

## Committee Report – 4 November 2019

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<b>Application Number:</b>	CC/0046/19
<b>Title:</b>	Proposed new single storey self-contained 6th Form block comprising four classrooms, common room, office, intervention room, toilets and storage. External areas comprising fenced in teaching area connected to new building, patio and planting beds.
<b>Site Location:</b>	Stony Dean School Orchard End Avenue Amersham Buckinghamshire HP7 9JW
<b>Applicant:</b>	Buckinghamshire County Council
<b>Case Officer:</b>	James Suter
<b>Electoral divisions affected:</b>	Little Chalfont and Amersham Common
<b>Local Member(s):</b>	Martin Tett
<b>Valid Date:</b>	30 August 2019
<b>Statutory Determination Date:</b>	25 October 2019
<b>Extension of Time Agreement:</b>	11 November 2019
<b>Summary Recommendation(s):</b>	The Development Control Committee is invited to APPROVE application no. CC/0046/19 subject to the conditions set out in Appendix A

## 1.0. Introduction

- 1.1 Stony Dean School in Amersham is a special school catering for pupils with language, speech and communication difficulties including autism and moderate learning difficulties
- 1.2 This Application CC/0046/19 is for new standalone 6<sup>th</sup> form building at Stony Dean School that would increase the overall pupil numbers by eight (8) and would create specialist 6<sup>th</sup> form teaching facilities.
- 1.3 The application has been submitted by The McAvoy Group as the agents on behalf of Bucks County Council School Commissioning Team. It was sent out for consultation on 2<sup>nd</sup> September 2019.
- 1.2. The application is being determined by the Development Control Committee as objections have been received from local residents.

## 2.0 Site Description

- 2.1. Stony Dean School is situated on Orchard End Avenue, Amersham. The entire school site is in the Metropolitan Green Belt. The school is in the southeast of Amersham and access is from Orchard End Avenue via Pineapple Road and the A404. The proposed building site is located to the east of the main school buildings.
- 2.3. The nearest residential dwellings to the proposed works are located to the east of the school site on Pineapple Road at a distance of approximately 10m to the nearest garden fence and 15m to the nearest property.
- 2.4. The location of the proposed development can be seen highlighted in red on the site location plan below (Figure 1). The development is located in north east section of the school grounds. Its positioning within the school site can be seen in Figure 2.

