

**County Council Development**

**Teignbridge: Construction of a single storey extension to the existing school building and the alteration of the existing grass playing field to a 3G pitch, including associated landscaping and car parking, Chudleigh Church of England Community Primary School, Lawn Drive, Chudleigh**

**Applicant: Devon County Council**

**Application No: 19/00944/DCC**

**Date application received by Devon County Council: 1 May 2019**

Report of the Chief Planner

***Please note that the following recommendations are subject to consideration and determination by the Committee before taking effect.***

**Recommendation: It is recommended that:**

- (a) Planning permission is granted subject to the conditions set out in Appendix I of this report (with any subsequent minor changes to the conditions being agreed in consultation with the Chair and Local Member); and**
- (b) Prior to the issue of planning permission, confirmation of the resolution to grant planning permission is reported to the National Planning Casework Unit to afford the Secretary of State for Housing, Communities and Local Government the opportunity to call-in the application for his own determination as required by the Town and Country Planning (Consultation) (England) Direction 2009.**

**1. Summary**

- 1.1. This report relates to an application for an extension to Chudleigh Primary School, which also includes the removal of two planters in the car park to provide an additional six car parking spaces; the replacement of the existing grass playing field with an artificial 3G pitch; and landscaping proposals to create an informal teaching area.
- 1.2. The main considerations in the determination of this application are planning policy considerations; the loss of open space; nature conservation; proximity to residential properties; high quality design; and climate change.
- 1.3. The planning application, representations received and consultation responses are available to view on the Council website under reference DCC/4121/2019 or by clicking on the following link:  
<https://planning.devon.gov.uk/PlanDisp.aspx?AppNo=DCC/4121/2019>.
- 1.4. As the application has generated an objection by Sport England to loss of the school playing field, a resolution of the Council to grant permission must be referred to the Government's Planning Casework Unit under the provisions of the Town and Country Planning (Consultation) (England) Direction 2009. The Secretary of State will then consider whether to call in the application for his own determination.

## **2. The Proposal/Background**

- 2.1. Chudleigh Primary School is located within the centre of Chudleigh, with the main vehicular and pedestrian access located on Lawn Drive. Residential properties surround the site to the east, south and west, with community facilities, including a swimming pool, multi-use games areas and grass playing field to the north. The primary school building is single storey occupying the northern area of the school site, with hard surfaced and grassed play areas to the east. The playing field is located in the south of the school site.
- 2.2. This application consists of a single storey extension to the north of the main school building which would create 268m<sup>2</sup> of floorspace, including a classroom, an art studio, a library area, a Special Educational Needs resource, as well as an office, WCs and circulation space. The extension would result in the loss of hard-surfaced play area and the removal of a section of hedgerow. A mono-pitch roof is proposed for the extension, with a flat roof to connect the rooms to the existing building. The maximum height of the pitch is approximately 4.97m, with the existing school building pitch reaching a height of approximately 5.66m. The extension is proposed to be clad with slate grey coloured metal, with coloured rendered panels, aluminium windows and doors (slate grey), with a grey concrete paving/grey brickwork plinth.
- 2.3. The proposal looks to replace the existing grass playing field with an artificial 3G turf pitch, which would be 55m in length and 37m in width (59m x 41m with runoff). There is no fencing or lighting proposed to be associated with this pitch.
- 2.4. In addition to the above, the proposal also includes external landscaping. Two planters within the car park would be removed to accommodate car parking for up to six staff members. A path/seating area would be created around the extension. Construction access for the extension is proposed to be via the entrance off Parkway Road. This would require the removal of vegetation to the east of the school building and the area reinstated as a food growing/environmental area.
- 2.5. Although not part of this application, internal alterations of the main school building will take place alongside the proposed works, which will create a further classroom. The proposal, together with the internal alterations, would result in the increase in pupil numbers from 420 to 525.

## **3. Consultation Responses**

- 3.1. Teignbridge District Council: No objections and provide the following observations:
  - it is considered the proposed extension would not adversely affect the setting of the Conservation Area;
  - no objection to the alteration to the grass playing field;
  - given the proximity to neighbouring properties, a condition is recommended to limit the hours of use of the playing field to prevent any adverse impacts;
  - a requirement for lighting may arise should community access be granted, a condition limiting the use of lighting could offer a precautionary measure for biodiversity reasons;
  - a biodiversity net gain should be achieved, which could be secured through a Landscape and Ecological Management Plan; and
  - should the 3G pitch be used out of hours, the impact of an increase in traffic and parking in the local area should be considered.

- 3.2. Chudleigh Town Council: No objection - recognise the need for the school to enhance its classroom and outdoor facilities.
- 3.3. Sport England: Objection – the proposal would see the loss of an existing playing pitch for 7v7 match play to a synthetic turf pitch / artificial grass pitch (AGP) with no sports lighting. The proposal is not supported by the Football Foundation on behalf of the FA or the RFU.

