

County Council Development

Teignbridge District: Outline application for the construction of a 630 place primary school and 750 place secondary school, provision for a road access and a bridge over the A379, Vacant agricultural site, near the A30, Exminster, Exeter

Applicant: Devon County Council

Application No: 19/01280/DCR3

Date application received by Devon County Council: 27 June 2019

Report of the Chief Planner

Please note that the following recommendation is subject to consideration and determination by the Committee before taking effect.

Recommendation: It is recommended that 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).

1. Summary

- 1.1 The applicant is seeking outline planning permission for an 'education campus' to include a secondary school and primary school, together with an early years' facility, along with associated access and linking pedestrian bridge.
- 1.2 The main material planning considerations in the determination of this application are: community use of the artificial turf pitch; impact upon Public Rights of Way; archaeology; ecology and the landscape; air quality and noise; waste prevention; use of agricultural land; highways and traffic; and climate change.
- 1.3 The planning application, representations received, and consultation responses are available to view on the Council website under reference DCC/4136/2019 or by clicking on the following link:
<https://planning.devon.gov.uk/PlanDisp.aspx?AppNo=DCC/4136/2019>.

2. The Proposal/Background

- 2.1 The proposed education campus site will form part of the South West Exeter urban extension that is allocated through Policy SWE1 of the Teignbridge Local Plan. Outline planning permission (15/00708/MAJ) was granted to Bovis Homes Ltd by Teignbridge District Council in November 2018 for the urban extension including 1,350 dwellings, an 'all-through' school, business and community development and a footbridge over the A379. A legal agreement accompanies this outline permission which includes some key elements relevant to this application: artificial turf pitch [ATP] provision and management details including dual use provisions for school and community use; provision of district heating; provision of land and financial contributions for a pedestrian/cycle bridge; and hedge removal covenants.

- 2.2 While a new school can be delivered through the Bovis planning permission, a related reserved matters application would be subject to any pre-commencement conditions relating to the whole development site. The submission of this new outline planning application separates the school proposal from the wider development with the aim of expediting the planning process at the reserved matters stage.
- 2.3 The site of the proposed schools is located between the A30 to the South and the A379 to the north west, on a greenfield site currently in agricultural use. This land is enclosed by hedgerows to the east and west, with sporadic trees running south alongside the A30. A hedgerow bisects the site running diagonally, from east to west.
- 2.4 The proposal is for an education campus comprising a three-form entry primary school (630 places), and a secondary school with 750 places. Although all matters including access, layout, scale and appearance are reserved for later approval, the indicative layout plan shows the footprint of a primary school at the western end of the site and a secondary school in the centre. Road access to both schools is proposed through one access, on the north side of the site, linking to the A379 between housing and a proposed new community centre. The outline location of a pedestrian bridge is identified as going over the A379 to the north west of the proposed primary school.
- 2.5 The secondary school (gross area of approximately 6,000m²) is identified as three storeys, while the primary school (3,000m²) is proposed to be two storeys. The illustrative plans also indicate the layout for parking and the internal road network at the front of both schools, with some associated tree planting. The site will require a degree of levelling out to create flat platforms for buildings and sports pitches.
- 2.6 Revised plans submitted as part of this application illustrate an artificial turf pitch available for community and school use, indicatively located at the south eastern end of the site.
- 2.7 The application has been screened as part of the Environmental Impact Assessment [EIA] process. It is considered that this development in principal has not changed since the screening, scoping and production of an Environmental Statement as part of the wider Bovis outline application.
- 2.8 An Environmental Statement is not required for this new application, as the project has already been assessed for significant environmental impacts under the EIA Regulations, including any assessment of in combination and cumulative impacts. Any proposed mitigation measures from this original assessment that relate to the school site, should be conditioned as part of this development.

3. Consultation Responses

- 3.1 Teignbridge District Council (Planning): no objections, the importance of the artificial turf pitch and sports facilities for community use is highlighted, and it is requested that it be a condition of the application to require the submission of a Community Use Agreement. Teignbridge are also reviewing whether the school campus could host district heating network facilities which may include possible buildings and it is important that this is considered within any layout going forward.
- 3.2 Teignbridge District Council (Environmental Health): no comments received.

