

Application Ref:	12/00717/R3FUL
Proposal:	Refurbishment and development of the former Hereward school buildings and site to create the new City of Peterborough Academy, work consists of refurbishment of the existing buildings including construction of a new two storey link block, two additional classrooms and a small extension to the changing rooms, demolition of existing plant room A new single storey Special Education Needs (SEN) school for 90 pupils will also be constructed on the site
Site:	City Of Peterborough Academy, Former Hereward Community College, Reeves Way, Eastfield
Applicant:	Peterborough City Council
Agent:	Ryder Architecture
Referred by:	Head of Planning, Transport and Engineering
Reason:	In the wider public interest
Site visit:	16.05.2012
Case officer:	Miss A McSherry
Telephone No.	01733 454416
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Recommendation:	GRANT subject to relevant conditions

1 Description of the site and surroundings and Summary of the proposal

Site and Surroundings

The application site is the former Hereward Community College site. The site has not been used as a school since 2007; however Peterborough City Council have recently been using the buildings on a small scale informal basis for meetings, training space etc.

The site covers an area of 6.32 hectares, and comprises a mainly flat site, with school buildings, playing fields, car parking and landscaped areas.

The surrounding land uses are residential to the north and west, St John Fisher School to the south and Frank Perkins Parkway dual carriageway to the east.

The proposal comprises:

- To construct a new single storey Special Educational Needs School (SEN) of 2,414 sqm to accommodate 90 pupils.
- To refurbish and re-open the existing school buildings for the new City of Peterborough Academy
- Three extensions to the main school building:
 1. undercroft classrooms (200 sqm gross internal area (g.i.a)) extension in Block 1;
 2. a two storey link block between existing buildings (687 sqm g.i.a); and
 3. an extension to the sports changing rooms (19 sqm g.i.a)
- New internal vehicle access road, car parking and cycle parking. A total of 143 car parking spaces proposed and 136 cycle spaces with room for future expansion of the cycle parking facilities
- Resurfacing of the existing tennis courts

- Improvements to the existing grass pitches on the site
- Replacement of the existing disused multi use games area (MUGA) with a third generation (3G) surface.
- Refurbishment of the existing pavilion changing block for school and community use
- Re-location of wildlife area
- New elevation screen structures to the east and west elevations
- New pedestrian and cycle access to site from Viney Close
- Widening of the access road from Reeves Way to school
- Upgrading of two nearest bus stops to the site
- Landscaping

2 Planning History

Reference	Proposal	Decision	Date
07/01807/FUL	Construction of retirement complex comprising 260 apartments with associated communal facilities, car parking, amenity space, landscaping and access	Application Withdrawn	05/05/2010
07/01769/R4OUT	Residential development comprising up to 230 units with associated access road, car parking, amenity space and landscaping	Application Withdrawn	24/10/2011
99/00067/R3FUL	Site fencing (retrospective)	Application Permitted	21/07/1999
98/01166/R3FUL	Sports hall extension, new gym, changing rooms, stores and office	Application Permitted	25/01/1999

3 Planning Policy

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

Peterborough Core Strategy DPD (2011)

CS10 - Environment Capital

Development should make a clear contribution towards the Council's aspiration to become Environment Capital of the UK.

CS13 - Development Contributions to Infrastructure Provision

Contributions should be secured in accordance with the Planning Obligations Implementation Scheme SPD (POIS).

CS14 - Transport

Promotes a reduction in the need to travel, sustainable transport, the Council's UK Environment Capital aspirations and development which would improve the quality of environments for residents.

CS16 - Urban Design and the Public Realm

Design should be of high quality, appropriate to the site and area, improve the public realm, address vulnerability to crime, be accessible to all users and not result in any unacceptable impact upon the amenities of neighbouring residents.

CS17 - The Historic Environment

Development should protect, conserve and enhance the historic environment including non scheduled nationally important features and buildings of local importance.

CS19 - Open Space and Green Infrastructure

New residential development should make provision for/improve public green space, sports and play facilities. Loss of open space will only be permitted if no deficiency would result.

CS21 - Biodiversity and Geological Conservation

Development should conserve and enhance biodiversity/ geological interests unless no alternative sites are available and there are demonstrable reasons for the development.