The proposal needs to be considered against exception E5 of Sport England's Playing Field Policy, which states:

*E5 - The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.*

The proposal for a synthetic turf pitch with no lights and not suitable for affiliated community football has limited, if any, potential to meet E5. A new AGP would need to be 'fit for purpose' and meet the requirements for football match play, generate an income for operation including 'sinking fund' and be open to community use to meet the identified strategic need, as identified in the adopted Teignbridge Council Playing Pitch Strategy (PPS). This strategy highlights that the Chudleigh Sports Centre is a football site that is currently 'overplayed' and concludes that there is an identified need to retain existing playing fields (protect).

Overall, the application is not considered to accord with any of the exceptions to Sport England's Playing Fields Policy or with Paragraph 97 of the NPPF.

Sport England strongly recommend the following condition regarding community use being attached to a decision notice should the local planning authority be minded to approve this application:

*Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to [describe facilities forming part of the development] and include details of pricing policy, hours of use, access by non-[educational establishment] users, users [/non-members], management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement.*

*Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy \*\*.*

- 3.4. Devon and Cornwall Police Designing Out Crime: The current perimeter at the site is a concern and has shown to contribute to crime and anti-social behaviour (ASB) at the location. The proposed application, particularly the 3G sports pitch, is highly likely to attract further unauthorised access and misuse and therefore if planning permission is granted it is requested that the planning officer considers applying the following conditions:

*The perimeter of the site must be adequately secured by way of a secure and robust boundary treatment.*

*Reason – To prevent casual intrusion and unauthorised access on to the site which has shown to contribute to crime and ASB.*

*A suitable boundary treatment for the 3G sports pitch is installed.*

*Reason – To prevent unauthorised access, misuse and damage to the facility.*

Recommendations have also been made for the specifications of doors and windows, alarms, defensive planting and surveillance.

3.5. South West Water: No objection.

3.6. Natural England: No comments.

3.7. Wales and West Utilities: Provided general conditions to be observed during construction.

3.8. DCC Ecology (and Landscape): Recommend the following conditions:

- wildlife enhancement measures to be carried out as set out in the submitted Ecology Report, with an updated LEMP provided;
- lighting on the school extension to be implemented to avoid any light spill onto habitat;
- no external lighting on the artificial pitch;
- no vegetation clearance during bird nesting season;
- Reptile Mitigation Plan to be produced prior to any works in the environmental garden.

The habitat to be removed as part of these proposals is deemed unsuitable for use by foraging and/or commuting Greater Horseshoe Bats. Therefore, these proposals are deemed to not have a likely significant effect on the South Hams SAC GHB population alone or in-combination with other projects.

3.9. DCC Highways: No objection – the Transport Assessment concludes this proposal would not have a severe impact on the highway network, which the Highway Authority agree with.

3.10. DCC Flood Risk: No in-principle objections, subject to the imposition of pre-commencement conditions requiring:

- the detailed drainage design of the proposed permanent surface water management system;
- details of the adoption and maintenance arrangements for the surface water drainage management system; and
- the detailed design of the proposed surface water drainage management system which will serve the development site for the full period of its construction.

3.11. DCC Public Health: Where improving the drainage is unlikely to result in a significant improvement in the usability of the grass pitch, a 3G alternative is supported. Currently 20% of the Chudleigh and Teign Valley population aged 16+ is physically inactive. Therefore, this provision may help contribute to improving the health and

wellbeing of the wider community and will contribute towards the primary school age children developing a habit of engaging in physical activity from an early age.

We note some concerns have been raised about the 3G pitch. Evidence available from Sport England shows that there has been research into the areas of the health concerns previously raised. This shows that there is guidance in place and regulations that help to protect the environment, influence the quality of the 3G pitches and prevent harms to health.

- 3.12. Local Member: The application will improve space and more importantly allow greater utilisation of the playing field.

#### **4. Advertisement/Representations**

- 4.1. The application was advertised in accordance with the statutory publicity arrangements by means of a site notice, notice in the press and notification of neighbours by letter. As a result of these procedures, eleven representations have been received, two of which support the application; however, all raise concerns with the proposals which mainly relate to the 3G pitch:
- lack of fencing and security around the sports pitch – the proposals will attract anti-social behaviour which is already occurring in the local area and causes disturbance to neighbouring properties;
  - no indication on timings of when the sports pitch can be used by the community;
  - grass playing field should not be replaced with an environmentally unfriendly and hazardous alternative;
  - existing drainage of the playing field should be improved;
  - there is a memorial tree within the carpark planter, could this be relocated;
  - questions over whether the additional classrooms are necessary as there is a falling birth rate;
  - comment on whether the best design solution been proposed for the extension.