- 3.3 Exminster Parish Council: object to the application as no means of direct access to the artificial turf pitch as it would require access through the school site; no changing rooms or facilities indicated near the pitch; no provision for parking near the pitch; and lack of formal/legal contract in place securing community access (as per the requirement in the S106 agreement).
- 3.4 Environment Agency: no objection but recommend a condition is used to ensure foul drainage is disposed of appropriately.
- 3.5 Historic England: no objection to the proposals despite the proximity to the Peamore Cottage monument as a result of the intervening A30 which, in this instance, has already heavily impacted upon the setting of the monument. Consider that the application meets the requirements of the NPPF, in particular paragraph 189.
- 3.6 Natural England: no comments to make on the application.
- 3.7 Sport England: object to the application as it conflicts with Objective 3 in that it does not provide opportunities to meet the needs of current and future generations. They raise concern about the lack of detail or reference to the 3G Artificial Grass Pitch [AGP] and ancillary facilities identified for the site in the existing Section 106 Agreement and supported by the Teignbridge Playing Pitch Strategy, which supports the need for a new full-size football and rugby compliant 3G AGP in South West Exeter.

Sport England refer to their consultation with the Football Association, Football Foundation, Rugby Football Union, English Cricket Board, Lawn Tennis Association and England Hockey, and advise that the following requirements should be provided:

- an AGP to International Match Standards and of a minimum size of 100m x 64m plus run off areas, with appropriate construction, testing, maintenance and pricing arrangements;
- floodlighting;
- a pavilion providing changing rooms, toilet and catering facilities to specified standards; and
- a community use agreement agreed with Sport England and Devon FA.

In the event that the County Council is minded to approve the application contrary to Sport England's objection, it is requested that conditions be attached to the permission requiring:

- a detailed assessment of ground conditions to identify any constraints which could affect playing field quality and a written specification of soil structure, drainage, cultivation and turf establishment;
- playing field and pitches to be constructed to specified standards;
- preparation of a community use agreement in consultation with Sport England, to include details of pricing policy, hours of use, access by non-educational users, management responsibilities and a review mechanism; and
- use of the playing field to be limited to outdoor sport and play.

- 3.8 Exeter Airport: no safeguarding objections to this development provided there are no changes made to the current application.
- 3.9 Devon & Cornwall Police (Designing out Crime Officer): recommends defining a clear boundary with security fencing (at least 2m high); safe walking routes and parking provision for school buses; ensuring supervision of the access through design; shared facilities used out of hours should be designed so they are

segregated from the school; the reception area should provide supervision over the main entrance and access; CCTV should be used on the site (with a passport to Compliance document); a monitored intruder alarm is installed; the building should be designed to prevent climbing onto roofs; and vehicle and pedestrian access beyond the main school entrance area and car park into the school grounds should be restricted and controlled to reduce the significant risk of casual intrusion or of children absconding from the premises.