CS22 - Flood Risk

Development in Flood Zones 2 and 3 will only be permitted if specific criteria are met. Sustainable drainage systems should be used where appropriate.

Peterborough Local Plan (First Replacement) (2005)

T08 - Connections to the Existing Highway Network

Permission will only be granted if the access is onto a highway whose design/function is appropriate for the level of traffic which would be using it.

T09 - Cycle Parking Requirements (Outside the City Centre)

High quality off street cycle parking to be provided in accordance with the identified standards.

T10 - Car and Cycle Parking Requirements (Outside of the City Centre)

Parking should be provided in accordance with the identified standards.

T11 - Motorists with Mobility Difficulties

Provision of 1 space or 4% whichever is the greatest.

LT03 - Loss of Open Space

Development will not be permitted if it would result in a loss giving rise to a deficiency, unless alternative provision is made/ the loss is appropriately mitigated against.

LNE09 - Landscaping Implications of Development Proposals

Adequate provision should be made for the retention/protection of trees and other natural features and for new landscaping.

LNE10 - Detailed Elements of Landscape Schemes

A landscaping scheme suitable for the nature of the development should be proposed.

4 Consultations/Representations

Environment Agency

Objection – The revised flood risk assessment (FRA) does not comply with the requirements of the new technical guidance of the National Planning Policy Framework. Specifically this is in respect of the datasets used. Their objection can be overcome by the submission of a revised FRA to cover the deficiencies raised.

Anglian Water Services Ltd

No comments received

Building Control Surveyor

No objections - Building Regulations approval is required. Part M relating to disabled requirements is applicable.

Transport and Engineering Services

No objection – subject to imposition of planning conditions and the school engaging with Enterprise to ensure acceptable refuse/recycling collection arrangements are put in place, which will need to be outside of periods when children will be accessing or egressing the site.

Landscape Officer

Details of the tree survey information requested. The landscaping detail can be dealt with by condition.

Pollution Control Team

No objection – subject to conditions

Police Architectural Liaison Officer

Date: 07.06.2012

No objections – Comments made in respect of the fencing and access gates. The lighting proposals are adequate. The CCTV proposed is acceptable.

Wildlife Officer

No objection - subject to the imposition of conditions

Sport England

No objection – subject to the imposition of conditions

Drainage Team

No objection - Recommend a surface water drainage condition be imposed.

Archaeological Officer

No objection – Subject to the imposition of an archaeological trial trenching and watching brief condition.

Local Residents/Interested Parties

Initial consultations: 119

Total number of responses: 0

Total number of objections: 0

Total number in support: 0

No comments received

5 Assessment of the planning issues

The main issues are:-

a) Siting, design and layout of new development

The new SEN school has been designed at single storey height only, to respect the surrounding two storey residential properties and not significantly reduce their privacy or be overbearing. The design involves a central courtyard arrangement with classrooms surrounding it, with external play areas beyond to the side and rear of the building. It is considered that the siting, scale and design of this new building would be in keeping with the character and design of the existing school buildings, and would not have any adverse visual impact.

The refurbishment and proposed extensions to the main school buildings are also considered to be of an acceptable scale and design which is in keeping with the existing development. The new elevation screens proposed on the front and rear elevations of the main school building will add visual interest and give cohesion to the elevations.

b) Impact on neighbours

The extensions to the existing school buildings are all within the building lines of the existing building, positioned sufficient distance from surrounding residents as to not have any detrimental impact on their amenity.

The new SEN building will be positioned closer to the existing residents in Viney Close and some in Reeves Way, than the existing school buildings. It has been designed to be single storey high building only to prevent overlooking from first floor windows. It is not considered the new building would be overbearing for these adjacent properties or harmfully overshadow them. Willow screen fencing is proposed on the inside of the existing palisade fencing to provide privacy for residents and a landscape buffer strip is also proposed to protect amenity of neighbouring sites.

There will be new car parking proposed on site along the rear boundary of the residential properties in Reeves Way. It is considered the willow screen fencing should be continued along this boundary adjacent to the car parking to protect neighbouring amenity.

c) Highway implications

The vehicle access to the site would be via the existing access from Reeves Way. The access road from Reeves Way is required to be widened with alterations to the pedestrian footpaths and crossings as part of this proposal. The access road alterations are acceptable and will improve the existing situation and will provide better traffic flow in and out of the site, together with better provision for access for pedestrians and cyclists.