#### **5. Planning Policy Considerations**

- 5.1. In considering this application the County Council, as County Planning Authority, is required to have regard to the provisions of the Development Plan insofar as they are material to the application, and to any other material considerations. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that where regard is to be had to the Development Plan, the determination shall be in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the Development Plan policies are summarised below and the most relevant are referred to in more detail in Section 6.

##### **Teignbridge Local Plan 2013 – 2033** (adopted May 2014)

Polices S1A (Presumption in favour of Sustainable Development); S1 (Sustainable Development Criteria); S2 (Quality Development); S6 (Resilience); S9 (Sustainable Transport); S20 (Chudleigh); S21 (Villages); S21A (Settlement Limits); WE13 (Protection of Recreational Land and Buildings); EN2A (Landscape Protection and Enhancement); EN4 (Flood Risk); EN5 (Heritage Assets); EN8 (Biodiversity Protection and Enhancement); EN9 (Important Habitats and Features); EN10 (European Wildlife Sites); EN11 (Legally Protected and Priority Species); and EN12 (Woodlands, Trees and Hedgerows).

- 5.2. Other material considerations include:

## National Planning Policy Framework Planning Practice Guidance

### 6. Comments/Issues

- 6.1. It is considered that the main material planning considerations in the determination of the proposed development are planning policy considerations; the loss of open space; nature conservation; proximity to residential properties; high quality design; and climate change.

#### Planning policy considerations

- 6.2. The proposal is within the existing settlement, contained in the established school site and, therefore, the principle of the extension and works are considered acceptable. Policy S20 (Chudleigh) looks for the enhancement of primary school provision, with paragraph 94 of the NPPF stating that local planning authorities should give great weight to the need to expand and alter schools.
- 6.3. One response has questioned the need for the additional pupil places, quoting a falling birth rate. The applicant has clarified that there is a small increase in the numbers of children in the Chudleigh area predicted over the next four years; however, the main need for this proposal is from the development planned and approved within the local area. The Teignbridge Local Plan allocates up to 435 homes within Chudleigh over the plan period to 2033. Should capacity not be found at this school, it could result in pupils living within the town and local area being transported to primary schools outside of Chudleigh. This need of the proposal is considered to be justified.

#### Loss of open space (including playing field)

- 6.4. The proposal would see a loss of approximately 290m<sup>2</sup> of hard play space in order to accommodate the extension and the replacement of the existing playing field, approximately 2,600m<sup>2</sup> in area, with an artificial 3G turf pitch. A short-pile rubber crumb 3G pitch has been selected as a suitable surface based on the requirements of the school.
- 6.5. Both local and national policy do not support the loss of open space. Policy WE13 (Protection of Recreational Land and Buildings) of the Teignbridge Local Plan 2013-2033 states that the loss of open space and sports land, including playing fields, to an alternative use will not be permitted unless:
- (a) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
  - (b) the development is for alternative sports provision, the needs for which clearly outweigh the loss.
- 6.6. Paragraph 97 of the NPPF also states that playing fields should not be built on unless:
- (a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
  - (b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
  - (c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

- 6.7. The change to the playing field is clearly development for an alternative sport provision. The applicant has stated that the artificial turf will provide benefits to the school in that an all-weather pitch will allow a higher level of use year-round as the current pitch becomes saturated and unusable during heavy periods of rainfall. Pupils are currently restricted to the existing hard surfaced play areas during these times and the proposed extension would see the loss on one of these areas. The introduction of the artificial pitch would provide a larger area for formal and informal play to deliver the curriculum and potentially encourage more physical activity of pupils, improving their health and well-being.
- 6.8. Despite this, Sport England oppose the granting of planning permission for any development that would prejudice the use of a playing field, unless the development meets one or more of five exception tests. Sport England considers Exception 5 to be the most relevant to this proposal, as it looks to provide another sport facility:

*E5 - The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.*

- 6.9. Sport England consider that the proposal does not meet this exception, or paragraph 97 of the NPPF, and object to the application on the basis that no lighting is proposed; that the pitch is not suitable for affiliated community football (mainly relating to its design); the pitch would not generate an income for a 'sinking fund' for maintenance; it would not be open to community use to meet the identified strategic need as set out in the Teignbridge Playing Pitch Strategy. Should the application be approved, Sport England strongly recommend a condition securing a community use agreement to be prepared and approved.
- 6.10. Responses have suggested improving the drainage of the playing field in order to retain the grass playing field. The applicant has not done this and contends that improving the drainage would not provide the benefits of an all-weather pitch or offset the loss of the hard play area. The benefits of an all-weather pitch are accepted, in that the facility will provide year-round use for informal recreation and formal curriculum use, whilst also allowing the school to expand to provide sufficient pupil places. It is understood the applicant will have to apply to the Department of Education to build on the hard play surface and have to demonstrate sufficient alternative hard play space is available. It is likely the proposal would not meet the criteria without the artificial pitch.
- 6.11. The applicant has stated the proposal will increase the opportunity for community use. However, Sport England consider that the proposal is not suitable for community use by affiliated football/rugby groups. It is considered reasonable for the pitch to be designed to reflect the school's requirement, which is intended to be the primary purpose of the pitch. It is understood that in the past, the pitch has been used on an ad-hoc basis for community use, with no regular use by any local groups. Although Sport England recommends a condition for a formal community use agreement to be submitted, it is not considered necessary to formalise this, which is at the discretion of the school.
- 6.12. Against Sport England's recommendation, the application does not include proposals for lighting and this will also limit the amount of community use. This is due to the potential impacts upon neighbouring residents and Greater Horseshoe Bats (see the 'Nature Conservation' section below), and is considered reasonable. In order to

further limit any potential disturbance to neighbouring properties should the intensity of the pitch be increased, it is considered necessary to attach a condition limiting the use of the all-weather pitch between the hours of 09:00 – 19:00. The maintenance and renewal of the pitch will be the responsibility of the school, and a maintenance schedule has been provided with the application which includes decompaction, cleaning and monitoring infill levels.

- 6.13. Whilst the benefit of a facility designed to meet the requirements of the wider community, as desired by Sport England, is appreciated, this proposal is focussing on the needs of the school and it is considered the proposal will be of benefit to the school, allowing it to expand and improve the outside play facilities. In this context, it is considered that the development is for alternative sports and recreational provision, the benefits of which outweigh the loss of the current or former use, in accordance with both local and national policy.

#### Nature Conservation

- 6.14. The Ecology Report submitted with the application considers the site to be of low ecological value and includes the removal of approximately 180m<sup>2</sup> of species-poor grassland and hedge, a plum tree, a small group of shrubs and ornamental planting in planters. However, this vegetation and areas of the site to be used for construction access could be suitable for reptiles and nesting birds; therefore, conditions ensuring the removal of vegetation outside of bird nesting season and the production of a reptile mitigation plan are considered reasonable and necessary to ensure there will be no ecological impacts. The application also includes replacement planting, six trees and a small area of shrub, which is also recommended to be secured by condition. Given the proximity of the site to the South Hams SAC, two conditions are recommended to control lighting, one restricting any lighting on the playing field, and one to agree final details for any lighting attached to the extension.
- 6.15. The Ecological Report submitted includes enhancement measures, including wildflower planting, bird nesting boxes and insect houses, however, this is not detailed within the application. It is recommended that a condition is attached to the planning permission to ensure a biodiversity net-gain.
- 6.16. Overall, the proposal is considered to be in accordance with Policy EN8 (Biodiversity Protection and Enhancement) of the Teignbridge Local Plan 2013 - 2033.

#### Proximity to Residential Properties

- 6.17. The school site is surrounded by residential properties and, therefore, there is a possibility of disturbance during construction, particularly as access is also proposed from Parkway Road. A Construction Traffic Management Plan has been provided with the application which looks to limit construction hours to 08:00 to 17:30 hours Monday - Friday, and this is considered reasonable.
- 6.18. Upon completion, it is unlikely the development will impact upon neighbouring properties, particularly with the replacement planting to limit potential overlooking and the imposition of a condition controlling hours of use of the playing field, no lighting and details of fencing to include measures to minimise reverberation from balls etc. in accordance with Policy S1 (Sustainable Development Criteria) of the Teignbridge Local Plan 2013-2033.

## Design

- 6.19. The existing school is a large brown/grey brick single storey building, with a series of slate pitched roofs. The cladding and mono-pitch roof of the extension are proposed to be metal of a slate grey colour, with rendered panels for which the colours are yet to be agreed. Although the materials would differ from the existing building, it is considered that the extension is of an appropriate scale and relates well to the existing built form. One comment has been raised questioning if the use of single storey is the best design solution and whether a two-storey extension has been considered. Given the proximity of neighbouring residents and potential impact on nearby heritage designations, it is not considered a two-storey extension would be appropriate. It is considered the current design is in accordance with Policy S2 (Quality Development) of the Teignbridge Local Plan 2013-2033.
- 6.20. Concerns of anti-social behaviour have been raised by both the Designing Out Crime Team of Devon and Cornwall Police and neighbouring residents. The police have highlighted existing issues at the school site and are concerned that the addition of the all-weather pitch will encourage further incidents of unauthorised access. Whilst they recommend the entire boundary of the school site to be secured, this does not form part of this application. It is considered reasonable for a condition to be added to any permission granted for a fence to be installed around the new all-weather pitch given the existing known issues at the site, with details to be submitted to the County Planning Authority. It is considered with this condition the proposal will be in accordance with paragraphs 91 and 127 of the NPPF which look for the creation of safe places where crime does not undermine quality of life of community cohesion.