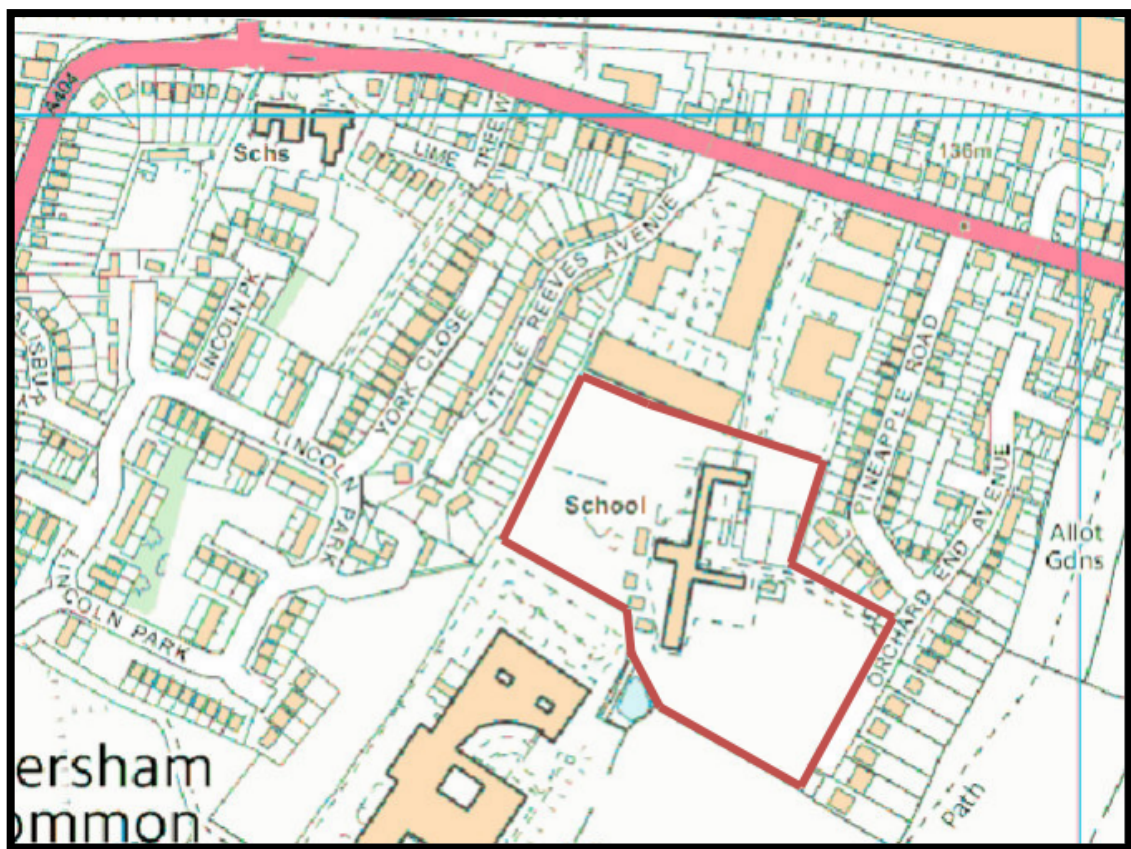


Figure 1: Site Location Map showing the school site outlined in red.

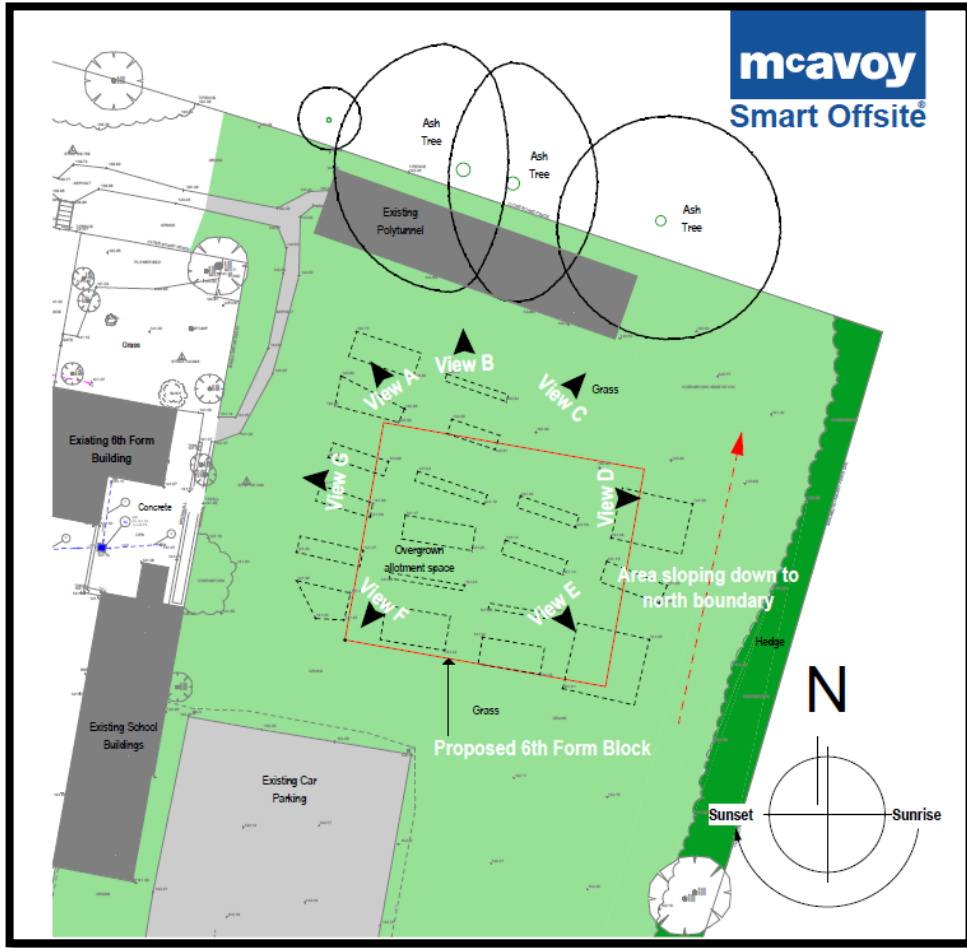


Figure 2: Map showing the location of the proposed block within the School Site (Extracted from Design and Access Statement)

### 3.0. Planning History

3.1. More recent applications include:

Table 1: Summary of planning history held by the County Planning Authority.