Emergency services and maintenance vehicles only will also be able to access the site from Viney Close; this is considered to be acceptable.

The main pedestrian and cycle access to the site will be as existing from Reeves Way. However it is proposed to install a pedestrian gate at the end of Viney Close that will be managed during the school day to allow pedestrian and cycle access only. Due to the narrow width of Viney Close and poor turning arrangement it is not considered this pedestrian gate would encourage parent drop off in this street. Particularly due to the proximity to the main gate in Reeves Way which is far more attractive in terms of drop off due to the larger length and width of the street.

d) Ecology

The application was submitted with a Phase 1 Habitat Survey and subsequent reptile, amphibian and bat surveys. The reptile survey found no evidence of reptiles being present on site; therefore no further action is required with regard to reptiles.

The bat surveys carried out found no evidence of roosts within the site. There was however, a low number of bats recorded utilising the site therefore the recommendations set out in the bat report e.g. the provision of a minimum of three bat bricks/ boxes to be incorporated into the site design and for light spillage to be minimised wherever possible, to avoid disturbance to bats and other species, will be secured by the imposition of planning conditions.

The detailed survey of the three ponds within the Environmental Study Area (ESA) found no evidence of Great Crested Newts, however numerous Smooth Newts and frogs were recorded breeding within this area of the site. The Ecological Report therefore recommends that the ESA is retained and enhanced for amphibians. However the development proposals go against this advice and show this wildlife area as an area of extended car parking.

Due to the layout of the site it does not seem possible to retain this existing wildlife area and provide all the required car parking for the school needs. Therefore whilst it is acknowledged that retention of the wildlife area and relocation of car parking would be the preferred solution, in the absence of suitable alternative location for the car parking it is proposed to create a new wildlife area on the site and relocate the existing amphibians to it, before removing this existing area for car parking. This will be secured by the imposition of a planning condition.

As per the ecological report, a condition is recommended to ensure that any site clearance takes place outside the bird nesting season (1st March to 31st August), to protect nesting birds as the habitats present may support them.

To enhance the biodiversity of the site, it is recommended bird nesting boxes as well as bat boxes are secured by condition and the use of wildlife friendly species in the landscaping scheme would be encouraged.

It is therefore considered subject to the above planning conditions, including an ecological strategy to secure the necessary ecological mitigation measures, including new habitat creation, that the proposal would be acceptable in ecological terms.

e) Trees

The site is not within a Conservation Area and there are no Tree Preservation Orders covering trees on the site.

There are a number of trees that will be felled as part of the proposed development but they are predominately low category trees, due to their poor condition, or small size and not ones that should prohibit, subject to suitable replacement planting, any new development. A new landscape

scheme is proposed for the site to mitigate for the landscaping to be lost, this will be secured by way of a planning condition.

The impact on the existing trees on site is considered to be acceptable, in accordance with Policy LNE9 of the Peterborough Local Plan (First Replacement) 2005, subject to a suitable replacement planting and protection of the trees to be retained on site.

f) Sport England

The main Academy will reuse the existing school buildings and will not encroach onto the main school playing field to the east of the school buildings. This playing field currently covers an area of approximately 3.3 hectares and will be marked out for senior football x2, junior football x1, cricket x1, rounders pitch x2, 400m grass running track x1, athletics field event facilities and training/practice facilities.

The land of the proposed SEN school is a separate grassed area to the main playing fields which does not appear to have been used historically for sports pitches and is not large enough for senior or junior pitches. The land could however be used as a general training/warm up area therefore its loss for sport purposes needs to be weighed against potential benefits to sport in approving this overall scheme.

The proposal has the following benefits to sport for both school and local community:

- Bringing back into use existing outdoor and indoor sports facilities (the site also contains a 3 court sports hall and ancillary 1 court hall) and making them available for wider community use
- Improvements to indoor facilities referred to above (including associated changing facilities) to make them suitable for both school and community use
- Laying of new artificial/natural turf cricket pitch and associated cricket nets for school and community use
- Improvements to existing grass pitches to make them suitable for school and community use
- Existing synthetic pitch to be re-surfaced with 'third generation' (3G) surface
- Existing tarmac tennis courts to be re-surfaced and re-painted

It is therefore considered overall that the proposals deliver significant sporting benefits to school and community, bringing back into use and enhancing sports facilities that have been largely unused since the Hereward Community College closed in July 2007.

