

REPORT TO THE STRATEGIC PLANNING COMMITTEE

Date of Meeting	30 July 2014
Application Number	14/04907/FUL
Site Address	Nadder Hall Weaveland Road Tisbury Salisbury SP3 6HJ
Proposal	Proposed Community Campus development off Weaveland Road, to include the use of some of the existing council buildings on the site in conjunction with the addition of new build areas in order to house various council and community services
Applicant	Ms Vanessa Colyer
Town/Parish Council	TISBURY
Electoral Division	TISBURY - Cllr Tony Deane
Grid Ref	394075 129768
Type of application	Full Planning
Case Officer	Andrew Bidwell

Reason for the application being considered by Committee

This is a council application with strategic importance as a community campus development

1. Purpose of Report

To consider the application and to recommend that planning permission be granted subject to conditions

2. Site Description and constraints

The site which currently accommodates a range of community uses including a sports centre, a school and the Nadder Hall is located at the eastern end of Weaveland Road Tisbury, The site is immediately adjacent to the strategic housing allocation site off Hindon Lane – currently undergoing construction.

The site is (amongst other things) within the AONB, a Countryside Character Area and is next to an Area of Recreational Open Space.

The site has a single point for vehicular access of Weaveland Road.

3. Planning History

The planning history for this site is very extensive ranging from class room extensions to siting of storage containers to new entrance porch and pedestrian access improvements.... However, for the purpose of this report the list has not been provided as most of it is not specifically relevant to this proposal. The most relevant up to date history is set out below.

13/06465/PREAPP NEW BUILD DEVELOPMENT, DEMOLITION AND REFURBISHMENT WORKS TO EXISTING WILTSHIRE COUNCIL BUILDINGS TO ENABLE THE CREATION OF A 'COMMUNITY CAMPUS' FACILITY ON THE SITE.

The adjacent site to the north, relevant applications:

S/2008/0779 MIXED USE DEVELOPMENT OF LAND TO COMPRISE AROUND 90 DWELLINGS AND 3800 SQUARE METRES OF B1 BUSINESS FLOORSPACE (INCLUDING ASSOCIATED HIGHWAY INFRASTRUCTURE) AND LANDSCAPING

S/2011/0322 Approval of reserved matters pursuant to Outline Planning Permission S/2008/0779 – the erection of 90 dwellings and 3800 square metres of B1 business floor space.

4. The proposal

The proposal is for an element of new build development, demolition and refurbishment works to existing Wiltshire Council buildings to enable the creation of a 'community campus' facility on the site. Facilities to be included are the library, pre-school, leisure centre, police, youth facilities, sure start, meeting space and business incubation space. Demolition works include removing the existing indoor sports centre to the west of the site and re-building this facility to the south of the site. Other elements of re-build include demolition and re-build of existing structures in a similar location.

5. Planning Policy – most relevant including:

Adopted Salisbury District Local Plan (saved policies) - SDLP
Adopted South Wiltshire Core Strategy - SWCS
emerging Wiltshire Core Strategy - eWCS

National Planning Policy Framework - NPPF

6. Consultations

Tisbury Parish Council:

Support the proposal subject to conditions as follows:

Suggested special conditions based on local knowledge:

- Car parking – increase provision from 58 to 70 – the original figure being quoted
- The ‘meadow’ to be made suitable for occasional use for overflow parking
- Existing equipment and materials inside the building to be offered to the village for retention and safe-keeping (tapestry)and/or recycling into other locations

Environmental issues:

- Creation of a draught lobby at the main entrance
- Use of PVs and/or solar heating - over a 25 year period, this would surely be an economical proposition
- Use of heat recovery in the sports centre
- Consideration of ground source heat pumps

Highways:

No objections subject to conditions and some small amendments to the vehicular access point.

Ecology:

No objections – conditions requested regarding implementation of the measures set out in the application through the ecology assessments.

Archaeology:

No archaeological or heritage statement has been included in the application.

There are no historic environment records within the site, although this may be due to a lack of archaeological work. There have been finds of Neolithic tools in the immediate vicinity.

However, the proposed new footprint of impact appears to be relatively small and within parts of the site that are likely to have been previously disturbed. Therefore, on the evidence available to me at present, I consider it unlikely that significant archaeological remains would be disturbed by the proposed development and so have no further comment to make.