Planning Application No.	Proposal	Decision	Date
CC/01/12	Demolition of 4 existing temporary classrooms, and erection of purpose-built classroom block containing 5 classrooms, a music/drama room, storage, circulation areas and wc. The proposal also includes 2 open-sided covered walkways and landscaping works.	Approved	19/04/2012
CC/18/10	Proposed renewal of permission for double temporary classroom no 489 and single temporary classrooms no 165, 306 and 470	Approved	28/07/2010
CC/73/04	New multi-use games area (MUGA)	Approved	21/12/2004
CC/64/04	Proposed renewal of temporary permission for a further three years for three single classroom units (nos 165, 306, 470) and one double classroom unit (no 489)	Approved	16/09/2004

#### **4.0. Proposed development**

- 4.1. The school currently caters for 177 pupils. The proposed development would increase the capacity of the school by eight (8) pupils and provide specialist sixth form teaching space.
- 4.2. The proposed works at the school include the following:
  - The construction of a new single storey self-contained 6th Form block comprising four classrooms, common room, office , intervention room, toilets and storage.
  - Construction of external areas comprising of a fenced in teaching area connected to new building, patio and planting beds.
  - The requisitioning of the current 6<sup>th</sup> form block for staff accommodation and offices.
- 4.4. The proposed building would be rectangular in shape with an internal floor space of 260m<sup>2</sup> and a slightly pitched roof of a maximum of approx. 3.7m above finished floor level. The gross external floor space is approximately 385m<sup>2</sup> when including the External Soft Dig and Learning areas. The building would be connected to the existing buildings via a single concrete path maintaining level access throughout.
- 4.5. The buildings would be characterised by untreated red cedar walls which the applicant claims will weather naturally to a consistent shade of silver/grey. The applicant also claims this will blend in with the natural setting of trees, hedges and greenery as well as the dark grey roof cladding, doors and rainwater goods.
- 4.6. The proposed internal areas would provide: four classrooms, a common room, office space, an intervention room, toilets and storage area.
- 4.7. The proposed external areas would consist of an outdoor learning space fenced in and connected to the new building and planting beds to the east and south faces of the proposed building. There is no loss of existing trees as part of the proposal.
- 4.8. The site is located in Flood Zone 1 where there is a low probability of flooding. As the application site is smaller than 1 hectare a full flood risk assessment was deemed unnecessary.
- 4.9. The applicant submitted a preliminary ecological appraisal with the application documents. The desk study exercise identified no European statutory sites within 5 km of the survey area, no UK statutory sites within 2 km of the survey area, no non-statutory sites within 1 km of the survey area and twenty-two ancient woodlands within 2 km of the survey area. The study also provided records of protected/notable species within a 1 km radius of the survey area, including: bats, badger, birds and invertebrates. A walkover survey was also conducted with observations noted.
- 4.10. The applicant has also submitted a Noise Impact Assessment which recommends steps to lower noise pollution and to safeguard students from excessive noise from outside and to safeguard local residents against excessive noise from air source heat pumps.
- 4.11. A geotechnical ground investigation report was also conducted to provide an interpretation of ground conditions with respect to foundations, pavements, soakaways, concrete specification and excavation.
- 4.12. A UXB bomb risk map was submitted alongside the application and found the site area to be in an area of low risk.

- 4.13. The agent has stated what they believe constitutes very special circumstances for this application despite it residing in the Green Belt.
- 4.14. The aforementioned very special circumstances for this application are:
- To meet the existing shortfall of additional SEN 6th form provision in the south of the county.
  - Should the development not be permitted children would be refused places by 2019/20 potentially increasing the need for pupils to be transported to other schools many miles away.
  - As such, the new accommodation would be purpose built and it will enable the school to offer a wider range of curriculum opportunities including vocational skills which is only provided on a limited scale at the present time. These additional opportunities include teaching of construction skills, horticultural and other essential life skills enabling these students to benefit from gaining skills for future employment and independent living.
- 4.15. The school is open from 8:45 am to 3:30 pm weekdays and is not open at the weekends. As a result of the proposed development there are no plans to change the hours of use.
- 4.16. The applicant has submitted a lighting plan which demonstrates the light spill from the development for both operational and security lighting.

