

Item No. 12

APPLICATION NUMBER	CB/15/03064/REG3
LOCATION	Leighton Middle School, 2 Church Square, Leighton Buzzard, LU7 1EX
PROPOSAL	The proposed school extension incorporates a new block which will provide 5 new classrooms for the Year 5 group, together with a new block providing a general classroom and technology room. In order to meet the expansion plans, the proposed development will also include for the remodelling and refurbishment of the existing dining block. Additional car parking spaces will also be provided to assist with the increase in occupants on the site. Existing external elements will be amended to provide improved access arrangements.
PARISH	Leighton-Linslade
WARD	Leighton Buzzard South
WARD COUNCILLORS	Cllrs Berry, Bowater & Dodwell
CASE OFFICER	Debbie Willcox
DATE REGISTERED	18 August 2015
EXPIRY DATE	13 October 2015
APPLICANT	Head Teacher at Leighton Middle School
AGENT	Kier Services
REASON FOR COMMITTEE TO DETERMINE	The application is a Regulation 3 application and a material objection has been received that cannot be overcome by condition.
RECOMMENDED DECISION	Regulation 3 - Recommended for Approval

Summary of Recommendation

The principle of development is considered to be acceptable. The proposed buildings and alterations would complement and harmonise with the application site and its wider surroundings, including the heritage assets. The proposal would not have a detrimental impact upon the safety and capacity of the highway network and would encourage an increase in the use of sustainable methods of transport. The proposal is therefore considered to be in accordance with the National Planning Policy Framework, policies BE8, R6 and T10 of the South Bedfordshire Local Plan Review, policies 1, 21, 22, 24, 25, 26, 27, 43, 49 and 59 of the emerging Development Strategy for Central Bedfordshire and the Central Bedfordshire Design Guide.

Site Location:

Leighton Middle School comprises a 4 hectare campus located to the south of Bridge Street and the west of Church Square in Leighton Buzzard Town Centre. It is bordered to the west by the River Ouzel, with the Bridge Meadows site on the other side of the river. The Clipstone Brook runs along the southern boundary of the site and there are open fields beyond it. Pedestrian access to the school is available from Bridge Street, Church Square and Judges Lane Road. The site wraps around All Saints Church, with Pulford Lower school being located to the east of the site.

The majority of the school buildings are located on the north section of the site, including one grade II* and one grade II Listed Building. The south of the site is predominantly comprised of playing fields.

Parts of the site, along the banks of the Clipstone Brook and River Ouzel, are within Flood Zones 2 and 3. The banks of these two watercourses are also part of designated County Wildlife Sites. The playing fields are washed over by the South Bedfordshire Green Belt. The north part of the site is located within the Leighton Buzzard Conservation Area and the majority of the site is located within an Archaeological Notifiable Area. There are a number of trees along the banks of both watercourses. There are significant level changes across the site.

Leighton Middle School accepts children from years 5 to 8 and currently has a capacity of 480 children.

The Application:

The application seeks planning permission for development that would facilitate the expansion of Leighton Middle School from a capacity of 480 children to a capacity of 600 children. It is intended that the expansion would take place over four years by increasing the intake of year five pupils by 30 children per year, beginning in September 2016.

The proposal includes the provision of two new classroom blocks on the site of two existing tennis courts on the northern, built-up section of the site, to the rear of the existing Design and Technology block, adjacent to the River Ouzel.

The two new blocks would comprise 5 classrooms that would serve the group of Year 5 pupils, while the other block would provide another new classroom and a technology room. The blocks would be two storey, with hipped roofs and would be linked by a glazed link at first floor level. They would have slate roofs and brick walls to match the surrounding traditional buildings, but would be modern in design with glazed elements to the elevations, including a full height glazed atrium to the Year 5 block.

The proposal also includes the refurbishment of an existing kitchen and dining block to the rear of the site, to include a new extraction system.

A new car park with 13 additional car parking spaces would be created between the new Year 5 block and the river, behind the existing Design and Technology block, to be accessed between the Design and Technology block and the river.

Finally, the application includes alterations to access arrangements to the dining block, including a new ramp, the reconfiguration of an existing external stairway and the installation of hand rails.

