

RECOMMENDED PLANNING CONDITIONS

1. Application for approval of reserved matters must be made not later than three years beginning with the date of this permission and the development must be begun not later than the expiration of two years from the final approval of reserved matters, or in the case of approval of reserved matters on different dates, the final approval of the last such matter to be approved.

Reason: To comply with Section 92(2) of the Town and Country Planning Act 1990.

2. Unless otherwise previously agreed in writing by the County Planning Authority (CPA) or where required pursuant to conditions of this permission, the development hereby permitted shall be carried out in accordance with the documents supporting the application (as amended), including the recommendations of submitted reports, and the following plans:

- a) Location Plan (Drawing P229308-ARC-ZZ-XX-DR-A-00001 Rev P02) received by the CPA on 8 March 2021.

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

3. The development hereby permitted shall only be carried out in accordance with the following items and the development shall not be commenced until their detailed design has been submitted to and approved in writing by the CPA:

- a) The point of vehicular access to the school site shown on Illustrative Proposed Site Plan P229308-ARC-ZZ-XX-DR-A-00003 Rev P02 received by the CPA on 8 March 2021;
- b) The point of pedestrian access to the school site shown on Illustrative Proposed Site Plan P229308-ARC-ZZ-XX-DR-A-00003 Rev P02 received by the CPA on 8 March 2021;
- c) The point of maintenance access to the school site shown on Illustrative Proposed Site Plan P229308-ARC-ZZ-XX-DR-A-00003 Rev P02 received by the CPA on 8 March 2021; and
- d) The route for pedestrians and cycles between Sheepwash Way and the loop road of the David Wilson Homes development via public footpath East Leake FP5 shown on Illustrative Proposed Site Plan P229308-ARC-ZZ-XX-DR-A-00003 Rev P02 received by the CPA on 8 March 2021.

Development and shall be carried out in accordance with the approved details.

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

4. Details of the (Phase 1);
 - a) siting and layout;
 - b) design and appearance; and
 - c) landscaping

of the 210 place Primary school plus 26-place nursery, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the CPA before the commencement of development and shall be carried out in accordance with the approved details.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990.

5. The County Planning Authority 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.

Phase 1

6. Prior to the commencement of development, plans showing:
 - a) existing site levels;
 - b) proposed site levels (compared to existing) including finished levels and falls across all hard-surfaced areas of the proposed development;
 - c) detailed existing and proposed changes of level in Flood Zones 2 and 3 within the site;
 - d) proposed site layout including:
 - i) the relationship to any adjacent built or approved development;
 - ii) ambulant disability compliant access to all external areas of the site;
 - iii) a layout making provision for a minimum of 22 car parking spaces (including 1 disability parking space, 1 electric vehicle charging point and all other parking spaces provided with ducting to facilitate future additional electric vehicle charging points) with appropriate space to allow all vehicles to enter and leave the site in a forward gear;
 - iv) segregation to prevent parents having uncontrolled pedestrian access to the school entrance through the car park;

- v) a minimum of 20 covered cycle spaces (Phase 1);
- e) existing and proposed levels at the boundary of the site related to adjacent existing, built or approved levels as appropriate;
- f) foul water drainage;
- g) surface water drainage employing sustainable drainage based on principles set out in the approved Flood Risk Assessment, including supporting drainage calculations;
 - i) demonstrating that the development will not result in increased flooding on the site and elsewhere; and
 - ii) providing satisfactory evidence of how the surface water drainage system will be maintained and managed;
- h) the finished floor levels of any buildings;
- i) floor plans, elevations (including roof plan) and sections of the school building (Phase 1);
- j) a two-storey building design that does not exceed:
 - i) 12m in height; other than
 - ii) within 20m of the western side of public footpath East Leake FP5:
 - a) a west elevation greater than 24m in length; and
 - b) a building height greater than 10m;
 - iii) within 12m of the western side of public footpath East Leake FP5:
 - a) a west elevation greater than 24m in length; and
 - b) a building height greater than 8.5m.
- k) proposed ecological mitigation including features to be integrated in the structure of the school building (unless otherwise first agreed by the CPA in writing) and on the site;
- l) an ecological enhancement plan for the wider site setting out the areas of habitat to be retained, enhanced and created;

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

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

7. Tree, shrub, scrub or other vegetation clearance works that are to be carried out between the months of March to August inclusive in Phase 1 of the development shall only be undertaken in accordance with a methodology which shall 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.

