

MEETING:	PLANNING COMMITTEE
DATE:	5 JUNE 2013
TITLE OF REPORT:	<p>130940/CD - DEVELOPMENT OF A NEW PRIMARY SCHOOL ON THREE LEVELS, LOCATED ON AN EXISTING PLAYING FIELD FOLLOWED BY THE DEMOLITION OF THE EXISTING INFANTS AND JUNIOR SCHOOLS</p> <p>130983/CD - DEMOLITION OF EXISTING SCHOOL BUILDING, SITE CLEARANCE AND THE DEVELOPMENT OF SCHOOL PLAYING FIELDS AT LEOMINSTER INFANT AND JUNIOR SCHOOLS, HEREFORD ROAD, LEOMINSTER</p> <p>For: Mr Williams per Mr Philip Parker, Explorer 2, Fleming Way, Crawley, West Sussex RH10 9GT</p>
WEBSITE LINK:	<p>http://news.herefordshire.gov.uk/housing/planning/58286.aspx?ID=130940&NoSearch=True and http://news.herefordshire.gov.uk/housing/planning/58286.aspx?ID=130983&NoSearch=True</p>

Date Received: 3 April 2013

Ward: Leominster South

Grid Ref: 349448,258159

Expiry Date: 19 July 2013

Local Members: Councillors PJ McCaull and RC Hunt

1. Site Description and Proposal

- 1.1 The application site is located approximately one kilometre to the south of Leominster town centre and is comprised of the buildings and grounds of Leominster's Infant and Primary schools. It lies close to the fringe of the town and the area is predominantly residential in character, the two schools effectively located behind dwellings fronting onto the B4361 Hereford Road. Residential properties lie to the north and east, with agricultural land to the south and west. Dense vegetation forms the eastern and western boundaries and a wide native hedgerow currently forms the southern boundary of the school site.
- 1.2 The site has an approximate area of 2.9 hectares and slopes significantly from east to west, although level terraces have been created to accommodate the school buildings and their associated playing fields.
- 1.3 The existing schools consist of two main single storey buildings (Infant and Junior), with higher hall areas, and the nursery block. In addition there are two mobile classroom blocks located on site. Due to site configuration buildings are located on a number of different levels and they are connected by sloping paths. The playing fields are located to the south of the Infant School and consist of two level terraces.

- 1.4 The main access to the Infant School is from Hereford Road, where the staff car park is located. The Junior School is accessible from George Street to the north and its car park is located in the north-western corner of the school site. Neither school currently has a drop-off point within the school site, and parents park on the adjacent roads. A public footpath runs along the entire length of the eastern boundary of the site and this provides pedestrian access to the school. This also connects to another footpath which runs east / west across agricultural land from Hereford Road towards Cock Croft Hill.
- 1.5 Planning permission is sought under application reference 130940/CD for the construction of a single primary school facility and the demolition of the existing Infants and Junior schools. A separate application 130983/CD, has been made for its associated sports and recreation facilities and these will also be accommodated within the site confines. The new school building will accommodate the same number of children as the existing Infants and Junior Schools, currently totalling 630 children, and includes the provision of a nursery facility of two classes for up to 52 children. The two applications are integral to one another and this report considers both.
- 1.6 An earlier application for the same proposal, but on a different site that included approximately one hectare of agricultural land immediately to the south of the school boundary, was considered by Planning Committee on 19 September 2012. The application was deferred at that time following concerns about the detailed design, loss of agricultural land and the location of the new building. The application was subsequently withdrawn.
- 1.6 The new school will be built on the school playing fields adjacent to the existing Infants school, before the existing premises are demolished. Demolition work and the creation of new sports pitches and Multi Use Games Areas (MUGAs) will be undertaken once the new school is complete. The plans require a significant amount of landscape modelling and the building will be set into the land to take account of the changing levels across the site. The hedgerow forming the southern boundary of the school site is to be retained, as is vegetation along the eastern and western boundaries. A new security fence is to be installed within the school boundary to ensure that vegetation can be retained and, where appropriate, reinforced.
- 1.7 The building has a cruciform layout. The central hub is three storeys and provides a reception area, offices, meeting rooms, library and an ICT suite. Four wings radiate from this and are aligned north, south, east and west. Those to the south and west provide classroom accommodation across two levels, whilst the eastern wing is single storey and principally provides the two nursery classrooms. The wing projecting to the north provides a shared school hall. Areas for informal play are to be created around each wing and provide separate spaces for each age group.
- 1.8 The building is of a modern design and all of its elements are flat roofed. The lower levels are all faced in brick, including the single storey eastern wing, whilst upper levels are all to be rendered. The main entrance is clearly identified as a glazed atrium with coloured panelling at first floor level. Sports pitches are provided on land to the north of the new building on areas currently occupied by the existing school buildings. This area will also provide on-site parking for staff. The only vehicular access to the site will be that existing from Hereford Road and the parking spaces in this location are to be retained without alteration.
- 1.9 The application is accompanied by the following documents:
- Planning Statement
 - Design and Access Statement
 - Site Waste Management Plan
 - Flood Risk Assessment
 - Tree survey and Proposals
 - Drainage Philosophy