RELEVANT POLICIES:

National Planning Policy Framework (2012)

Section 4: Promoting sustainable transport

Section 7: Requiring good design

Section 8: Promoting healthy communities

Section 10: Meeting the challenge of climate change, flooding and coastal change

Section 11: Conserving and enhancing the natural environment

Section 12: Conserving and enhancing the historic environment

South Bedfordshire Local Plan Review Policies

BE8 Design Considerations

R6 Ouzel Valley Park Proposals: South of Bridge Street

T10 Parking - New Development

(Having regard to the National Planning Policy Framework, the age of the plan and the general consistency with the NPPF, policies BE8 and R6 are still given significant weight. Policy T10 is afforded less weight.)

Development Strategy for Central Bedfordshire (June 2014)

Policy 21: Provision for Social and Community Infrastructure

Policy 22: Leisure and Open Space Provision

Policy 24: Accessibility and Connectivity

Policy 25: Functioning of the Network

Policy 26: Travel Plans

Policy 27: Car Parking

Policy 43: High Quality Development

Policy 45: The Historic Environment

Policy 49: Mitigating Flood Risk

Policy 57: Biodiversity and Geodiversity

Policy 59: Woodlands, Trees & Hedgerows

(The draft Development Strategy was submitted to the Secretary of State on the 24th October 2014. After initial hearing sessions in 2015 the Inspector concluded that the Council had not complied with the Duty to Cooperate. The Council issued judicial review proceedings on the 12th March 2015 against the Inspector's findings. At the Council's Executive Committee on 6th October 2015, Members agreed to recommend to Full Council (19th November 2015) that the Development Strategy be withdrawn and to discontinue legal proceedings. Once withdrawn no weight should be attached to the Development Strategy. However, its preparation was based on and supported by a substantial volume of evidence studies gathered over a number of years. These technical papers are consistent with the spirit of the NPPF and therefore will remain on our web site as material considerations which may inform future development management decisions.)

Supplementary Planning Guidance

Central Bedfordshire Design Guide: A Guide for Development (2014)

Leighton Buzzard Development Briefs: Bridge Meadows (adopted as Technical Guidance for Development Management Purposes on 27/03/2012).

Relevant Planning History:

Application Number CB/15/03060/REG3

Description Installation of two new tennis/ netball courts, to replace existing tennis/netball courts including perimeter fencing, land reforming and rearranging of existing sports field pitches.

Decision Planning permission granted

Decision Date 20/10/2015

Consultees:

Leighton-Linslade Town Council No objections.

Highways Officer

The applicant has appointed a transport consultant to provide more information to determine the existing flows on the highway (both pedestrian and vehicular). Further, they then determined the proposed (additional flows) to the school due to the proposed development.

It was agreed that the total number of movements associated with the new school pupil numbers were to be approximately 56 vehicle movements in the morning peak hour. However, when determining the traffic capacity of the Bridge Street/West Street junction using the computer software ARCADY9 this figure was doubled. Further, there was not any discounting associated with pupils who were dropped in places other than Bridge Street or West Street. While the pedestrian flow on the West Street zebra crossing has been increased this would appear to be a little light. Nevertheless it should be considered that the differential identified within the capacity calculation to be acceptable.

The result from the capacity calculation shows that the only approach to the roundabout about which is affected significantly is that on Bridge Street, an increase in maximum RFC (ratio to flow capacity) has increased but it is still below the theoretical limit of 0.85%. Further the queue length has only increased by just over 1 car.

I remain concerned in relation to pedestrian activity on the zebra and the affect this may have on the capacity of the junction. I also have concerns that the effect parents dropping off pupils along west street has on reducing capacity of the corridor and hence increasing congestion.

These can be mitigated against within the travel plan by introducing the following measures:-

- Bringing the school day forward by 10 minutes to 8:30am;
- Introducing a school crossing patrol officer at the Leighton Road zebra crossing at the Bridge Street junction; and
- Introduce a traffic regulation order to restrict stopping along West Street, Leighton Road and Bridge Street.

This can be addressed within the school travel plan and I understand that this approach has been accepted by the school.

Subsequently, in a highway context I recommend that the supplied condition be included if planning approval is to be issued.

Strategic Transport -
Travel Plans Officer

After meeting with both the school and our schools capital planning team to discuss the contents and commitments of the plan I can confirm that the version dated 14/09/15 is acceptable.

