

RECOMMENDED PLANNING CONDITIONS

1. The development hereby permitted shall be begun within 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The County Planning Authority (CPA) shall be notified in writing of the date of commencement at least 7 days, but not more than 14 days, prior to the commencement of the development hereby permitted.

Reason: To assist with the monitoring of the conditions attached to the planning permission and for the avoidance of doubt.

3. Unless otherwise required pursuant to conditions of this permission, the development hereby permitted shall be carried out in accordance with the submitted application (as amended), documents and recommendations of reports, and the following plans:

- a) Location Plan (Drawing AL-0-1) received by the CPA on 9 November 2017;
- b) Contractors Plan (Drawing AL-0-3) received by the CPA on 9 November 2017;
- c) Proposed Phase 1 Site Plan (Drawing AL-0-4 Rev G) received by the CPA on 8 February 2018;
- d) Site Sections (Drawing AL-0-6 Rev D) received by the CPA on 4 April 2018;
- e) Phase 1 Ground Floor Layout Plan (Drawing AL(0)13) received by the CPA on 9 November 2018;
- f) Phase 1 First Floor Layout Plan (Drawing AL(0)14) received by the CPA on 9 November 2018;
- g) Phase 1 Proposed Roof Setting Out GA Plan (Drawing 1018 Rev A) received by the CPA on 8 February 2018;
- h) Phase 1 Sections A-A and B-B (Drawing AL(0)22) received by the CPA on 1 March 2018;
- i) Phase 1 North and South GA Elevations (Drawing AL(0)15 Rev E) received by the CPA on 1 March 2018;
- j) Phase 1 East and West GA Elevations (Drawing AL(0)16 Rev E) received by the CPA on 26 February 2018;

- k) Proposed Phase 1A Site Plan (Drawing AL-0-7 Rev A) received by the CPA on 8 February 2018;
- k) Proposed Phase 2 Site Plan (Drawing AL-0-5 Rev D) received by the CPA on 8 February 2018;
- l) Phase 2 Ground Floor Layout Plan (Drawing AL(0)19) received by the CPA on 9 November 2018;
- m) Phase 2 First Floor Layout Plan (Drawing AL(0)20) received by the CPA on 9 November 2018;
- n) Phase 2 Proposed Roof Plan (Drawing AL(0)23 Rev A) received by the CPA on 8 February 2018;
- o) Phase 2 North and South GA Elevations (Drawing AL(0)21 Rev C) received by the CPA on 1 March 2018.
- p) Phase 2 East and West GA Elevations (Drawing AL(0)22 Rev C) received by the CPA on 26 February 2018;

Reason: For the avoidance of doubt as to the development that is permitted.

All Phases of Development

4. Tree, shrub, scrub or other vegetation clearance works that are to be carried out between the months of March to August inclusive shall only be undertaken in accordance with a methodology which shall be first be submitted to and approved in writing by the CPA. Works to be carried out in accordance with the approved methodology shall only be undertaken following inspection by a suitably qualified ecologist and written confirmation from the ecologist first being submitted to the CPA that breeding birds would not be adversely impacted by the proposed clearance works.

Reason: To avoid disturbance to birds during the breeding season.

5. Prior to the commencement of each Phase of Development (Phase 1, 1A and 2), the means of protection and alignment of fencing to safeguard trees and hedges to be retained during the period of construction shown on approved plans (Phase 1 - Drawing AL-0-4 Rev G, Phase 1A - Drawing AL-0-7 Rev A, Phase 2 – AL-0-5 Rev D) shall be submitted to and approved by the CPA in writing. The approved scheme shall be implemented as part of site enabling works prior to the commencement of main site works and maintained for the duration of each phase of development.

Reason: In order to safeguard the health of trees and retained hedgerows on the site during the period of construction in the interest of the visual amenity and ecology of the site.

6. Where works are to be carried out within root protection areas of retained trees and hedges, the work shall be carried out in accordance with a methodology which shall first be submitted to and approved in writing by the CPA.

Reason: In order to safeguard the health of trees and hedgerows on the site during the period of construction and in the interest of the visual amenity of the site.

