

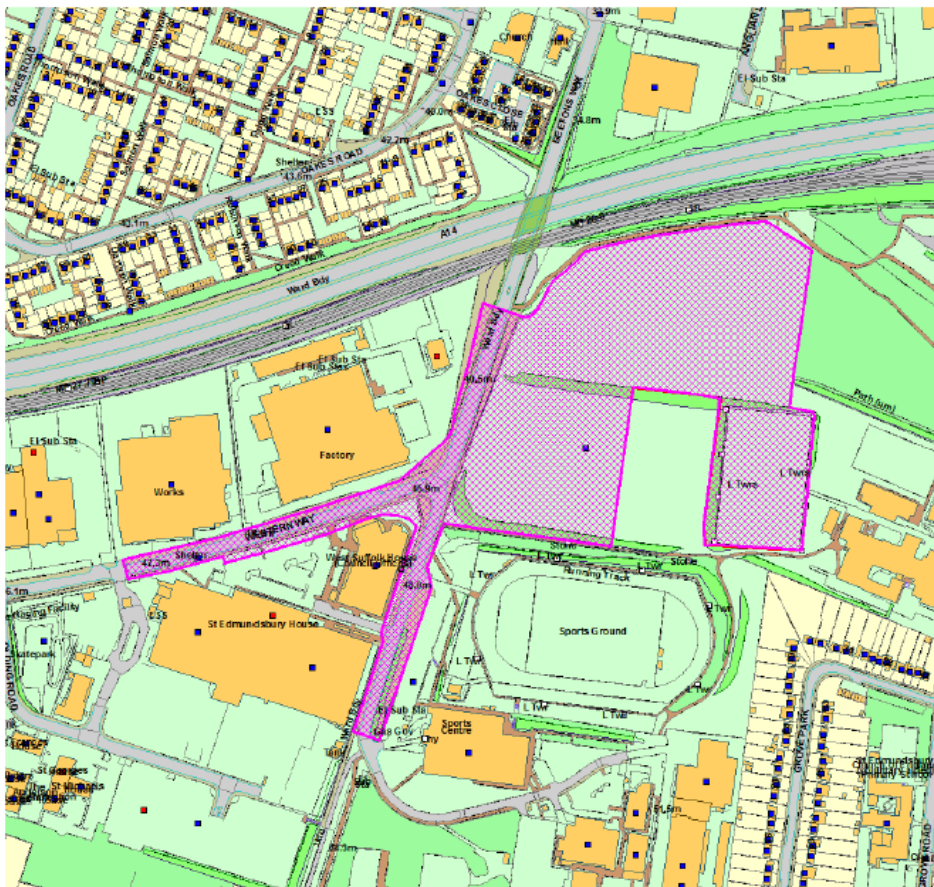
Development Control Committee 6th December 2018

Late Papers

Item 4 - DC/18/0464/FUL King Edward VI Upper School, Grove Road, Bury St Edmunds

1. Following publication of the Committee Report in respect of the above application it was noted that the site plan on Page 57 is incorrect. A corrected site plan is provided below:

DC/18/0464/FUL - King Edward VI Upper School, Grove Road, Bury St Edmunds, Suffolk, IP33 3BH



2. Following publication of the Committee Report the Environment Agency has provided further comments on the proposed drainage scheme, summarised as follows:

Based on the information provided, we are satisfied with the proposed surface water drainage system design as it relates to groundwater quality protection. The submitted design satisfies the requirements of Condition 2 (surface water drainage / infiltration systems) as recommended in our original letter response (our ref: AC/2018/126995/01-L01, dated 30 April 2018).

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

3. The full wording for the recommended conditions that were summarised on Pages 54 and 55 of the Committee Report is set out below.

- 1) The development hereby permitted shall be begun not later than 3 years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.

- 2) The development hereby permitted shall not be carried out except in complete accordance with the details shown on the approved plans and documents.

Reason: To define the scope and extent of this permission.