8. During Phase 1 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 Monday to Friday and 07:30– 13:00 hours on Saturday;
 - c) no construction work shall be carried out or plant operated except between 07:30–18:00 hours Monday to Friday and 07:30–13:00 hours on Saturday;
 - 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.

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

9. Prior to the commencement of development, the result of reptile surveys recommended in the Preliminary Ecological Appraisal shall be submitted to and approved in writing by the CPA. Any approved methodology or recommendations for mitigation works shall be incorporated in the proposed development. Development shall be carried out in accordance with the approved details.

Reason: To safeguard the ecology of the site.

10. Prior to the commencement of Phase 1 of development, details of the method of working during the construction phase, in the form of an environmental management plan, to include:
 - i) lorry routeing for construction traffic from the principal highway network;
 - ii) details of the location and layout of the construction access;
 - iii) measures to prevent the deposit of debris on the public highway;
 - iv) 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);
 - v) a scheme for the recycling/disposal of surplus soils and waste resulting from construction and validation of an absence of contaminants in imported soils;

- vi) protection of the bank of Sheepwash Brook during construction;
- vii) safeguarding of trees T1-8 identified in the Preliminary Ecological Appraisal during construction; and
- viii) measures to safeguard risk to mammals during the period of construction;

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, to protect the amenities at present enjoyed by the occupiers of nearby properties, and in the interest of safeguarding ecology.

11. Prior to being constructed/erected design details of the:
- a) approved vehicular access, to an adoptable standard;
 - b) sprinkler tank and pump house (including enclosure);
 - c) covered cycle spaces;
 - d) perimeter security fencing;

shall be submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details and provided before the school is first brought in to use.

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

12. No trees on the school site shall be removed unless otherwise expressly granted through the approval of reserved matters. Where impacted by the approved development, retained trees shall be safeguarded during the period of construction in accordance with a method statement for construction that shall first be submitted to and approved by the CPA in writing. Development shall be carried out in accordance with the approved details.

Reason: To safeguard the health of trees on the site.

13. Prior to the commencement of main site works:
- a) A methodology for an intrusive site investigation to confirm the presence/absence of contaminated material shall be submitted to and approved in writing by the CPA.
 - b) Should the intrusive investigation carried out pursuant to the scheme approved in compliance with 12 a) identify the presence of contaminated material, a remediation strategy to remove the contaminated material shall be submitted to and approved in writing by the CPA. Works shall be carried out in compliance with the approved details.

- c) Following the completion of any works of remediation carried out in accordance with the details approved in compliance with 12 b), a validation report to confirm that contamination encountered has been satisfactorily remediated shall be submitted to the CPA. Works shall not commence until the validation report has been approved in writing by the CPA unless expressly first authorised by the CPA.

Reason: Details are required to be submitted prior to the commencement of development to provide an appropriate methodology that will ensure that risks of site contamination are properly identified and addressed.

14. If during Phase 1 of development, contamination not previously identified is found to be present, no further works shall be carried out in the area identified, unless first agreed in writing by the CPA, until a remediation strategy to deal with unsuspected contamination (including validation that contamination has been satisfactorily remediated) has been submitted to and approved in writing by the CPA. Works shall be carried out in accordance with the approved details.

Reason: To provide an appropriate methodology that will ensure that risks of site contamination are properly identified and addressed.

15. The CPA shall be notified in writing within 7 days of the date of the completion of the development. Within two months of the completion of development, a validation report to confirm the absence of contaminants notified to the CPA in compliance with Condition 14 shall be submitted to and approved in writing by the CPA.

Reason: To ensure that the site is left in a satisfactory condition and does not pose a risk to human health and the environment.

16. Prior to their use on site, samples of all proposed facing materials and finishes, including paving, in Phase 1 shall be submitted to and approved by the CPA in writing. The 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.

17. Prior to external lighting being installed on the school site in Phase 1 of the development, the location and design details of external light fittings, and a lighting scheme demonstrating compliance with Institute of Lighting Professionals Guidance for the Reduction of Obtrusive Light – Zone E2 and designed in consultation with an ecologist with regard 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.

18. Within six months of the commencement of development details of a School Zone incorporating off-site highway works (pedestrian guardrail, markings, associated signage and other measures as appropriate) within the vicinity of the school vehicular and pedestrian entrance within the David Wilson Homes site and Sheepwash Way shall be submitted to and approved in writing by the CPA.

Reason: In the interest of highway safety.

