School is located as evidenced in the above insert. Staverton is identified within Core Policy of the WCS 7 as a “small village”, and although Staverton is part of the Bradford on Avon Community Area, this site is geographically more related to Trowbridge and its community area and indeed forms part of the settlement development limits for Trowbridge as illustrated below:

Fig. 2: Plan showing settlement boundary



The site lies within the Grey Zone of the Trowbridge Bat Mitigation Strategy (TBMS) and falls within the 4km buffer area of Bath & Bradford on Avon Bats Special Area of Conservation (SAC).

The site currently contains a Bath stone built Victorian era school building which is not listed but is considered to be a non-designated heritage asset given its age, vernacular design and use of traditional materials. The school sits centrally within an elongated site. To the south of the building lies the playground and to the north there is a mobile temporary classroom and further northwards, there is a small car park for the school.

Fig. 3: Aerial view



4. Relevant Planning History

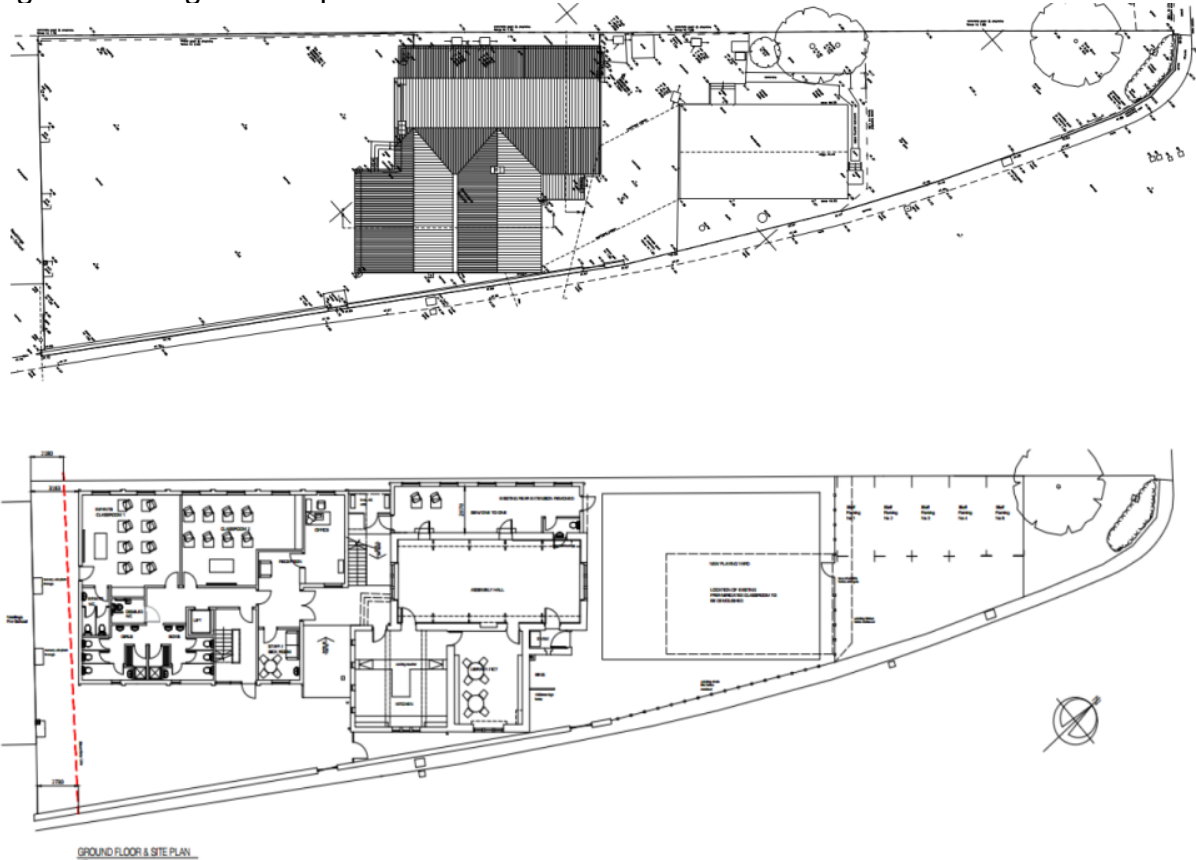
W/06/01108/FUL – Demolition of existing side room to main building and separate mobile classroom, 2 new extensions to sides of existing school building and conversion of part of existing roof space to provide additional classrooms, sanitary facilities and new reception/entrance area – **Approved**

W/10/00272/FUL – Removal of existing mobile classroom and demolition of existing single storey extension, to allow replacement single storey rear extension, and two storey side extension – **Approved**

5. The Proposal

The proposal seeks to create a two-storey extension on the existing playground to the south, with a single storey extension to the western rear of the existing school building. The existing mobile classroom to the north of the school would be demolished and that and the contiguous land as illustrated in the proposed site plan below, would become the new playground.

Fig. 4: Existing and Proposed Site Plans



The proposed extension would be a flat roofed modern design with a mixture of metal and timber cladding.

The applicant asserts that the proposed new extensions are not being planned in order to raise pupil numbers, but rather to improve the overall school accommodation and facilities for the existing pupils and staff.