- 3) No development above slab level shall take place until details of the external facing and roofing materials to be used for the college building have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the area, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 4) Prior to the installation of the solar PV array, details of the siting, scale and appearance of the array shall be submitted to and approved in writing by the Local Planning Authority. The array shall be installed in accordance with the approved details prior to the college being first brought into use and shall be thereafter retained as approved.

Reason: To safeguard the character and appearance of the area, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 5) Within six months of the first educational use of the college building hereby approved, a final Certificate must be issued certifying that BREEAM (or any such equivalent national measure of sustainable

building which replaces that scheme) rating VERY GOOD has been achieved for this development and evidence of such certification must have been submitted to and acknowledged in writing by the Local Planning Authority.

Reason: To ensure sustainable development in accordance with Policy DM7 of the West Suffolk Joint Development Management Policies Document 2015 and the National Planning Policy Framework.

- 6) The existing sand-dressed artificial pitch will be resurfaced with a 3G surface within 12 months of the date of this planning permission, in accordance with a specification that shall have first been submitted to and approved in writing by the Local Planning Authority in consultation with Sport England.

Reason: To ensure that the resurfacing is carried out within an appropriate timescale and meets the Sport England/FA technical requirements, in accordance with Policy DM42 of the West Suffolk Joint Development Management Policies Document 2015 and the National Planning Policy Framework.

- 7) No development shall commence until a Sports Pitch Implementation Scheme has been submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The scheme shall take into account the findings of the submitted feasibility study by TGMS dated 30 April 2018 and shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment, together with a programme and timescale for implementation. The development shall be carried out in accordance with the approved Sports Pitch Implementation Scheme and the land shall thereafter be maintained and made available for playing field use in accordance with the approved Scheme.

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose in accordance with Policy DM42 of the West Suffolk Joint Development Management Policies Document 2015 and the National Planning Policy Framework. This condition requires matters to be agreed prior to commencement of the development in order to ensure that an appropriate timescale for the improvement of the retained playing fields is secured prior to the existing playing fields being built on.

- 8) Prior to the college building being first brought into use, a Community Use Agreement prepared in consultation with Sport England shall be submitted to and approved in writing by the Local Planning Authority and a copy of the completed approved agreement shall be provided to the Local Planning Authority. The Agreement shall apply to the college's indoor and outdoor sports facilities comprising the sports hall, activity studio and floodlit multi-use games area. The Agreement shall include details of pricing policy, hours of use, access by non-school users, management responsibilities and a mechanism for periodic review. The facilities shall thereafter be made available for community use in accordance with the approved Community Use Agreement.

Reason: To secure well-managed and safe community access to the facilities to ensure sufficient benefit to the development of sport in accordance with the National Planning Policy Framework, and to accord with Policy DM41 of the West Suffolk Joint Development Management Policies Document 2015.

- 9) No development shall commence until details of the design and layout of the replacement artificial cricket wicket and the timescale for its implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The facility shall thereafter be constructed in accordance with the approved details and timescale.

Reason: To ensure that the facility is fit for purpose in accordance with Policy DM42 of the West Suffolk Joint Development Management Policies Document 2015 and the National Planning Policy Framework. This condition requires matters to be agreed prior to commencement of the development in order to ensure that an appropriate timescale for the replacement of the existing cricket wicket is secured prior to the existing playing fields being built on.

- 10) Prior to work commencing on the new multi-use games area, full details of the proposed floodlighting shall be submitted to and approved in writing by the Local Planning Authority. The multi-use games area and floodlighting shall be implemented in accordance with the approved details prior to the college building being first brought into use and shall thereafter be retained as approved.

Reason: To ensure that the facility is fit for purpose in accordance with Policy DM42 of the West Suffolk Joint Development Management Policies Document 2015 and the National Planning Policy Framework.

- 11) The development shall be carried out in accordance with the submitted Site Waste Management Plan ref. PrS-065 received on 14 November 2018, both during the construction phase and thereafter.