19. 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) an area of wildflower grassland, enhanced woodland and hedgerow to accord with the ecological enhancement plan required in compliance with Condition 6 I);
 - c) establishment methods (including tree pit detail); and
 - d) a schedule of maintenance including a Landscape Management Plan to guide ongoing management of created and retained habitats (including relaxed summer mowing regime of the wildflower grassland)

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 Phase 1 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.

20. Within 6 months of the commencement of Phase 1 of Development:
- a) the construction specification for hard play areas incorporating a consistent gradient across the area and porous surfacing in areas with court markings; and
 - b) a grid of finished levels/contours of areas of hard play

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

Grass pitches shall be constructed in accordance with Sport England design guidance *Natural Turf for Sport* <https://www.sportengland.org/media/4564/natural-turf-for-sport.pdf> Pitch Type 4.

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.

21. Within 6 months of the commencement of development details of the:
- a) design of the 3m wide path, also incorporating a parent assembly area outside the school gate, to be lit (designed with regard to the presence of bats), surfaced with a bound material and marked as appropriate to accommodate use by pedestrians and cyclists between the carriageway of the David Wilson Homes loop road and Sheepwash Way (via public footpath East Leake FP5); and
 - b) future maintenance of the path linking the carriageway of the David Wilson Homes loop road and Sheepwash Way (via public footpath East Leake FP5)

shall:

- i) be submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details; and
- ii) shall be provided to an adoptable standard in accordance with the Nottinghamshire Highway Design Guide suitable to provide safe access to the school prior to the school first being brought into use to the written satisfaction of the CPA.

Reason: In the interest of the safety of pedestrians and cyclists accessing the school.

Prior to Occupation

22. Prior to the approved school first being brought into use:
- a) the loop road of the David Wilson Homes accessed from Rempstone Road (under construction June 2021) passing the school shall be open to through traffic; or
 - b) shall be provided with a suitable turning area in proximity to the school to the satisfaction of the CPA; and
 - c) prior to the adoption of the highway, any affected land owner gives written confirmation of their consent that the route to the school along through the David Wilson Homes site from Rempstone Road may be used as a means of access to the school by service vehicles, staff, visitors and parents;
 - d) both the carriageway and footways between Rempstone Road and the school site have been constructed and surfaced to a standard acceptable to the CPA in consultation with NCC Highways Development Control such that they provide safe and suitable access to the school;

- e) the path between the carriageway of the David Wilson Homes loop road and Sheepwash Way (via public footpath East Leake FP5) has been satisfactorily constructed in compliance with Condition 21 and is available for use by both pedestrians and cyclists;
- f) the School Zone scheme approved in compliance with Condition 18 has been implemented to the written satisfaction of the CPA unless such other timescale has been first agreed in writing by the CPA;
- g) measures shall be implemented to prevent errant parking in the vehicle turning head of Sheepwash Way.

Reason: To ensure the provision of safe and suitable access to the development in the interest of highway and pedestrian safety.

23. 20 covered cycle spaces shall be provided prior to the opening of the Phase 1 development.

Reason: To promote the use of sustainable non-car based travel alternatives and to promote healthy lifestyles.

24. Prior to the approved development first being brought into use a minimum of one electric vehicle charging point shall be provided within the car park and all car parking spaces shall be provided with ducting to facilitate the future provision of electric vehicle charging.

Reason: To enable the use of non-carbon based technology in accordance with Paragraph 100e) of the National Planning Policy Framework.

25. 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, 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.

26. Prior to the approved development for the 210-place school and nursery (Phase 1) 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.

Post-Occupation

27. Within 3 months of the approved development for the 210-place school and nursery (Phase 1) first being brought into use, a post-occupation traffic survey (in accordance with the methodology approved in compliance with Condition 26), 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.

28. 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 the 210-place school and nursery (Phase 1) 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 pupil 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.

29. Subsequent to the report required by Condition 28, the Travel Plan Coordinator shall submit a report to the CPA within 12 months following the 210-place school and nursery (Phase 1) 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 28h-28l)), 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.

30. Following the completion of the development, the combined fixed plant noise level shall not exceed the background noise level (L_{90}) 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 the background noise level (L_{90}). 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.

31. Not less than 12 months and no later than 24 months after the school has been brought into use, a post-occupation highway survey shall be carried out to identify any additional 'School Zone' measures that need to be implemented to address damage to the highway arising from use associated with the school, or highway safety issues arising. A report shall:
- a) be submitted to the CPA within 3 months of the survey;
 - b) include details of measures to mitigate identified impacts; and

c) propose a timescale for the implementation of mitigation measures.

The mitigation measures, which shall first be approved in writing by the CPA, shall be implemented within an approved timescale.