Fig. 5: Proposed southeast elevation (facing the highway and neighbouring properties)

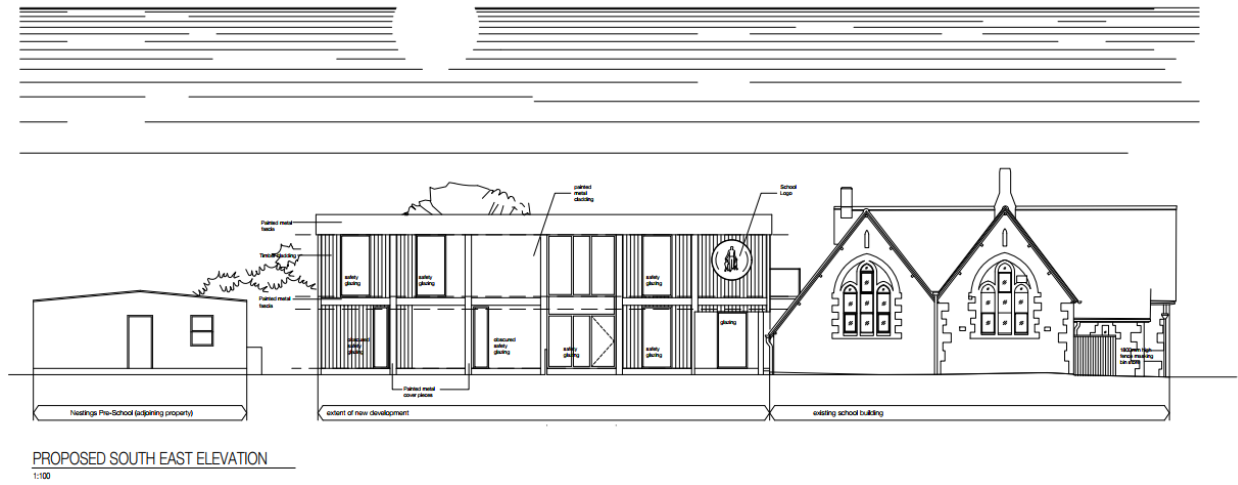
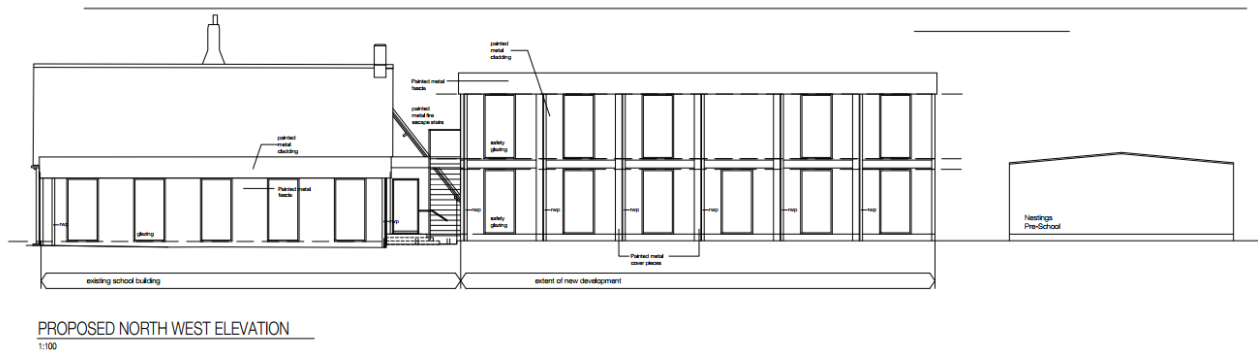
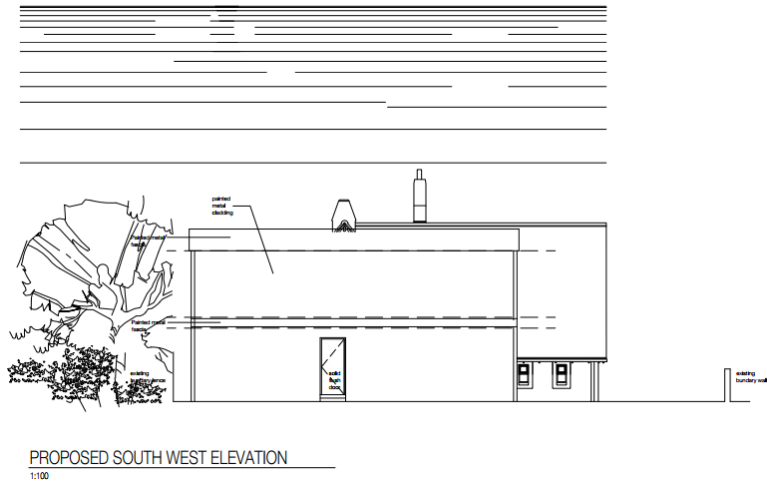
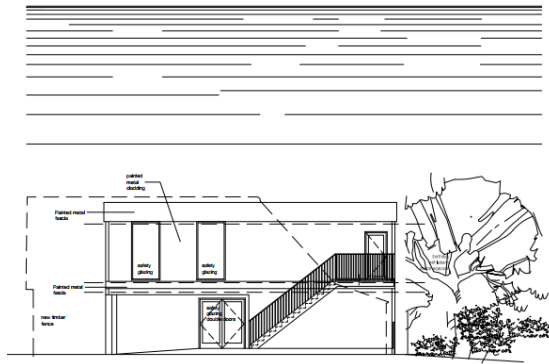
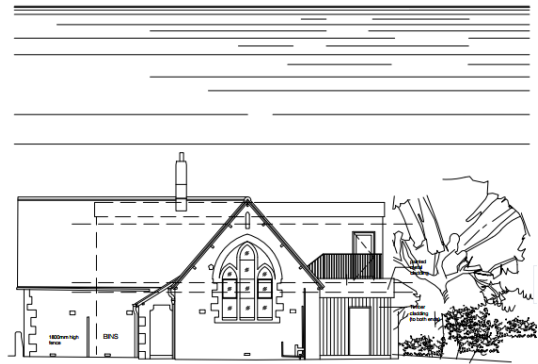


