

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 30008-ARC-PL-XX-D-A-101001 Rev P01) received by the CPA on 16 March 2022.
- (b) Context Site Plan with Stairwell to House Section (Drawing 30008-ARC-PL-XX-D-A-101007 Rev P04) received by the CPA on 13 May 2022.
- (c) Proposed Site Plan (Drawing 30008-ARC-PL-XX-D-A-101003 Rev P05) received by the CPA on 13 May 2022.
- (d) Proposed Site Plan – Levels (Drawing 30008-ARC-PL-XX-D-A-101004 Rev P05) received by the CPA on 13 May 2022.
- (e) Proposed Site Sections (Drawing 30008-ARC-PL-XX-D-A-103001 Rev P02) received by the CPA on 10 May 2022.
- (f) Proposed Ground Floor Plan (Drawing 30008-ARC-PL-00-D-A-110201 Rev P02) received by the CPA on 15 February 2022.
- (g) Proposed First Floor Plan (Drawing 3 30008-ARC-PL-01-D-A-110202 Rev P02) received by the CPA on 15 February 2022.
- (h) Proposed Elevations Sheet 1 (Drawing 30008-ARC-PL-XX-D-A-112001 Rev P04) received by the CPA on 13 May 2022.

- (i) Proposed Elevations Sheet 2 (Drawing 30008-ARC-PL-XX-D-A-112002 Rev P03) received by the CPA on 13 April 2022.
- (j) Proposed Roof Plan (Drawing 30008-ARC-PL-A-110203 Rev P02) received by the CPA on 15 February 2022.
- (k) Proposed Sections (Sheet 1) (Drawing 30008-ARC-PL-XX-D-A-113001 Rev P02) received by the CPA on 15 February 2022.
- (l) Proposed Sections (Sheet 2) (Drawing 30008-ARC-PL-XX-D-A-113002 Rev P02) received by the CPA on 15 February 2022.
- (m) Landscaping General Arrangement (Drawing 30008-LLA-A14-XX-D-L-00001 Rev P04) received by the CPA on 10 May 2022.
- (n) Hard Landscape General Arrangement Sheet 1 of 2 (Drawing 30008-LLA-A14-XX-D-L-00100 Rev P03) received by the CPA on 13 April 2022.
- (o) Hard Landscape General Arrangement Sheet 2 of 2 (Drawing 30008-LLA-A14-XX-D-L-00100 Rev P04) received by the CPA on 10 May 2022.
- (p) Topsoil Distribution Plan Sheet 1 of 2 (Drawing 30008-LLA-A14-XX-D-L-00610 Rev P03) received by the CPA on 13 April 2022.
- (q) Subject to the relocation of the playing pitch and run-off area 1m to the south to allow the provision of a continuous meadow seeding area adjacent to retained vegetation to the north-east - Topsoil Distribution Plan Sheet 2 of 2 (Drawing 30008-LLA-A14-XX-D-L-00611 Rev P03) received by the CPA on 10 May 2022.
- (r) Detailed Planting Sheet – Sheet 1 (Drawing 30008-LLA-A14-XX-D-L-00600 Rev P03) received by the CPA on 13 April 2022.
- (s) Detailed Planting Sheet – Sheet 2 (Drawing 30008-LLA-A14-XX-D-L-00601 Rev P03) received by the CPA on 10 May 2022.
- (t) Tree Pit and Staggered Hedgerow Planting Specification (Drawing 30008-LLA-XX-XX-D-L-00602 Rev P03) received by the CPA on 13 April 2022.
- (u) Proposed Fencing Layout (Drawing 30008-ARC-PL-XX-D-A-101005 Rev P05) received by the CPA on 13 May 2022.
- (v) Fence and Gate Types Sheet 1 (Drawing 30008-ARC-PL-XX-D-A-104101 Rev P01) received by the CPA on 15 February 2022.