Reason: In the interest of highway safety and the amenity of the streetscene.

Phase 2

32. The expansion to 420 pupil places (Phase 2) shall not commence until:
- a) a methodology for a base-line traffic survey has been submitted to and approved in writing by the CPA;
 - b) a traffic survey has been undertaken in accordance with methodology approved in compliance with Condition 32a);
 - c) a Transport Statement that demonstrates that the expansion of the school will not give rise to unacceptable highway traffic and amenity impacts, along with:
 - i) any mitigation; and
 - ii) a proposed timescale for the implementation of mitigation measures in advance of the Phase 2 school opening;

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

Reason: In the interest of highway safety and amenity.

33. Tree, shrub, scrub or other vegetation clearance works that are to be carried out between the months of March to August inclusive in Phase 2 of the development 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.

34. During Phase 2 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 Monday to Friday and 07:30– 13:00 hours on Saturday;

- c) no construction work shall be carried out or plant operated except between 07:30–18:00 hours Monday to Friday and 07:30–13:00 hours on Saturday;
- d) furthermore, no construction related vehicle movements to and from the school site shall take place;
 - i) 30 minutes before and 15 minutes after the start of the operational school day;
 - ii) 30 minutes before and 30 minutes after the end of the operational school day.
- e) 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.

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

35. Prior to the commencement of Phase 2 of development, details of the method of working during the construction phase, in the form of an environmental management plan, to include:

- a) lorry routeing for construction traffic from the principal highway network;
- b) details of the location and layout of the construction access;
- c) measures to prevent the deposit of debris on the public highway;
- d) 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);
- e) a scheme for the recycling/disposal of surplus soils and waste resulting from construction; and
- f) measures to safeguard risk to mammals during the period of construction;

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, to protect the amenities at present enjoyed by the occupiers of nearby properties, and in the interest of safeguarding ecology.

36. Details of the Phase 2:

- a) siting and layout compliant with Condition 6j);

- b) car parking;
- c) foul and surface water drainage
- d) floor plans, elevations (including roof plan) compliant with Condition 6j) and;
- e) design and appearance; and
- f) landscaping

of the 420 place Primary school plus 26 place nursery shall be submitted to and approved in writing by the CPA before the commencement of development and shall be carried out in accordance with the approved details.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990.

37. If during Phase 2 of development, contamination not previously identified is found to be present, no further works shall be carried out in the area identified, unless first agreed in writing by the CPA, until a remediation strategy to deal with unsuspected contamination (including validation that contamination has been satisfactorily remediated) has been submitted to and approved in writing by the CPA. Works shall be carried out in accordance with the approved details.

Reason: To provide an appropriate methodology that will ensure that risks of site contamination are properly identified and addressed.

38. The CPA shall be notified in writing within 7 days of the date of the completion of the development. Within two months of the completion of development, a validation report to confirm the absence of contaminants notified to the CPA in compliance with Condition 37 shall be submitted to and approved in writing by the CPA.

Reason: To ensure that the site is left in a satisfactory condition and does not pose a risk to human health and the environment.

39. Prior to their use on site, samples of all proposed facing materials and finishes, including paving, in Phase 2 shall be submitted to and approved by the CPA in writing. The 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.

40. Prior to external lighting being installed on the school site in Phase 2 of the development, the location and design details of external light fittings, and a lighting scheme demonstrating compliance with Institute of Lighting Professionals Guidance for the Reduction of Obtrusive Light – Zone E2 and designed in consultation with an ecologist with regard 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.

41. Within 3 months of the commencement of Phase 2 of Development a scheme, including a programme for the provision of landscaping to include:
- a) species, locations, planting size and planting density;
 - b) grass sowing;
 - c) establishment methods (including tree pit detail); and
 - d) 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 Phase 2 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.

42. A minimum of 40 covered cycle spaces shall be provided prior to the opening of the Phase 2 development.

Reason: To promote the use of sustainable non-car based travel alternatives and to promote healthy lifestyles.

43. Prior to the opening of the Phase 2 development a minimum of 32 car parking spaces (including 2 disability parking spaces, 2 electric vehicles charging points and all parking spaces provided with ducting to facilitate future additional electric vehicle charging points) with appropriate space to allow all vehicles to enter and leave the site in a forward gear shall be provided in accordance with details approved in compliance with Condition 36b).

Reason: To ensure satisfactory provision in the interest of highway safety and make provision for non-carbon technology.