It is also accepted that the amenity grassland which will house the new SEN building has only a limited value in terms of potential for additional pitch use, and it is noted that this land does not appear to have been used for formal sports provision when the site was last used as a school.

Sport England are therefore satisfied that the benefits to sport from the new and/or enhanced facilities together with the improved community access to them outweigh any detriment caused by the loss of part of the former playing field.

Sport England is satisfied that the proposal meets exception E5 of their policy, in that the proposal includes new/enhanced indoor or outdoor sports facilities, where the benefit to the development of sport would outweigh the detriment caused by the loss of playing field.

g) Energy efficiency

It is proposed to remove the existing oil fired heating boilers in the main school and replace them with new high efficient gas fired heating and hot water plan, this will reduce the carbon impact of the building by about 30%. It is also proposed to improve the lighting systems, metering, building management controls and ventilation systems with some combined heat recovery systems. Together with the use of air source heat pumps for selected areas of the building.

For the new SEN building it is a requirement to achieve 10% better than Building Regulations in terms of target emissions, and this would be secured by way of a planning condition. It is proposed to achieve this target under a hierarchy of passive measures, energy efficiency and

finally renewable technologies. These are likely to include:-

- Thermal envelope improvements and passive solar control - through roof design and glass specification
- Air tightness improvements
- Daylight driven lighting systems
- Natural ventilation to all appropriate areas
- High efficient heating and hot water generation equipment
- Radiant ceiling heating panels
- Inverter driven pumps and fans
- Low energy fans
- LED lighting to circulation and classrooms
- Photovoltaic installation

This approach is considered to be acceptable and in accordance with Policy CS10 of Peterborough Core Strategy.

h) Drainage

A Flood Risk Assessment has been submitted. The site is in low flood risk area and so there is no concern with the principle of the development especially as the site was previously in education use. The surface water disposal strategy involves making use of the existing system plus two new surface water drainage networks on site, to restrict the discharge rate of surface water back into the main system. There is an objection from the Environment Agency because the Flood Risk assessment has not used the correct data source in line with the technical guidance of the National Planning Policy Framework. This is being addressed by the applicant and Members will be updated of the position at Committee.

6 Conclusions

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighting against relevant policies of the development plan and specifically:

- The siting, scale and design of the extensions and external alterations and the proposed new school building are considered to be appropriate and a visual enhancement to the site. This is in accordance with Policy CS16 of the Core Strategy DPD 2011.
- The proposed buildings and layout of the site, including the widened access road and new car parking, are not considered to unacceptably impact on the amenities of neighbouring sites. This is in accordance with Policy CS16 of the Core Strategy DPD 2011.
- The proposed car parking and access road arrangements are considered to be sufficient for this school. The increased cycle parking and bus stop improvements are acceptable to encourage the increased use of more sustainable travel modes. This is in accordance with Policy CS14 of the Core Strategy DPD 2011.
- The impact on existing trees and ecology is considered to be acceptable, and replacement trees and biodiversity/landscaping improvements are proposed. This is in accordance with Policies LNE9 and LNE10 of the adopted Peterborough Local Plan (First Replacement) 2005 and Policy CS21 of the Core Strategy DPD 2011.

7 Recommendation

The Head of Planning, Transport and Engineering Services recommends that planning permission is **GRANTED** subject to:

- Resolution of the Environment Agency objection
- the following conditions:

C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

C2 No development other than groundworks and foundations shall take place until details of all external materials have been submitted to and approved in writing by the Local Planning Authority. The details submitted for approval shall include the name of the manufacturer, the product type, colour (using BS4800) and reference number. The development shall not be carried out except in accordance with the approved details.

Reason: For the Local Authority to ensure a satisfactory external appearance, in accordance with Policy CS16 of the adopted Peterborough Core Strategy DPD.