- Travel Plan
- Ecological Appraisal

2. Policies

2.1 National Planning Policy Framework:

Paragraph 72 of the NPPF is the only specific reference to proposals relating to schools, and reads as follows:

The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- Give great weight to the need to create, expand or alter schools;
- Work with schools promoters to identify and resolve key planning issues before applications are submitted.

More generally, the NPPF seeks to encourage a sustainable approach to planning, requires a good standard of design and seeks to promote healthy, inclusive communities.

2.2 Herefordshire Unitary Development Plan:

S1	-	Sustainable Development
S2	-	Development Requirements
S11	-	Community Facilities and Services
DR1	-	Design
DR2	-	Land Use and Activity
DR3	-	Movement
DR4	-	Environment
DR7	-	Flood Risk
T6	-	Walking
T14	-	School Travel
E15	-	Protection of Greenfield Land
LA2	-	Landscape character
LA3	-	Setting of Settlements
LA5	-	Protection of Trees, Woodlands and Hedgerows
LA6	-	Landscaping Schemes
NC1	-	Biodiversity and Development
NC6	-	Biodiversity Action Plan Priority Habitats and Species
NC7	-	Compensation for Loss of Biodiversity
NC8	-	Habitat Creation, Restoration and Enhancement
NC9	-	Management of Features of the Landscape Important for Fauna and Flora
RST4	-	Safeguarding Existing Recreational Open Space
CF5	-	New Community Facilities

2.3 The Unitary Development Plan policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

<http://www.herefordshire.gov.uk/housing/planning/29815.aspp>

3. Planning History

- 3.1 N121446/CD Proposed demolition of existing infants and junior schools and construction of a new primary school – Withdrawn
- 3.2 NC2003/2474/F Improvements to parking area to the rear of primary school – Withdrawn.
- 3.3 93/0688/N Re-positioning and replacement of mobile classroom units – Approved.

4. Consultation Summary

Statutory Consultees

- 4.1 Sport England – comments awaited.

Internal Council Advice

- 4.2 Transportation Manager - The submitted travel plan is out of date, and not acceptable. It has not been up-dated since it was first issued. It analysed travel difficulties when it was written, but does not show how these have been improved since. No follow-up surveys have been documented or recent proposals on how targets that have not been met will be achieved. No up-dated/improved targets have been shown. There is no evidence of activity by the travel plan co-ordinator or other staff since implementation of the original travel plan. This is the school's responsibility.
- 4.3 Public Rights of Way Manager – No objection subject to the imposition of a condition to draw attention to the fact that public footpaths that bound the site should remain unobstructed and available for use at all times.
- 4.4 Head of Strategic Planning and Regeneration – No objection.
- 4.5 Conservation Manager

Ecology - I recommend the inclusion of conditions to secure the protection of the trees and hedgerows along the boundaries of the site as well as the following:

The recommendations set out in the ecologists' reports dated March 2013 and 24 April 2013 should be followed. Prior to commencement of the development, a full working method statement and habitat enhancement scheme should be submitted to and be approved in writing by the local planning authority, and the work shall be implemented as approved.

An appropriately qualified and experienced ecological clerk of works should be appointed (or consultant engaged in that capacity) to oversee the ecological mitigation work.

5. Representations

- 5.1 Leominster Town Council - that the application be approved subject to the travel plan being considered in more detail.
- 5.2 One letter of objection has been received from a local resident. In summary, it considers that the school building is in too prominent a position and will detrimentally impact upon important habitats. Although amendments have been made to the design, the same problems remain.

5.3 Correspondence has also been received from a resident of 9 Elm Close. This notes that the property stands to be most affected by the scheme but commends the revised design and states that the school is in need of new facilities and improved site security.