## Other Environmental Considerations (Including Climate Change)

- 6.21. In addition to the ecological mitigation that will be secured, the extension has been designed to with the aim of reducing energy consumption and increasing efficiency, through solar gain; high insulation; thermal mass; and ensuring airtightness. The applicant will also look to reduce waste during construction, which is proposed to be secured by condition. The applicant has also ensured the extension would not overshadow the neighbouring solar panels. A School Travel Plan has been provided to encourage sustainable travel by pupils to increase the already high numbers (74%) who walk to school.
- 6.22. Concerns have also been raised regarding the use of plastic to replace a grass playing field. Policy S6 (Resilience) of the Teignbridge Local Plan 2013-2033 states that the use of soil should be minimised. The use of plastic for this proposal would be unavoidable if permitted and would result in the loss of a grassed area. It is understood that, if well maintained, an artificial pitch can last 10-15 years prior to the requirement of resurfacing and that there are options, although limited, that currently exist to recycle the surfacing.
- 6.23. The applicant has explored various options to manage the surface water, disposal via infiltration and above ground features has been found unviable due to ground condition and safety. A storage system is therefore proposed which controls the amount of water discharged into the existing surface water drainage system. This storage capacity proposed allows for a 100 year return period event, plus a 40% allowance climate change. This is considered acceptable, however, the detailed drainage design, both during construction and operation, will be required by condition.

## Other

- 6.24. Concerns have been raised regarding the health implications of artificial turf pitches and the use of rubber crumb. Research into these areas has been carried out and Sport England, in collaboration with other stakeholders, stated in July 2018 that “the European Chemicals Agency has recently published its own findings, following an extensive EU-wide study, and has found no reason to advise people against playing sport on 3G pitches with rubber crumb”.

## **7. Reasons for Recommendation/Alternative Options Considered**

- 7.1. The Committee has the option of approving, deferring or refusing this planning application (subject to the requirement in explained in 1.4 for any resolution for approval to be referred to the Secretary of State).
- 7.2. Whilst it is acknowledged that the loss of the grass playing field is regrettable, not overly sustainable and does not provide a wider community benefit as set out by Sport England, it is considered there is a demonstrable need to accommodate additional pupils from the development planned within the town and the introduction of the artificial turf pitch would allow this and benefit the school. It is noted that great weight should be attributed to the need of schools to expand as per paragraph 94 of the NPPF and, on fine balance, taking into account the objection from Sport England, it is considered the need and benefits of the proposal outweighs the loss of the grass playing field and planning permission should be granted in accordance with the recommendation of this report.