Reason: To ensure that waste is managed sustainably for the lifetime of the development having regard to Policy DM7 of the West Suffolk Joint Development Management Policies Document 2015 and the National Planning Policy Framework in respect of sustainable design.

- 12) No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The applicant shall submit a detailed design based on the FRA & Drainage Strategy by AKS Ward Construction Consultants (drawing refs. 9201 P06 & 9202 P07) and will demonstrate that surface water run-off generated up to and including the critical 100 year +CC storm will not exceed the run-off from the existing site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The surface water drainage scheme shall include:

- a) Details of further infiltration testing on site in accordance with BRE 365 to verify the permeability of the site (trial pits to be located where soakaways are proposed and repeated runs for each trial hole). Borehole records should also be submitted in support of soakage testing.
- b) Dimensioned plans illustrating all aspects of the surface water drainage scheme including location and size of infiltration devices and the conveyance network. A statement on the amount of impermeable area served by each soakaway should also be illustrated on the plans and should be cross referenceable with associated soakaway calculations.
- c) Full modelling results (or similar method) to demonstrate that the infiltration device has been adequately sized to contain the critical 100yr+CC event for the catchment area they serve. Each device should be designed using the nearest tested infiltration rate to which they are located. A suitable factor of safety should be applied to the infiltration rate during design.
- d) Infiltration devices will have a half drain time of less than 24hours.
- e) Infiltration devices should be no more than 2m deep and will have at least 1.2m of unsaturated ground between base of the device and the groundwater table.
- f) Modelling of conveyance networks showing no above ground flooding in 1 in 30 year event, plus any potential volumes of above ground flooding during the 1 in 100 year rainfall + CC.
- g) Topographic plans shall be submitted depicting safe exceedance flow paths in case of a blockage within the main SW system and/or flows in excess of a 1 in 100 year rainfall event. These flow paths will demonstrate that the risks to people and property are kept to a minimum.

Reason: To prevent the development from causing increased flood risk off site over the lifetime of the development (by ensuring the inclusion of volume control); to ensure the development is adequately protected from flooding; to ensure the development does not cause increased pollution to water environment and to ensure clear arrangements are in place for ongoing operation and maintenance. This condition requires matters to be agreed prior to commencement of the development as the details may have implications for the layout of the development.

13) No development shall commence until a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) has been submitted to and agreed in writing by the Local Planning Authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of all construction activities on the site. The approved CSWMP must include:

- a) Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include:
 - i) Temporary drainage systems.
 - ii) Measures for managing pollution / water quality and protecting controlled waters and watercourses.

- iii) Measures for managing any on or offsite flood risk associated with construction.

Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses in line with the River Basin Management Plan. This condition requires matters to be agreed prior to commencement of the development as it concerns surface water management during the construction phase.

- 14) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework and Environment Agency Groundwater Protection Position Statements.

- 15) Prior to any works commencing on site, including site clearance, site set-up and deliveries of materials, a Deliveries and Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the access(es) to be used by construction vehicles, details of contractor parking on site and methods to prevent debris entering the highway. No HGV or construction vehicle movements shall be permitted to or from the site other than in accordance with the routes defined in the Plan. The site operator shall maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the construction period.

Reason: To reduce and/or remove as far as is reasonably possible the effects of HGV traffic in sensitive areas; to provide safe access for the duration of the construction phase; and to restrict the impact on the existing highway network. This condition requires matters to be agreed prior to commencement of the development as it concerns the construction phase of the scheme.

- 16) The new vehicular access shall not be brought into use until details of the visibility splays and any access gates to be erected have been submitted to and approved in writing by the Local Planning Authority. The access shall be constructed in accordance with the approved details prior to being first brought into use and shall be retained thereafter in its approved form.