## **5.0. Consultation Responses**

- 5.1. **Local Member, Martin Tett** – No response.
- 5.2. **Parish Council** - Members of Amersham Town Council are fully supportive of this proposal for a new sixth form centre.
- 5.3. **Sport England** – stated that the proposed development does not fall within their statutory remit.
- 5.4. **The County Archaeologist** – state that the nature of proposed works is such that they are unlikely to significantly harm the archaeological significance of any assets. Therefore, they have no objection to the proposed development and do not deem it necessary to apply a condition to safeguard archaeological interest.
- 5.5. **Buckinghamshire Fire and Rescue Service** – advise that all applications must give due consideration to Approved Document B, Section 15 (Fire Mains & Hydrants) and section 16 (Vehicle Access). Particular attention is to be given to parking facilities to prevent ‘double parking’ issues which could impact the emergency service attendance. The service also advise that where a gated development is included within the application it is preferable that a digital lock is fitted, it is then the responsibility of the property owner to inform Buckinghamshire Fire & Rescue Service of the access codes and update details should there be any changes.
- 5.6. **County Flood Management Team** – originally objected to the proposal due to insufficient information regarding the proposed surface water drainage scheme. The team has now received more information regarding this and officers will update the committee orally at the committee meeting.
- 5.7. **County Rights of Way** – No comment from a rights of way perspective.

- 5.8. **Highways Development Management** – Have no objections from a highways perspective subject to the securing of a condition regarding an appropriate Construction Traffic Management Plan.
- 5.9. **Chilterns Conservation Board** – advises that weight should be given to the AONB Management Plan which deals with special qualities of the Chilterns, In particular the chapter which notes the AONB should be conserved by ensuring adjacent development is sympathetic to the character of the Chilterns. The board also advises that while not located in the AONB, the proposal can have an impact on the setting of the AONB e.g. through views from nearby public rights of way. Therefore the development should seek to conserve and enhance the special landscape character regardless. Further to this, the board advise while not usually in accordance with design details, the roofing is within a backdrop of the urban area behind and does not look unseemly. They advise the cedar clad walls are muted and strict lighting controls should be implemented. They advise a condition where minimum light spill must be demonstrated and the distinguishing of security and operational lighting. The reasoning is that lighting has the potential to have a significant impact on the AONB and the public right of way network.
- 5.10. **County Ecologist** – required more information before the impacts on ecology can be fully assessed. The ecologist has now received more information regarding this and officers will update the committee orally at the committee meeting.
- 5.11. **Safer Routes to School** – noted the school has a School Travel Plan at bronze level and considers the number of sustainable transport initiatives started by the school. Safer routes to school would like to see a condition requesting that the school develops and maintains an active travel plan that is approved by Buckinghamshire County Council.
- 5.12. **Crime Prevention For Wyc & SBCD & Chiltern** – No response.
- 5.13. **BCC Sustainability/Energy Team** – No response.
- 5.14. **CDC District Planning Officer** – No response.
- 5.15. **CDC Environmental Health Officer** – understands a full geo-environmental risk assessment was outside the scope of the report. However, schools are considered to be sensitive to contamination and the CDC Environmental Health Officer does not believe the site has been fully characterised. Therefore, it is recommended that this application and any subsequent applications on this site contain contaminated land conditions.

## **6.0. Representations**

Four representations were received from the public two of which are opposed to the planning proposal.

- 6.1. The main reasons for objection are as follows:
- Proximity to neighbouring property
  - Noise
  - Loss of privacy
  - Light pollution
  - Design

## **7.0. Planning Policy & Other Documents**

7.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise.

7.2 The development plan for this area comprises of:

- Core Strategy for Chiltern District 2011 (CSCD)
- Saved policies of the Chiltern District Local Plan (CDLP)

7.3 The draft Chiltern and South Bucks Local Plan 2036 (CSBLP) was submitted for independent examination on 26<sup>th</sup> September 2019. It therefore carries limited weight at this time but is also relevant.