- (w) Fence and Gate Types Sheet 2 (Drawing 30008-ARC-PL-XX-D-A-104102 Rev P03) received by the CPA on 13 May 2022.
- (x) Ancillary Structures (Plan/Elevations) (Drawing 30008-ARC-PL-XX-D-A-114001 Rev P01) received by the CPA on 15 February 2022.

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

Construction

- 4. If main site construction work has not commenced on either the:
 - a) School Site (David Wilson Homes); or
 - b) Playing Field Site (Persimmon Homes)

before 23 October 2022 no development shall commence before an updated ecological survey detailing any recommendations appropriate to the survey findings shall be submitted to and be approved in writing by the CPA. The development must be carried out and completed in accordance with the approved details.

Reason: Ecological surveys are time-limited. A further survey may be required prior to commencement to ensure that development is carried out taking account of up-to date ecological information.

- 5. 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, having 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.

- 6. Vehicular access for the purpose of undertaking construction works on the School Site (David Wilson Homes) shall be from Evans Road.

Reason: For the avoidance of doubt as to the development permitted in the interest of highways safety.

- 7. Vehicular access from Sheepwash Way for the purpose of undertaking construction works on the Playing Field Site (Persimmon Homes) shall be in accordance with Condition 27 planning permission 8/21/02694/CTY.

Reason: For the avoidance of doubt as to the development permitted in the interest of highways safety.

8. Unless in the event of an emergency, or as otherwise may be previously agreed in writing with the CPA:

School Site (David Wilson Homes)

- 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 Saturday;
- c) no construction work shall be carried out or plant operated except between 07:30–18:00 hours Monday to Saturday.

Playing Field Site (Persimmon Homes)

- d) no construction deliveries or work shall take place on Sundays, Public or Bank Holidays;
- e) 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;
- f) 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;
- g) no construction related vehicle movements to and from the playing field site shall take place on any operational day on the school site;
 - 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.

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

9. Prior to the commencement of development on the School Site (David Wilson Homes) 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; provision for the parking of vehicles within the site belonging to construction operatives and/or visitors; areas for loading and unloading plant and materials; location and appearance of site compound/material storage areas including the height of any cabins to be sited; and details of any external lighting;
- iii) measures to prevent the deposit of debris on the public highway;
- iv) measures for the control of noise (including site hoarding), vibration and dust emissions employing best practice techniques to minimise noise impacts of construction to the lowest practicable levels, including communication and liaison with the public and mitigation measures in the event of a complaint;
- v) aquifer protection measures during construction work;
- vi) a scheme for the recycling/disposal of surplus soils and waste resulting from construction, including the segregation of waste materials into different streams for recycling or disposal, measures to handle potentially contaminated arisings and groundwater and validation of an absence of contaminants in imported soils; and
- vii) the alignment and design of temporary fencing to safeguard tree T8 (Ramm Sanderson Drawing RSE_4300_F03 Rev V1 4/11/2020) during construction with no work to be carried out on the tree other than with the express prior written approval of the CPA;
- viii) measures to safeguard risk to mammals during the period of construction as set in Ramm Sanderson letter RSE_4300g_L1_V1 dated 22 February 2022 (pdf page 5); and
- ix) measures to prevent materials entering the watercourse along the eastern boundary during the period of construction; and
- x) details of proposed finished levels relative to land immediately outside the school perimeter fence along the western boundary

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 enjoyed by occupiers of nearby properties, and to prevent pollution in the interest of safeguarding ecology.