5.4 The consultation responses can be viewed on the Council's website by using the following link:-

<http://news.herefordshire.gov.uk/housing/planning/searchplanningapplications.aspx>

Internet access is available at the Council's Customer Service Centres:-

www.herefordshire.gov.uk/government-citizens-and-rights/complaints-and-compliments/contact-details/?q=contact%20centre&type=suggestedpage

6. Officer's Appraisal

6.1 The existing school premises have developed on an ad-hoc basis over the last thirty years or so and it is acknowledged that they are in need of replacement. The principle of replacing the existing accommodation is accepted by the majority of those who have made representations and it is considered that there is no fundamental conflict with policies contained within the Herefordshire Unitary Development Plan. In this regard Policy CF5 is the most relevant in terms of establishing the broad principles that should be applied to new community facilities. The issues to be considered with this revised proposal are effectively the same as those highlighted in relation to the scheme that was eventually withdrawn, and these are as follows:

- Siting and visual impact
- Design and sustainability
- Drainage and flooding
- Highway safety and accessibility
- Ecology
- Residential amenity
- Sports pitches and play area provision

Siting and Visual Impact

6.2 The concerns previously raised by Leominster Town Council, local residents and the Planning Committee regarding location have been taken into account in the re-drafting of this proposal. The position of the new school building has been shifted approximately 50 metres further north and the entire development is contained within the existing school grounds. The scheme does not now require the use of the additional agricultural land to the south and the current proposal also enables the retention of the southern boundary hedge where the previous application had found evidence of the presence of slow worms.

6.3 The scheme draws the building back from the developed edge of the town and in your officer's opinion, will fully mitigate the concerns that were raised about the visual impact of the new building. Clearly, those matters pertaining to loss of agricultural land and ecological impact are also fully addressed by the fundamental changes made to the extent of the site.

6.4 Policy LA2 of the Herefordshire Unitary Development Plan requires that proposals are influenced in terms of their design and layout by the landscape in which they are located. In the first instance, this is an area of urban fringe where the residential development along the western side of Hereford Road provides a defining feature between town and countryside. The re-positioning of the school building now means that it lies directly behind existing dwellings in a similar arrangement to that which already exists.

6.5 There is a significant rise in level across the site from east to west, and this will require the land to be re-graded and re-modelled in certain areas. The central hub area and school hall are effectively three storeys and, when measured from the lowest ground level are 11.4

metres in height. The wing projecting to the south, and that which is most likely to be most prominent when approaching the town from that direction, is lower at 7.8 metres, and will be set into the land as it rises to the west. The consequence of this is that the building sits within the land and its impact in terms of its height is reduced.

- 6.6 The building will be most visually prominent when approaching Leominster from a southerly direction. The site lies at the fringe of the town's developed area with open countryside in its foreground. The cruciform design of the building sees four wings projecting roughly along the compass points. It is considered that this serves to reduce its overall mass and thus limits its overall visual impact and the scheme is considered to accord with Policy LA2 of the Herefordshire Unitary Development Plan.

Design and Sustainability

- 6.7 As described above, it is considered that the detailed design of the building has been appropriately influenced by the topography of the land on which it is located and that its layout serves to minimise its mass. The external appearance of the building combines brick at a lower level with a rendered finish to upper floors. Both materials are common in the area and their combined use will serve to provide a visual break and further relieve the sense of massing.
- 6.8 The layout provides an obvious point of entrance at the junction of the north and east wings and the use of glazing and coloured panelling in this area will serve to provide a clear indication to visitors entering the site. The wings allow the school to be divided into nursery; Key Stage 1 and Key Stage 2, with each afforded their own external play spaces. Other facilities, including playing fields and the school hall, will be shared.
- 6.9 With specific regard to the sustainability of the design, the scheme now includes a dedicated area on the roof of the hall for the provision of solar thermal and photovoltaic cells.
- 6.10 The concrete mass used in the construction of floors and stairs allows night time cooling and thus reduces ambient temperatures during the day and the need for mechanical ventilation. Natural ventilation will be achieved via proposed wind cowls and window actuators. The wind cowls are fitted with low velocity fans.
- 6.11 The design also incorporates a building management system, which controls the energy use of the whole building. Mesh screens in front of the windows will control glare and heat gain in the individual rooms. The roof of the school hall is capable of accommodating solar panels.
- 6.12 The scale, design and layout of the proposal are all well-considered and it is concluded that the requirements of Policy DR1 are met in this respect. It is also considered that the design does aim to provide a sustainable solution to the provision of new accommodation within the constraints that exist.