C3 Prior to the permanent occupation of development, details of all boundary fences (including new willow fencing and new vehicle/pedestrian access gates), and external lighting shall be submitted to and approved in writing by the Local Planning Authority. These shall be erected prior to the first occupation of the development, and thereafter shall be maintained to the satisfaction of the Local Planning Authority.

Reason: In the interests of community safety in accordance with policy CS16 of the adopted Peterborough Core Strategy DPD.

C4 Prior to the occupation of the new SEN building a scheme for the hard and soft landscaping of the site, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out as approved no later than the first planting season following the occupation of any new classroom or the completion of development, whichever is the earlier.

The scheme shall include the following details:

- Proposed finished ground and building slab levels
- Planting plans including retained trees and their protection, species, numbers, size and density of planting
- An implementation programme (phased developments)

Reason: In the interests of the visual appearance of the development and the enhancement of biodiversity in accordance with policies LNE9 and LNE10 of the Peterborough Local Plan (First Replacement) and policy CS21 of the adopted Peterborough Core Strategy DPD.

C5 A landscape management plan shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the new SEN building. The management plan shall be implemented in accordance with a timetable contained therein and as approved unless changes are first agreed in writing by the Local Planning Authority. The Plan shall include the following details:

- Long term design objectives
- Management responsibilities
- Maintenance schedules

Reason: In the interests of the visual appearance of the development and the enhancement of biodiversity in accordance with policies LNE9 and LNE10 of the Peterborough Local Plan (First Replacement) and policy CS21 of the adopted Peterborough Core Strategy DPD.

C6 No construction of the SEN shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure all contamination within the site is dealt with in accordance with National Planning Policy Framework

C7 The remediation scheme shall be implemented in accordance with the approved timetable of works. Within 3 months of the completion of measures identified in the approved remediation scheme, a validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to the Local Planning Authority.

Reason: To ensure all contamination within the site is dealt with in accordance with National Planning Policy Framework

C8 If, during development, contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the LPA. The development shall thereafter not be carried out except in complete accordance with the approved scheme.

Reason: To ensure all contamination within the site is dealt with in accordance with National Planning Policy Framework.

C9 No construction/demolition/excavation works or removal of shrubs/trees/site clearance works shall be carried out on site between the 1 March and 31 August inclusive in any year, unless otherwise approved in writing by the Local Planning Authority.

Reason: To protect features of nature conservation importance, in accordance with Policy CS21 of the Core Strategy.

C10 Before the development is occupied a scheme for the provision of bat and bird boxes, to include details of their siting and specifications to accommodate a range of different species, shall be submitted to and agreed in writing by this Planning Authority. This scheme shall thereafter be fully implemented prior to the occupation of the new SEN building on site.

Reason: In order to preserve and enhance the biological diversity of the woodland and surrounding area, in accordance with PPS9 and Policies LNE10 and LNE17 of the Adopted Peterborough Local Plan (First Replacement).

C11 Prior to the commencement of the development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include amongst other matters:

- a scheme of chassis and wheel cleaning for construction vehicles and a scheme for the cleaning of affected public highways. All vehicles leaving the site shall pass through the cleaning equipment before entering the public highway. In the event of the approved vehicle-cleaning equipment being inoperative, development operations reliant upon compliance with this condition shall be suspended unless and until an alternative equally effective method of cleaning vehicles has been approved by the Local Planning Authority and is operational on site;
- a scheme of working hours for construction and other site works;
- a scheme for construction access from the Parkway system, including measures to ensure that all construction vehicles can enter the site immediately upon arrival, adequate space within the site to enable vehicles to load, unload and turn clear of the public highway and details of any haul routes across the site;
- a scheme for parking of contractors vehicles, clear of the public highway;
- a scheme for access and deliveries including hours; and
- details of the proposed temporary construction access to the site.

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

Reason: In the interests of highway safety in accordance with Policy CS14 the Adopted Peterborough Core Strategy.

C12 Prior to the occupation of the new school building, details of the proposed improvement works at the two nearest bus stops (references PEE437 and PEE436) shall be submitted to and approved in writing by the Local Planning Authority. The bus stop works shall include shelters, bus boarders, and real time passenger information. The works shall thereafter be implemented as such prior to first occupation of the new SEN school building and permanent occupation of the main Academy.