7.4 The policies relevant to this planning application from the CDLP are as follows:

- GB2 (Green Belt)
- GC1 ( Design)
- GC3 (Amenity)
- GC4 (Landscaping)
- GC10 (Flooding)
- TR2 (Highway Aspects)
- TR11 (Provision of Off-Street Parking)
- TR15 (Parking and Manoeuvring Standards)

7.5 The policies relevant to this planning application from the CDCS are as follows:

- CS1 (Spatial Strategy)
- CS4 (Sustainable Development)
- CS20 (Design and Environmental Quality)
- CS22 (AONB)
- CS24 (Biodiversity)
- CS25 (Impact of transport)
- CS26 (Requirements for new development)
- CS29 (Community Facilities)

7.6 The policies relevant to this planning application from the CBSLP are as follows:

- DM DP1 (Design)
- DM NP1 (Chilterns AONB)

- DM NP8 (Flood protection and SUDS)
- DM NP9 (Amenity)
- SP PP1 (Green Belt)

7.7 The CLG Letter to chief the Chief Planning Officers dated 15<sup>th</sup> August 2011 is relevant to this development.

7.8 The Government's revised National Planning Policy Framework (NPPF) was published in February 2019. The paragraphs particularly relevant to this planning application are:

*Schools:* Paragraphs 92 & 94

*Green Belt:* Paragraphs 143,144 & 145

## **8. Discussion**

8.1. This application is for a new single storey 6<sup>th</sup> form block with an external fenced teaching area connected to the new building, patio and planting beds. The site is in the Metropolitan Green Belt. Therefore the issues that need to be covered for discussion are:

- Need
- Green Belt
- Design and Amenity
- Flood Risk
- Ecology
- Parking and Access

### *Need*

8.2. The CLG letter to Chief Planning Officers dated 15<sup>th</sup> August 2011 sets out the Government's commitment to support the development of state-funded schools and their delivery through the planning system. The policy statement reads:

*"The creation and development of state funded schools is strongly in the national interest and that planning decision-makers can and should support that objective, in a manner consistent with their statutory obligations."*

8.3. It further states that the following principles should apply with immediate effect:

- There should be a presumption in favour of the development of state-funded schools;
- Local Authorities should give full and thorough consideration to the importance of enabling the development of state-funded schools in their planning decisions;
- Local Authorities should make full use of their planning powers to support state-funded schools applications;



- Local Authorities should only impose conditions that clearly and demonstrably meet the tests as set out in Circular 11/95;
- Local Authorities should ensure that the process for submitting and determining state-funded schools' applications is as streamlined as possible;
- A refusal of any application for a state-funded school or the imposition of conditions will have to be clearly justified by the Local Planning Authority.

8.4. The National Planning Policy Framework (NPPF) emphasises in Paragraph 92 that planning emissions should plan positively for the provision and use of space and local services to enhance the sustainability of communities. In addition, Paragraph 94 states that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. It adds that great weight should be given to the need to create, expand or alter schools through the preparation of plans and decisions on applications.

8.5. Policy CS29 from the Core Strategy for Chiltern District (CSCD) advises:

*“the provision of community facilities in areas of the District where there is an identified need. An option would be to consider policy exceptions to encourage such facilities to be provided.”*

8.6. There is a prevalent need to expand the school in order to accommodate the larger year groups currently progressing through the school. Also due to the specialised nature of the school, pupils already travel from across the county to attend. Without sufficient provision of places pupils might have to be referred to schools even further away. The current school buildings consist of a recent new development and a semi-converted ex-boarding house. This building, whilst converted to meet the need for the school, was not designed with this purpose in mind. Therefore, a specialised development which can accommodate the pupils should be favoured.

8.7. In summary, there is strong policy support in favour of development at schools, for increasing the availability of places and the retention of community facilities. The proposed development at Stony Dean School is in accordance with these policies.

### *Green Belt*

8.8. The aim of the Green Belt is to prevent urban sprawl by keeping land permanently open. CSCD policy C1 sets the spatial strategy for the District which is to in part protect the Green Belt by focusing development in areas not so designated. Policy GB2 from the CDLP outlines the types of development which are not inappropriate in the Green Belt, though it is more restricted than what is set out in the NPPF. The development does not fall into any of the categories which would be permitted. CSBLP policy SP PP1 states that planning permission will not be granted unless very special circumstances have been demonstrated or specific other policies are accorded with.

8.9. Paragraph 145 from the NPPF states that a planning authority should regard the construction of new buildings as inappropriate in the Green Belt. The development does not meet any of the exceptions outlaid. Therefore the development is inappropriate and harmful to the Green Belt.