Conservation Officer

Taking full account of the particular sensitivities of the application site, with its assemblage of historic and local landmark buildings and important tree collection, the submitted Scheme is the result of detailed discussions in respect of building design and detailing, as appropriate to its recognised special architectural and landscape character, and Conservation Area location.

Building design has been steered at the outset to achieve new build which 'sits' perfectly comfortably with the existing, traditional school buildings around the site, whilst having a light and airy, 'dynamic' feel appropriate to a contemporary addition.

After much involvement in the design of this Scheme, I have looked at the finalised drawing submissions and offer the following comments/suggestions prior to determination:

Either secure by Condition or acquire 'up front' amended details:-

Notwithstanding the details submitted...

- (Hand rails) Revise proposed exterior hand rail installations to expressly exclude integrated mesh guarding. Require black painted (not galvanised) finish to hand rails throughout.
- (External materials and finishes – Y5 building elevations). Require a sample of the proposed solid infill panels, complete with proposed final finish applied, to be made available for comparison against the complete palette of external materials and finishes proposed for the Scheme. [The proposed infill panel colour finish RAL 7012 does not look acceptable].
- (Exterior Ramp). Require details of the type of final concrete finish of the proposed ramp surface to be agreed in advance by the LPA.
- (Kitchen block refurbishment). No depth of detail has been given of associated external alterations and redecoration. Require that full details of all external alterations and redecoration, and the replacement or installation of kitchen extraction flues and plant, including screening, as appropriate, must be agreed in advance by the LPA.

CBC Archaeologist

The proposed development will have a negative and irreversible impact upon any surviving archaeological deposits present on the site, and therefore upon the significance of the heritage assets with archaeological interest. This does not present an over-riding constraint on the development providing that the applicant takes appropriate measures to record and advance understanding of any surviving heritage assets with archaeological interest. This will be achieved by the investigation and recording of any archaeological deposits that may be affected by the development and the scheme will adopt a staged approach, beginning with a trial trench evaluation, which may be followed by further fieldwork if appropriate. The archaeological scheme will include the post-excavation analysis of any archive material generated and the publication of a report on the investigations. In order to secure this scheme of works, please attach the supplied condition to any permission granted in respect of this application.

Trees & Landscape
Officer

I have examined the plans and documents associated with this application, namely the "Tree Survey Report (Pre-Development)" prepared by RGS Consultants, dated July 2015, which has identified the following arboricultural implications:-

- 3 No. Category B trees (of moderate quality) will need to be removed, namely T2 Italian Maple, T3 Holly and T6 Holly. The Italian Maple is a relatively rare tree, although several examples are found in the grounds of this school, but given its location it may be of self-set origin.
- There is encroachment into the Root Protection Area of T7 Wellingtonia caused by the construction of the teaching block and upgraded parking area. This will require that a piled foundation design will be required to construct the teaching block, whilst a suitable "no-dig" construction method with permeable surfacing and sub-base is to be adopted for two of the parking bays.
- Arboricultural supervision is required in respect of T1 (Horse Chestnut) where existing hard surfacing to the west side of the existing teaching block is to be removed.
- Robust temporary barriers will also be required around the stem of T1 to protect the tree during construction site access.

It was noted on examining the report that access facilitation pruning was not specifically mentioned in the Arboricultural Impact Assessment. This will need to be carried out in accordance with the "Survey Schedule" that forms Appendix 2 of the Tree Survey Report (Pre-Development) dated July 2015.

To ensure that the above implications are implemented it is advised that the supplied conditions are imposed.

Public Protection Officer	Due to the fact that site-wide testing has discovered elevated hydrocarbons in made ground that are unsuitable for exposed soil scenarios, it is recommended that the supplied condition and informative are attached to any Permission granted.
Environment Agency	No objections.
Buckingham and River Ouzel Internal Drainage Board	The site is in the vicinity of the Main River, therefore the Environment Agency must be consulted.
CBC Flood Risk and Drainage Management Team	We consider that planning permission could be granted to the proposed development and the final design, sizing and maintenance of the surface water system agreed at the detailed design stage; subject to an appropriate Surface Water Drainage Strategy and finalised Maintenance and Management Plan being submitted. We therefore recommend that the supplied conditions be applied. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.
CBC Ecologist	<ul style="list-style-type: none">• A badger interest has been identified on site and as such it is recommended that an informative is added to any permission which advises the covering of any trenches/pits created during the works nightly to prevent any badgers from becoming trapped. A follow-up check for any new badger setts that may be impacted by the development will be undertaken closer to the commencement of works.• Some works to trees on site will be required, the arboricultural report acknowledges the need to avoid harm to wildlife and ideally these should be timed to avoid the bird nesting season of March to August inclusive.• The NPPF calls for development to deliver a net gain for biodiversity and as the site lies adjacent to the River Ouzel CWS and also sits within the Greensand Ridge Nature Improvement Area an element of

