

**8 DCNE2008/0830/N - PROPOSED DEVELOPMENT OF REED BASED WETLANDS SEWAGE SOLUTION AND CAR PARK EXTENSION AT CODDINGTON COURT SCHOOL, CODDINGTON, LEDBURY, HEREFORDSHIRE, HR8 1JL**

**For: Autism West Midlands, 18 Highfield Road, Edgbaston, Birmingham, B15 3DU**

**Date Received: 20 March 2008      Ward: Hope End      Grid Ref: 72084, 42853**

**Expiry Date: 19 June 2008**

Local Member: Councillor RV Stockton

**1. Site Description and Proposal**

- 1.1 Coddington Court School lies about 5 kilometres north of Ledbury on the C1175. It is a registered charity and accommodates between 20 and 40 autistic children, mostly on a residential basis, supported by up to 153 full and part-time teaching, caring and administrative staff. Staff numbers vary over time, but approximate figures are 84 on weekdays, 9 at night, and 30 at weekends. The school comprises buildings and grounds, with parking for around 55 vehicles.
- 1.2 No mains sewerage is available in this area, and the existing sewage treatment plant, installed near the buildings to serve a previous use, has proved inadequate for the school's needs. Currently all effluent is tankered out daily along narrow lanes at great cost.
- 1.3 The proposal is for a sustainable drainage solution on part of an adjoining 5-hectare field to the south of the school buildings. In summary, the proposed solution would comprise:
- Adaptation and re-use of existing plant to start filtration and primary treatment.
  - Partially treated waste-water to be pumped to an engineered sequential wetland system.
  - Settlement pond, reed bed, wet grassland area and final wildlife pond. All elements of the system to be sealed and lined. Each stage would further purify the effluent as it passed through the system. Evaporation across the grassland would reduce surplus water.
  - Final discharge: was at first proposed to be to soakaway, but subsequently revised to be to watercourse - subject to, and regulated by, Environment Agency consent.

The system design and process are described more fully in paragraphs 6.10 and 6.11 below.

- 1.4 Also proposed is a 1500 m<sup>2</sup> extension to the car parking area in the north-east corner of the site, to provide an additional 40 spaces along with landscaping and low-level lighting.

- 1.5 The application was advertised in the Ledbury Reporter on 11th April 2008; a site notice was put up on 15th April 2008, and letters dated 3rd and 4th April 2008 notified adjoining neighbours. On 29th April 2008 the applicants held a public meeting at the school to explain the proposals and plans and engage in dialogue with neighbours.
- 1.6 Pre-application discussions began in summer 2007, to establish the principle of the development and its design.
- 1.7 Amended plans have been submitted since the initial submission following representations from the Parish Council and neighbours, and negotiations with the Environment Agency. The amendments propose moving the southern-most elements of the reed bed system northwards away from the southern boundary and clarify the methodology including final discharge. Relevant consultees, the Parish Council and neighbours were reconsulted on the amendments.

## 2. Policies

### 2.1 Government guidance

- PPS 7 - Sustainable development in rural areas.  
 PPS 9 - Biodiversity and Geological Conservation.  
 PPS 10 - Sustainable waste management.  
 PPS 23 - Planning and Pollution Control.  
 DETR Circular 03/99: Planning requirement in respect of the Use of Non-Mains Sewerage incorporating Septic Tanks in New Development.

### 2.2 Herefordshire Unitary Development Plan 2007

- S1 - Sustainable Development  
 S2 - Development requirements  
 S10 - Waste  
 DR1 - Design  
 DR2 - Land use and activity  
 DR3 - Movement  
 DR4 - Environment  
 DR6 - Water resources  
 DR7 - Flood risk  
 DR9 - Air quality  
 DR14 - Lighting  
 T11 - Parking provision  
 T14 - School travel  
 LA1 - AONB  
 LA2 - Landscape character  
 LA5 - Protection of trees, woodland and hedgerows  
 LA6 - Landscaping schemes  
 NC6 - Biodiversity Action Plan priority habitats and species  
 NC8 - Habitat creation, restoration and enhancement  
 NC9 - Management of features of the landscape important for fauna and flora  
 W1 - New waste management facilities

## 3. Planning History

- 3.1 DCNE2004/1430/F - new car park, approved with conditions 15th July 2004: the site for this application occupied a small corner of the current site, but has never been implemented. The applicant has confirmed that this new application would supersede that permission and for clarity a condition is recommended to secure this. Several other planning permissions relate to Coddington Court itself but these are not relevant to the current proposal.