Environmental Health:

No objections or conditions to recommend with regard to the above application

The applicant should be advised, however, that the following hours of operation should be adhered to, with regard to any noise audible at or beyond the site boundary during the construction phase:

0730 to 1800hrs Monday to Friday
0800 to 1300hrs Saturdays
Not at all Sundays and Bank Holidays

Environment Agency:

No objection to the proposed development, recommend informatives covering Surface Water Drainage, Pollution Prevention During Construction, Sustainable Construction, be added to any planning permission granted.

AONB: No specific objections have been received but general comments have been made regarding the application (refer Landscape section of the report below)”

Sport England:

The proposal is consistent with relevant policy objectives. This being the case, Sport England does not wish to raise an objection to this application

Wessex Water:

No objections raised – standard advice given regarding connection to existing Wessex infrastructure and separate Sewer systems

Wiltshire Fire & Rescue Services:

No objections but recommend standard advice regarding the following matters;

Sprinkler Protection:

The nature of the proposal gives reason for this Authority to strongly advise the consideration of an appropriate sprinkler system for these premises.

There are ten good reasons to install automatic sprinkler systems:

- In the UK, there has never been a fire death in a building with sprinklers
- Installation cost is minimal in a new build (approximately 2-5%)
- Maintenance costs are low and sprinkler systems are designed to last in excess of 50 years
- Fire damage can be reduced by 90% compared to a similar, unprotected building
- The chances of accidental discharge due to a manufacturing fault is 1 in 16,000,000 heads
- The likelihood of accidental damage causing a discharge is 1 in every 500,000 heads
- Installation of a sprinkler system may allow the relaxation of other passive fire safety measures
- Insurance costs may be significantly reduced
- Sprinklers will control a fire with significantly less water than full fire service intervention
- Greatly reduced business disruption due to a fire and improved recovery from it.

7. Publicity

The application has been advertised by site notice and neighbour consultations 1 Letter of support and 16 letters of objection have been received raising the following matters – in summary:

Support:

- We welcome and support the project to create a Campus in Tisbury which we believe should improve and streamline facilities available to the local area.
- support proposals to provide enhanced library and IT resources, improvements to the swimming pool and facilities for business start-ups.
- Any initiative which might bring new employment opportunities to this area of Wiltshire is to be encouraged. In particular, the installation of high-speed Broadband is of paramount importance.

Object:

- Not in favour of the Library moving to the campus as very many users and the volunteers who run the Library will have to drive. The current location is far more appropriate.
- bringing new services to rural communities to be of great local benefit. However, the proposed "Tisbury campus" does not offer this. It relocates existing village centre services, rendering them inaccessible to the older (predominant) population and will force people into their cars in order to reach them.
- The access road is not fit for purpose
- The potential traffic problems to and from the proposed campus do not appear to have been thoroughly thought through.
- How does the swimming pool fit in to the grand scheme of things?
- concern and issue with regards to the through traffic when the road from the new housing development is linked through to the campus site.
- The planned campus is an unnecessary expense and future burden on not just Tisbury and local people but on all the council tax payers of Wiltshire.
- Tisbury is a large village - not a town - and this proposal would totally destroy its character and cohesion.
- The idea did not originate with the people of Tisbury
- There is already a perfectly good sports centre. It is unreasonable to
- demolish it to build another

8. Planning Considerations

The Development Plan: The Salisbury District Local Plan (SDLP) was adopted in 2003 with the South Wiltshire Core Strategy (SWCS) adopted in 2012. However, this Local Plan and SWCS will soon be replaced by the emerging Wiltshire Core Strategy (eWCS). The eWCS has recently undergone public examination, is therefore at an advanced stage and where objection has not been raised is a material consideration that carries weight in accordance with para 215 of the National Planning Policy Framework (NPPF). The NPPF is also a consideration.

Relevant planning policies:

The most relevant parts of the plan are policies R1A (Sports and leisure facilities), PS1 (community facilities), C4 and C5 (Landscape conservation) of the SDLP and CP 51 (Landscape) of the eWCS. Para 115 and 116 of the NPPF (conserving and enhancing the natural environment) are also a material consideration¹.

Policy Considerations:

Policy PS1 of the SDLP permits the development of health, social services, places of worship and community facilities within or adjoining settlements in addition it permits proposals to redevelop or enlarge existing facilities which are located outside settlements where the proposed development would take place within the existing boundaries of the site. The proposed site is adjacent to the Settlement Boundary for Tisbury and redevelopment of the community facilities would take place within the existing site and the proposal is therefore in accordance with policy PS1. In addition policy R1A permits new indoor and outdoor sports and recreation facilities and the expansion of existing facilities within or on the edge of settlements subject to there being no significant adverse landscape implications and they are accessible by means of public transport. Subject to landscape implications discussed below, the proposal is again in accordance with policy R1A of the SDLP.