Clear visibility at a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line 2.4 metres from the nearside edge of the metalled carriageway at the centre line of the access point (X dimension) and a distance of 43 metres in each direction along the edge of the metalled carriageway from the centre of the access (Y dimension). Notwithstanding the provisions of Part 2 Class A of The Town and

Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

- 17) The approved new vehicular access and signalised junction, as shown on drawing no. 42717/5501/101/P7, shall be laid out and constructed in accordance with the details approved in their entirety prior to the college being first brought into use. The signalised junction shall incorporate cycle and pedestrian crossing facilities on at least three arms and shall make provision for the existing cycle route on Beetons Way. The access signals must be in place and fully functional prior to the college being first brought into use.

Reason: To ensure that the access and junction are designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

- 18) Prior to the provision of the cycle stores, details of their siting and design shall be submitted to and approved in writing by the Local Planning Authority. The cycle stores shall thereafter be provided in accordance with the approved details prior to the college being first brought into use, and shall thereafter be retained and used for no other purpose.

Reason: To ensure that the cycle storage is designed and constructed to an appropriate specification and made available for use at an appropriate time.

- 19) Prior to the college being first brought into use, the areas within the site shown on drawing no. ABSE6F-ARE-ZZ-00-DP-L-0002 S2 P07 received on 1 November 2018 for the purposes of the loading, unloading, manoeuvring and parking of vehicles shall be provided. Thereafter those areas shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on-site parking and manoeuvring of vehicles is provided and maintained where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

- 20) The electric vehicle charging points shown on drawing no. ABSE6F-ARE-ZZ-00-DP-L-0002 S2 P07 received on 1 November 2018 shall be of a minimum 7kWh and shall be provided prior to the college being first brought into use. The electric vehicle charging points shall be retained thereafter as approved and installed.

Reason: To promote and facilitate the uptake of electric vehicles on the site in order to minimise emissions and enhance local air quality in line with the National Planning Policy Framework paragraph 35, Policy DM14 of the Joint Development Management Policies

Document, Policy CS2 (E) of the Core Strategy and the Suffolk Parking Standards.

- 21) Prior to the college being first brought into use, the full contact details of the Travel Plan Coordinator appointed to implement the Framework Travel Plan (dated March 2018 Rev:A) shall be submitted to and approved in writing by the Local Planning Authority in consultation with Suffolk County Council as Highway Authority. The Travel Plan Coordinator must be funded and maintained by the occupier to oversee the implementation of the Interim and Full Travel Plans for the full duration of the Travel Plan.

Reason: In the interests of sustainable development as set out within the National Planning Policy Framework, Policies CS7 and CS8 of the St Edmundsbury Core Strategy and Policies DM45 and DM46 of the West Suffolk Joint Development Management Policies Document 2015.

- 22) Six months after the first occupation of the college, a Full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority in consultation with Suffolk County Council as Highway Authority. The Full Travel Plan must include the following:
- a) A commitment to achieve the interim objectives and targets set out in the Framework Travel Plan (dated March 2018 Rev:A).
 - b) A timetable for the provision of revised baseline data that includes travel to data for the actual students and employees.
 - c) An action plan that contains suitable objectives and targets to reduce the vehicular trips made by students and employees, with a commitment to implement remedial measures if the agreed targets and objectives are not met.
 - d) A suitable marketing strategy to engage all students and employees with the Travel Plan process.
 - e) A commitment to monitor the Travel Plan annually on each anniversary of the approval of the Full Travel Plan and provide the outcome in a revised Travel Plan to be submitted to the Local Planning Authority for a minimum period of five years using the same methodology as the baseline monitoring.
 - f) A commitment by the occupier to fund and maintain the Full Travel Plan for five years.

The measures set out within the approved Travel Plan shall be implemented as agreed.

Reason: In the interests of sustainable development as set out within the National Planning Policy Framework, Policies CS7 and CS8 of the St Edmundsbury Core Strategy and Policies DM45 and DM46 of the West Suffolk Joint Development Management Policies Document 2015.