8.10. Paragraph 143 of the NPPF states that:

*“inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances”*

8.11. Paragraph 144 of the NPPF

*“When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, resulting from the proposal, is clearly outweighed by other considerations.”*

8.12. As such the agent has provided justification for very special circumstances as part of the planning application in the Design and Access Statement

8.13. To minimise the harm of the Green Belt it is favourable to extend an existing school rather than build a new one. The justifications provided by the agent are as follows as previously listed in the report:

- To meet the existing shortfall of additional SEN 6th form provision in the south of the county.
- Should the development not be permitted children would be refused places by 2019/20 potentially increasing the need for pupils to be transported to other schools many miles away.
- As such, the new accommodation would be purpose built and it will enable the school to offer a wider range of curriculum opportunities including vocational skills which is only provided on a limited scale at the present time. These additional opportunities include teaching of construction skills, horticultural and other essential life skills enabling these students to benefit from gaining skills for future employment and independent living.

8.14. I would consider the above to contribute towards very special circumstances for the proposed development at the school. The proposed building will be on the footprint of a disused allotment bed. The proposed built development would not extend substantially beyond the absolute limits of existing built development being located between the existing school buildings, industrial buildings to the north and residential properties to the east.

8.15. The aforementioned Policy CS29 from the CSCD advises consideration of policy exceptions to encourage the provision of community facilities. The school is of great importance to the wider community given its specialised role in providing education.

8.16. Therefore I consider that the proposed development would not have a significant detrimental impact on the openness of the Green Belt and would therefore enable the Education Authority to fulfil its duty to provide sufficient school places. It is considered that very special circumstances to allow inappropriate development in the Green Belt have been demonstrated in this instance to warrant an exception to policies C1 and GB2 of the CDLP, CSCD policy CS3 and in accordance with CSBLP policy SP PP1.

- 8.17. With regard to design, the proposed development takes into account the setting of the Chilterns AONB and Green Belt. Untreated red cedar has been selected for the walls which will weather to remain and blend in with the natural setting of trees and greenery. I do not consider the proposed development to be out of character with the setting of the Chilterns AONB.
- 8.18. Policy GC1 of the CDLP supports development to a high standard which takes into account the relevant characteristics of the site. Similarly Policy DM DP1 from the emerging CSBLP states:

*Planning permission will be granted provided that:*

*1 the Design and Access Statement demonstrates that the site and its context has been understood and respected;*

*2 all opportunities and constraints have been identified and responded to appropriately; and*

*3 the Plan's design principles have been positively reflected in the application.*

*Opportunities and constraints will be considered through robust and meaningful engagement with the Council, local communities and other stakeholders.*

These have all been satisfied by the applicant's submissions.

- 8.19. The development also satisfies Policy CS20 from the CDCS again seeking new development to be of a high standard of design which reflects and respects the character of the surrounding area.
- 8.20. Whilst not situated in the AONB the site is in the setting of the AONB. Policy CS22 also from the CDCS advises that all proposals must protect the setting of the AONB and safeguard views into and out of the area. This has been achieved through the submission of a lighting plan with security lighting and operational lighting being separated to prevent light pollution impacting views.
- 8.21. The inclusion of planting beds and rainwater butts in the design is supported by Policy CS4 of CDCS which seeks developments to have regard to sustainable development.
- 8.22. The aforementioned measures satisfy the requirements of Policy DM NP1 of the CSBLP which concerns the conservation and protection of the Chilterns AONB and its relevant management plan and design guide.

### *Amenity*

- 8.23. I note concerns have been raised by residents of Pineapple Road regarding the impact on privacy. The building has a ridge of a height of maximum 3.7m above fitted floor level and is approximately 10m from the nearest garden fence. The positioning of the building was made considering distancing from root protection zones, residential properties on Pineapple Road and commercial units to the north. It is noted a considerable hedge line bordering the eastern side of the site provides considerable screening. Therefore, I do not believe there to be a discernible significant impact on privacy or amenity from this single storey development. Therefore, this development adheres to policy GC3 of the CDLP regarding privacy. As aforementioned, security lighting on the development should not impair the amenity occupants of the neighbouring properties to a significant degree. This fulfils

policies GC3 of the CDLP and policy DM NP9 of the CBSLP regarding the protection of amenities.