Highways Issues:

Negotiations are ongoing regarding highways issues namely the width of the pavement and alignment of the access. This issue is likely to be resolved in the near future and members will be updated at the meeting.

However during negotiations regarding the immediately adjacent Hindon Lane housing and employment development which specifically related to this – then likely – proposal, agreement was reached. In this regard the council were able to secure that possible highways access to the site was provided from the Hindon Lane development. This is currently gated and will be constructed and finished to adoptable standards in due course.

¹ Para 115 states 'Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.

Para 116 states Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of: the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy, the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way: and any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

Given the fact that this proposal was expected and the negotiations that ensued related to it (as part of the adjacent development currently under construction) and as this proposal is essentially carrying on the established community / sports centre use, I cannot foresee difficulty in achieving a satisfactory access both vehicular and pedestrian.

On balance therefore, there are no objections to the proposal from a highways safety point of view and an update of progress will be given at the meeting.

Landscape Issues:

Impact on the context and character of the surrounding area – AONB:

The site is located at the top of an open sloping site. The cluster of buildings that currently form the Tisbury community centre facilities are visually prominent within the general landscape which is itself part of the wider AONB.

The site and the entirety of Tisbury are within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). The conservation of AONB landscapes is given great weight by the NPPF para 115. Para 116 requires for major developments in AONB's that an assessment accompany planning applications detailing the need for development and its impact on the local economy, the cost of and scope for developing elsewhere in the designated area or meeting the need in another way and any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated. Policy C4 of the SDLP does not allow development that would harm the natural beauty of the landscape and policy C5 allows smaller scale development subject to the siting and scale of development being sympathetic with the AONB and standards of landscaping being high. In addition CP51 of the eWCS requires development to protect, conserve and where possible enhance landscape character. The policy then sets a series of aspects of landscape character that should be conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures.

At pre-application stage it was therefore recommended that the application is accompanied by a full Landscape Assessment which describes how all aspects of the NPPF and CP51 have been considered. This was undertaken further in discussion directly with the Council's landscape officer and an appropriate assessment has been submitted with the application.

The landscape officer has considered the assessment and has not raised any objections to it and its conclusions. Therefore there are no objections to the proposal from an impact on landscape point of view.

Impact on the AONB - specific issues

The site is located at the top of an open sloping site. The cluster of buildings that currently form the Tisbury community centre facilities are visually prominent within the general landscape which is itself part of the wider AONB.

In this regard a consultation from the AONB office has been received commenting that at this stage that they find the submitted material not easy to understand. It is suggested that a plan that shows what exists, a plan that shows what is being demolished, and a plan that

shows what is proposed would be necessary. Sections / elevations with heights would be helpful to give advice on the potential visibility of the proposals and potential impacts on the AONB.

The AONB office notes the applicants do not have a landscape architect in their team and that it appears at this stage to be unclear as to how AONB matters have been taken into account.

Clearly as the proposal is in the AONB these are fairly fundamental matters. In terms of tranquillity and the AONB it would also be helpful to have clearer information about the vehicle access routes to the site; at the moment the route from the village centre and through the housing estate is less than ideal.

However, the council's landscape officer is satisfied with the landscape impact of this proposal and the applicants have also submitted a full Landscape & Visual Appraisal (LVA). As such, an assessment of the proposal has nonetheless been made of the LVA by an appropriately qualified professional in this behalf. This combined with the fact that the proposal is for the redevelopment of an existing site with the same use class already present and prominent within the wider landscape, and as the site immediately adjacent is undergoing significant housing and employment development, suggests that it would be unreasonable to oppose the application on grounds of impact on AONB.

Furthermore, comments have been made regarding lighting of the site and the impact of such on the wider area – including the AONB. Given the importance of this issue identified with the adjacent development, this is considered to be a key matter which must be addressed in this application. The Design & Access Statement sets out (at 6.7. "External Lighting") the proposals, and rationale for the lighting.

In summary the DAS confirms that the Site wide external lighting strategies have been carefully developed that take in to account the context of the site, intended usage of the campus facility and adjacent services and to ensure security and safety around the site is maintained.