Reason: To encourage the use of sustainable travel modes, in accordance with Policy CS14 of the Peterborough Core Strategy DPD (2011).

C13 Lighting shall be arranged so that no danger or inconvenience is caused to users of the adjoining public highways. Details of the proposed lighting shall be submitted to the Local Planning Authority and approved in writing prior to its first use.

Reason: To avoid glare/dazzle which could lead to danger to highway users, in accordance with Policy CS14 of the Adopted Peterborough Local Plan (First Replacement).

C14 Before the occupation of new SEN School and the permanent use of the main academy buildings the parking, turning and loading areas shown on the approved plan shall be drained and surfaced, and that area shall not thereafter be used for any purpose other than parking, turning and loading of vehicles, in connection with the use of the academy buildings.

Reason: In the interest of Highway safety, in accordance with Policies CS14 of the Peterborough Core Strategy DPD (2011) and T10 and T11 of the Adopted Peterborough Local Plan (First Replacement).

C15 Prior to occupation, full details of the proposed cycle parking shall be submitted to and approved in writing by the Local Planning Authority. Before the occupation of new SEN School and the permanent use of the main academy buildings the space shall be laid out within the site in the locations agreed with the Local Planning Authority, in accordance with the approved details for 136 bicycles to be parked (and for future expansion to at least 280 spaces), and those areas shall not thereafter be used for any purpose other than the parking of cycles.

Reason: In order to promote the use of sustainable modes of transport, in accordance with Policies CS14 the Adopted Peterborough Core Strategy and T9 of the Adopted Peterborough Local Plan (First Replacement).

C16 Prior to the occupation of new SEN School and the permanent use of the main academy buildings the pedestrian/cycle routes shown on the approved plan shall be constructed with hard surfacing and drainage.

Reason: In the interests of Highway safety, in accordance with Policy CS14 of the Adopted Peterborough Core Strategy.

C17 Prior to the permanent occupation of the main academy buildings, a scheme for the required off-site highways works shall be submitted to and approved by the Local Planning Authority. The submitted scheme shall include:

The main elements to the scheme will include (but not exclusively):-

- Widening the site access spur off Reeves Way to 6.5m width.
- Removing the existing southern footway to the access spur road.
- Connections between the new pedestrian/cycle access routes into the site with the existing footpath/cycleway and footways.
- Widening the northern footway adjacent to the site access spur road to 3m from the site access to its junction with the 'diagonal' footpath.
- Upgrading of surface water drainage where applicable
- Bus stop improvement works.

The works shall be completed before the new SEN School or the permanent Academy buildings are brought into permanent use.

Reason: In the interests of highway safety, and to promote the use of sustainable modes of travel, in accordance with Policies CS14 of the Adopted Peterborough Core Strategy and T4 of the Adopted Peterborough Local Plan (First Replacement).

C18 Prior to the permanent occupation of the main academy buildings a RTPI screen and sustainable travel information point have been installed in the main reception. This information point shall be kept up-to-date with the latest information leaflets for cycle and walking routes and bus timetables.

Reason: To ensure that the development is sustainable and will not generate adverse traffic to the area, in accordance with Policies CS14 of the Adopted Peterborough Core Strategy, T4 of the Adopted Peterborough Local Plan (First Replacement) and Planning Policy Guidance (PPG13

Planning and Transport).

C19 Prior to the occupation of the new SEN School and the permanent occupation of the main academy buildings a revised School Travel Plan shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented in accordance with the approved details.

Reason: To ensure that the development is sustainable and will not generate adverse traffic to the area, in accordance with Policies CS14 of the Adopted Peterborough Core Strategy, T4 of the Adopted Peterborough Local Plan (First Replacement) and Planning Policy Guidance (PPG13 Planning and Transport).

C20 The development hereby approved shall be constructed so that it achieves at least a 10% improvement on the Target Emission Rates set by the Building Regulations at the time of Building Regulations being approved for the development.

Reason: To accord with Policy CS10 of the adopted Peterborough Core Strategy DPD 2011.

C21 Prior to the commencement of the use a Community User Agreement shall be submitted to and approved in writing by the Local Planning Authority. The Agreement shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Agreement shall be implemented upon commencement of use of the development.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Policy LT3 of the Peterborough Local Plan (First Replacement) 2005.