ecological enhancement would be sought via **condition**. This would include the provision of 3 integral bird/bat boxes to be included in the built fabric of the new technology block facing the river corridor.

- No details of lighting have been provided for the new car park. The river is a sensitive wildlife corridor so should lighting be required it must not be allowed to spill into the wider site.
- Himalayan Balsam has been identified on site and as this is a non native invasive species a protocol for its removal and future control on site should be adopted.

Sport England

No objections subject to a condition requiring the implementation of planning permission CB/15/03060/REG3 prior to commencement of this development.

Other Representations:

Buzzcycles

The Ground Plan depicts a significant increase in car parking although it doesn't specifically show the road access between the two car parks. There is no mention of Transport access and Routes to School and there is no overt provision for extension of cycle parking facilities for the increased number of students. Adequate secure cycle parking provision must be part of the proposals in accordance with the principles of Leighton Linlade as a Cycle Town & CBC Policies. Moreover works of this scale on site must also address the issues of strategic cycle route requirements in this area - see comments regarding Application 15/03060

Determining Issues:

- 1. Impact upon the Character and Appearance of the Area and on Heritage Assets**
- 2. Impact on Neighbouring Amenity**
- 3. Transport and Highways Implications**
- 4. Other Issues**

Considerations

- 1. Impact Upon the Character and Appearance of the Area and on Heritage Assets**
 - 1.1 The design of the proposed new buildings has been evolved in consultation with both Planning and Conservation Officers from Central Bedfordshire Council and the general public at a consultation event held at the school in July 2015.
 - 1.2 It is considered that the proposed buildings would complement and harmonise with their surroundings, including the historical and landmark buildings on and around the site and would not have a detrimental impact on the character and appearance of the application site and its wider surroundings.

- 1.3 In response to the minor points made by the Conservation Officer, it has been confirmed that the external alterations to the dining block are limited to the blocking up of a window. The proposed ventilation system is to form part of a separate planning application. An elevational drawing is to be submitted prior to the committee meeting to show the refurbishment of the dining block. The other points raised by the Conservation Officer will be controlled by condition.
- 1.4 It is considered that the proposal is in conformity with policy BE8 of the South Bedfordshire Local Plan Review, policies 43 and 45 of the emerging Development Strategy for Central Bedfordshire and the Central Bedfordshire Design Guide.

2. Impact on Neighbouring Amenity

- 2.1 The proposed buildings would be sited at a sufficient distance from any neighbouring residential properties that there would be no impact upon the occupiers of these properties. The proposal is therefore considered to accord with policy BE8 of the South Bedfordshire Local Plan Review, policy 43 of the emerging Development Strategy for Central Bedfordshire and the Central Bedfordshire Design Guide.

3. Transport and Highways Implications

- 3.1 Leighton Middle School is situated in a sustainable location, within the heart of Leighton Buzzard Town Centre, easily accessibly to walking and cycling. This is reflected in the walking and cycling figures, which last year were 58% of pupils walking and 6% of pupils cycling to school.
- 3.2 The submitted school travel plan has been formulated in consultation with the Council's Travel Plans Officer and the Transport Statement has been prepared in consultation with the Council's Highways Officer. The Travel Plan proposes a number of measures to improve sustainable methods of transport to school by staff and pupils, including the increase of secure cycle storage by a minimum of 10 spaces. The Travel Plan is to be reviewed annually and should more cycle parking be required as the school expands, this can be incorporated at the appropriate time.
- 3.3 The Travel Plan also suggests ways to mitigate the impact of the expansion of the school on the surrounding highway network, including the provision of a school crossing patrol officer and alterations to the time of the school day.
- 3.4 The proposed additional parking is sufficient to provide spaces for the 9 new members of staff that would be required and a small increase in visitor parking. Parents will continue to be discouraged from parking at the school except in exceptional circumstances (e.g. picking up a sick child).
- 3.5 It is noted that the comments of Buzzcycles were received prior to the publication on the Council's website of the Travel Plan and the Transport Statement. It is considered that the comments and concerns of Buzzcycles are mostly addressed by these documents and are dealt with immediately above. The only outstanding issue is the lack of improvement in strategic cycle networks in the area as part of the application.