Mike Deaton  
Chief Planner

## **Electoral Division: Chudleigh & Teign Valley**

### Local Government Act 1972: List of Background Papers

Contact for enquiries: Emily Harper

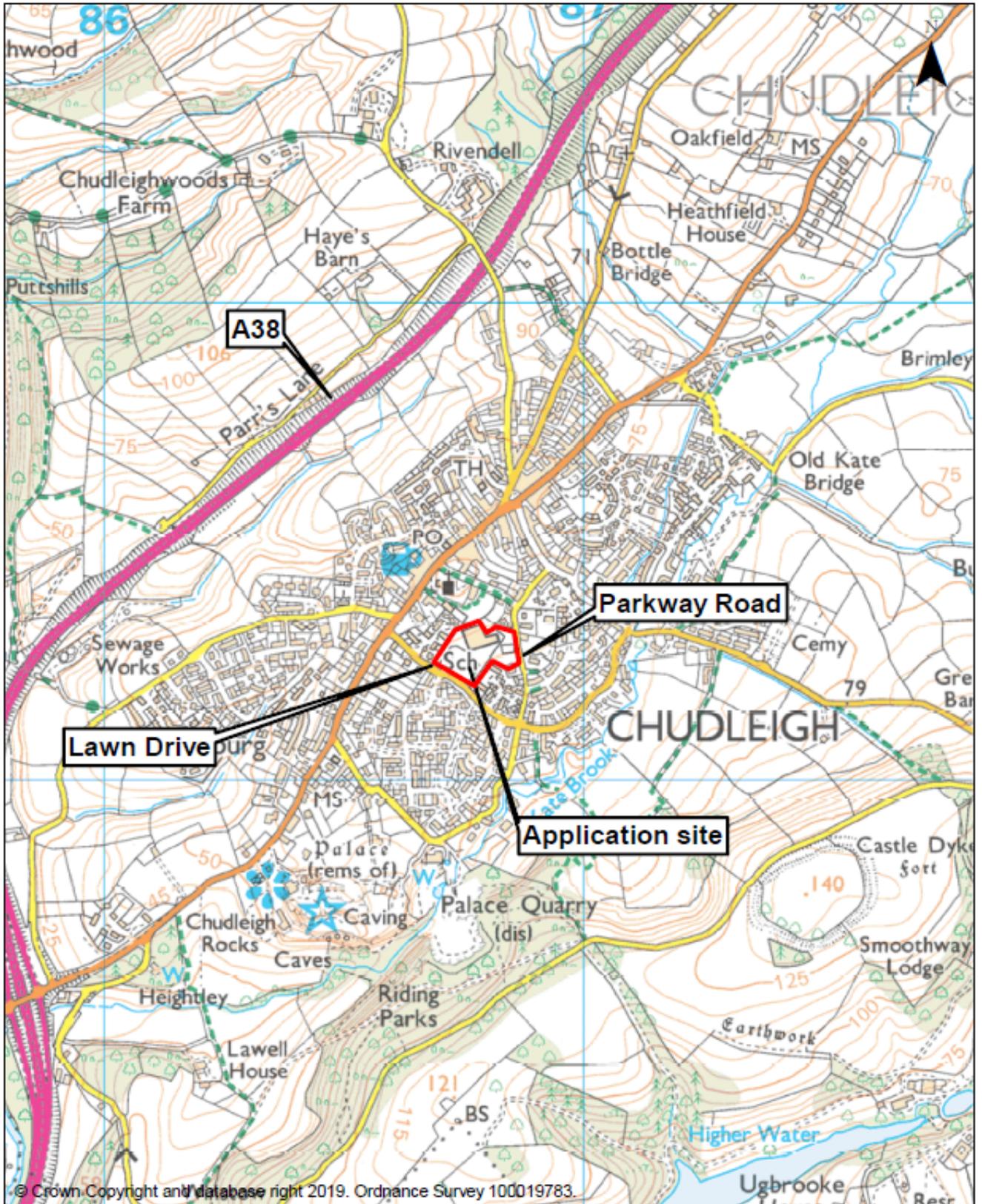
Room No: AB2, Lucombe House, County Hall

Tel No: 01392 383000

<b>Background Paper</b>	<b>Date</b>	<b>File Ref.</b>
Casework File	Current	DCC/4121/2019

eh210819dma  
sc/cr/construction of single storey extension existing school building Chudleigh  
02 090919

**Location Plan**



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	Head of Planning, Transportation and Environment	Development Management Committee County Council Development: Construction of a single storey extension to the existing school building and the alteration of the existing grass playing field to a 3G pitch, including associated landscaping and car parking at Chudleigh Church of England Community Primary School, Lawn Drive, Chudleigh, TQ13 0LS	date August 2019 scale 1:10,000
			Application No: 19/00944/DCC



## Planning Conditions

### STANDARD COMMENCEMENT

1. The development shall commence within five years of the date of this permission.

REASON: In accordance with Section 91 of the Town and Country Planning Act 1990.

### STRICT ACCORDANCE WITH PLANS

2. The development shall be carried out in strict accordance with the details shown on the approved drawings and documents numbered and entitled **NPS-DR-A-(00)-001 revision P2, (02)22 revision P01, HBS-DR-C-(00)-062 revision P1, (04)02 revision P09, (04)01 revision P09, (00)03 revision P02, (02)20 revision P08, (03)01 revision P03, HBS-DR-C-(00)-060 revision P3, HBS-DR-C-(00)-061 revision P3, DR-L-800 revision P3, School Travel Plan (dated 22 January 2019), Sustainable Drainage Statement (Ref. 19-1-1013 SuDS/MW/RevB; Rev. B; dated 26th November 2018), Landscape & Ecological Management & Maintenance Plan (dated 15.01.19), and Phase 1 Habitat Survey & Ecological Appraisal (dated June 2019)** except as varied by the conditions below.

REASON: To ensure that the development is carried out in accordance with the approved details.

## CONDITIONS (PRE-COMMENCEMENT)

### CONSTRUCTION MANAGEMENT

3. No development shall take place until a Construction Management Scheme (CMS) has been submitted to and approved in writing by the County Planning Authority. The CMS shall be based on the 'Construction Traffic Management Plan' (Revision A) submitted as part of the application but shall be updated and finalised to include:
  - (a) Timetable/programme of works;
  - (b) The proposed surface water drainage management system which will serve the development site for the full period of its construction. This temporary surface water drainage management system must satisfactorily address both the rates and volumes, and quality, of the surface water runoff from the construction site;
  - (c) Measures for traffic management including routing of vehicles to and from the site, details of the number/frequency and sizes of vehicles;
  - (d) Days and hours of building operations and deliveries;
  - (e) Location of loading, unloading and storage of plant and materials;
  - (f) Location of contractor compound and facilities;
  - (g) Provision of boundary fencing/hoarding;
  - (h) Parking of vehicles of site personnel, operatives and visitors;
  - (i) Wheel washing;
  - (j) Dust and noise control;
  - (k) Recycling and waste reduction measures during construction; and
  - (l) Tree/root protection measures for vegetation to be retained.