Drainage and Flooding

- 6.13 Drainage problems relating to local capacity issues and localised flooding resulting from surface water run-off were both identified as significant issues early on during pre-application discussions. The applicant's agent engaged with both Welsh Water and the Environment Agency in order to establish appropriate methods for the treatment of foul and surface water and the application is accompanied by both a Flood Risk Assessment and a Drainage Design Philosophy.
- 6.14 The Drainage Design Philosophy considers a range of options for dealing specifically with run-off from hard surfaces and land drainage. With regard to the former, it concludes that the use of oversized pipes within the network (or 'tank sewers'), combined with the installation of a

hydrobrake to store and control flows to the public sewer, particularly during periods of heavy rainfall, are most appropriate.

- 6.15 Welsh Water ordinarily requires that surface water should not be allowed to connect to the public sewerage system. However, their advice is caveated that this should not be allowed, unless otherwise agreed in writing by the local planning authority. In this particular case the existing school already discharges to the public sewerage system. Information provided by the applicant's drainage consultant concludes that the flows from the proposal will be less than the existing school and, combined with the installation of mechanisms to control flows during heavy rainfall events, it can be concluded that the cumulative effect of the proposal will be to reduce flows into the public sewerage system. This position has also been accepted by Natural England with respect to phosphate discharges to the River Lugg who raised no objection to the earlier proposal.
- 6.16 Land drainage is to be dealt with by a network of filter drains that discharge to a storage pond. In a similar manner to the above, flows are controlled by a hydrobrake to allow a measured discharge to the ground. Whilst some land drains may currently exist within the site, the installation of a new system and the provision of a pond to provide a method to store and discharge water over a much longer period are considered to represent an improvement that will reduce the likelihood of flooding from surface water run-off.
- 6.17 Based on the information provided and, subject to the submission of a detailed scheme for foul, surface and land drainage, it is considered, that the proposal will minimise the risk of flooding from surface water run-off and therefore complies with Policy DR7 of the Herefordshire Unitary Development Plan.

Highway Safety and Accessibility

- 6.18 The only vehicular access to the site will be via the access onto Hereford Road and the proposal would see the intensification of its use. The plans provide dedicated parking for all staff within the site, with the spaces currently used by staff at the Infants school becoming available for visitors and parents to drop off children. The existing vehicular access from George Street is to be closed, but access for pedestrians and cyclists will remain.
- 6.19 Pedestrian access to the site from residential areas to the north is particularly important as the majority of parents and children will approach from this direction and it is important that they are not deterred from walking to and from school in the future. The retention of such access from George Street is a positive design feature of the scheme and helps to ensure that it is compliant with Policy T6 of the Herefordshire Unitary Development Plan. Further work will need to be undertaken by the school itself to advocate more sustainable travel patterns for both staff and parents. The application is accompanied by a school travel plan, but this will need to be updated and it is recommended that this be dealt with through the imposition of an appropriately worded condition.
- 6.20 It is also important to ensure that conflicts between construction traffic, including that involved in the demolition of the existing buildings, and those using the school are minimised. To ensure this, it is recommended that a construction traffic management plan is submitted and approved prior to the commencement of any development. This should provide details of how vehicular traffic to the construction site and school are to be separated, ensure that construction traffic is routed from the A49 via Southern Avenue and that construction traffic and delivery vehicle movements do not take place during school travel times. Subject to these conditions it is considered that the proposal will accord with Policies DR2 and DR3 of the Herefordshire Unitary Development Plan.

- 6.24 The proposals will not have any effect on the public footpaths running to the south and east of the application site. It is however, recommended that a note is attached to any planning permission to ensure that they remain unobstructed during the course of development.

Ecology

- 6.25 The previous application gave rise to a number of ecological concerns due to the required removal of the southern hedgerow boundary and the presence of slow worms within it. This is no longer an issue as the hedge is to be retained. The eastern boundary is also well vegetated, although somewhat overgrown, and it also provides an important wildlife corridor. The plans indicate that this will be strengthened.
- 6.26 The proposal does retain biodiversity features and significantly reduces the impact of development when compared with the earlier scheme. The details of further planting, landscaping and biodiversity enhancements can be secured through the imposition of conditions, and accordingly the proposal is considered to accord with Policies NC1, NC7 and LA6 of the Herefordshire Unitary Development Plan.