- 23) All planting comprised in the approved details of landscaping shall be carried out in the first planting season following the commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available

planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

Reason: To enhance the appearance of the development and ensure a satisfactory environment, in accordance with policies DM2, DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

24) Prior to the commencement of development an Arboricultural Method Statement (including any demolition, groundworks and site clearance) shall be submitted to and approved in writing by the Local Planning Authority. The Statement should include details of the following:

- i) Measures for the protection of those trees and hedges on the application site that are to be retained.
- ii) Details of all construction measures within the 'Root Protection Area' (defined by a radius of $dbh \times 12$ where dbh is the diameter of the trunk measured at a height of 1.5m above ground level) of those trees on the application site which are to be retained specifying the position, depth, and method of construction/installation/excavation of service trenches, building foundations, hardstandings, roads and footpaths.
- iii) A schedule of proposed surgery works to be undertaken to those trees and hedges on the application site which are to be retained.

The development shall be carried out in accordance with the approved Method Statement unless agreed in writing by the Local Planning Authority.

Reason: To ensure that the trees and hedges on site are adequately protected to safeguard the character and visual amenity of the area, in accordance with policies DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement of development to ensure that existing trees are adequately protected prior to any ground disturbance.

25) The development shall be carried out strictly in accordance with the approved Tree Protection Plans, refs. P2866.5 003 revB and P2866.5 004 revB, and with the provisions of the Arboricultural Method Statement approved pursuant to Condition 24 of this Planning Permission.

Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policy DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

26) The mitigation measures set out within the approved Preliminary Ecological Appraisal ref. P2866.2.0 dated 18 May 2017 shall be implemented.

Reason: To ensure that the development has a minimal impact on habitats and protected/notable species in accordance with policies DM11 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

27) Prior to the first educational use of the building, a "lighting design strategy for biodiversity" shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:

i) Identify those areas/features on site that are particularly sensitive for protected/notable species and that are likely to be disturbed by lighting;

ii) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) to demonstrate that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. No other external lighting be installed without prior consent from the Local Planning Authority.

Reason: To safeguard the visual amenities of the locality and the ecological value of the area, in accordance with policies DM2 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

28) Prior to the first educational use of the building details of biodiversity enhancement measures to be installed at the site, including details of the timescale for installation, shall be submitted to and approved in writing by the Local Planning Authority. Any such measures as may be agreed shall be installed in accordance with the agreed timescales and thereafter retained as so installed. There shall be no occupation unless and until details of the biodiversity enhancement measures to be installed have been agreed in writing by the Local Planning Authority.

Reason: To secure biodiversity enhancements commensurate with the scale of the development, in accordance with policies DM11 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

29) No development above existing ground level shall take place until a landscape and ecological management plan (LEMP) has been submitted to and be approved in writing by the Local Planning Authority. The LEMP shall include the following:

i) Description and evaluation of features to be managed

ii) Ecological trends and constraints on site that might influence management

iii) Aims and objectives of management

- iv) Appropriate management options for achieving aims and objectives
- v) Prescriptions for management actions
- vi) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
- vii) Details of the body or organization responsible for implementation of the plan
- viii) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To identify and ensure the protection of important species and those protected by legislation, in accordance with policies DM11 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 30) Prior to their provision on site, details of the substation and bin store shall be submitted to and approved in writing by the Local Planning Authority. The substation and bin store shall be implemented in accordance with the approved details prior to the college being first brought into use and shall thereafter be retained as approved.

Reason: To safeguard the character and appearance of the area, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 31) Prior to its provision on site, details of the proposed terraced seating within the embankment to the south of the college building shall be submitted to and approved in writing by the Local Planning Authority. The seating shall be implemented in accordance with the approved details prior to the college being first brought into use and shall thereafter be retained as approved.

Reason: To safeguard the character and appearance of the area, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 32) The college hereby approved shall have a maximum pupil number of 1,700 pupils.

Reason: The impact of the development on the adjacent junction and the surrounding highway network and the parking provision for the scheme have been assessed as being acceptable on this basis. An

increase in pupil numbers would therefore foreseeably have implications for both highway capacity and safety.