- 3.10 Devon County Council Highways Development Management: acknowledge that the access plans have been approved through the wider outline permission 15/00708/MAJ and are being delivered through the HIF project. It is recommended that a condition is used to secure a Construction Management Plan.
- 3.11 Devon County Council Ecology: the development is acceptable subject to submission of: a tree constraints plan and tree protection plan; a Construction Management Plan and Landscape and Ecological Management Plan; proposals for retained and new landscaping including an implementation and management plan; results of the required Phase 2 protected species surveys as detailed in the submitted Ecological Appraisal Report; details of the required ecological mitigation and enhancement measures, as detailed in the submitted Ecological Appraisal Report); and details of external lighting.
- 3.12 Devon County Council Historic Environment: A programme of archaeological work is being undertaken within the footprint of this proposed school development, implemented through a condition applied to the consent granted for application 15/00708/MAJ. This work has revealed the presence of prehistoric settlement and funerary activity, which is currently being investigated and recorded. Given that these archaeological mitigation works are being implemented under planning application 15/00708/MAJ, the Historic Environment Team have no comments to make on this new outline planning application. However, I would advise that any reserved matters or full planning application for this development should be supported by proposals for dissemination and interpretation, within the school, of the results of the archaeological mitigation work already undertaken.
- 3.13 Devon County Council Flood Risk Management: no objection subject to conditions on: details of the permanent, (as well as the construction period) surface water drainage management system; details of exceedance pathways and overland flow routes across the site in the event of rainfall in excess of the design standard; and full details of the adoption and maintenance arrangements for the proposed permanent surface water drainage management system.
- 3.14 Devon County Council Landscape: no objection as the principal of the development, and the resulting wider landscape impacts, are acceptable as already granted through the outline permission. Recommends conditions covering landscape and visual assessment; tree protection plan; design guidance and framework; construction environmental management plan; landscape and ecological management plan; a public arts strategy; detailed lighting proposals; and details of sustainable drainage.
- 3.15 Devon County Council Public Rights of Way: no objection to the proposal subject to the provision that no development, insofar as it affects the footpath, shall commence unless and until the necessary legal order to divert the footpath has been made, confirmed and brought into effect. It is understood that outline permission has been granted by Teignbridge DC for development of the site under ref 15/00708/MAJ and that Teignbridge, as the relevant planning authority, are currently processing an

application to divert the footpath under S257 of the Town and Country Planning Act 1990. If that is approved, the legal alignment of the public right of way will change and, therefore, any subsequent diversion as may be necessary if permission is granted for this application would need to be revised accordingly.

If permission is granted, the following footnotes should be included in the decision notice:

- The alignment, width, and condition of public rights of way providing for their safe and convenient use shall remain unaffected by the development unless otherwise agreed in writing by the Public Rights of Way Team.
- Nothing in this decision notice shall be taken as granting consent for alterations to public rights of way without the due legal process being followed.

- 3.16 Devon County Council Public Health: no objection comment that the application has some positive aspects from a Public Health perspective including the creation of 100 jobs for employment and the encouraging travel plan promoting active and sustainable travel.

However, the application does not clearly identify how the schools will provide access to the wider community. Presumably the schools will have green spaces that could contribute towards health and wellbeing of the pupils and the wider community. Additionally, we would expect a secondary school to make provisions for community use. We support the comments made by Sport England and would recommend that the applicant provides information that addresses the challenges made to date.

- 3.17 Local Member (Exminster & Haldon): objection:

“I am concerned to learn that the new planning application from Devon County Council for this much needed new school will not protect and preserve the vital community access benefits achieved in the original consent through the S106 agreement with the developer.

This is, in my view, a significant flaw in the proposal and will be a huge detriment to the social and community amenity of the new development serving both Teignbridge and Exeter,

I regard the absence of the community use to be so significant that I would ask that this application is referred to the council's Development Control committee for decision.

In my conversations with officers, I had understood the County Council was making this application to expedite the delivery of the school. I was not aware, unfortunately, that the hard won community access was not part of the county council's application.

I am aware of the recent correspondence with Exminster Parish Council which is, and has been, a significant Party in supporting the South West Exeter development to deliver the best possible community arrangements and has a Neighbourhood Development Plan in place.

An application for a school which does not protect the community access which has been at the foundation of the SWE development principles is, in my view, a seriously

retrograde step and believe this now needs the most urgent consideration of officers and that the application should now be a matter for the planning committee.”

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 eight neighbours were consulted, but no responses have been received.

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)

Policies EN2 Landscape Protection and Enhancement; EN3 Carbon Reduction Plans; EN4 Flood Risk; EN6 Air Quality; EN7 Contaminated Land; EN8 Biodiversity Protection and Enhancement; EN09 Important Habitats and Features; EN11 Legally Protected and Priority Species; EN12 Woodlands, Trees and Hedgerows; S1 Sustainable Development Criteria; S1A Presumption in favour of Sustainable Development; S2 Quality Development; S5 Infrastructure; S7 Carbon Emission Targets; S9 Sustainable Transport ; S10 Transport Networks; S11 Pollution; SWE1 South West of Exeter Urban Extension; WE11 Green Infrastructure.