#### **4. Consultation Summary**

##### Statutory Consultations

- 4.1 Environment Agency: initial objection pending further information on how final discharge would be safely disposed of, in accordance with DETR Circular 03/99. In particular, with regard to the originally proposed soakaway, clarification of porosity testing and the extent to which surface water would be directed to the foul system were requested. Following direct discussion with neighbours, the submission of revised details, and a change to the final discharge arrangements from soakaway to watercourse, the objection has been lifted, subject to appropriate conditions. The Environment Agency's position is discussed more fully at paragraphs 6.13 and 6.14 below.
- 4.2 The site is not within the Malven Hills AONB, but does adjoin it on the opposite side of the road to the east. The AONB Officer was consulted and has no objection to the proposed wetlands, considering it would be an enhancement to the local environment. Requests that the new car parking area be screened and the lighting kept to a low level, as proposed by the application.
- 4.3 Malvern Hills District Council: has no comments it wishes to make at this time.

##### Internal Council Advice

- 4.4 Head of Environmental Health and Trading Standards: no objection. A letter sent in response to direct contact from neighbours states 'the potential for nuisance is minimal'. A further response on the amended plans states: 'any potential odour problems appear to have been adequately addressed in the basic design and location'.
- 4.5 Drainage Engineer: initial concerns about the final soakaway, but no objection to the amended plans; they address the points raised.
- 4.6 County Archaeologist: no objections, subject to a standard condition allowing access for a watching brief.
- 4.7 Transport Manager: no objections, subject to conditions relating to the car park area and a school travel plan.
- 4.8 Conservation Manager: Landscape Officer - the proposal should make a positive contribution to the character and quality of the landscape. The amended plans are an improvement, subject to conditions to protect the existing trees and require some new planting.

#### **5. Representations**

- 5.1 Bosbury and Coddington Parish Council: supports the scheme in principle, which will remove the necessity for two tankers a day to remove waste. Initial comments include

the need to ensure car park lighting is kept low, that the reed-bed/pond system should be moved north by about 25m with amended drainage, that pump noise should be minimised and any smell issues monitored. In a second response the Parish Council welcome the amended plans, but is still unclear about the detailed operation of the system. In a third response, on receipt of further revised plans, the Parish Council is pleased that previous concerns have been addressed and agrees in principle, subject to conditions to ensure regular monitoring of the system.

5.2 Letters relating to the initial submitted details were received from:

Mr M Christopherson, Rawlinson End, Coddington;  
Ms T Battersby, Church Farm Cottage, Coddington;  
Dr R Evans, New Croft, Coddington;  
H des Forges, Rosebank Cottage, Coddington;  
Dr P Soilleux, Long Hill House, Coddington;  
D J West, Church Farm, Coddington;  
J West, Church Farm, Coddington;  
Mr & Mrs C Crampton, Jasmine Cottage, Coddington.

- The points raised are summarised as follows:
- There is a potential for odour nuisance when the effluent is being discharged into the settlement tank every 15 minutes from now till eternity;
- The settlement pond should be moved further into the field;
- 8 million litres of treated water is going to be discharged into, onto and under our land;
- The clean water should be discharged to the watercourse to minimise potential run-off;
- The pools may attract mosquitoes and spread Blue Tongue and Legionnaires Disease;
- Flooding which occurs regularly may be contaminated;
- Light pollution and pump noise;
- Any increase in traffic would be quite unacceptable;
- I will welcome the absence of daily sewage lorries passing my cottage;
- The car park should be screened;
- I am concerned whether the soakaway will be able to cope;
- While supporting the school's laudable aspiration to have an ecologically-friendly approach to their sewage disposal problems, I feel the system will detrimentally affect the environmental quality for existing residents;
- Is it not the case that odour compounds can form during treatment of the discharge and can result from inadequate treatment? Will there be no odours emitted during the quarterly de-sludging procedure?

5.3 Following reconsultation on the amended plans, 3 further letters were received from previous objectors. They acknowledge the applicants' gesture in moving the proposed system northwards but still question the effectiveness of the drainage and final discharge. This will be discussed in more detail in paragraphs 6.10, 6.13 and 6.14 below.