7. During each Phase of Development, unless in the event of an emergency, or as otherwise may be previously agreed in writing with the CPA;
- a) no construction deliveries or work shall take place on Sundays, Public or Bank Holidays;
 - b) no construction deliveries to site shall take place on any day other than between 07:30–18:00 hours Mondays to Fridays and 07:30– 13:00 hours on Saturdays;
 - c) no construction work shall be carried out or plant operated except between 07:30–18:00 hours Mondays to Fridays and 07:30–13:00 hours on Saturdays;
 - d) noise generated by construction activities on the site shall not exceed 65dB ($L_{Aeq, 1hr}$) measured at a distance of 3.5m from the nearest façade of a property.

Furthermore, during construction works to deliver Phase 1A and Phase 2 of the approved development, no construction related vehicle movements to and from the school site shall take place;

- e) 30 minutes before and 15 minutes after the start of the operational school day;
- f) 30 minutes before and 30 minutes after the end of the operational school day.

Reason: To safeguard the amenity of nearby residents and in the interests of highway and pedestrian safety.

8. Prior to the commencement of each Phase of Development, details of the method of working during the construction phase, in the form of an environmental management plan, to include:
- (a) lorry routing for construction traffic during Phase 1A and Phase 2;
 - (b) measures to prevent the deposit of debris on the public highway;
 - (c) measures for the control of noise, vibration and dust emissions to minimise noise impacts of construction to the lowest practicable levels (including mitigation measures in the event of a complaint);

- (d) a scheme for the recycling/disposal of surplus soils and waste resulting from construction;
- (e) measures to reasonably safeguard the privacy of occupiers of 21-25 The Spinney during construction of the road adjacent to the residential boundary during construction Phase 1;
- (f) measures to safeguard risk to mammals during the period of construction; and
- (g) a mechanism for liaison with the community

shall be submitted to and approved in writing by the CPA. All construction shall be undertaken in accordance with the approved details unless otherwise agreed in writing by the CPA.

Reason: In the interest of highway safety, and to protect the amenities at present enjoyed by the occupiers of nearby properties.

9. If during any Phase of Development, contamination not previously identified is found to be present, no further works shall be carried out in the area of identified contamination until a remediation strategy to deal with unsuspected contamination has been submitted to and approved in writing by the CPA, unless first agreed in writing by the CPA. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the site is remediated to an appropriate standard.

10. Prior to their use on site in each Phase of Development, samples and/or a schedule of all proposed facing materials and finishes, including paving, shall be submitted to and approved by the CPA in writing. Development shall be carried out in accordance with the approved details, other than with the prior written consent of the CPA.

Reason: In the interest of visual amenity and to accord with Greater Nottingham Aligned Core Strategies Policy 10 Design and Enhancing Local Identity.

11. Prior to being installed in each Phase of Development, the location and design details of external light fittings, and a lighting scheme complying with Institute of Lighting Professionals Guidance for the Reduction of Obtrusive Light – Zone E2 and designed in consultation with an ecologist so as to be sensitive to the presence of bats, shall be submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity, and to control the potential impact of external lighting on bats in order to ensure the favourable conservation status of a protected species.

12. Prior to the approved development for:
- i. Phase 1 - the new school;

- ii. Phase 1A - access from the north;
- iii. Phase 2 - expansion to 420 pupil places

first being brought into use, a methodology for a post-occupation traffic survey shall be submitted to and approved in writing by the CPA.

Reason: In the interest of highway safety and to promote sustainable travel.

13. Within 3 months of the approved development for:

- i. Phase 1 - the new school;
- ii. Phase 1A - access from the north;
- iii. Phase 2 - expansion to 420 pupil places

first being brought into use, a post-occupation traffic survey (in accordance with the methodology approved in compliance with Condition 12 for each Phase of Development), including recommendations and a timescale for the implementation of recommended measures shall be submitted to and approved in writing by the CPA. Approved measures shall be implemented to the written satisfaction of the CPA in accordance with the agreed timescale.

Reason: In the interest of highway safety and to minimise the potential highway related implications of the development.