Residential Amenity

- 6.27 The current scheme will bring the school closer to residential properties along the western boundary, particularly those in Elm Close. However, the building has been orientated to minimise any potential impact and the wing that projects towards these properties is single storey. It has a maximum height of 3.9 metres and is positioned with a blank gable end wall facing towards the properties with a distance of approximately 20 metres between opposing elevations. This part of the proposal is modestly proportioned and, in combination with the vegetated boundary that is to be retained and reinforced, it is not considered that the scheme will result in a demonstrable detriment to residential amenity. The proposal is therefore considered to be compliant with Policies DR1 and DR2 of the Herefordshire unitary Development Plan in this regard.

Sports Pitches and Play Area Provision

- 6.28 The proposals for the provision of sports pitches is integral to the re-development of the school as a whole, but has been addressed through the submission of a separate planning application due to the difference in site boundaries between this and the earlier application – the part of the site on which the pitches are to be provided did not form part of the first application.
- 6.29 Due to the operational constraints that demolition and re-development on the same or similar footprint would present, it is considered that the construction of a new school on the existing playing field and replacement of them with a combination of grass pitches and multi use games areas (MUGAs) once the old school buildings are demolished is a reasonable approach. It allows the existing Infant and Junior schools to continue to operate whilst construction work continues and, although outdoor play space will be reduced in the short term, the proposals will actually increase the amount of pitches and play areas available to the schools. It is therefore concluded that the proposal is compliant with Policy RST4 of the Herefordshire Unitary Development Plan.

Conclusion

- 6.30 This proposal addresses in full the concerns about the visual impact and implications for biodiversity that were raised in relation to the earlier withdrawn application. The re-positioning of the building within the school grounds means that it will lie behind existing development and does not project beyond the clear edge of development that is currently defined by the southerly hedge. This pays greater regard to the landscape character of the area and

complies with Policies LA2 and LA6, whilst the retention of the hedge minimises the loss of a biodiversity asset in compliance with Policies LA5 and NC1.

- 6.31 The eventual re-development of the area currently occupied by the existing school buildings will provide enhanced open space provision over and above that which currently exists. Although there will be a short term reduction whilst the new school building is constructed, this is mitigated by the improvements that will be achieved and therefore the scheme for the provision of sports pitches is compliant with RST4.
- 6.31 Subject to the recommendations and conditions detailed below, it is considered that the proposal accords with the Herefordshire Unitary Development Plan and the National Planning Policy Framework. The applications are therefore recommended for approval.

RECOMMENDATION

For planning application 130940/CD:

That subject to there being no objection from Sport England, planning permission be granted subject to the following conditions:

- 1. A01 Time limit for commencement (full permission)**
- 2. B01 Development in accordance with the approved plans**
- 3. C01 Samples of external materials**
- 4. G03 Retention of existing trees/hedgerows**
- 5. G04 Protection of trees/hedgerows that are to be retained**
- 6. G10 Landscaping scheme**
- 7. G11 Landscaping scheme - implementation**
- 8. Prior to the commencement of the development hereby approved a Construction & Delivery Traffic Management Plan shall be submitted to and approved in writing by the local planning authority. The plan should cover the following points:**
 - a. Details of a routing agreement with construction and delivery vehicle operatives to ensure that all traffic enters and leaves the site via Hereford Road and Southern Avenue.**
 - b. The method to segregate construction and delivery vehicles from school traffic at the point of access onto Hereford Road.**
 - c. The arrival and departure of construction and delivery vehicles will not be permitted between 0815 to 0915 and 1445 to 1615 Monday to Friday.**

Reason: In the interests of highway safety so that potential conflicts between construction and school traffic are avoided and to comply with Policy DR3 of the Herefordshire Unitary Development Plan.
- 9. H21 Wheel washing**
- 10. H27 Parking for site operatives**

11. **H29 Secure covered cycle parking provision**
12. **H30 Travel plans**
13. **I16 Restriction of hours during construction**
14. **I41 Scheme of refuse storage (commercial)**
15. **I43 No burning of material/substances**
16. **I55 Site Waste Management**
17. **Prior to the commencement of the development hereby approved a scheme for the comprehensive and integrated drainage of the site, showing how foul water, surface water and land drainage will be dealt with has 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 ensure that effective drainage facilities are provided and to comply with Policy DR4 of the Herefordshire Unitary Development Plan.