5.4 Objectors were notified again on the final revisions to the plans, which include the amendment from a final soakaway to a discharge to watercourse - which objectors had suggested would be a preferable arrangement. Two of those objectors have nevertheless written again, maintaining earlier concerns and dislike of the project.

The full text of these letters can be inspected at Northern Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

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## **6. Officer's Appraisal**

- 6.1 The application has two distinct elements: the additional car parking and the wetland drainage system. For clarity this appraisal will discuss each separately.

### **Additional car parking**

- 6.2 Key issues for consideration are:

- Need for the development
- Visual impact
- Surface water drainage.
- Lighting
- Traffic

### 6.3 Need for the Development

The applicant has confirmed that the additional parking would be to accommodate existing requirements. The school's car-park is very constricted and inadequate, and the principle of using this additional area has already been established by permission reference DCNE2004/1430/F mentioned at 3.1 above. That permission would be superseded by this new proposal, and the applicant has also confirmed that an existing temporary overspill area behind the school buildings would cease. The proposed parking is on a smaller scale than that already permitted, therefore represents a reduction. Neither the Conservation Manager nor the AONB Officer has raised any objections.

### 6.4 Visual impact

The area identified is already screened from the road by hedging, but additional planting would assist in integrating the car-park into the site. There would be no loss of existing trees or hedgerows as the existing access would be used. As noted above, the principle of parking in this area has already been established. The contour lines would be respected and the proposal accords with policy LA2 of the Herefordshire Unitary Development Plan 2007; final details could be secured by condition.

### 6.5 Surface water drainage

The proposals for car park surfacing are geotextile and ecogrid, overlain with fine topsoil and sown with an appropriately robust grass. This permeable arrangement would ensure no additional run-off from the site in accordance with policy DR7 of the Herefordshire Unitary Development Plan 2007. There are no concerns regarding the car park drainage.

### 6.6 Lighting

Lighting would be necessary for safety and security, but the proposal is for low level/low wattage (70W) sodium down-lighters on 1.3m high bollards, regulated by timers and light sensors to conserve energy. The existing car park already has similar arrangements. Subject to a condition requiring the final specification of these lights to be agreed I am satisfied with the proposals to ensure there would be no additional light pollution from the car park.

#### 6.7 Traffic

No additional traffic is anticipated: as noted above, the additional parking is necessary to relieve existing congestion. The Transport Manager has requested a condition for a School Travel Plan in accordance with policy T14 of the Herefordshire Unitary Development Plan 2007, and to ensure that optimum working practices are considered. It is acknowledged however that options are limited due to the school's special function, the high levels of teaching and caring staff, and the needs of visiting parents.

#### **Reed bed wetland sewage treatment solution**

#### 6.8 Key issues for consideration are:

- The principle of the development
- Design and process
- Visual impact
- Traffic
- Surface water drainage and flood risk
- Environmental issues
- Specific points raised by objectors
- Biodiversity enhancement

#### 6.9 Principle of the development

There is no doubt that the school urgently needs to address its sewerage issues, and the principle of a sustainable drainage solution is supported. By treating all of the school's effluent the proposed system would be virtually self-sufficient. The applicant has explained that the loading would proportionately be in keeping with normal domestic activities: for example, laundry takes place in a domestic setting for each residential unit rather than by one large-scale laundry, as part of the young people's training for adult life. Drug residue levels would be present, but no different from a comparable establishment such as a care home and the system has been specifically designed to take account of such needs. It would also accommodate a small amount of surface water drainage from one area of the school site, identified through dye testing to have been historically directed to the existing infrastructure.

Reed bed systems are a well-tested, sustainable, traditional and low-tech means of treating effluent responsibly with minimum impact in terms of resource use, cost and the environment. They can also provide an educational resource for learning about waste infrastructure, drainage engineering and wildlife habitats. In principle therefore, there is no reason why such a system could not serve the school's needs, reduce road use, remove external sewage treatment requirements, and create valuable biodiversity enhancement.

#### 6.10 Design and process

The proposed system addresses the requirement of policy DR1 of the Herefordshire Unitary Development Plan 2007. It has several treatment stages: Initially it would re-utilise the refurbished and adapted existing sewerage infrastructure located close to the west side of the school buildings complex. This would comprise primary settlement, partial secondary treatment, filtration plant and a pumping station. This equipment would be fitted with multiple alarm systems and connected to an on-site generator with automatic cut-in to overcome any power failures. The partially treated wastewater would then be pumped to a discharge headwall prior to reaching the first settlement pond, which would be planted up with aquatic flora to start biologic treatment.