Devon Waste Plan 2012 – 2031 (adopted December 2014)

Policies W4 (Waste Prevention) and W21 (Making provision for Waste Management).

Exminster Neighbourhood Plan (made March 2015)

Policies EXM1 Community Sports & Leisure Facility; EXM3 Quality of Design and EXM4 Use of Community Infrastructure Levies.

- 5.2 Other material considerations in the determination of this application are:

National Planning Policy Framework [NPPF]

National Planning Policy for Waste

Planning Practice Guidance

South West Exeter Development Framework (July 2014)

Teignbridge Playing Pitch Strategy (2018-2023)

6. Comments/Issues

- 6.1 The material planning considerations in the determination of this application are: planning policy considerations; community use of sports facilities; impact upon Public Rights of Way; nature conservation; landscape; traffic, parking and access;

residential amenity; flooding and drainage; archaeology; loss of agricultural land; waste prevention; and climate change.

Planning Policy Considerations

- 6.2 Policy SWE1 'South West of Exeter Urban Extension' of the Teignbridge Local Plan includes the application site within a much wider 92 hectares allocation for an urban extension to include at least 2,000 homes together with formal and informal open space, two primary schools and one secondary school (or one primary school and one all-through school), community facilities, public transport and highway improvements and a district heating system. The Local Plan's Policies Map indicates that the current application site would include a park and ride site, community facilities and housing.
- 6.3 The non-statutory South West Exeter Development Framework (July 2014) was produced to amplify and clarify the requirements of Policy SWE1 and facilitate phased delivery of infrastructure and development. This Framework revised the educational requirement for the urban extension to "serviced land for a single campus educational facility comprising pre-school, primary school and secondary school provision", to be located adjacent to the A30 and served by a new pedestrian and cycle bridge over the A379. Provision of an artificial turf pitch is stated in the Framework to be located adjacent to the school campus and/or sports provision.
- 6.4 Provision of a campus comprising primary (including early years/nursery) and secondary schools in the location applied for accords with the requirements of Policy SWE1 as amended through the Development Framework. Justification for the proposed school capacities of 625 primary pupils and 750 secondary pupils is on the basis that:
- (a) primary school provision is not intended to account for any existing basic need requirement as primary schools within Exeter have already expanded to meet accommodation needs;
 - (b) existing primary schools closest to the development, at Alphington and Exminster, are already at or very close to their net capacity prior to any impact from the dwellings proposed at South West Exeter;
 - (c) the need for secondary provision is generated from within Exeter (300 pupils) as well as from South West Exeter (375 pupils), with very little capacity available within the existing Exeter secondary schools; and
 - (d) the trend for Exminster pupils to 'migrate' to Exeter for secondary education is predicted to continue.

Community Use of Sport Facilities

- 6.5 The need to provide an artificial grass pitch [AGP] for community use as part of the school development has been highlighted by Teignbridge District Council, Exminster Parish Council and Sport England, with the latter raising an objection to the absence of an AGP and associated facilities including a pavilion and floodlighting.
- 6.6 The existing Bovis outline planning permission is accompanied by a Section 106 Agreement that requires provision of an AGP on the Education Land, to be available by the public during non-school hours. This Agreement also requires operation of an online booking system for the AGP, controls over external hire charges, an annual limit on the use of the AGP for school events, and ongoing maintenance of the pitch.