10. Prior to the commencement of development on the Playing Field site (Persimmon Homes) details of the method of working during the construction phase, in the form of an environmental management plan, to include:
- h) lorry routeing for construction traffic from the principal highway network;
 - ii) details for the parking of vehicles within the site belonging to construction operatives and/or visitors; areas for loading and unloading plant and materials; location and appearance of site compound/material storage areas including the height of any cabins to be sited; and details of any external lighting;
 - iii) measures to prevent the deposit of debris on the public highway;
 - iv) measures for the control of noise (including site hoarding), 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) aquifer protection measures during construction work;
 - vi) a scheme for the recycling/disposal of surplus soils and waste resulting from construction, including the segregation of waste materials into different streams for recycling or disposal, measures to handle potentially contaminated arisings and groundwater and validation of an absence of contaminants in imported soils; and
 - vii) the alignment and design of temporary fencing to safeguard trees T1-T7 and hedges H2 and H3 (Ramm Sanderson Drawing RSE_4300_F03 Rev V1 4/11/2020) during construction with no work to be carried out on the trees or on the watercourse side of the temporary fencing other than with the express prior written approval of the CPA;
 - viii) measures to safeguard risk to mammals during the period of construction as set in Ramm Sanderson letter RSE_4300g_L1_V1 dated 22 February 2022 (pdf page 5);
 - ix) precautionary method of working in relation to reptiles, as set out in the Ramm Sanderson Reptile Report (p13 section 5.1); and
 - x) measures to prevent materials entering the watercourse along the eastern and northern boundaries 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 enjoyed by occupiers of nearby properties, and to prevent pollution in the interest of safeguarding ecology.

11. Prior to the commencement of development on the Playing Field Site (Persimmon Homes), plans showing detailed existing and proposed changes of level in Flood Zones 2 and 3 within the site shall be submitted to and approved in writing by the CPA.

Reason: For the avoidance of doubt as to the development and to safeguard against increased risk of flooding on the site or elsewhere.

12. Prior to being constructed details of the approved vehicular access, designed to an adoptable standard, 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: In the interest of highway safety.

Contamination

13. Notwithstanding details submitted in support of the application, prior to the commencement of main site works:

a) on the School Site (David Wilson Homes):

- i) An updated desk study, based on the condition of the site prior to development;
- ii) A strategy for testing any imported materials for compliance appropriate to the end use of the site including any materials not present at the time of the already submitted ground investigation;

shall be submitted to and approved in writing by the CPA. Before progressing beyond the formation of plateaux for development:

- iii) Results of the testing and assessment of any new materials deposited on the site since the previous ground investigation, and verification of suitability for the specified end use, including chemical compliance testing of site-won and/or imported materials at formation level;
- iv) No construction of the floor slab to take place before an updated ground gas assessment, in accordance with a methodology to be first agreed in writing by the CPA, with the need for gas protection measures to be incorporated in the building design (or otherwise) to be confirmed through the assessment report;

- v) If any risks associated with Condition 13a iii) and/or Condition 13a iv) are identified, a remediation strategy detailing the measures to be implemented to protect any identified receptors. No remediation works shall commence until the scope of works has been approved in writing by the CPA; and
 - vi) A remediation validation report shall be submitted within two months of each phase of remediation and on completion of the remediation/mitigation works, including any agreed remedial requirements identified in compliance with Condition 13a v).
- b) on the Playing Field Site (Persimmon Homes):
- i. An updated desk study, based on the condition of the site prior to removal of the temporary school (permission 8/21/02694/CTY);
 - ii. A site investigation and contamination risk assessment;

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

- iii. If any risks associated with Condition 13b ii) are identified, a remediation strategy detailing the measures to be implemented to protect any identified receptors shall be submitted to an approved in writing by the CPA with development to be carried out in accordance with the approved details; and
- iv. A remediation validation report shall be submitted within two months of each phase of remediation and on completion of the remediation/mitigation works, to include chemical compliance testing of site-won and/or imported materials at formation level and, if applicable, any agreed remedial requirements in iii). Unless otherwise first agreed in writing by the CPA, no development works shall commence until the validation reporting has been approved in writing 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, in compliance with Rushcliffe Borough Council - Local Plan Part 2 Policy 40 - Pollution and land contamination.

14. The CPA shall be notified in writing within 7 days of the date of the completion of each phase of development (the School Site - David Wilson Homes or the Playing Field Site - Persimmon Homes). Within two months of the completion of each phase of the development, a validation report to confirm an absence of contaminants 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.

15. If during development on the School Site (David Wilson Homes) or Playing Field Site (Persimmon Homes), 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.