- 8.24. The noise generated from the proposed air heat pumps has been accounted for with the location of them being adjusted to minimize the impact on amenity. The pumps are now proposed to be located and enclosed within 2m high fencing on an existing school building. This will reduce the noise pollution for both the school and the neighbouring residential properties satisfying policies GC3 and DM NP9 regarding the protection of amenities.
- 8.25. There are no plans to remove any trees or hedgerows as part of this development hence satisfying Policy GC4 of the CDLP regarding landscaping throughout the district. In order to ensure the trees and hedges surrounding the site are protected this will be secured by condition to the standard outlaid in the British Standard Publication: Trees in relation to design, demolition and construction – Recommendation (BS 5837:2012).

### *Flood Risk*

- 8.26. The application was accompanied by: a Flood Map, a Survey of Pipes, a geotechnical ground investigation and a Thames Valley Asset location search. However, the County flooding team objected on the grounds of requiring more information regarding the proposed surface water drainage scheme. Consideration must be given to policy GC10 from the CDLP which requires development is not permitted in areas at high risk of flooding and that the development must not increase risk of flooding downstream. In addition, policy DM NP8 of the CSBLP which dictates planning permission will be granted provided that it is designed to ensure that flood risk is not increased locally and avoids development on areas of flood risk must also be deliberated.
- 8.27. The applicant has submitted more information regarding this and we are currently awaiting further comments from the flooding team on additional information that was submitted. Officers will update the committee orally on this at the committee meeting.

### *Ecology*

- 8.28. The application was accompanied by a Preliminary Ecological Appraisal and a tree survey report. No trees or hedges are to be removed as part of the proposed development therefore meeting Policy GC4 of the CDLP which requires the retention of trees and hedgerows in sound condition. The BCC Ecologist concluded more information was required before the impacts on ecology can be fully assessed. The ecologist recommended that the Preliminary Ecological Appraisal is updated to provide an Ecological Impact assessment (EclA), the EclA should include a non-licensed method statement for reptiles and amphibians and it is recommended the EclA is submitted to the CPA prior to the application being determined.
- 8.29. The development must aim to conserve and enhance biodiversity within the district as dictated by policy CS24 of the CDCS. The applicant has submitted more information regarding this and we are currently awaiting further comments from the ecologist on the additional information that was submitted. It is worth noting the

planters proposed as part of the development which have the potential to contribute to offsetting any loss of biodiversity interest caused through the development. Officers will update the committee orally on this at the committee meeting.

- 8.30. As aforementioned in Paragraph 8.25. the trees and hedges surrounding the site will be protected by condition to British Standard.

### *Parking and Access*

- 8.31. Concerns regarding the route between the A404 and the site becoming congested due to construction traffic and school pupils have been addressed through the conditions requiring a Construction Traffic Management Plan. This satisfies policy TR2 from the CDLP which requires satisfactory access to the site and the nearby highway network to have the capacity to accept the additional flow of traffic generated by the development.
- 8.32. Policy TR11 requires parking provision is made in accordance with policy TR16, both from the CDLP. As the development does not propose any new staff or students I believe further parking spaces are not necessary.
- 8.33. The development has been assessed to not have a significant adverse impact on the local transport network fulfilling policies CS25 and CS26 of CDCS.
- 8.34. At present the school travel plan is incomplete. Therefore, as requested by safer routes to school, a condition requesting that the school develops and maintains an active travel plan has been added.

## **9.0 Other matters**

### *Equality and Diversity issues*

- 9.1. As required as part of the Equality Act 2010 Section 149, in determining this application due regard has been taken of the need to eliminate unlawful discrimination, harassment and victimisation, advance equality of opportunity between different groups and foster good relations between different groups.
- 9.2. It is not considered the proposal would conflict with the requirements of the Equality Act 2010 or the Council's policy on equality

## **10.0 Conclusion**

- 10.1. Application CC/0046/19 seeks a new single storey self-contained 6th Form block comprising four classrooms, common room, office, intervention room, toilets and storage and external areas comprising fenced in teaching area connected to new building, patio and planting bed at Stony Dean School Orchard End Avenue Amersham Buckinghamshire.
- 10.2. I believe provided conditions requiring measures to minimise noise and light pollution are attached to any permission granted and adhered to, there would be no significant detrimental impact on the local amenity of the area. Regarding the Green Belt, it is considered that very special circumstances apply including that the development would help provide school places and help meet the local need. It

would also reduce the risk of pupils having to travel to school elsewhere and help secure the ability for the school to deliver to more pupils in the future. It also utilises an existing school site thus having a lessened impact on the openness of the Green Belt and minimal impact on policy CS1 of the CDCS which aims for new development to occur in spaces not covered by such designation. I am satisfied the proposed development would help provide educational and community facilities. It would not have a significant additional detrimental impact on the setting of the Chilterns AONB.