The design team have worked together closely to develop a safe lighting scheme that remains sensitive towards the local context and nearby residents whilst providing an appropriate lighting strategy to serve the various activities that will take place and services that will be accommodated within the completed campus facility.

The existing external luminaires around the site will be replaced and relocated to suit the proposed layout and, together with the additional new luminaires, will provide access amenity and building security illumination to suit the Campus building, car parking and new site layout.

The proposed lighting luminaire selection for the scheme has been carefully coordinated to compliment the overall proposals and setting. Details of the proposed external luminaires for the scheme are scheduled on the accompanying drawings.

Clearly a great deal of attention has been paid to the issues set out above and the details provided assist in concluding that the proposal is acceptable in these regards.

Design Issues:

The applicants have set out the design approach adopted in the design and access statement DAS submitted with the application in the following terms.

Proposed Use and Density:

the proposed campus development off Weaveland Road will make maximum and efficient use of the existing Council buildings upon the site in order to house the various Council and Community services proposed for accommodation within the campus in conjunction with the addition of some new build areas, the new Sports Hall building being the most significant of these. The redevelopment will allow for the improvement and accessibility of the facilities and services on offer and the manner in which these services are delivered to the community in the long term through their co-location.

The upgrade, refurbishment, extension and new build proposals will create a variety of flexible spaces that can be used for a variety of purposes by a variety of council services, organisations and people within the community.

The overall density of buildings upon the existing site will not increase with the completion of the proposed scheme.

The proposed new Sports Hall building adjoining the existing Nadder Hall and Middle School buildings will replace the existing Leisure Centre building on the North-West of the site, due to be demolished as part of the proposals.

The majority of the facilities and services to be offered by the campus will be located within the refurbished and re-modelled Nadder Hall, Sure Start, DCS Offices and Nadder Middle School buildings – with seamless links and connections being accomplished through the design and construction to achieve a single point access facility where all services can be reached from inside the building.

The remaining services and facilities to be located in alternative locations within upgraded or new build accommodation upon the site and will include the existing Motorcycle Workshop

Appearance and Scale:

The design proposals aim to provide a series of distinctive but restrained architectural and landscaping statements that offer Tisbury Campus itself, the service users, organisations and members of the community that use it a strong sense of place whilst respecting the immediate context of the site including the existing buildings that are currently located upon it, the surrounding areas and neighbouring residences as well as the site's location in relation to the wider Tisbury setting.

The selection of the materials palette for use throughout the proposals has been carefully chosen to reflect their contextual impact and subtly demonstrate the functional intention of both the external areas and the internal areas within the campus buildings.

The proposed materials palette for the various architectural elements around the campus and, in particular, the main Campus building, intends to seamlessly integrate the mix of existing adjoining single storey, double height and two storey buildings that vary themselves

considerably in scale, age and scope, whilst serving to integrate the new Sports Hall building element within the main building's design to achieve a coherent and legible characteristic, which sits comfortably within the setting.

Particular attention has been paid to the visual impact of the new Sports Hall building on the campus as a whole, the position of the site with relation to the surrounding areas and, more specifically, the visual impact that the new Hall will have on neighbouring areas and surrounding residences within the wider Tisbury context as a consequence of the proposed re-location and scale of the building.

Whilst maintaining a coherent palette with respect to the materials chosen for other built elements across the development, the subtle render colour choices for the Hall and the high level vertical timber clad 'cloak' serve to reduce the visual impact that the scale and mass of the building imparts on the adjoining buildings and surrounding areas, whilst providing a distinctive but subtle Architectural statement which relates directly to the immediate context of the site.

The visual and physical impact of the scale of the new Sports Hall building has been further reduced by means of the proposed datum level approx. 800mm below the level of the surrounding MUGA courts with the use of external retaining structures around the perimeter.

In order to keep the height of building to a minimum, the choice of a low pitch single ply membrane portal roof construction has been proposed. This ensures that it does not exceed the existing ridge heights of both the two story Nadder Middle School building and the Nadder Hall.

The two wind catchers upon the roof of the Sports Hall provide a positive architectural feature and sustainable statement that will be visible around the campus site and from the nearby surroundings and reflect the environmental ethos and aspirations within the project brief.

The external biomass boiler plant has been located to the rear of the Nadder Middle School building at the same lower level as the Sports Hall. This will minimise its visual impact upon the remainder of the Campus site and nearby residences along Weaveland Road.