44. The Travel Plan Coordinator shall within 3 months of the 420-place school and nursery (Phase 2) first being brought into use provide a revised and updated 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 pupil 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.

45. Subsequent to the report required by Condition 44, the Travel Plan Coordinator shall submit a report to the CPA within 12 months following the 210-place school and nursery (Phase 1) 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 44h-44l)), 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.

Informatives/notes to applicants

1. The alteration of public footpath East Leake FP5 to a route to permit use by pedestrian and cyclists will require Conversion Order made under the Cycle Tracks Act 1984. Further information can be obtained from NCC Countryside Access Team (countryside.access@nottscc.gov.uk).
2. A Diversion or Temporary Restriction Order may be required in respect of works to public footpath East Leake FP5. Further information can be obtained from NCC Countryside Access Team (countryside.access@nottscc.gov.uk).
3. Rushcliffe Borough Council advises that:
 - a) *consideration be given to the environmental credentials of the building through the use of solar panels, grey water harvesting, EV charging points etc.*
 - b) *Additional staff parking should be considered in the detailed design which could be achieved by extending the car parking shown on the indicative plans further to the eastern boundary of the site.*
 - c) *Consideration should be given to the provision of a dedicated gathering area for parents/guardians etc. so as not to block the public footpath/pavements/ cycle paths for other users at school start and end times.*
 - d) *Consideration should be given to the provision of vehicular access to the playing fields by emergency vehicles.*
4. NCC Highways Development Control advises that to implement measures to prevent errant parking it is likely a Traffic Regulation Order will be required in order to make the associated yellow line enforceable. The applicant should note that this a separate legal process which can take several months to implement. In order to ensure occupation deadlines can be met, it is recommended that the applicant contact the Highways Development Control Team as soon as possible to discuss Traffic Regulation Order requirements and the information required to commence the application process.
5. With reference to site layout and landscape, it is advised that:
 - a) Materials for the proposed building should complement adjacent housing and local materials.
 - b) If the path connecting the buildings with playing field is to run through the existing woodland, an arboricultural report should be provided which includes a survey of the trees to be affected, a plan showing trees to be removed and the tree root zones of the trees to be retained, impact on retained trees and mitigation recommended (e.g. no dig method of construction for the path).
 - c) Existing trees and hedgerows to be retained should be protected during construction to BS 3857: 2012.

- d) A native species hedgerow should be planted along the western and southern boundaries to help reduce the visual impact of the school building, car park and security fence etc – a cross section should be provided to illustrate a minimum 1 metre width of top soil between the footway and hard play area/car park and how tree pits will be constructed adjacent to hard surfacing. Cycle storage should be away from the hedgerow to enable easier future maintenance.
 - e) Occasional trees should be planted in the hedgerow, or at the southern corners of the hard play area to offer shade – the GreenBlue Urban soil volume calculator can be used to calculate the volume of soil required. Root directors should be used to prevent future damage to playground surfacing and tree root barrier should be used if there are utilities in the adjacent footway.
 - f) Trees should be planted in groups rather than lines of trees along the footpath as shown on the illustrative proposed site plan.
 - g) Planting plans to be submitted should include the proposed ground preparation, tree pit detail, species, numbers, size at planting, density, mulching and rabbit protection and proposed seed mixes.
6. With reference to Condition 18, the applicant should be aware that any scheme to resolve parking issues may not be solely limited to lining but may also require the introduction of bollards and other physical measures, due the presence of a grassed verge between the carriageway and footway on the Rempstone Road Development in close proximity to the school.
 7. The consultation response received from Sport England dated 7 April 2021 is enclosed drawing attention to matters for consideration in the design for outdoor sport.
 8. The consultation response from Via – Noise received by the CPA on 29 April 2021 is enclosed identifying noise related matters to be addressed in the detailed design.
 9. The consent of Severn Trent Water 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. Current guidance notes and an application form can be found at www.stwater.co.uk or by contacting Severn Trent Water New Connections Team (01332 683369).
 10. The Environment Agency advises that all building work should be in compliance with best working practices and in particular Government guidance on 'Construction, inspection and maintenance' www.gov.uk/guidance/pollution-prevention-for-businesses#construction-inspection-and-maintenance. You are advised to contact the Environment Agency to arrange a site meeting to agree necessary measures to prevent pollution of the water environment during the construction phase of the development. The Environment Agency can carry out

pollution prevention visits. Please contact EastMidWaterQuality@environment-agency.gov.uk for further information and advice.

11. The applicant may wish to consider the provision or offer a location for the siting of a defibrillator on the school site perimeter.