- 6.7 The drawings originally submitted with this planning application made no reference to an AGP or other external sports facilities, but a revised layout drawing includes the indicative location of a shared school and community AGP in the south east corner of the site. It is envisaged that the detailed location and design of the AGP would be addressed through the reserved matters submission that would follow an outline permission. There is no reference in the application documents to provision of floodlighting or changing facilities in association with the AGP.
- 6.8 Policy SWE1 of the Teignbridge Local Plan does not specify the location or form of formal sports provision, while the Development Framework for South West Exeter seeks provision of an AGP adjacent to the school campus. However, the Bovis outline planning permission, through its Section 106 Agreement, requires development of the education campus to include provision of an AGP for school and community use, and it is considered reasonable to expect that any further outline permission for the education campus should make a similar commitment to community use of the AGP.
- 6.9 As Devon County Council is the applicant for this planning application, as well as the determining planning authority, a Section 106 Agreement is not an appropriate mechanism for securing community use arrangements. An alternative mechanism would be the use of a 'Grampian' condition requiring submission and approval of a community use agreement prior to the development being brought into use, which would be binding on any party that may implement the permission.
- 6.10 Sport England are seeking delivery of additional infrastructure in the form of a pavilion to include changing rooms and catering facilities, together with floodlighting. While the current application does not specifically include these facilities, it is open to the applicant to identify them as part of a reserved matters submission, subject to consideration of any associated impacts, notably the relationship of floodlights with protected species and landscape impacts. Given that this additional infrastructure was not required through the Bovis outline permission, it is considered unreasonable to introduce additional requirements through this new application.

Impact upon Public Rights of Way

- 6.11 Two Public Rights of Way [PROW] would be affected by the scheme, Routes 13 & 22. Of most importance is Route 13, which traverses across the site between the A379 and the top of Trood Lane, and links to Route 22 which is just outside the site.
- 6.12 Paragraph 98 of the NPPF requires that PROWs and access, should be protected and enhanced with opportunities sought to provide better facilities for users by adding links to existing networks. Devon County Council's Rights of Way Improvement Plan policy states that, working closely with Local Planning Authorities, opportunities will be sought for improvements to the rights of way network through planning obligations for new developments.
- 6.13 It will be essential to divert Route 13, as a PROW cannot pass through the proposed school campus for safeguarding reasons. A Diversion Order associated with relocating the footpath is currently being processed by Teignbridge District Council and should be approved in the near future. The diversion of the footpath is covered by separate legislation, although in this case if a Diversion Order is not successful, this could prevent the development from being delivered. Consequently, it is recommended that a 'Grampian' condition is used to require that the development should not commence until a Diversion Order is complete.

Nature Conservation

- 6.14 The Exe Estuary is located 1.7km to the east of the site, and is protected through European designations, 'Special Protection Area' (SPA) and a 'RAMSAR' site, as well as a nationally designated Site of Special Scientific Interest (SSSI), due to its international importance for wading birds. Following screening under the Habitats Regulations, it has been concluded that this development will not, alone or in-combination with other projects, have a likely significant effect on any European site or result in any damage to this SSSI.
- 6.15 Trood House Wood, defined as an 'Other Site of Wildlife Interest' and lying 200m to the south east, is also noted for its ecological importance, with a number of County Wildlife Sites within the vicinity of the site, the nearest, the Farm (Exminster), being located 610m to the south east.
- 6.16 Within the site itself, there are a number of species rich hedgerows, particularly along the boundary of Trood Lane, which is also valued as a 'dark corridor'. This is the line of trees and vegetation that encloses the lane and which has potential to be used for foraging and as a navigation route for nocturnal species, especially bats, and also links to other habitat. Other parts the site accommodate species poor hedgerow, dense scrub, pasture and arable fields.
- 6.17 Species that are inhabiting or understood to visit the site include common dormouse, nesting birds, West European Hedgehog and Brown Hare. The site is considered to offer low to moderate potential for foraging by bats, with the semi-natural habitats within the site being of some value, but the Trood Lane corridor is a key bat commuting and foraging area.
- 6.18 The applicant's ecological appraisal proposes a range of mitigation measures including:
- (a) retention of the species-rich hedge and tress along the eastern (Trood Lane) boundary and a length of species-poor hedge on the northern boundary;
 - (b) additional mitigation for loss of dormouse habitat to be secured through a European Protected Species Mitigation Licence;
 - (c) re-survey of badger activity prior to development commencing, in order to identify any new setts or badger activity;
 - (d) removal of woody species to be outside of the bird nesting season;
 - (e) realignment of the existing species-rich hedge within the site to form a new boundary between the primary and secondary schools;
 - (f) new hedge planting to connect with existing hedges; and
 - (g) planting of trees within buffer zones on sections of the eastern, southern and western boundaries to strengthen landscape connectivity.
- 6.19 In the event that the new schools are to be provided with floodlighting for sports pitches or external lighting on buildings, it will be necessary for an Artificial Lighting Plan to be produced to address the potential impacts of lighting on sensitive species and habitats.
- 6.20 The ecological appraisal also identifies opportunities for biodiversity enhancement, which would assist in meeting the requirement of the NPPF for biodiversity net gain, including installation of bird and bat boxes and bee bricks; development of a wildlife area with pond, reptile hibernaculum and wildflower grassland; and production of a Landscape and Ecological Management Plan.