The pump and feed pipe mechanism would ensure slow release at a rigorously controlled rate, to be maintained permanently below water level to prevent any possible odour nuisance. After settlement, further filtration and biologic action would occur within a large reed-bed, from which the by now relatively clean water would track through a specially engineered wet grassland. Evaporation would occur over this area, but any surplus would then enter a wildlife pond for final polishing. The scheme was initially designed to occupy most of the western half of the site field, using the existing contours to minimise soil disturbance, with a discharge to a French drain soakaway draining towards farmland on the west. However, following representations from neighbours a revised design moved the scheme northwards, away from the southern property boundary. The surplus soil would be re-graded on the south end of the site, and a precautionary soil bund provided across the southwest corner of the field.

Amounts of final discharge would vary; in dry months there would be no surplus but in wet periods clean pond water would discharge via pipe to a watercourse, discussed in more detail in paragraph 6.14 below. As the entire system would be lined and sealed there would be no other discharge. The Environment Agency is now satisfied that these arrangements would be acceptable, subject to recommended conditions and regulated by appropriate licensing. On this basis, the requirements of policies DR1, DR4 and DR6 can be met.

#### 6.11 Visual impact

There is very little view into or out from the site. The nearest residential neighbour is Jasmine Cottage, and the revised layout would take the southernmost point of the development to about 190 – 200 metres from the dwelling. The next nearest property is almost 300m from the proposed reed bed. Initially the ground drops away to the west and south towards open fields and no residential properties are visible from the site. No buildings are proposed, and the engineering works would not be intrusive. Mature trees and hedges would be retained along the road with additional planting, and the variety provided by the reed bed system would be a compatible improvement to the existing plain field, observing the requirements of policy LA2 of the Herefordshire Unitary Development Plan 2007.

#### 6.12 Traffic

There would be a net reduction in road use, since the twice daily collection of effluent from the school would cease. The main settlement and reed bed pools would generate occasional vehicle movements due to cleaning and maintenance requirements. There would be no conflict with policy DR3 of the Herefordshire Unitary Development Plan 2007.

### 6.13 Surface water drainage and flood risk

According to the applicant's consultants, the system design has been over-engineered in order to store more than the combined potential for stormwater flows and maximum loadings from the school. An extreme rainfall event for 1 in 100 years +20% for climate change is calculated as 112.3mm on this site. In such circumstances, water input on the site and system plus the maximum daily loading from the school, results in a storage requirement of 720.13 m<sup>3</sup>. Total storage capacity for the proposed system after leaving the primary treatment tanks would be 1101.20 m<sup>3</sup>; approximately 53% above requirements. This combination with the reconfigured design described in paragraph 6.10 (including the precautionary soil bunds) would, in the applicant's view, result in a reduction in the amount of surface water currently affecting the site and its near neighbours. The Environment Agency have accepted these calculations. The conclusion is that there would overall be a surface drainage improvement compared to present conditions and therefore no conflict with policy DR7 of the Herefordshire Unitary Development Plan 2007.

### 6.14 Environmental issues

According to the applicants' revised 'Project Overview' dated 25<sup>th</sup> August 2008, calculations show a net annual water deficit through evaporation and system efficiency. There would therefore be no final discharge for several months of the year. However from November to January, a surplus is calculated, with one month rising to a possible 23m<sup>3</sup> daily. Fully treated water would be directed via a pipe to an unnamed tributary of the River Leadon, subject to Environment Agency consent and regulated to prevent pollution. PPS10 (paragraphs 26 & 27) stresses that planning matters should not duplicate other legislation, and that development control should not concern itself with matters properly regulated by other bodies. Paragraph 10 of PPS23 reflects this by stating that the planning system 'should focus on ..... the impact of [those] uses, rather than the control of processes or emissions themselves'

Nevertheless, PPS 23 (paragraph 9) also advises that 'LPAs should take account of the risks of and from pollution ..... and how these can be managed or reduced'. Likewise, under DETR Circular 03/99 provision for non-mains sewerage must be deemed acceptable before planning permission is granted. Lengthy and detailed discussions between planning officers, the consultants and the Environment Agency have taken place to address these matters, and also to fulfil the requirements of paragraph 15 of PPS23. In the light of additional information and amended plans, the Agency's initial objections have been lifted, and planning conditions recommended. To clarify, the Agency's objections were entirely connected with ensuring that the final discharge would satisfy their requirements; they were not objecting to the scheme in principle.