Fig. 6: Remaining Elevations





PROPOSED NORTH EAST ELEVATION (1)
1:100



PROPOSED NORTH EAST ELEVATION (2)
1:100

The application has been revised following a dispute raised about the location of the boundary between the school site and the adjoining nursery school to the southwest. As a consequence, the proposed extension was moved further into the school site to avoid any land ownership conflict with the nursery.

6. Planning Policy

National Planning Policy Framework (The Framework) – Dec 2023 iteration

Wiltshire Core Strategy (WCS) 2015 - Relevant policies include: Core Policy 1: Settlement Strategy; Core Policy 2: Delivery Strategy; Core Policy 3: Infrastructure Requirements; Core Policy 7: Spatial Strategy Bradford on Avon Community Area; Core Policy 29: Spatial Strategy: Trowbridge Community Area; Core Policy 41: Sustainable Construction and Low Carbon Energy; Core Policy Core Policy 50: Biodiversity and Geodiversity; Core Policy 51: Landscape; Core Policy 57: Ensuring High Quality Design and Place Shaping; Core Policy 60: Sustainable Transport; Core Policy 61: Transport and New Development; Core Policy 62: Development Impacts on the Transport Network; Core Policy 64: Demand Management; Core Policy 67: Flood Risk

West Wiltshire District Local Plan (1st Alteration) - saved policies U1a Foul Water Disposal and C3: Special Landscape Area

Other Material Considerations

Planning Practice Guidance (PPG)

Wiltshire's Local Transport Plan 2011- 2026

Wiltshire's Community Infrastructure Levy – Planning Obligations Supplementary Planning Document (Planning Obligations SPD)

Wiltshire's Community Infrastructure Levy - Charging Schedule (Charging Schedule)

Wiltshire's Community Infrastructure Levy - Regulation 123 List (123 List)

In terms of Neighbourhood Planning, Staverton does not have a made Neighbourhood Plan.

7. Summary of Consultation Responses

Staverton Parish Council: No objections, however, the Parish Council feels that there could be an impact on neighbours and any concerns they may have need to be considered when reaching a decision.

Wiltshire Council Highways Authority: No objections, but notes the proposed removal of two new car parking spaces. The local objections have been reviewed which relate to traffic and parking issues. The removal of the two new parking spaces and the creation of a new access will alleviate some of these objections. In highway terms, this proposal would not generate a significant amount of extra traffic or car parking demand. On this basis, the removal of the two new parking spaces from the scheme is acceptable.

Wiltshire Council Ecologist: No objection subject to conditions.

Wiltshire Council Drainage Authority: Objects due to lack of a drainage strategy.

Sport England: Confirmed that the application proposal does not fall within the statutory consultation remit, but provided the following guidance:

If the proposal involves the loss of any sports facility, then full consideration should be given to whether the proposal meets Par. 103 of National Planning Policy Framework (NPPF) is in accordance with local policies to protect social infrastructure and meets any approved Playing Pitch Strategy or Built Sports Facility Strategy that the local authority has in place.

If the proposal involves the provision of a new sports facility, then consideration should be given to the recommendations and priorities set out in any approved Playing Pitch Strategy or Built Sports Facility Strategy that the local authority may have in place. In addition, to ensure they are fit for purpose, such facilities should be designed in accordance with Sport England, or the relevant National Governing Body, design guidance notes:

<http://sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

If the proposal involves the provision of additional housing, then it will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then new and/or improved sports facilities should be secured and delivered in accordance with any approved local policy for social infrastructure, and priorities set out in any Playing Pitch Strategy or Built Sports Facility Strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and PPG (Health and wellbeing section), consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing or assessing a proposal. Active Design provides ten principles to help

ensure the design and layout of development encourages and promotes participation in sport and physical activity.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/active-design>

8. Publicity

The application was publicised by individually posted notification letters sent to neighbouring/properties within close proximity of the site and erection of site notices. As a result of this publicity, 36 representations have been received, some from duplicate addresses. 32 of the representations raise objections to the scheme, and four are supportive. The representations have been summarised as follows:

In support of the development third parties raised the following aspects–

- The Education Needs Statement shows why the improved facilities are necessary
- The design is well thought out, attractive and modern
- Any disruption would be minimal due to modular design
- The current building presents many logistical problems, being too small
- The provision of the new building would greatly improve learning conditions for both pupils and staff, and enable the school to continue its valuable work into the future with modern facilities
- The proposed new building would not interfere in any substantial way with the Nestlings pre-school
- No parking concerns
- The removal of the proposed new entrance is welcome **[Case Officer's Note: The original proposed scheme included a new access; this access was removed in the revised proposal now before the Council]**

Those objecting to the development raised the following concerns –

- Conflict with the nursery site
- Would restrict light to nursery
- Concern about construction noise, dust and disturbance
- Boundary issues with the nursery, including access for maintenance issues
- It will result in the loss of a view from dwellings
- Concern about overlooking
- Inappropriate design
- No green space for the children and reduced play space
- Increased risk of air pollution
- Concern over parking issues

- Would be overdevelopment
- Needs to be determined under the most up-to-date NPPF
- Concern over position of AC units facing the nursery
- Overlooking to nursery
- Not enough local engagement from school
- Concern over cladding
- Pupil numbers have increased

9. Assessment

9.1 Principle of Development

Section 38(6) of the Planning & Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require that planning applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

This is a proposal to extend an existing privately run education establishment, and for the avoidance of any doubt when tested against WCS CP3, there is no specific differentiation between state and privately provided education. The provision of additional education facilities that require planning permission should be in accordance with the development plan strategy as set out at CP1, CP2 and CP3, and is supported in principle.

The application site is within the limits of development for Trowbridge, but within the Bradford on Avon Community Area, and as illustrated earlier in this report, the site is located in close proximity to a state funded village school and physically adjoins a privately run pre-school nursery. Staverton village is identified within CP7 as a “small village” within the Bradford on Avon community area. However, this site is geographically more related to Trowbridge and its community area and is within the limits of development for Trowbridge.

Furthermore, it is material to consider that this is an established operation and use, and the proposal to extend and improve the current school accommodation is supported by the WCS in principle, and it is a matter of detailed consideration as to whether planning approval should or should not be granted based on the site specific and material planning considerations.

The application is supported by an Educational Needs Statement which sets out the following reasons behind the proposed new accommodation plans

- that the school has seven teaching groups, but only three classrooms
- there is no staff toilet or a disabled toilet
- there is no disabled access
- there is no first aid room
- there are no showers and poor changing facilities

In addition to remedying the above, the proposed school extension would provide space for music lessons, an IT suite, a kitchen, a staff room, space for small groupwork and 1:1/SEN provision as well as a library.

Having visited the site and noted the plan aspiration for the school, officers recognise there is a genuine and evidenced based need for the additional accommodation and facilities, which the present building envelope cannot provide.

Officers are also mindful of the grant of planning permission for an alternative modern extension in 2015 which equated to a similar sized extension albeit on the north side of the building as illustrated below:

Fig. 7: The 2015 planning approval – southwest elevation



Under the current application, the school proposes a two-storey extension to the south side of the existing school building, but in terms of scale and size would be comparable to the previous approval.

9.2 Design and Impact on the Surroundings/ Wider Landscape

Adopted WCS Core Policy 51 states that development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character. The policy requires applications to demonstrate how development proposals conserve and where possible enhance landscape character through sensitive design, landscape mitigation and enhancement measures.

Adopted WCS Core Policy 57 requires a high standard of design in all new development and states that development should respond positively to the existing townscape and landscape in terms of building layout, built form, height, mass, scale, building line, plot size, design, materials and streetscape.

Although not listed, the main school building is historic, and its essential form has a pleasant design and architectural treatment – which under this application would essentially remain

intact. Officers have treated the main school building (excluding the mobile classroom) as a non-designated heritage asset, and careful consideration has been given to the proposed removal of the modern rear extension at the school – which is considered acceptable on the basis that it has limited, if any architectural value.

Fig. 8: Photograph of existing unsympathetic addition to be removed.



The host school building is quite modest in scale, although it had the appearance and character that is typical of many village schools dating from the mid to late 19th century – which appears to be supported by reviewing historic mapping records that are available to officers. When it was built, it was quite isolated from other forms of development save for the railway tracks. The original countryside setting has been eroded through the passage of time and especially so with 20th century residential development which has left the site now forming part of the Trowbridge/Staverton settlement-built development edge.

As noted earlier in this report, the site has been the subject of a number of extension proposals and there remains a temporary mobile classroom structure – which was never planned to be a permanent solution, and this application would see that structure being removed from the site, and in terms of future proofing the school to have a permanent solution, officers fully support the principle of providing a functional permanent extension to serve the school needs and to dispense with temporary classroom solutions, which by their very nature and form have limitations.

From a visual inspection, the mobile classroom structure detracts from the appearance of the building and its replacement with a permanent solution is supported by officers. This also includes the many other ad-hoc outbuildings that have accumulated over the years.