3.6 This was raised by Buzzcycles as part of the earlier application for the replacement tennis courts, reference no. CB/15/03060/REG3. There is an aspiration to provide a strategic east west pedestrian link from Parsons Close to the east of the school to the railway station to the west, which has been expressed in a number of strategic plans and documents, including Policy R6 of the South Bedfordshire Local Plan Review. However, the proposals map indicates the route being located to the south of the Clipstone Brook, outside the school site.

3.7 The Council's Sustainable Transport Officer is working to progress these aspirations and was consulted on the previous application. He has confirmed that the replacement tennis courts would not prejudice these aspirations to provide a strategic east - west route either through or around the application site.

The comments from Buzzcycles indicate that an expansion of this size should include the provision of this aspired strategic cycle routes. However, this is not considered to be necessary to make the proposed development acceptable in planning terms.

In accordance with the comments of the Travel Plans Officer and the Highways Officer it is considered that, subject to the implementation and yearly review of the supplied Travel Plan, the proposal would not have a detrimental impact upon the safety and capacity of the highway network and would encourage an increase in the use of sustainable methods of transport. The proposal is therefore considered to accord with policies BE8, R6 and T10 of the South Bedfordshire Local Plan Review and policies 24, 25, 26 and 27 of the emerging Development Strategy for Central Bedfordshire.

4. Other Considerations

4.1 Impact on Sports Provision

The application would result in the loss of existing tennis courts, however, application CB/15/03060/REG3 has already been approved for the replacement of the Tennis Courts. Sport England has confirmed that, subject to these replacement tennis courts being provided prior to the commencement of development, the school will retain sufficient provision for sport. Therefore, subject to this condition, it is considered that the proposal would not have a detrimental impact upon sports provision for the school and thus the proposal adheres to policy 22 of the emerging Development Strategy for Central Bedfordshire.

4.2 Ecology

Based on the submitted Ecological Assessment and subject to the condition and informative suggested by the Council's Ecologist, it is considered that the proposal would result in a small net positive impact on the biodiversity of the application site and the County Wildlife Sites.

4.3 Human Rights issues:

The proposal raises no Human Rights issues.

4.4 Equality Act 2010:

The proposal seeks to improve access arrangements around the school and has

been designed to comply with Building Regulations Part M. Nevertheless, it is considered appropriate to impose an informative advising the applicant of their responsibilities under the Equality Act 2010.

Recommendation:

That Planning Permission be APPROVED subject to the following:

RECOMMENDED CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Notwithstanding the submitted details, the proposed handrails on the site shall be black painted and shall expressly exclude any integrated mesh guarding.

Reason: In the interests of the character and appearance of the application site.

(Policy BE8, SBLPR and Policies 43 and 45, DSCB)

- 3 Notwithstanding the submitted details, no work shall take place on the construction of the ramp until details of the type of concrete finish of the proposed ramp have been submitted to and approved in writing by the Local Planning Authority. The ramp shall thereafter be constructed in accordance with the approved details.

Reason: In the interests of the character and appearance of the application site.

(Policy BE8, SBLPR and Policies 43 and 45, DSCB)

- 4 Notwithstanding the submitted details, the proposed infill panels shall not be applied to the new buildings hereby approved until a sample of the proposed panel, complete with proposed final finish applied has been made available on site for comparison against the complete palette of proposed external materials and finishes for the new buildings and has been inspected and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: In the interests of the character and appearance of the application site.