Negotiations between the applicants and the neighbouring landowner regarding the necessary easement for the discharge pipe are understood to be well under way with initial agreement achieved, subject to legal arrangements. The need to complete these could be secured by condition, and in any case it should be stressed that a planning permission, if granted, could not be implemented unless the Environment Agency had granted a Consent to Discharge. It has now been established that the proposal is capable of being thus Consented and the terms of policies DR1 and DR4 of the Herefordshire Unitary Development Plan 2007 can be met.

### 6.15 Specific points raised by objectors



Objectors have concerns about odour, asserting that reed beds 'always smell'. To support their fears they have cited point 3.7 of the submitted Design & Access Statement dated March 2008, which states '*the only potential source of odour within the proposed wetland treatment system will be at the initial inflow pipe*'. However the statement continues by saying that to prevent any nuisance occurring this pipe would be designed to remain permanently under water. Aquatic plants would also be used in the settlement process to '*reduce odour, remove organic matter, nitrogen and pathogens*'. Offensive matter would be progressively removed through further filtration and plant/microbial action of the effluent tracking through the system.

The consultants for the project are the Wildfowl and Wetlands Trust (WWT) based at Slimbridge, Glos. A number of reed beds exist at the wildfowl visitor centre, taking effluent waste from the restaurant and up to 200,000 visitors per year, as well as cleaning dirty water from numerous bird pens housing thousands of birds. From personal experience I can assure Members that there is no detectable odour from any of these reed beds. WWT's other 8 visitor centres across the UK, plus zoos and other establishments, also use successful similar systems to treat effluent.

The applicants have stated that periodic de-sludging would be undertaken by vacuum tanker and disposed of to conventional treatment works. This process takes place under water to eliminate any odour using a suction hose to a sealed tanker. It would also eliminate the likelihood of damage to the bentonite clay liner. A requirement for a method statement for this aspect of the process, including the likely frequency of de-sludging, could be secured by condition. In the unlikely event of a statutory nuisance being established, Environmental Health officers could take action under Environmental Protection legislation. However, the Head of Environmental Health and Trading Standards has not raised any concerns about this.

Some objectors expressed worries that the pools would attract insects which might spread disease. The consultants have stressed that the proposed system would mimic natural, mobile, aerobic aquatic habitats, and would not offer the stagnant water necessary for excessive insect numbers, and that there is no risk of disease being caused by the development.

#### Biodiversity enhancement

- 6.16 The scheme would be specifically designed to attract wildlife. The combination of pools, reed bed and wet grassland would offer appropriate vegetation to benefit a variety of animals, birds, reptiles and amphibians, all of which would assist in maintaining a natural balance of plants and insects and preventing any excessive populations. This would satisfy Herefordshire Biodiversity Action Plan (BAP) targets and help to reinstate diminishing wetlands. Appropriate site maintenance would ensure a potential to create valuable habitat not currently available in the vicinity. A number of UDP policies support habitat creation and biodiversity enhancement in accordance with the principles of PPS9. Although much of the system would be fenced off for safety reasons, the final wildlife pond could also provide supervised educational benefit.

## **7 Conclusion**

- 7.1 The school is anxious to establish a successful and sustainable solution to its sewerage problems, and the concerns raised by local residents have been taken seriously and considered very carefully, including lengthy and detailed discussions with appropriate professional bodies. The school has no desire to create a system that would cause further problems it would then have to deal with. The applicants have gone to very

considerable trouble to engage with the local community, holding a public meeting and being willing to discuss any issues arising. The redesign of the wetland system in accordance with neighbours' and the parish council's suggestions has been willingly undertaken despite considerable cost implications. There is sympathy for people's fears, but the revised design would take the system further from the nearest residential property at Jasmine Cottage and would not be visible from there. Reed-bed technology is tried and tested and does not normally produce environmental problems.