Fig. 9: Images of the existing mobile classroom and other outbuildings – proposed to be removed

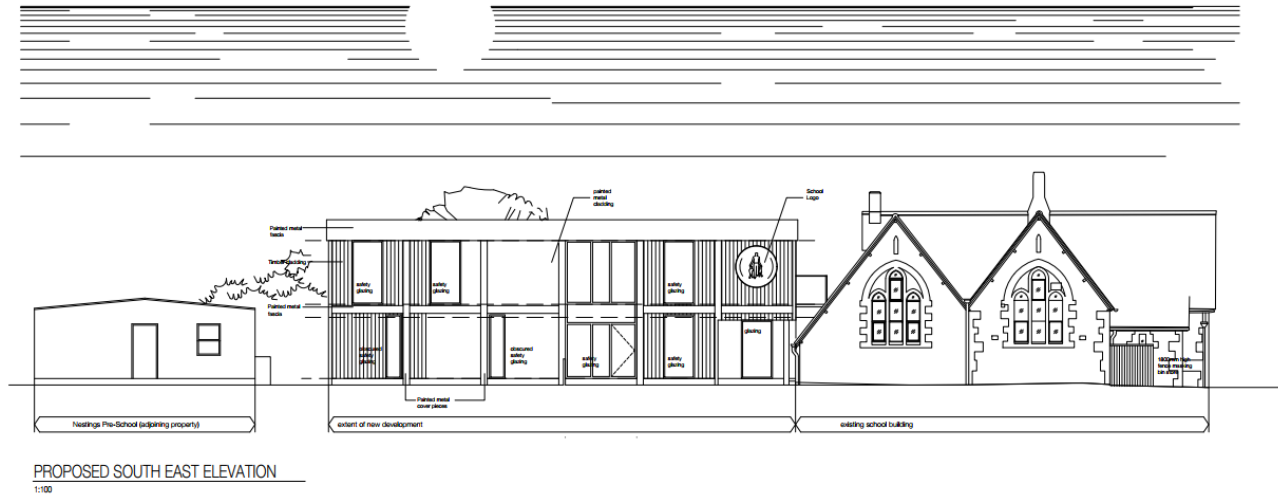




The proposed extension would be unapologetically contemporary and would constitute as a significant addition to the host building, in much the same manner as the previously consented 2015 application would be. It is clearly necessary to complete a fresh assessment on the current proposals which would comprise 2-storey flat roof structure utilising contemporary wall cladding materials. This would result in a marked juxtaposition between the old and the new, creating a clear architectural statement avoiding any attempt to mimic Victorian form of architecture and being a modern installation to meet modern schooling

needs. The roof height of the proposal would remain below the ridge of the existing building, and the front building line of the new section would be behind that of the historic building. These factors would lead to a visual relationship where the historic building would remain the dominant focus.

Fig. 10: Proposed street scene elevation



Whilst the extension would be seen from the public domain, officers are satisfied that it would not harm the immediate surroundings or wider landscape character due to the position between the existing school and the adjacent nursery building.

This is an edge of settlement site that is not within any special landscape designation, and officers are satisfied with the landscape buffer provided by the railway tracks located to immediate north of the settlement limits, the proposal would not have a significant impact on the wider landscape character of countryside when viewed from the north. It is also worth noting there are no PRowS near the site with the nearest being STAV1 bridleway over 350m to the north – which itself has no intervisibility with the site.