C22 The proposed improvements to the existing playing fields on this site, as set out in the submitted agronomists report dated 1 June 2012, shall be fully implemented in accordance with a timetable to be submitted to, and agreed in writing by, the local planning authority after consultation with Sport England.

Reason: To ensure the school retains playing field provision to a suitable quality to meet school and community needs, and to accord with Policy LT3 of the Peterborough Local Plan (First Replacement) 2005.

C23 No ground works shall take place/commence until a programme of archaeological work including a monitoring and recording brief of all groundwork and evaluation by trial trenching and a Written Scheme of Investigation has been submitted to, and approved by, the local planning authority in writing. The Scheme shall thereafter be implemented as agreed.

Reason: to secure the obligation on the planning applicant or developer to mitigate the impact of their scheme on the historic environment when preservation in situ is not possible, in accordance with Planning Policy Statement 5 Planning for the Historic Environment and Policy CS17 of the adopted Peterborough Core Strategy DPD.

C24 Prior to the commencement of any groundworks, a scheme for the provision and implementation of surface water drainage shall be submitted to the local planning authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme. The following also needs to be submitted as part of any approved works/scheme:

- **The applicant should provide written confirmation of approval from Anglian Water to discharge surface water into their drainage systems.**
- **Details of gully, petrol interceptor, attenuation features and pumping package specifications.**

Reason: To reduce the impact of flooding on the proposed development and future occupant's in accordance with Policy CS22 of the adopted Peterborough Core Strategy DPD.

C25 Lighting installed on the site shall not exceed the obtrusive light limitations for sky glow, light into windows, source intensity and building luminance specified in environmental zone E3 in the Institution of Lighting Engineers document "Guidance Notes for the Reduction of Light Pollution (Revised) (2005). In circumstances where reasonable concern arises from resultant lighting levels the applicant will be required to demonstrate compliance with the condition, e.g. by measurement or calculation.

Reason: In order to protect the amenity of local residents and highway safety, in accordance with Policies CS16 and CS14 of the adopted Peterborough Core Strategy DPD.

C26 All ventilation of steam and cooking fumes to the atmosphere should be suitably filtered to avoid nuisance from smell, grease or smoke to persons in neighbouring or nearby properties. Details of the nature and location of such filtration equipment should be submitted to and agreed in writing by the Local Planning Authority before installation and should be installed before the use of the premises commences. The document prepared for the Department for Environment, Food and Rural Affairs (DEFRA), recommends best practice for 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (2005).

Reason: In order to protect and safeguard the amenity of the area, in accordance with Policy CS16 of the adopted Peterborough Core Strategy DPD.

C27 Before the occupation of the SEN school hereby permitted a scheme should be agreed with the local planning authority which specifies the provisions to be made for the control of noise emanating from the site (e.g. plant/fan/extract noise). These provisions could include physical and/or administrative measures.

Reason: In order to protect and safeguard the amenity of the area, in accordance with Policy CS16 of the adopted Peterborough Core Strategy DPD.

C28 Within 3 months from the date of this permission a detailed ecological strategy/Habitat creation/relocation scheme for the relocated wildlife area and relocation of the existing species on site shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

- (a) Purpose, aims and objectives for the scheme;
- (b) A review of the site's ecological potential and any constraints;
- (c) Description of target habitats and range of species appropriate for the site;
- (d) Selection of appropriate strategies for creating/restoring target habitats or introducing target species;
- (e) Selection of specific techniques and practices for establishing vegetation;
- (f) Sources of habitat materials (e.g. plant stock) or species individuals;
- (g) Method statement for site preparation and establishment of target features;
- (h) Extent and location of proposed works;
- (i) Aftercare and long term management;
- (j) The personnel responsible for the work;
- (k) Timing of the works;
- (l) Monitoring;
- (m) Disposal of wastes arising from the works.

All habitat creation works shall be carried out in accordance with the approved details, unless otherwise approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the programme agreed with the Local Planning Authority.

Reason: To protect features of nature conservation importance, in accordance with Policy CS21 of the Core Strategy.

Copy to Councillor Jo Johnson, Councillor Nabil Shabbir and Councillor Marion Todd