7.2 The Environment Agency's concerns have been exclusively related to the technicalities of the final discharge and the terms of the application for consent from them. Following negotiation and discussion, the requirements of PPS10, PPS23 and Circular 03/99 can be observed, as noted in paragraph 6.14 above. The extensive discussions between the Environment Agency, the applicant and their consultants have resulted in agreement on a final discharge to watercourse, subject to the appropriate easement and consent being finalised. All other matters raised have been considered and taken account of, including that the development would be appropriate in this location. I am therefore satisfied that there would be no adverse environmental effects from this proposal, and there are no other overriding concerns that would warrant refusal or be able to withstand an appeal. Conversely there would be a number of sustainable environmental benefits as outlined above, therefore the application is recommended for approval, subject to conditions.

## **RECOMMENDATION**

**That planning permission be granted subject to the following conditions:**

**1 A01 (Time limit for commencement (full permission))**

**Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.**

**2 B01 (Development in accordance with the approved plans)**

**Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development and to comply with Policy DR1 of Herefordshire Unitary Development Plan.**

### **Pre-commencement requirements**

**3 Non Standard (Non Standard Condition)**

**Before the development begins, a scheme for the regular de-sludging of the effluent treatment system shall be submitted to and approved in writing by the local planning authority. The scheme shall specify in particular:**

- i) The parts of the system that will require de-sludging;**
- ii) The means by which this will be achieved;**
- iii) The likely frequency that de-sludging will be necessary for each of the areas identified at point i);**
- iv) Odour prevention plan;**
- v) Contingency measures including health and safety precautions;**
- vi) Provision for review and revision as necessary.**

**The scheme shall be implemented as approved unless otherwise agreed in writing in advance by the local planning authority.**

**Reason:** To ensure efficient management of the system and protect the environment in accordance with policies S2, DR1, DR4 and DR9 of the Herefordshire Unitary Development Plan 2007.

**4. Non Standard (Non Standard Condition)**

Before the development hereby permitted is brought into use, a Method Statement for inspection and monitoring of the system, at least for an agreed initial period, shall be submitted to and approved in writing by the local planning authority. The Method Statement shall include in particular:

- i) The appointment of a named responsible person/s to monitor the system for a specified period;
- ii) Details for regular visual checks of the entire sewerage system including all equipment, infrastructure, apparatus and machinery;
- iii) Items to be monitored (e.g. pump noise, water levels, surface drainage, odour inspections, system efficiency etc)
- iv) Frequency of checks and method of reporting, such as a Site Diary;
- v) Contingencies for rectifying any points of concern;
- vi) Provision for periodic review of operational systems and updating of the monitoring scheme when necessary;
- vii) Provision for record-keeping and availability.

Unless otherwise agreed in writing in advance by the local planning authority, the Method Statement shall be implemented as approved, and the records shall be made available during normal office hours on request, by officers of Herefordshire Council or the Environment Agency.

**Reason:** To ensure the system is effectively monitored and reported on, and to comply with policies S2, DR1, DR4, DR6, DR7 and DR9 of the Herefordshire Unitary Development Plan 2007.

**5 G04 (Protection of trees/hedgerows that are to be retained)**

**Reason:** To safeguard the amenity of the area and to ensure that the development conforms with Policies DR1 and LA5 of Herefordshire Unitary Development Plan.

**6 G05 (Pre-Development tree work)**

**Reason:** To safeguard the amenity of the area and to ensure that the development conforms with Policies DR1 and LA5 of Herefordshire Unitary Development Plan.

**7 Non Standard (Non Standard Condition)**

No development shall take place until details and specifications for surfacing the carparking area shown on drawing ref Drawing ref AWM7F5-0508-V23 revision 23 dated 26.08.08 have been submitted to and approved in writing by the local planning authority. The details shall specify in particular:

- i) That the surface will be permeable and not require any surface drainage;

- ii) Materials to be used;
- iii) Construction method;
- iv) Boundary treatment;
- v) Details of hedging or other screen planting;

Unless otherwise agreed in writing in advance by the local planning authority, the car-parking area shall be constructed and maintained in accordance with the approved details and shall not be brought into use until its construction has been completed to the written satisfaction of the local planning authority.

Reason: In order to achieve a satisfactory form of development and to comply with policy DR3 of the Herefordshire Unitary Development Plan 2007.

**8 I33 (External lighting)**

Prior to the commencement of the development hereby permitted, full details, including a plan and design drawing, of all external lighting to be installed in the car parking area shall be submitted to and be approved in writing by the local planning authority. The approved external lighting shall be installed in accordance with the approved details and thereafter maintained in accordance with those details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the character and amenities of the area and to comply with Policy DR14 of Herefordshire Unitary Development Plan.