The materials palette for the plant itself and screening to the adjoining oil tank, together with the proposed soft landscaping boundary proposals will further minimise the visual impact of the plant's location upon the surrounding areas to the south and east of the site. Although the current proposals indicate 4 no. flues to serve the plant, the number of these may be reduced within the final construction of the campus, depending on final agreement and specification of the biomass system.

It is considered that the proposal in terms of its scale, form, massing and choice of materials, will result in a development that will visually enhance and significantly improve the site to the benefit of the surrounding area.

Ecology issues:

As part of the REG3 process, a member of the council's ecology team has been an internal advisor on ecological issues, to the project team during the design of the campus development at Tisbury. The ecologist provided scoping for ecological surveys in relation to

the development and knowledge of existing ecological issues, records of protected species and sensitive receptors.

It is considered that sufficient survey has been conducted to fully inform a development design that avoids any impact to protected species and can deliver appropriate habitat enhancements for the benefit of biodiversity. Since no evidence of protected species was found either within or immediately adjacent to the site, no direct mitigation is required. The consultant ecologists Ecosulis Ltd have provided recommendations provision and management of habitat enhancements that will benefit biodiversity which have been taken up in the site design. The provision of wild flower meadow grassland and additional tree and shrub planting is welcome and will provide additional foraging and refuge areas within the site for a range of wildlife species. The proposal is therefore supported from an ecology point of view

Flooding / Flood Risk

This proposal is located on a site defined as within Flood Zone 1 of the Environment Agencies Flood Zones. Flood Zone 1 is the lowest risk category where flooding is not usually a matter for concern. However, this is a major application and as such a Flood risk Assessment (FRA) has been submitted.

The FRA has demonstrated that, provided an approved Sustainable Drainage Scheme is employed, (see conditions) the proposed scheme would:

- Be safe and resilient to flooding in the critical design flood events with an acceptable level of residual risk
- Not increase flood risk through loss of flood plain storage, impedance of flood flows or increase in surface water run-off.

Furthermore, the Environment Agency has been consulted and having assessed the FRA, has not raised any concerns. As such there are no objections to the proposal in this behalf.

9. Conclusion

Notwithstanding the details currently to be agreed concerning the access road, and details that are subject to the planning conditions set out below, the proposal is considered to be in accordance with the aforementioned relevant planning policies overall including saved policies R1A and PS1 of the Salisbury District Local Plan. As such the proposal should be supported from a Town & Country planning point of view.

10. RECOMMENDATION

That the application is delegated to the Area Development Manager (south), to Approve subject to the conditions set out below:

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. No development shall commence on site until details of the following matters have been submitted to, and approved in writing by, the Local Planning Authority:

(a) The means of access to the site (specifically the alignment at the access point).

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

REASON: In the interest of highway safety and pedestrian access.

3. No development shall commence on site until 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: In the interests of visual amenity and the character and appearance of the area.

4. No development shall commence on site until details of the finish to external timber, including any paint or stain to be used on the exterior of the buildings have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being first brought into use / occupied

REASON: In the interests of visual amenity and the character and appearance of the area.

5. No development shall commence on site until details of the design, external appearance and decorative finish of all railings, fences, gates, walls, bollards and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development brought into use

REASON: In the interests of visual amenity and the character and appearance of the area.

6. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

7. The development will be constructed in strict accordance with the Construction Method Statement by Ecosulis Ltd.,

Reason: to ensure that no wildlife species are harmed as a result of the works.

8. Management of the site following construction will incorporate the prescriptions given in the Ecological Management Strategy by Ecosulis Ltd.

Reason: to ensure that the site is managed for the benefit of biodiversity, in line with the requirements of the NPPF.

9. The development hereby approved shall be carried out between the hours of 0730 to 1800hrs Monday to Friday, 0800 to 1300hrs Saturdays, and at no time on Sundays and Bank Holidays.

Reason: In the interest of the amenity of the area.

10. No part of the development hereby permitted shall be first brought into use until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

11. No development shall commence on site until a Green Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include details of implementation and monitoring and shall be implemented in accordance with these agreed details. The results of the implementation and monitoring shall be made available to the Local Planning Authority on request, together with any changes to the plan arising from those results.

REASON: In the interests of road safety and reducing vehicular traffic to the Development

12. The development hereby permitted shall not be first brought into use until the cycle parking facilities shown on the approved plans have been provided in full and made available for use. The cycle parking facilities shall be retained for use in accordance with the approved details at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

13. No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication "*Guidance Notes for the Reduction of Obtrusive Light*" (ILE, 2005)", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

14. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), 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: To ensure that the development can be adequately drained.