The development shall be implemented in accordance with the approved scheme.

REASON: To minimise the impact of construction on nearby residents and the local highway network in accordance with Policy S1 (Sustainable Development Criteria) and Policy S11 (Pollution) of the Teignbridge Local Plan 2013-2033.

## **DRAINAGE DESIGN**

4. No part of the development hereby permitted shall be commenced until the detailed design of the proposed permanent surface water drainage management system has been submitted to, and approved in writing by, the County Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. The design of this permanent surface water drainage management system:
- will be in accordance with the principles of sustainable drainage systems, and those set out in the Sustainable Drainage Statement (Ref. 19-1-1013 SuDS/MW/RevB; Rev. B; dated 26th November 2018) as well as Drainage Layout Sheet 1 of 3 (drawing No. HBS-DR-C-(00)-060; Rev. P3; dated 12<sup>th</sup> July 2019), Drainage Layout Sheet 2 of 3 (drawing No. HBS-DR-C-(00)-061; Rev. P3; dated 12<sup>th</sup> July 2019) and Drainage Layout Sheet 3 of 3 (HBS-DR-C-(00)-062; Rev. P1; dated 23<sup>rd</sup> November 2018);
  - include the layout of the attenuation tank;
  - include a cross section depicting the construction formation and drainage details of the 3G artificial turf pitch; and
  - include the full details of the adoption and maintenance arrangements.

No part of the development shall be occupied until the surface water management scheme serving that part of the development has been provided in accordance with the approved details and the drainage infrastructure shall be retained and maintained for the lifetime of the development.

REASON: To ensure that surface water runoff from the development is managed in accordance with the principles of sustainable drainage systems in accordance with Policy EN4 (Flood Risk) of the Teignbridge Local Plan 2013-2033.

Advice: Refer to Devon County Council's Sustainable Drainage Guidance.

## **CONDITIONS (DURING CONSTRUCTION)**

### REPTILE MITIGATION

5. No construction access shall be gained from Parkway Road and no works shall take place relating to the 'Proposed Extension' on drawing DR-L-800 Rev P3, including any associated groundworks or works to the 'Proposed reinstated food growing area' shown on drawing DR-L-800 Rev P3, until a Reptile Mitigation Plan has been submitted to and approved in writing by the County Planning Authority. This shall include, but not be limited to:
- (a) Protection measures and methods to ensure no harm to reptiles during the works;
  - (b) Measures to ensure no net loss of local reptile conservation status, by providing sufficient quality, quantity and connectivity of habitat to accommodate the reptile population in the long term.

Development shall be carried out in accordance with the approved mitigation plan.

REASON: To ensure that protected species are protected in accordance with Policy EN8 (Biodiversity Protection and Enhancement) and EN9 (Important Habitats and Features) of the Teignbridge Local Plan 2013-2033.

### FENCING

6. No works shall take place on the existing grass playing field until details of a fence to enclose the artificial turf pitch have been submitted and approved by the County Planning Authority. These details shall include:
- (a) The location of the fence;
  - (b) The height of the fence;
  - (c) A detailed elevation of the fence including colour and noise reduction measures; and

- (d) Methods of securing the artificial turf pitch when not in use.

The approved fence shall be erected prior to the first use of the artificial turf pitch.

REASON: To ensure a safe and well-designed site in accordance with Policy S1 (Sustainable Development Criteria) and Policy S2 (Quality Development) of the Teignbridge Local Plan 2013-2033.

#### MATERIALS

7. No above ground works associated with the extension, labelled as 'Proposed Extension' on drawing DR-L-800 Rev P3, shall take place until details of the materials/colours to be used for the:
- (a) coloured rendered panels shown on drawings (04)02 Rev P09 and (04)01 Rev P09;
  - (b) the area labelled 'grey concrete paving slabs or brickwork' shown on drawings (04)02 Rev P09 and (04)01 Rev P09; and
  - (c) the retaining wall depicted on drawing (02)20 Rev P08 shown between the labels 'Start of new retaining wall approx. 450 high'

have been submitted to and approved in writing by the County Planning Authority.

The development shall be carried out in accordance with these approved details.

REASON: To ensure the development achieves high quality design in accordance with Policy S2 (Quality Development) of the Teignbridge Local Plan 2013-2033.