**9 G10 (Landscaping scheme)**

Reason: In order to maintain the visual amenities of the area and to conform with Policy LA6 of Herefordshire Unitary Development Plan.

**10 H30 (Travel plans)**

Reason: In order to ensure that the development is carried out in combination with a scheme aimed at promoting the use of a range of sustainable transport initiatives and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan.

Restrictions and Requirements

**11 G02 (Retention of trees and hedgerows)**

Reason: To safeguard the amenity of the area and to ensure that the development conforms with Policy DR1 of Herefordshire Unitary Development Plan.

**12 G06 (Remedial works to trees)**

Reason: The trees form an integral part of the visual environment and this condition is imposed to preserve the character and amenities of the area and to ensure that the development conforms with Policies DR1 and LA5 of Herefordshire Unitary Development Plan.

**13 E03 (Site observation - archaeology)**

**Reason:** To allow the potential archaeological interest of the site to be investigated and recorded and to comply with the requirements of Policy ARCH6 of Herefordshire Unitary Development Plan.

[Note: ND03 should be used in conjunction with this condition].

**14 Non Standard (Non Standard Condition)**

Unless otherwise agreed in writing in advance by the local planning authority in consultation with the Environment Agency, there shall be no discharge to any waste water treatment plant or watercourse other than in accordance with:

- Drawing ref AWM7F5-0508-V23 revision 23 dated 26.08.08;
- Revised Project Overview (GSL environmental Services Ltd) dated 25th August 2008.

**Reason:** To prevent pollution of the water environment and to comply with policies SR2, DR4 and DR6 of the Herefordshire Unitary Development Plan 2007.

**15 Non Standard (Non Standard Condition)**

Unless otherwise agreed in writing in advance by the local planning authority, all the proposed engineered water treatment features indicated on drawing ref AWM7F5-0508-V23 revision 23 dated 26.08.08 shall be constructed using a sealed bentonite clay liner and there shall be no effluent discharge to ground or soakaway.

**Reason:** To prevent pollution of the water environment and to comply with policies SR2, DR4 and DR6 of the Herefordshire Unitary Development Plan 2007.

**16 Non Standard (Non Standard Condition)**

Prior to being discharged into any watercourse, wetland treatment or soakaway system, all surface water drainage from parking areas and associated hardstandings shall be passed through trapped gullies with an overall capacity compatible with the site being drained unless otherwise agreed in writing in advance by the local planning authority.

**Reason:** To prevent pollution of the water environment and to comply with policies SR2, DR4 and DR6 of the Herefordshire Unitary Development Plan 2007.

**17 Non Standard (Non Standard Condition)**

The part of the development hereby permitted that relates to the extension to car parking shall only be implemented in lieu of planning permission reference DCNE2004/1430/F.

**Reason:** For the avoidance of doubt, and to ensure a satisfactory form of development in accordance with policy S2 of the Herefordshire Unitary Development Plan 2007.

**Informatives**

**1 Non Standard**

Any discharge to controlled waters will require discharge consent under the Water Resources Act 1991.

**2 Non Standard**

To ensure the development is capable of being granted a Consent to Discharge by the Environment Agency in accordance with DETR Circular 03/99, no development should begin until the applicants, their assignees or successors have secured a legal agreement with the adjoining landowner for an easement or licence to install, maintain and utilise a discharge pipe and any necessary associated equipment, running from the final point in the effluent treatment system hereby approved on the application site, to an agreed discharge point on a suitable watercourse.

**3 Non Standard**

Developers should incorporate pollution prevention measure to protect ground and surface water. A range of advice is available including Pollution Prevention Guidance Notes (PPGN) targeted at specific activities and can be accessed at <http://www.environment-agency.gov.uk/business/444251/444731/ppg/>

**4 Non Standard**

Any waste produced as part of this development must be disposed of in accordance with all relevant waste management and environmental legislation. Where possible, the production of waste from the development should be minimised and options for the re-used or recycling of any waste produced should be utilised.

**5 Non Standard**

If it is proposed to import any waste material to the site for use in the construction of the development (e.g. in the construction of hardstandings or access tracks etc) an Environmental Permit (or Exemption from such) may be required. Please telephone 08708 506506 for further information if necessary.