(Policy BE8, SBLPR and Policies 43 and 45, DSCB)

- 5 **No occupation or use of any permitted building shall take place until the following has been submitted to and approved in writing by the Local Planning Authority: The effectiveness of remediation implemented by the capping of clean cover as advised in the Ground Engineering report C13600 shall be demonstrated to the Local Planning Authority by means of a validation report (to incorporate photographs and depth measurements).**

**Reason: To protect human health and the environment
(Policy BE8, SBLPR and Policy 44, DSCB)**

- 6 **No development shall take place until a written scheme of archaeological investigation; that adopts a staged approach and includes post excavation analysis and publication has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall only be implemented in full accordance with the approved scheme.**

**Reason: This condition is pre-commencement as a failure to secure appropriate archaeological investigation in advance of development would be contrary to paragraph 141 of the *National Planning Policy Framework* (NPPF) that requires the recording and advancement of understanding of the significance of any heritage assets to be lost (wholly or in part).
(Section 12, NPPF and Policy 45, DSCB)**

- 7 No development shall take place, including demolition works, until all protective fencing and ground protection have been erected in strict accordance with the Tree Protection Plan-Proposal (Dwg No. APP3B.01) that forms Appendix 3b of the "Tree Survey Report (Pre-Development)" dated July 2015 and been constructed in accordance with Section 5 "Recommendations" of the "Tree Survey Report (Pre-Development)", and the Arboricultural Method Statement, which forms Appendix 5 of the "Tree Survey Report (Pre-Development).

Reason: The condition must be pre-commencement to ensure that a satisfactory standard of Tree Protection is fully implemented in the interests of maintaining tree health and visual amenity.
(Policy BE8, SBLPR and Policies 43 and 59, DSCB)

- 8 No development shall take place until all recommended tree work has been carried out in accordance with the "Survey Schedule" that forms Appendix 2 of the "Tree Survey Report (Pre-Development)" dated July 2015. The work shall be carried out in accordance with best practice outlined in BS 3998 : 2010 "Tree Work - Recommendations".

Reason: The condition must be pre-commencement to ensure that only tree work required to facilitate the implementation of planning permission is carried out, and that the work is undertaken to a satisfactory standard.
(Policy BE8, SBLPR and Policies 43 and 59, DSCB)

- 9 No foundations shall be dug until details of pile and beam foundation for the teaching block have been submitted to and approved in writing by the Local Planning Authority. The details shall be designed by a suitably qualified structural engineer and be fit for purpose. The foundation design shall be such that it avoids excavation damage to tree roots and avoids root asphyxiation damage due to raising of ground levels . The foundations shall be constructed in accordance with the approved details.

Reason: To ensure that tree root damage within Root Protection Areas is

avoided by the use of special foundations, in the interests of maintaining tree health and stability.

(Policy BE8, SBLPR and Policies 43 and 59, DSCB)

- 10 Both prior to and during development, all arboricultural related operations and site supervision, as outlined in the Arboricultural Method Statement, which forms Appendix 5 of the Tree Survey Report (Pre-Development) dated July 2015 shall be fully implemented in accordance with the appropriate stage of development and build sequence.

Reason: To ensure that the appropriate methodology and site supervision is fully implemented in order to achieve best working practices in respect of tree protection measures.

(Policy BE8, SBLPR and Policies 43 & 59, DSCB)

- 11 No-Dig construction methods and permeable surfacing shall be carried out in the designated areas as shown on the Tree Protection Plan-Proposal (Dwg No. APP3B.01) that forms Appendix 3b of the "Tree Survey Report (Pre-Development)", and in accordance with the Arboricultural Method Statement, which forms Appendix 5 of the Tree Survey Report (Pre-Development) dated July 2015.

Reason: To ensure the appropriate construction methods are carried out within Root Protection areas, where this has been deemed to be unavoidable, in order that damage to tree roots is kept to a minimum.

(Policy BE8, SBLPR and Policies 43 and 59, DSCB)

- 12 The development hereby approved shall not be occupied or brought into use until a landscaping planting scheme, which shall clearly indicate the species, planting density, planting sizes and planting specification of all trees, shrubs and climbers has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in the first planting season immediately following completion of development, and shall be maintained for a period of 5 years thereafter until satisfactorily established. Any losses incurred during this period shall be replaced in accordance with the approved planting scheme.

Reason: To ensure a satisfactory standard of landscape planting, aftercare and establishment in the interests of visual amenity and to replace landscaping removed to accommodate this development.

(Policy BE8, SBLPR and Policies 43 and 59, DSCB)

- 13 The development hereby permitted shall not be occupied or brought into use until a scheme of ecological enhancement to include the provision of three integral bird/bat boxes within the built fabric of the new technology block facing the river has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme prior to the development being brought into use.