Fig. 11: Aerial view of the site and edge of settlement context

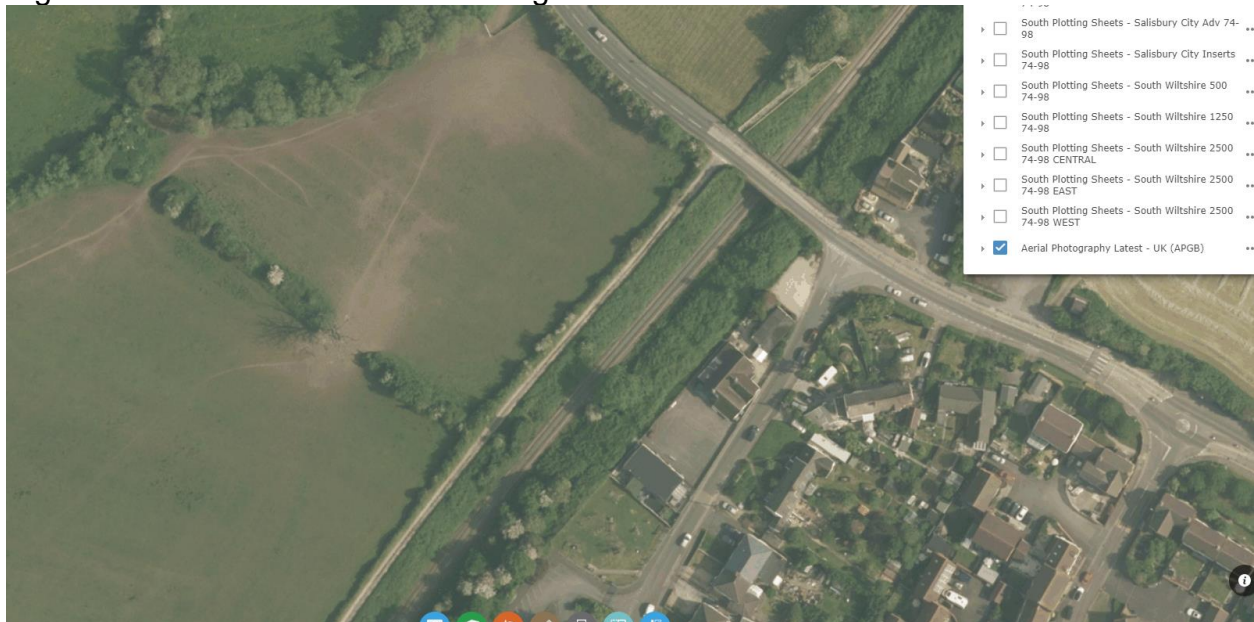


Fig. 12: Position of nearest PROW



The extension, being located towards the rear of the site, set behind the front building line of the existing school, and the height being lower than the existing school would mean it remains subservient to the existing school building. The design would create a complementary juxtaposition and the wider rural landscape to the north would not be harmed.

9.3 Impact on the Amenities of Neighbouring Residents

Adopted WCS Core Policy 57 requires a high standard of design in all new development that is required to have regard to the compatibility of adjoining buildings and uses and the impact on the amenities of existing occupants including the consideration of noise, odour and light pollution.

Officers fully recognise that the proposed development would have some impacts to local/nearby residents in terms of noise and general disturbances during the construction phase of the development. However, officers are satisfied that subject to the submission of an appropriate Construction Management Plan prior to commencement of demolition works, the Council would have control over the working practices, working hours and can secure any necessary mitigation measures to limit the impact of the construction works on local residents.

The proposed new building would be approximately 23 metres from the front elevations of the closest neighbouring residential dwellings and there would be an acceptable separation distance between the windows of the respective buildings.

Officers are furthermore satisfied that with the proposed height of the extension being lower than the main host building, there would be no substantive overbearing detriment to the immediate neighbours.

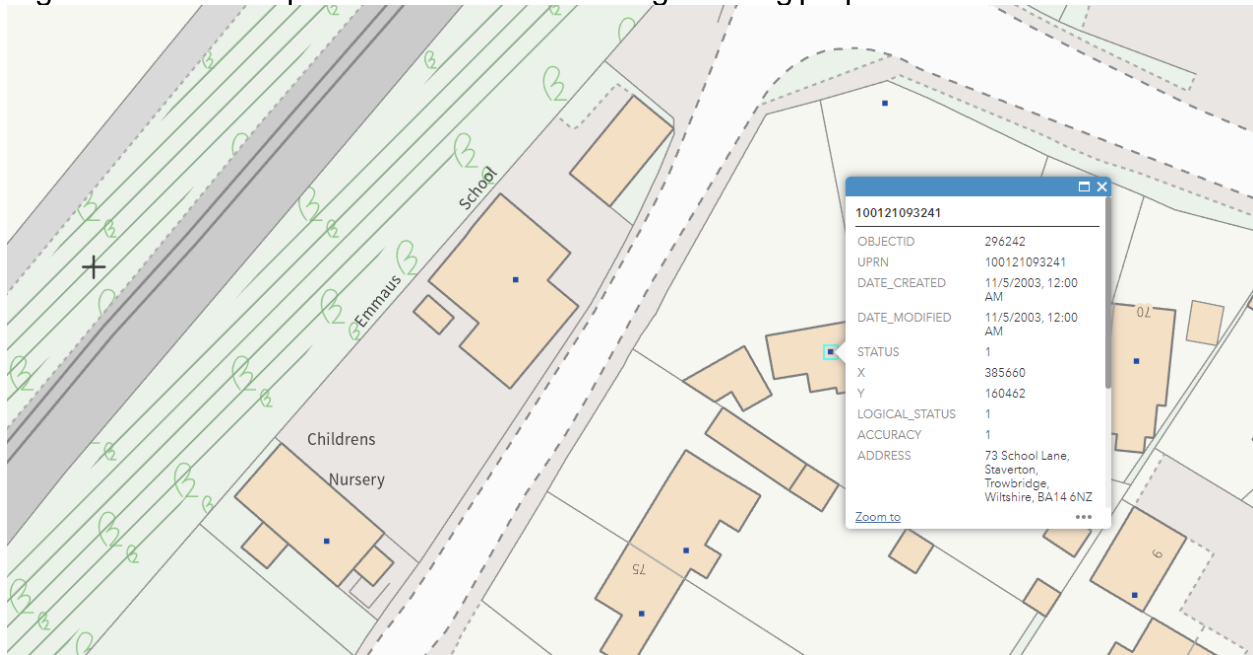
From the proposed floor plans, the windows facing the neighbouring dwellings would be made up of toilets (that would be obscurely glazed), a stair well, a ground floor staff room; and a classroom and the science room at first floor.

Officers have carefully reviewed the relationships of these windows with the nearby houses and have reached the conclusion that given the separation distances and the hours these windows would be used, they would not result in a demonstrable loss of amenity to those houses, in recognition that the school does not operate on a regular basis into weekday evenings or the weekend. Indeed, the applicant has confirmed in writing that there are no plans to use the school in the evenings or weekends apart from a maximum of twice a year for school drama performances.