15. No development shall commence on site until a scheme of water and energy efficiency measures to reduce the water and energy consumption of the development hereby approved has been submitted to and approved by the Local Planning Authority. Before any of the dwellings are occupied, the approved measures shall be implemented and brought into operation in accordance with the approved scheme and thereafter retained.

REASON: In the interests of the conservation of water and energy resources.

16. The development hereby approved shall be carried out in accordance with the detailed documents plans and specifications listed below:

Design & Access Statement, April 2-14, received 13/05/14

Flood risk Assessment, May 2014, received 13/05/14

Transport Statement, April 2014, received 13/05/14

Construction Method Statement, April 2014, received 13/05/14

Ecological Mitigation and Enhancement Strategy, April 2014, received 13/05/14

Phase 1 habitat survey, Bat Surveys September 2013, received 13/05/14

Arboriculture Report, November 2013, received 13/05/14

Landscape & Visual Appraisal, April 2014, received 13/05/14

Desk study and Ground Investigation – Final report, December 2013, received 13/05/14

Mechanical & Electrical Building Services Stage 1 Report, November 2013, received 07/07/14

Low or Zero Carbon Technologies Feasibility Report, November 2013, received 07/07/14

Plan ref No: P (0) 01 Site Location Plan, dated 29/11/2013, received 13/05/14

Plan ref No: 5111858-LA-DR-100-007, Rev P1 Proposed External Works Preschool and Sure Start General Arrangements, dated 23/04/2014, received 13/05/14

Plan ref No: 5111858-LA-DR-100-004 Proposed External Works Planting Plan and Schedules, Rev P1, dated 23/04/2014, received 13/05/14

Plan ref No: 5111858-LA-DR-100-003, Rev P1 Proposed External Works Site Clearance and Tree Protection, dated 23/04/2014, received 13/05/14

Plan ref No: 5111858-LA-DR-100-001, Rev P1 Proposed External Works General Arrangements, dated 23/04/2014, received 13/05/14

Plan ref No: 5111858-LA-DR-100-005, Rev P1 Proposed External Works Site Sections – 1 of 2, dated 30/04/2014, received 13/05/14

Plan ref No: 5111858-LA-DR-100-006, Rev P1 Proposed External Works Site Sections – 2 of 2, dated 30/04/2014, received 13/05/14

Plan ref No: P (0)11, Indicative Site Plan, received 13/05/14

Plan ref No: P (0)14, Proposed Elevations (Sheet 01), received 13/05/14

Plan ref No: P (0)13, Proposed Roof Plan, received 13/05/14
Plan ref No: P (0)12, Indicative Layout Reduced Scope Plan, received 13/05/14
Plan ref No: P (0)19, Proposed GA Sections, received 13/05/14
Plan ref No: P (0)17, Proposed elevation (Sheet 04), received 13/05/14
Plan ref No: P (0)16, Proposed Elevations (Sheet 03), received 13/05/14
Plan ref No: P (0)15, Proposed Elevations (Sheet 02), received 13/05/14
Plan ref No: P (0)18, Proposed Elevations & Section Workshop, received 13/05/14
Plan ref No: 5111858-LA-DR-100-001, Rev P1 General Arrangements received 13/05/14

Reason: in the interest of clarity

INFORMATIVES:

Surface Water Drainage

The applicant proposes to direct all surface water to soakaways. This is the preferred option, providing ground conditions permit and percolation tests demonstrate that they are appropriate.

INFORMATIVE:

The surface water soakaways may require the approval of the Local Authority's Building Control Department and should be constructed in accordance with the BRE Digest No 365 or CIRIA Report 156 "Infiltration Drainage, Manual of Good Practice". Only clean, uncontaminated surface water should be discharged to soakaway.

Pollution Prevention During Construction

INFORMATIVE

Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:

- the use of plant and machinery
- oils/chemicals and materials
- the use and routing of heavy plant and vehicles
- the location and form of work and storage areas and compounds
- the control and removal of spoil and wastes.

The applicant should refer to the Environment Agency's Pollution Prevention Guidelines at: <https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

Sustainable Construction

Sustainable design and construction should be implemented across the proposed development. BREEAM standards should be used in the design and construction of the development. This is important in limiting the effects of and adapting to climate change. Running costs of the buildings can also be significantly reduced.