14. The Head Teacher of the new Primary School, or other suitably authorised person, shall appoint and thereafter continue to employ or engage a Travel Plan Coordinator who shall be responsible for the implementation, delivery, monitoring and promotion of the sustainable transport initiatives. The Travel Plan Coordinator shall within 3 months of:

- i. Phase 1 - the new school;
- ii. Phase 1A - access from the north;
- iii. Phase 2 - expansion to 420 pupil places

first being brought into use provide a completed Primary School Travel Plan aimed at reducing reliance on the private car as the principal means of staff and parent transport to and from the school, including timelines for monitoring, review and implementation, to the written satisfaction of the CPA. The Primary School Travel Plan shall include initiatives to:

- a) promote education relating to sustainable travel and road safety education, in consultation with NCC Road Safety Team;
- b) raise awareness of the problems car journeys can create;
- c) reduce travel by vehicle to and from school;

- d) promote car sharing;
- e) raise awareness amongst parents of the issues of travel to school;
- f) manage student drop-off and pick-up; and
- g) manage school related parking for school events outside of normal school hours.

The School Travel Plan shall include:

- h) the scope and a programme for monitoring school related short-term parking on the public highway, and any potential highway safety issues arising;
- i) the scope and a programme for monitoring pedestrian-cyclist movements associated with the school's peak operation times;
- j) a proposal to attain periodic staff-pupil travel pattern behaviours, through origin-destination-post code-multi modal surveys;
- k) modal shift targets; and
- l) demand for, and future provision of, additional covered cycle spaces;

and demonstrate that active engagement has taken place with the local community and civil enforcement officers.

Reason: In the interest of highway safety and to promote sustainable travel.

15. Subsequent to the report required by Condition 14, the Travel Plan Coordinator shall submit a report to the CPA within 12 months following:
- i. Phase 1 - the new school;
 - ii. Phase 1A - access from the north;
 - iii. Phase 2 - expansion to 420 pupil places

first being brought into use, and thereafter submit annual reports for a minimum period of 5 years and until the Primary School Travel Plan single occupancy car passenger targets have been met. The annual monitoring reports shall summarise the data collected over the monitoring period (Condition 14h-14l)), evidence that active engagement has taken place with the local community and civil enforcement officers, evidence consultation with NCC Road Safety Team in the promotion of sustainable travel and road safety education, and propose revised initiatives and measures where the Primary School Travel Plan targets are not being met, including implementation dates, to be approved in writing by the CPA.

Reason: In the interest of highway safety and to promote sustainable travel.

Phase 1

16. Prior to the commencement of development a programme of archaeological monitoring of groundworks in the area identified on Drawing 7/2017/1292NCC/1 shall be submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details. In the event that complex archaeological remains are located, development shall proceed in accordance with a methodology which shall first be submitted to and approved in writing by the CPA.

Reason: To ensure that adequate archaeological investigation and recording is undertaken prior to the development taking place.

17. Prior to works being carried out, details of any alterations or provision of new construction access road between Moor Road and the school development site shall be submitted to and approved in writing by the CPA. Unless superseded by a grant of planning permission within 5 years of the completion of Phase 1 of Development, the construction access route shall be restored to its former condition or in accordance with an agreed scheme of restoration which shall first be submitted to and approved in writing by the CPA.

Reason: For the avoidance of doubt as to the development permitted and to minimise the impact of development on the Green Belt.

18. Keeper's Close shall be used only as an access for construction during Phase 1 of Development works where necessary to provide services to the site and for the construction of the road, footway and associated works between the end of the Keeper's Close cul-de-sac and the new school entrance gate and only in accordance with details and a timescale that has been first submitted to and approved in writing by the CPA. Keeper's Close shall expressly not be used as a means of construction access during Phase 1A or 2 of Development.

Reason: To minimise the impact of construction traffic on residents of Keeper's Close.

19. Other than as approved in compliance with Condition 18, construction access for Phase 1 of Development shall be from Moor Road only.

Reason: For the avoidance of doubt as to the development permitted and to minimise the impact of construction traffic on residential amenity.

20. Prior to the commencement of Phase 1 main site works, a scheme of foul water drainage works:
- a) for the Phase 1 development; and
 - b) the Phase 2 development

shall be submitted to and approved by the CPA in writing. The foul drainage works shall be completed in accordance with the approved details prior to each Phase of Development hereby approved first being brought in to use.