Consequently, the impact to neighbouring properties would be minimal.

It should also be appreciated that with the proposed extension being sited on the existing playground, there would be a removal of the associated noise from children playing at this location, and the consequential relocation of the playground would utilise land that could be used for that purpose at any time without requiring any consent from the Council. Officers have concluded that the houses most affected by the proposed building would experience most impact through the construction phase, but once built and used, the impact would be acceptable and there would be no substantive grounds for refusal.

Fig. 13: Relationship between school and neighbouring properties



As shown above, the dwellinghouse at No73 School Lane would be located closest to where the new playground would be provided and is orientated at an oblique angle to the main road and does not have a parallel front elevation with the area shown to be used as the new playground, unlike the present situation with No's 74 & 75 School Lane – which face directly across the present playground. It is also worthy of note that No.73 is set back between 14 and 27m from the highway which has led officers to conclude that the impacts to No.73 would not be harmful.

Some of the neighbouring comments have raised the issue of the loss of a view within the representations which cannot be given any weight, since there is no right to a view under the planning regime.

Officers have also looked at the proposed development's relationship with the adjoining nursery. Through the submission of revised plans, all the originally proposed southwest facing windows have been removed, just leaving a solid (not glazed) access door. There would therefore be no overlooking risk to the nursery. In all other respects, the proposal would not harm the use of the nursery.

Due to the separation distances, the position and relationship of windows to nearby housing and the nursery, the development would have no adverse impact on the amenity of neighbouring residents in terms of overlooking/ loss of privacy or overbearing impacts.

9.4 Ecology Issues

Adopted WCS Core Policy 50 requires all development proposals to demonstrate how they protect features of nature conservation and geological value as part of the design rationale,

with the expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term.

Furthermore, the policy specifies that all development should seek opportunities to enhance biodiversity.

The application site is located within a consultation zone for bats associated with the Bath & Bradford on Avon Bats Special Area of Conservation (SAC) and within the grey zone of the TBMS therefore has the potential to result in an impact on ecology.

The ecological survey submitted with the application found that the habitat within the site is of negligible importance for conservation, although the railway line that runs along the northwestern boundary does contribute to primary connectivity within the wider landscape area for a range of wildlife species including all bats, other small mammals and nesting birds. The ecology report makes a series of recommendations for precautionary measures to be implemented as part of the development to ensure that protected species are not adversely impacted by any on-site works.

The report also sets out measures which could be incorporated into the development to provide an enhancement for biodiversity on the site, including:

- 2 x vivara pro sparrow terraces
- 1 x Beaumaris bat box
- The use of native or wildlife attracting species in any landscaping

The incorporation of these measures would be in accordance with Core Policy 50 which encourages development to seek opportunities to enhance biodiversity. A condition on this has been recommended to secure biodiversity enhancements.

The development is small in scale and nature on a brown field site, whereby the site and its immediate environs is already subject to ambient artificial lighting. Furthermore, the use of the site is not going to change, and with the understanding that the buildings and site would generally only be used during school operational hours, an increase in artificial lighting is not expected or indeed, proposed.

The application site is located with the 'grey hatched' recreational zone of the TBMS. This is an area within a zone of influence within which new residential development is likely to result in increased recreational use of the woodland bat sites. As this site or proposal is not a residential development there would be no TBMS conflict or developer contribution necessity.

Subject to the above mitigation measures being conditioned, there are no objections raised by the Councils ecologist.

9.5 Drainage Matters

It fully noted that the Council's Drainage team have objected to the consultation, based on the fact that no drainage strategy has been submitted. A site-specific flood risk assessment

(FRA) was however submitted which confirmed that the application site is located within flood zone 1 – the lowest probability of fluvial flood risk and in a location with no known surface water flooding issues. This area of Wiltshire is recorded as having “no risk” of ground water flooding on the relevant mapping.

In addition, the site is raised substantially above the network rail infrastructure to the northwest which makes ground water flooding unlikely at the site.

Therefore, it is considered appropriate to impose relevant drainage conditions to secure the necessary drainage details as was the case in 2015 when the Council granted a previous (similar) permission. The drainage team objection would not be sustained on any appeal when tested against the NPPF and WCS.

9.6 Highway/ Access/ Parking

Adopted WCS Core Policy 61 seeks to ensure that all new development is capable of being served by a safe access to the highway network. Core Policy 64 sets out to manage the demand for parking and sets residential parking standards based on minimum parking standards.

Paragraph 115 of the NPPF states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The application site is served from an unclassified highway off of a B-classified road that runs from the northern area of Trowbridge through Staverton onto links with Bradford on Avon, Bath and Melksham.

The access road is a dead-end route that serves a number of dwellings, the application site, a private nursery site and a state primary school. It is quite typical at peak times of day for congestion to occur in the locality of schools, and to a lesser degree nurseries, which can manage the drop off and pick up of children more flexibly. It is acknowledged though that the highway at this point will be subject to congestion during the morning and afternoon peak times, Monday to Friday.