Drainage

16. Prior to the commencement of development, a scheme of foul drainage works shall be submitted to and approved in writing by the CPA. The foul drainage works shall be completed in accordance with the approved details prior to development on the School Site (David Wilson Homes) 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.

17. Prior to the commencement of:
- a) The School Site (David Wilson Homes);
 - b) The Playing Field Site (Persimmon Homes)

a scheme of surface water drainage based on the principles set out in the Flood Risk Assessment (FRA) and Drainage Strategy submitted in support of the application has been submitted to and approved in writing by the CPA in consultation with the Lead Local Flood Authority. The scheme to be submitted shall evidence how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development.

The scheme shall be implemented in accordance with the approved details prior to each phase of development (School Site or Playing Field Site) first being brought into use.

Reason: To safeguard against risk of flooding in accordance with the NPPF and local planning policies and in compliance with Rushcliffe Borough Council - Local Plan Part 2 Policy 18 – Surface water management.

Design Details

18. Prior to the commencement of development:

- a) notwithstanding elevations approved by Condition 3h) and Condition 3i), the design detail of bats boxes and bird nest boxes and a section showing how they are to be integrated into the building structure shall be submitted to and approved in writing by the CPA; and
- b) an ecological enhancement plan for the wider site setting out the areas of habitat to be retained, enhanced and created (including with reference to the Compensation measures set out in section 5.2, p13 of the Ramm Sanderson reptile Report)

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

Reason: For the avoidance of doubt as to the development permitted and to enhance the ecology of the site, in compliance with Rushcliffe Local Plan Part 2: Land and Planning Policies - Policy 38 Non-designated biodiversity assets and the wider ecological network.

19. Prior to their use on site 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 Rushcliffe Local Plan Part 2: Land and Planning Policies – Policy 1 – Development Requirements.

20. Prior to being installed or erected the design and acoustic qualities of the close-boarded timber fencing, or other materials be used, to provide acoustic attenuation, to be erected on the western boundary of the hard play court on the School Site (David Wilson Homes) 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.

21. Prior to external lighting being installed on the School Site (David Wilson Homes) 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, to avoid light spill onto adjacent habitats and trees 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 and in compliance with Rushcliffe Borough Council - Local Plan Part 2 Policy 40 - Pollution and land contamination.

22. No external lighting is to be installed on the Playing Field Site (Persimmon Homes) other than with the prior written consent of the CPA.

Reason: For the avoidance of doubt of the development permitted and in order that consideration can be given to the amenity and ecological impact of external lighting.

23. Within six months of the commencement of development details of a School Zone generally in accordance with details shown on Drawing 30008-ARC-PL-XX-D-A-101009 Rev P01 received 13 May 2022 incorporating off-site highway works (carriageway markings, associated signage, pedestrian guardrail and other measures as appropriate) on Evans Road and a review, and if necessary addition to, the School Zone provided on Sheepwash Way for the temporary school in compliance with Condition 16 of planning permission reference 8/21/02694/CTY, shall be submitted to and approved in writing by the CPA. Both School Zones shall be provided as approved prior to the school first being brought into use or such other timescale as may be agreed in writing by the CPA.

Reason: In the interest of highway safety.

24. Notwithstanding landscape plans approved by Condition 3 of this permission, which may need to be modified as a consequence of details to be approved in compliance with Condition 18b), within 6 months of the commencement 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) an area of wildflower grassland, trees and hedgerow to accord with the ecological enhancement plan required in compliance with Condition 18b);
- d) establishment methods (including tree pit detail); and
- e) 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) and management of marginal areas used by reptiles

generally in accordance with landscaping details shown on Drawing 30008-LLA-A14-XX-D-L-00001 Rev P04 (Condition 3m)) 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:

- a) the School Site (David Wilson Homes) and
- b) the Playing Field Site (Persimmon Homes)

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 development:

- a) the construction specification for the following hard play areas:
 - i) the School Site (David Wilson Homes) - marked court and run-off area - impermeable surfacing with a consistent gradient to facilitate drainage;
 - ii) the School Site (David Wilson Homes) – permeable surfaced areas;
 - iii) the Playing Field Site (Persimmon Homes) - marked court and run-off area - porous construction; and
- b) a grid of finished levels/contours of areas of hard play

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

Areas of hard play shall be provided in accordance with the approved details prior to:

- a) the School Site (David Wilson Homes) and
- b) the Playing Field Site (Persimmon Homes)

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. Notwithstanding details shown on approved Drawing 30008-LLA-A14-XX-D-L-00611 Rev P03 (Condition 3q)), within 6 months of the commencement of development details of the grass playing field design including:

- a) levels (with constant gradients across the surface);
- b) drainage;
- c) pitch compaction;
- d) soil acidity (pH range); and
- e) seeding specification

guided by 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. The grass pitch shall be provided to the approved specification no later than the Spring 2024 grass sowing season or in accordance with a timescale that shall first be agreed in writing by the CPA.

Reason: To ensure the provision of a grass playing pitch to a standard fit for purpose for school use.

27. Within 6 months of the commencement of development details of the:

- a) design of the path between Evans Road and Sheepwash Way, to be lit (with regard to the presence of bats), surfaced with a bound material and marked as appropriate to accommodate use by cyclists and/or pedestrians; and
- b) future maintenance of the path link between Evans Road and Sheepwash Way

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) be provided to an adoptable standard in accordance with the Nottinghamshire Highway Design Guide, or such other standard as may be approved, 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: To provide opportunity for sustainable travel and in the interest of the safety of cyclists and pedestrians accessing the school and in compliance with Rushcliffe Borough Council - Local Plan Part 2 Policy 40 - Pollution and land contamination.

Prior to Occupation

28. 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 May 2022) passing the school shall be open to through traffic; or
 - b) if the loop road is not complete, 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 Evans Road 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 of the route to the school provided in compliance with either Condition 28a) or Condition 28b) 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 Evans Road and Sheepwash Way (via public footpath East Leake FP5) shall have been satisfactorily constructed in compliance with Condition 27 and made available for use by cyclists and/or pedestrians;
 - f) the School Zone schemes approved in compliance with Condition 23 have been implemented to the written satisfaction of the CPA unless such other timescale has been first agreed in writing by the CPA;

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

29. 40 covered cycle spaces shall be provided prior to the school first being brought into use.

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

30. Prior to the approved development first being brought into use a minimum of two electric vehicle charging points (four spaces), as indicated on the approved Site Plan (Condition 3c)) 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.

31. 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 in accordance with the approved surface water drainage scheme (Condition 17), 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.

32. Prior to the approved development for the 315-place school and nursery 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

33. Within 3 months of the approved development for the 315-place school and nursery first being brought into use, a post-occupation traffic survey (in accordance with the methodology approved in compliance with Condition 32), 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.

34. 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 315-place school and nursery 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.

35. Subsequent to the report required by Condition 34, the Travel Plan Coordinator shall submit a report to the CPA within 12 months following the 315-place school and nursery 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 34 h)-34 l)), 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.

36. Following the completion of the development, the combined fixed plant noise rating shall not exceed 35dB LAeq_{1hr} at the nearest sensitive receptor. 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. The development shall operate in accordance with the approved details.

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

37. 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.

Informatives/notes to applicants

1. With reference to Condition 23, in advance of Evans Road being adopted as public highway the agreement of the landowner will be required to make the Traffic Regulation Order.
2. Attention is drawn to commentary in the consultation response received from Via Land Reclamation dated 12 May 2022, a copy of which is enclosed.
3. Attention is drawn to the consultation response from Via Rights of Way Team dated 26 April 2022 regarding the legal implications of converting the existing public footpath to a cycle path through an Order under the Cycle Tracks Act 1984, a copy of which is enclosed.
4. 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).

5. Although statutory sewer records do not show any public sewers within the site there may be sewers which have recently been adopted under the Transfer of Sewer Regulations. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and it is advised that Severn Trent Water should be contacted (0247 771 6843).