Reason: To prevent the increased risk of flooding and minimise pollution by ensuring the provision of a satisfactory means of foul water disposal.

21. Prior to the commencement of Phase 1 main site works a scheme of surface water drainage works:

- a) for the period of construction; and
- b) for the Phase 1 development; and
- c) the Phase 2 development

shall be submitted to and approved in writing by the CPA in consultation with the NCC Flood Risk Management Team. The scheme submitted in compliance with b) and c) of the Condition shall be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, and which limits any surface water discharge from the site to 5litres/second. The scheme for the period of construction and each Phase of Development shall subsequently be implemented in accordance with the approved details. The scheme approved in compliance with b) and c) of the Condition shall be completed prior to each Phase of Development first being brought into use.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

22. Prior to being installed or erected, design details including the height and appearance of the:

- (a) Sprinkler tank and related enclosure;
- (b) Close-boarded timber fencing with a specification of acoustic qualities;
- (c) Bin storage area; and
- (d) Covered cycle storage

shall be submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details.

Reason: In the interest of visual amenity.

23. Roosting opportunities for bats and bird nest boxes detailed on approved drawings approved by Condition 3 i) and Condition 3 j), shall be provided in accordance with the recommendations of the Extended Phase 1 Habitat Survey Report supporting the application, before the development is first brought into use.

Reason: To enhance the ecology of the site.

24. Within 6 months of the commencement of Phase 1 of Development a scheme, including a programme for the provision of landscaping to include:
- a) species, locations, planting size and planting density;
 - b) establishment methods (including tree pit detail); and
 - c) a schedule of maintenance including a Landscape Management Plan to guide ongoing management of created and retained habitats

shall be submitted to and approved in writing by the CPA. Other than as may be agreed in the programme for the provision of landscaping and planting, the approved landscaping and planting scheme shall be completed not later than the first planting season following the development first being brought into use. Any tree, plant, shrub or grass seeding that fails to become established within 5 years of the completion of the approved planting and landscaping scheme shall be replaced to the satisfaction of the CPA.

Reason: In the interest of visual amenity.

25. Within 6 months of the commencement of Phase 1 of Development:
- a) The construction specification for hard play areas;
 - b) drainage details of areas used for outdoor play;
 - c) a grid of finished levels of areas of hard play; and
 - d) design details of grass pitches in accordance with Sport England design guidance *Natural Turf for Sport*
<https://www.sportengland.org/media/4564/natural-turf-for-sport.pdf>

shall be submitted to and approved in writing by the CPA.

Areas of hard play and sports pitches shall be provided in accordance with the approved details prior to the development first being brought into use or in accordance with a timetable that shall first be agreed in writing with the CPA.

Reason: To ensure the provision of pitch and outdoor facilities to a standard fit for purpose.

26. Prior to being constructed details of the design details of:
- a) the raised crossing of Bestwood and St Albans Parish Public Footpath FP1, designed to give priority to pedestrians over vehicular traffic; and
 - b) the raised crossing of the access road in the south-west corner of the school site, designed to give priority to pedestrians over vehicular traffic;

shall be submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details.

Reason: In the interest of pedestrian safety.

27. Prior to being constructed details of the new highway vehicular footway crossing to be formed on Keeper's Close, in accordance with the specification of the County Highway Authority, shall be submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details.

Reason: In the interests of Highway safety.

28. No part of the development shall be first brought into use until the vehicle access, off-street vehicle/cycle/scooter parking, turning and servicing areas have been constructed, drained through trapped gullies with an overall capacity compatible with the site being drained (or other means of drainage as may be approved in compliance with Condition 21), surfaced and marked out in accordance with the approved plans to the satisfaction of the CPA. The vehicle access, vehicle parking, turning and servicing areas shall not be used for any purpose other than parking, turning, loading and unloading of vehicles, and shall thereafter be retained for the life of the development.

Reason: To ensure the timely provision and retention of car parking and service areas in the interest of highway safety.

29. Prior to the school approved by this permission first being brought into use School Zone markings and associated signage generally in accordance with Drawing H/JAB/Beswood/01 and Drawing H/JAB/Bestwood/02 shall be provided to the satisfaction of the CPA.