**6 N15 - Reason(s) for the Grant of Planning Permission**

**7 N19 Avoidance of doubt - Approved Plans**

For the avoidance of any doubt the plans for the development hereby approved are as follows:-

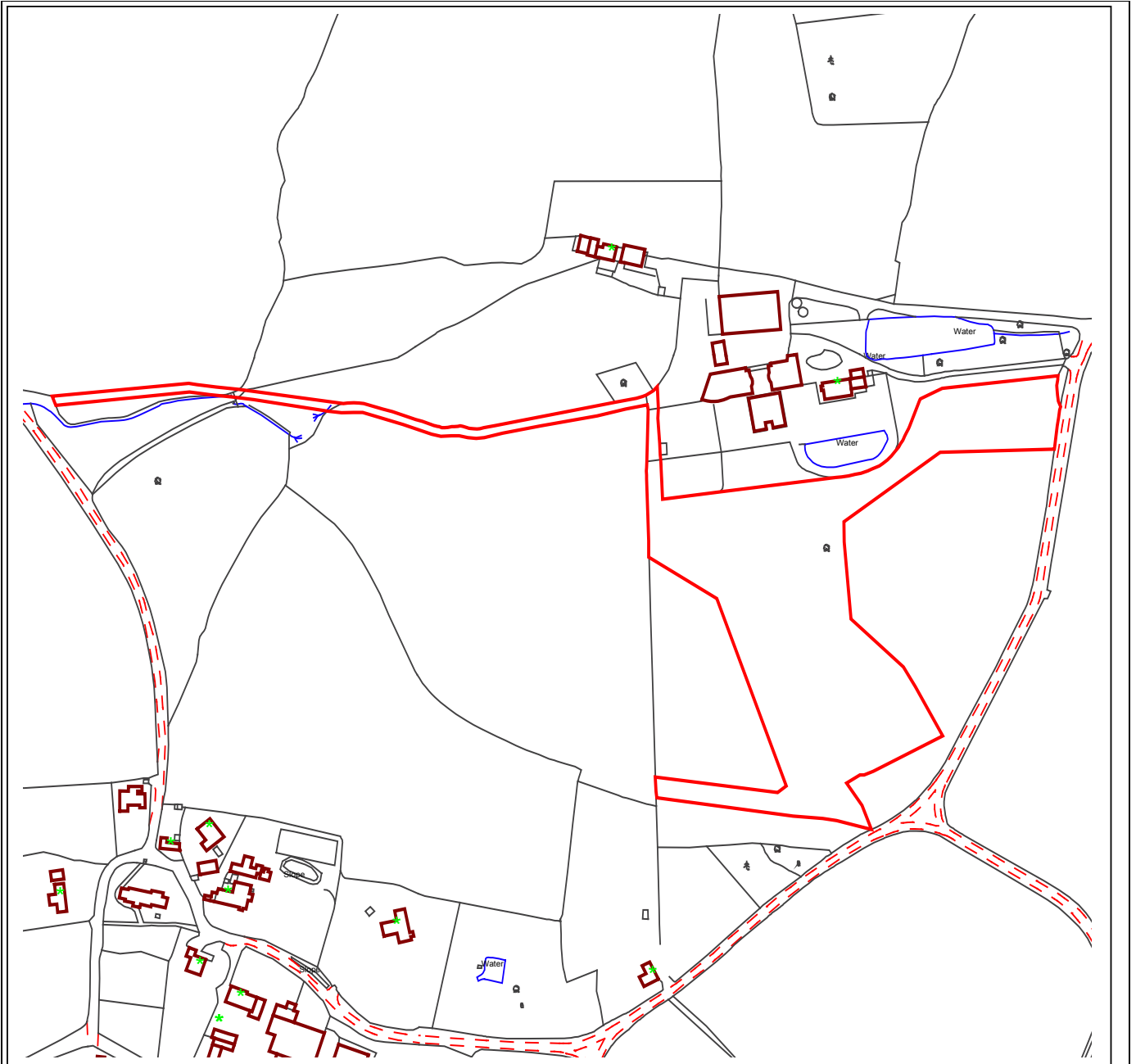
Decision: .....

Notes: .....

.....

**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCNE2008/0830/N

**SCALE :** 1 : 3500

**SITE ADDRESS :** Coddington Court School, Coddington, Ledbury, Herefordshire, HR8 1JL

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