#### LIGHTING

8. No lighting shall be installed on the new extension area until a detailed lighting scheme has been submitted to and approved in writing by the County Planning Authority. This scheme shall include:
- (a) The location, height and direction of the lighting proposed;
  - (b) The hours of use of the lighting and how this will be managed;
  - (c) The specification details of the lighting and anticipated light spill; and
  - (d) Confirmation from an ecologist that there will be no impact on protected species or area of habitat.

Any lighting installed on the new extension area shall be implemented in accordance with the approved scheme.

REASON: To ensure that protected species and habitats are conserved and protected in accordance with Policy EN8 (Biodiversity Protection and Enhancement) and EN9 (Important Habitats and Features) of the Teignbridge Local Plan 2013-2033.

#### LANDSCAPING/TREES

9. No above ground works associated with the extension, labelled as 'Proposed Extension' on drawing DR-L-800 Rev P3, shall take place until a Landscape and Ecological Management Plan (LEMP), which is consistent with the submitted Landscape & Ecological Management & Maintenance Plan (dated 15.01.19); Phase 1 Habitat Survey & Ecological Appraisal (dated June 2019); and the Proposed Landscape Plan (ref. DR-L-800 Rev P3), has been submitted to and approved in writing by the County Planning Authority. The LEMP shall include:
- (a) An annotated plan illustrating the measures to mitigate/enhance ecology and landscape on the site, including:
    - (i) The recommendations set out in section 7 of the Phase 1 Habitat Survey & Ecological Appraisal (dated June 2019);
    - (ii) The finalised location of the replacement planting;

- (iii) schedules of plants/grass, giving species, planting sizes and proposed numbers and densities;
- (iv) Method statements for planting, grass reestablishment following construction, maintenance and management, along with a timetable/schedule.

The development shall be implemented in accordance with the approved LEMP. All planting, landscaping and ecological enhancements shall be implemented in the first planting and seeding season after the completion of the extension. Planting and landscaping shall be maintained for a minimum of 5 years following implementation.

REASON: To ensure that protected species and habitats are conserved and enhanced in accordance with Policy EN8 (Biodiversity Protection and Enhancement) and EN9 (Important Habitats and Features) of the Teignbridge Local Plan 2013-2033.

#### ECOLOGY

10. No vegetation clearance shall take place during the bird nesting season (01 March to 31 August inclusive) unless the developer has been advised by a suitably qualified ecologist that clearance will not disturb nesting birds and a record of this is kept. Such checks shall be carried out in the 14 days prior to clearance works commencing.

REASON: To minimise impacts on nesting wild birds and ensure that no birds take up residence in the intervening period in accordance with paragraph 170 of the NPPF and the wildlife and Countryside Act 1981 (as amended).

#### **CONDITIONS (OPERATIONAL)**

##### PLAYING FIELD - HOURS OF USE

11. The use of the artificial turf pitch, labelled as 'Proposed 3G Pitch' on drawing DR-L-800 Rev P3, shall be limited to 09:00 to 19:00 hours.

REASON: To protect the living conditions of nearby residents in accordance with Policy S1 (Sustainable Development Criteria) of the Teignbridge Local Plan 2013-2033.

##### PLAYING FIELD – LIGHTING

12. No lighting shall be installed or utilised on the artificial turf pitch.

REASON: To ensure that protected species and habitats are conserved and protected in accordance with Policy EN8 (Biodiversity Protection and Enhancement) and EN9 (Important Habitats and Features) of the Teignbridge Local Plan 2013-2033.

#### **INFORMATIVE NOTE**

The Designing Out Crime Team has provided the following recommendations to improve security at the site:

##### Door and Windows

Doors and windows for the proposed extension are advised to be tested and certified to a nationally recognised security standard which is independently assessed by an approved 3rd party certification body. For example external doorsets should meet one of the following standards as a minimum or equivalent:

- PAS 24:2016
- LPS 1175 Issue 7 SR2
- STS 201 or STS 202 BR2.

Specifiers should consider the high frequency of operation of some doorsets within educational establishments. BS 6375 sets out the performance requirements for doorsets and specifiers are advised to consider the classifications within this standard to ensure that doorsets can adequately meet the demand placed upon them.

- Where there is a requirement for an internal doorset to be secure, these should be certificated to one of the following standards: PAS 24: 2016, LPS 1175 Issue 7 SR1 or above STS 202 BR 1 or above.

Windows should meet as a minimum one of the following standards or equivalent:

- LPS 1175 SR1 or higher or
- STS 202 BR1 or higher
- All ground floor and easily accessible glazing should incorporate glass successfully tested to BS EN 356:2000 *Glass in building. Security glazing – resistance to manual attack* to category P1A.
- Roof light apertures should be protected by roof lights certificated to LPS 1175 SR1 or STS 202 BR1.

#### Alarm

A suitably designed, fit for purpose, monitored intruder alarm system is recommended for the development. For police response, the system must comply with the requirements of the ACPO Security Systems Policy.