Reason: In the interest of highway safety.

30. Notwithstanding details shown on approved Drawing AL-0-4 Rev G (Condition 3c)), prior to the Phase 1 of Development first being brought into use, details of screening or other enclosure to be erected between points A – B shown on Drawing 7/2017/1292NCC/2, or such other details as may be approved to prevent the unacceptable overlooking of neighbouring properties on The Spinney shall be submitted, following inspection of the site once the school access path has been constructed, for approval in writing by the CPA. Development shall be carried out in accordance with the approved details before the school is first brought into use, and shall be so retained throughout the life of the development.

Reason: To safeguard the privacy that occupiers of neighbouring properties on The Spinney could reasonably expect to enjoy.

31. In the first term after five years of the school having first been brought into use, a baseline noise assessment of the school grass playing fields when in use shall be undertaken in accordance with a methodology which shall first be submitted to and approved in writing by the CPA. On receipt of the baseline assessment the CPA will determine the continuing acoustic and visual need for fencing to be

retained adjacent to the south-west corner of elevated areas school playing field shown on Drawing AL-0-4 Rev G and Drawing AL-0-7 Rev A.

Reason: To safeguard the amenity enjoyed by the occupiers of nearby residential properties.

Phase 1A

32. Prior to the commencement of Phase 1A of development, proposals for a School Zone associated with the new vehicular and pedestrian access points on the northern boundary of the school site shall be submitted to and approved in writing by the CPA. The School Zone shall be provided in accordance with the approved details before the vehicular and pedestrian access points are first brought into use.

Reason: In the interest of highway and pedestrian safety.

33. Prior to the commencement of Phase 1A of development, the means of protection and alignment of fencing to safeguard trees and hedges to be retained during the period of construction shown on Drawing AL-0-7 Rev A, shall be submitted to and approved by the CPA in writing. The approved scheme shall be completed as part of site enabling works, and prior to the commencement of main site works, to the written satisfaction of the CPA.

Reason: In order to safeguard the health of trees and retained hedgerows on the site during the period of construction in the interest of the visual amenity and ecology of the site.

34. Notwithstanding Condition 32, where works are to be carried out within root protection areas identified on Drawing AL-0-7 Rev A, the work shall be carried out in accordance with a methodology which shall first be submitted to and approved in writing by the CPA.

Reason: In order to safeguard the health of trees and hedgerows on the site during the period of construction and in the interest of the visual amenity of the site.

35. Prior to the commencement of Phase 1A of Development a scheme, including a programme for the provision of landscaping to include:

- a) species, locations, planting size and planting density;
- b) establishment methods (including tree pit detail); and
- c) schedule of maintenance including a Landscape Management Plan to guide ongoing management of created and retained habitats

shall be submitted to and approved in writing by the CPA. Other than as may be agreed in the programme for the provision of landscaping and planting, the approved landscaping and planting scheme shall be completed not later than the first planting season following the development first being brought into use.

Any tree, plant, shrub or grass seeding that fails to become established within 5 years of the completion of the approved planting and landscaping scheme shall be replaced to the satisfaction of the CPA.

Reason: In the interest of visual amenity.

36. No later than one month of the vehicular access from Moor Road first being brought into operational use by the school, the vehicular access to the school from Keeper's Close shall cease to be used as a general vehicular school access and shall subsequently be used only for the purpose of playing field maintenance or emergency access.

Reason: For the avoidance of doubt as to the development permitted and in the interest of residential amenity.

Phase 2

37. No approved Phase 2 of Development works shall commence before pedestrian and vehicular access from Moor Road suitable for the safe operation of a school have been provided to the written satisfaction of the CPA.

Reason: To ensure that an expanded school is served by suitable means of vehicular and pedestrian access in the interest of highway safety and the amenity of residents living near the school.

38. Roosting opportunities for bats and bird nest boxes detailed on approved drawings approved by Condition 3 o) and Condition 3 p), shall be provided in accordance with the recommendations of the Extended Phase 1 Habitat Survey Report supporting the application, before the development in Phase 2 is first brought into use.

Reason: To enhance the ecology of the site.