Reason: To ensure the delivery of a net gain for biodiversity as required by Section 11 of the National Planning Policy Framework.

(Section 11, NPPF & Policy 57, DSCB)

- 14 **No development shall take place until a Surface Water Drainage Strategy with the detailed design and associated management and maintenance plan of surface water drainage for the site, using sustainable drainage methods and site-specific percolation tests, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme and maintenance plan, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.**

Reason: The condition must be pre-commencement to ensure the prevention flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to reduce the risk of flooding to others downstream of the site.

(Policy BE8, SBLPR and Policies 43 and 49, DSCB)

- 15 The development hereby permitted shall not be occupied or brought into use until the developer has formally submitted in writing to the Local Planning Authority that the approved scheme has been checked by the developer and has been correctly and fully installed as per the approved details. The sustainable urban drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To ensure that the construction of the surface water drainage system is in line with what has been approved and will continue to operate as designed for the lifetime of the proposed development.

(Policy BE8, SBLPR and Policies 43 and 49, DSCB)

- 16 All measures agreed within the submitted Travel Plan dated 26/10/2015 shall be undertaken in accordance with the approved plan. There shall be an annual review of the Travel Plan to monitor progress in meeting the targets for reducing car journeys generated by the proposal and this shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of highway safety, to reduce congestion and to promote the use of sustainable modes of transport

(Policy BE8, SBLPR and Policies 26 and 43, DSCB).

- 17 The existing tennis courts shall not be taken out of use until the tennis courts approved under application reference no. CB/15/03060/REG3 have been fully implemented.

Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use.

(Policy 22, DSCB)

- 18 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers AL0102_P01, AP0102_P01, AP0103_P01, AP0201_P01, AP0251_P01, AP0601_P01, 2205AP0302_P01, 2205AP0303_P01, 2205AP0701_P01, 2205AP0702_P01, AP2205AP0801_P02,

Reason: To identify the approved plans and to avoid doubt.

Notes to Applicant

1. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the South Bedfordshire Local Plan Review (SBLPR) and the emerging Development Strategy for Central Bedfordshire (DSCB).
2. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
3. During the works any trenches / pits should be covered over night to prevent any badgers from being trapped. A follow-up check for new badger setts that may be impacted by the development should be undertaken shortly before the commencement of works.
4. The applicant is advised of the following:

Any unexpected contamination discovered during works should be brought to the attention of the Planning Authority.

The British Standard for Topsoil, BS 3882:2007, specifies requirements for topsoils that are moved or traded and should be adhered to. The British Standard for Subsoil, BS 8601 Specification for subsoil and requirements for use, should also be adhered to.

There is a duty to assess for Asbestos Containing Materials (ACM) during development and measures undertaken during removal and disposal should protect site workers and future users, while meeting the requirements of the HSE.

5. Applicants are advised that, should groundwater or surface water courses be at risk of contamination before, during or after development, the Environment Agency should be approached for approval of measures to protect water resources separately, unless an Agency condition already forms part of this permission.
6. The applicant's attention is drawn to their responsibility under The Equality Act 2010 and with particular regard to access arrangements for the disabled.

The Equality Act 2010 requires that service providers must think ahead and make reasonable adjustments to address barriers that impede disabled people.

These requirements are as follows:

- Where a provision, criterion or practice puts disabled people at a substantial disadvantage to take reasonable steps to avoid that disadvantage;
- Where a physical feature puts disabled people at a substantial disadvantage to avoid that disadvantage or adopt a reasonable alternative method of providing the service or exercising the function;
- Where not providing an auxiliary aid puts disabled people at a substantial disadvantage to provide that auxiliary aid.

In doing this, it is a good idea to consider the range of disabilities that your actual or potential service users might have. You should not wait until a disabled person experiences difficulties using a service, as this may make it too late to make the necessary adjustment.

For further information on disability access contact:

The Centre for Accessible Environments (www.cae.org.uk)
 Central Bedfordshire Access Group (www.centralbedsaccessgroup.co.uk)

7. The applicant is advised that further information regarding the updating of the School Travel Plan is available from the Transport Strategy Team, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire, SG17 5TQ.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

DECISION

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