Anecdotally it has been set out that the staff, parents and residents make use of the highway for parking, taking advantage of the lack of any restrictions in the area. There can be no issue with legal parking and reasonable behaviour should be assumed within the consideration of any planning application. It is also acknowledged, without any substantive information to the contrary, that there is a high demand for on-street parking within the vicinity of the site at morning and afternoon peak times, Monday to Friday.

The application states clearly that the proposals to extend the accommodation seek to make improvements rather than increase the pupil numbers at this private education establishment. The floorplans generally support this statement showing improvements to the ancillary facilities and creating dedicated areas for activities as opposed to shared ones. The proposal also involves the loss of a single storey temporary classroom.

The site is subject to a licence that controls the pupil numbers, and the applicant says there is no intention to accommodate additional pupils.

There are no objections to the scheme from the Council's highway team and the proposal, as revised, accords with the NPPF and paragraphs 114 and 115, and local plan policies.

9.7 Other Issues raised from publicity

The issue of loss of light to the nursery is not considered to be a material issue. The nursery is to the southwest of the school site. The nursery windows in question relate to the northeast elevation of the nursery. There are five high level windows and one standard size window. There would be no direct sunlight into those windows due to their orientation.

Fig. 14: Northeast elevation of nursery



The nursery has windows on the other side of their building to serve the interior. It must also be noted that at the site visit, these northeast windows were observed to be partially or substantially covered from the inside, with equipment and pictures. This is also visible in the above site photo. The proposed extension to the northeast would not lead to a loss of light to those windows such that a demonstrable loss of amenity would occur.

The boundary issue with the nursery site has been resolved, alongside the proposed extension being relocated away from the boundary.

There is currently no green space on site for the children, and this application will not change that. The school has arrangements with local playing field provision in order that the students can access green space for games and PE. Sport England confirmed that this scheme falls below their statutory remit, and it is argued that the existing provision of off-site playing field arrangements are satisfactory and that the proposed playground offers a suitable replacement of the existing.

Regarding the position of the school's AC units, revised plans have resulted in these being moved from the elevation facing the nursery to a dedicated area at the rear of the school, facing the railway line well away from the nursery.

A condition requiring a Construction Management Plan would allow the control of amenity during the construction phase to limit impact on the local area and neighbouring amenity.

10 Conclusion (The Planning Balance)

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The proposal seeks to create a two-storey extension on the playground to the south, with a single storey extension to the rear of the existing school building. The existing mobile classroom would be demolished. The area currently occupied by the mobile classroom would become the playground.

Officers are satisfied that the proposed development would not harm neighbouring residential properties or the amenities thereof and that the design and scale is suitable. Sufficient off-road parking can be provided, and the development would not harm highway safety. Subject to conditions, a drainage strategy would ensure that all the drainage matters are fully addressed. Officers are also satisfied that the proposed development would have no adverse impact on local biodiversity, protected species, or protected habitats.

RECOMMENDATION: APPROVE subject to conditions

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

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

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No. 1421L-01A received on 5 December 2023

Drawing No. 23-06-02E received on 28 March 2024

Drawing Nos. 23-06-01I, 23-06-03F, 23-06-04F received on 12 July 2024

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

3 No development shall commence on site, until a Construction Method Statement, which shall include the following:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;

- d) wheel washing facilities;
- e) measures to control the emission of dust and dirt during construction;
- f) hours of construction, including deliveries; and
- g) timing of works in relation to Staverton CofE Primary School and Emmaus School term dates;

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

4 No development shall progress above slab level until details of the number, design and locations of features for wildlife and new planting for biodiversity shall be submitted to the local authority for approval. These details should be clearly shown on an enforceable plan (e.g., site plan/technical elevations drawing). The approved details shall be implemented before occupation of the final works. These features will continue to be available for the target species for the lifetime of the development.

REASON: To provide enhancement for biodiversity.

5 No development shall progress above slab level until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area

6 No development shall progress above slab level until a drainage strategy, including a scheme for the discharge of surface water from the site and incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the

development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

7 The development will be carried out in strict accordance with the following documents:

- Preliminary Ecological Appraisal Including a Protected Species Assessment at: Emmaus School Staverton, Wiltshire. November 2023. Skilled Ecology Consultancy Ltd.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

8 No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

REASON: To avoid illumination of habitat used by bats.

9 The school shall be limited to a maximum of 75 students at any one time.

REASON: In the interests of highway safety, amenity of the area and drainage.

Informatives:

Nesting Birds

All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1 March and 31 August but some species are known to breed outside these limits.

Protected Species General

The applicant should note that under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Habitats Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Network Rail

Network Rail have various structures in this location e.g. retaining walls, bridges which will need to be considered and mitigated through Network Rail's asset protection process, contact to be made at AssetProtectionWestern@networkrail.co.uk. No works are to be conducted until permission for works has been granted.

Sustainable Construction

The applicant is encouraged to consider sustainable construction and employ the following energy hierarchy:

- i. Reduce energy consumption through energy efficiency measures;
- ii. Use renewable or low-carbon energy from a local/district source; and
- iii. Use building-integrated renewable or low-carbon technologies.