10.3. Subject to the conditions in Annex A below, I therefore recommend the proposed development is approved.

## **BACKGROUND PAPERS**

Application CC/0046/19

Consultation responses, representations and communications dated September and October 2019

Chiltern District Council Local Plan

Core Strategy for Chiltern District

Emerging Chiltern and South Bucks Local Plan

CLG Letter to Chief Planning Officers dated 15th August 2011

## APPENDIX A

### General

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

Reason:

To prevent the accumulation of unimplemented planning permissions, to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91(1) of the Town and Country Planning Act 1990.

2. The development shall not be carried out other than in accordance with the following drawings:

PJT10117-MCA-ZZ-GF-DR-A-1001-Proposed Ground Floor Plan

PJT10117-MCA-ZZ-XX-DR-A-0003-Site Plan

PJT10117-MCA-ZZ-XX-DR-A-2001-Elevations

Reason:

To ensure the development is not detrimental to the character of the locality, in accordance with policies GC1 of the Chiltern District Local Plan and CS20 of the CSCD.

### Pre-commencement

3. Prior to the commencement of the development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the County Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the County Planning Authority:

i) A preliminary risk assessment which has identified:

- All previous uses
- Potential contaminants associated with those uses
- A conceptual model of the site indicating sources, pathways and receptors
- Potentially unacceptable risks arising from contamination at the site.

ii) A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. This should include an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, pests, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments.

iii) The site investigation results of the detailed risk assessment and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (iii) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. No changes to these components shall be made other than with the approval in writing of the County Planning Authority. The scheme shall be implemented as approved.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy CS4 of the CSCD.

### *Construction vehicles*

4. No part of the development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the County Planning Authority in consultation with the Highway Authority.

The Plan shall include details of:

- Construction access
- Management and timing of deliveries;
- Routing of construction traffic;
- Vehicle parking for site operatives and visitors;
- Loading/off-loading and turning areas;
- Site compound;
- Storage of materials;
- Precautions to prevent the deposit of mud and debris on the adjacent highway.

The development hereby permitted shall thereafter be carried out in accordance with the approved Construction Management Plan.

Reason:

In order to minimise danger and inconvenience to highway users and users of the highway in general in accordance with policies CS25 and CS26 of the CSCD.

### **Pre-occupation**



5. Following completion of the measures identified in the approved remediation scheme approved pursuant to condition 3 and prior to the first occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out shall be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the County Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy CS4 of the CSCD. (The above must be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11).

6. Prior to the planned occupation of the development hereby permitted, the School Travel Plan shall be submitted to Modeshift STARS and approved by the County Planning Authority. Following occupation of the development hereby permitted, the travel plan shall be reviewed and submitted for approval, on an annual basis, at the end of each academic year.

The plan shall include a full analysis of the existing modal split for staff and pupils at the school and detailed proposals for future sustainable transport promotion and provision, with the aim of securing no increase in the number of car movements generated on the school journey. In the event of an increase in the number of car movements, the school shall undertake measures, which will have previously been identified in the travel plan, as are necessary to promote a reduction in the number of car borne trips.

Reason:

In order to minimise danger, obstruction and inconvenience to users of the highway. Also in order to promote sustainable methods of travel, to minimise danger, obstruction and inconvenience to users of the highway and in accordance with policies CS25 and CS26 of the CSCD.

### **Ongoing conditions**

7. No lighting with the exception of security lighting of  $\leq 10W$  shall be used between the hours of 7pm -7am.

Reason:

To protect the amenity of local residents particularly those adjacent to the development on Pineapple Road in accordance with policy GC3 of the CDLP.

8. Reporting of Unexpected Contamination: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing immediately to the County Planning Authority. An investigation and risk assessment shall be undertaken in accordance with the requirements of condition 3, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 3, which is subject to the approval in writing of the County Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the County Planning Authority in accordance with condition 3.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy CS4 of the CSCD.

9. Three protection measures in accordance with British Standard BS5837:2012 shall be implemented throughout the construction period.

Reason:

To ensure that existing trees are protected from any damage in accordance with policy GC4 of the CDLP.