Reason for Approval:

1. **It is considered that the proposal would result in the significant enhancement of the existing facilities, would be of an appropriate scale in relation to the needs of the local community, is well related to the settlement that it serves and would not adversely impact upon the residential amenity of neighbouring residents in accordance with the principles set out in Policy CF5 of the Herefordshire Unitary Development Plan. This revised proposal addresses in full the previous concerns raised in relation to the visual impact and implications for biodiversity. The position of the building within the school grounds means that it will lie behind existing development and does not project beyond the clear edge of development that is currently defined by the southerly hedge. This reflects the landscape character of the area, whilst the retention of the hedge minimises the loss of a biodiversity asset. The scheme demonstrates the use of sustainable design methods and consequently the proposal complies with Policies S1, S2, S11, DR1, LA2, LA3, LA5, LA6, NC1, NC6, NC7, NC8 and NC9 of the Herefordshire Unitary Development Plan.**

Matters relating to drainage arrangements and potential flooding of neighbouring property arising from surface water run-off have been carefully considered. The applicant's drainage consultant has been able to demonstrate that flow rates from the proposal would be lower than as presently exists. The methods proposed to be employed to control surface water discharges in the event of high levels of rainfall are considered to be appropriate, subject to the submission of a detailed scheme. The scheme therefore accords with Policies DR4 and DR7 of the Herefordshire Unitary Development Plan.

The provision of a pedestrian and cycle link from the existing point of access into the Junior School on George Street to the new site will provide parents with a legitimate alternative to car usage. The parking area accessed via Hereford Road will also be available for drop off / pick up and it is considered that these combined elements will encourage sustainable travel methods. The proposal accords with Policies S1, DR3, E15, CF5 and T14 of the Herefordshire Unitary Development Plan.

In other respects the proposal is considered to be compatible with the surrounding residential environment and will not give rise to any significant effects upon the residential amenity of neighbouring residents in accordance with Policies CF5 and DR2 of the Herefordshire Unitary Development Plan.

It is considered that the policies of the Herefordshire Unitary Development Plan are consistent and therefore in accordance with the guidance provided by the National Planning Policy Framework.

Informatives:

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. HN25 Travel Plans
3. HN27 Annual Travel Plan Reviews
4. N20 Site Waste Management
5. If development works are perceived to be likely to endanger members of the public then a temporary closure order must be applied for from the Public Rights of Way Manager, Herefordshire Council, Unit 3, Thorn Business Park, Rotherwas Industrial Estate, Hereford, HR2 6JT (tel 01432 845900), at least six weeks in advance of works commencing.
6. The applicants should ensure that their contractors are aware of the line of the public right of way and that the right of way must remain at its historic width and suffer no encroachment or obstruction during the works or at any time after completion. No vehicles, materials debris, etc shall be stored on the line of the footpath at any time.

RECOMMENDATION

For planning application 130983/CD:

That subject to there being no objection raised by Sport England, planning permission be granted subject to the following conditions:

1. A01 Time limit for commencement (full permission)
2. The recommendations set out in the ecologist's reports dated August 2012 should be followed in relation to the identified protected species [bats, great crested newts etc]. Prior to commencement of the development, a full working method statement and habitat enhancement scheme should be submitted to and be approved in writing by the local planning authority, and the work shall be implemented as approved.

Reason: To ensure that all species are protected having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species

Further information on the subject of this report is available from Mr A Banks on 01432 383085

Regulations 2010 and Policies NC1, NC6 and NC7 of the Herefordshire Unitary Development Plan. To comply with Policies NC8 and NC9 of Herefordshire's Unitary Development Plan in relation to Nature Conservation and Biodiversity and to meet the requirements of the NPPF and the NERC Act 2006

Reasons for approval

The phased re-development of the area currently occupied by the existing school buildings will provide enhanced open space provision over and above that which currently exists. Although there will be a short term reduction whilst the new school building is constructed, this is necessary in order to enable the schools to continue operation and would be appropriately mitigated by the improvements that will be achieved. Therefore the scheme for the provision of sports pitches is compliant with RST4.

Informatives:

- 1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.**

- 2. N11C – General**

- 3. An appropriately qualified and experienced ecological clerk of works should be appointed (or consultant engaged in that capacity) to oversee the ecological mitigation work.**

Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.