Operational Conditions – All Phases

39. CCTV shall be operated so as to ensure that at all times there is no surveillance of any adjoining property.

Reason: To protect the privacy of nearby residents.

40. Following the completion of the development, noise levels generated by the development or activities on site shall not exceed 55dB $L_{Aeq,1hr}$ between 18:00-23:00hours on school days, and 07:00-23:00 hours on non-school days, measured in the garden of any property adjoining the site boundary.

Reason: To safeguard the amenities enjoyed by the occupiers of nearby residential properties.

41. Following the completion of the development, noise levels from any activity on the site between 23:00–07:00 hours shall not exceed the existing night-time

background (L₉₀) noise level, measured in the garden of any property adjoining the site boundary.

Reason: To protect the amenities at present enjoyed by the occupiers of nearby residential properties.

42. Following the completion of the development, the combined fixed plant noise level shall not exceed the background noise level (L₉₀) at any time of the day/night at the nearest boundary of any residential receptor when assessed in accordance with BS4142:2014. In the event of a complaint, which the CPA considers may be justifiable, the applicant shall undertake a noise assessment in accordance with the procedure set out in BS4142:2014 to determine compliance with background noise level (L₉₀). In the event that the noise limit is exceeded, a scheme of noise mitigation shall be submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details.

Reason: To safeguard the amenities enjoyed by the occupiers of nearby residential properties.

43. A planning brief that reflects the desirability of sustaining and enhancing the significance of the heritage asset, shall be developed in consultation with Nottinghamshire County Council Historic Buildings Officers and Planning Officers of Gedling Borough Council, and submitted to the CPA not later than September 2019. The planning brief shall be approved prior to the disposal of the existing Bestwood Hawthorne Primary School sites by Nottinghamshire County Council, and subject to the provisions of the approved planning brief, or in accordance with amendments or variations that may first be approved in writing by the CPA.

Reason: In recognition of the significance of the heritage asset and in accordance with National Planning Policy Framework Paragraph 131.

Informatives/Notes to applicant

1. With reference to Conditions 14 and 15, the Travel Plan Co-ordinator is advised to actively engage with local residents in promoting sustainable travel initiatives in the development of the Bestwood Hawthorne Travel Plan, annual review and any subsequent Travel Plan Review.
2. With reference to Condition 17, Bestwood and St Albans Parish Public Footpath FP3 runs along the route of the proposed construction access from Moor Road and a temporary closure or diversion Order may be required. Proposals to be submitted in compliance with Condition 17 should expressly state how public footpath will be safeguarded/impacted during construction. The developer will need to contact NCC Rights of Way Team (Bob Knowles – 0115 9774559) to discuss this matter in advance of commencing any works which may affect the public footpath.

3. With reference to Condition 18, NCC Highways Development Control advises that the development requires the construction of a vehicular crossing over a footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. The applicant/developer is required to contact the County Council's Highways Area Office tel. 0300 500 80 80 to arrange for these works to be carried out.
4. With reference to Condition 20 and Condition 21, consent will be required for either a direct or indirect connection to the public sewerage system under the provisions of Section 106 of the Water Industries Act 1991 from Severn Trent Water. Current guidance notes and an application form can be found at www.stwater.co.uk or by contacting Severn Trent Water New Connections Team (0800 707 6600).
5. With reference to Condition 22, cycle storage to be provided in proximity to The Spinney should incorporate a screen enclosure, or other means of enclosure so as to prevent overlooking of residential properties to the west, as part of the submitted design.
6. With reference to Condition 26 a) the proposed works will impact on Bestwood and St Albans Parish Public Footpath FP1 which may require a temporary closure or diversion Order. The developer will need to contact NCC Rights of Way Team (Bob Knowles – 0115 9774559) to discuss this matter in advance of commencing any works which may affect the public footpath.
7. With reference to Condition 32, a School Zone will need to consider the provision of highway markings, wider parking restrictions and highway junction parking protection, provision of pedestrian guardrail and advance school signage. Additional measures to those listed may be required.
8. Cadent (Gas) has identified apparatus on the application site, but beyond the proposed school development site. The consultation response from Cadent reference EM_TE_Z2_3NWP_008127 dated 16 November 2017 is enclosed.