- 6.21 While development of the education campus will result in some loss of habitat, it is considered that sufficient mitigation and enhancement can be delivered through the details that will need to be submitted at the reserved matters stage and that the proposals accord with biodiversity requirements of national and local planning policy. Suitable conditions are proposed in Appendix I to achieve this mitigation, including tree protection measures, submission of a Construction Environmental Management Plan and Landscape and Ecological Management Plan, and provision of detailed measures for further surveys, landscaping, mitigation and enhancement measures and lighting.

Landscape

- 6.22 The site is located within the Haldon Hills Area of Great Landscape Value, defined through the Teignbridge Local Plan, and falls within the Exe Estuary Farmlands Landscape Character Area. All trees within the site are also protected by a Tree Preservation Order (TPO).
- 6.23 As indicated above, the site already has permission for school use, and is set within a wider masterplan that will change the local vicinity and this edge of Exeter site from an area typified by open farmland, to an urban extension of the city. It is considered in this case that the proposed details as they stand, are deemed acceptable development in terms of the wider changes to the landscape.
- 6.24 Nonetheless it is clear that the overall development, including the schools, will have major impacts upon the landscape, and these could potentially be adverse if not appropriately mitigated. In particular, the proposal to introduce a new bridge across the A379 together with two large buildings, in a prominent elevated position clearly has potential to result in adverse visual impacts. It is critical in this case that a Landscape and Visual Assessment is carried out and informs any detailed design for the school campus as well as setting out a design strategy for either mitigation (to minimise visual impact) or possibly for a landmark building.
- 6.25 To align with the mitigation measures set out as a result of the overarching Environmental Statement, the development should provide for a visual and acoustic barrier between the surrounding major road network and the school site itself. This could be in the form of a substantial woodland belt which could also help with improving air quality and limit the spread of light pollution. Mitigation and future designs should retain as many hedge banks and trees as much as possible and also incorporate existing hedge lines/vegetation where feasible. Lighting must be carefully designed to reduce light spillage, and surface water drainage should be designed into the landscape. As the school is not a Public Open Space, the site does not need to form part of a wider Public Art Strategy.
- 6.26 To ensure that the proposed development achieves an acceptable form of development, conditions are proposed requiring that any reserved matter application should include the following: a Landscape and Visual Assessment to inform detailed design of the proposed development; approval of details (layout, scale, landscaping and appearance) (to include a woodland belt); tree & hedgerow protection plans; Construction Environmental Management Plan to ensure trees and hedgerows are monitored and managed during construction; a Landscape and Ecological Management Plan (setting out the longer-term management of the local landscape within the site); details of any external lighting and an overarching Lighting Strategy; and sustainable drainage proposals.

- 6.27 Subject to these proposed conditions, it is considered that the development will achieve compliance with Teignbridge Local Plan Policies S1 (Sustainable Development), S2 (Quality development), EN2A (Landscape Protection and Enhancement), WE11 (Green Infrastructure), EN12 (Trees, Hedgerows) and SWE1 together with supplementary guidance on 'Trees and development' and the Teignbridge Design Guide published in 2018.

Highways and Parking Issues

- 6.28 The combined traffic generation impacts upon the existing highway network and junction capacities have already been assessed as part of the urban extension development. It has been concluded that the educational facilities provided on the site will not generate any further trips over and above what has already been captured within the residential trip rate and the junctions will operate within capacity.
- 6.29 Vehicle parking provision comprises 44 spaces for the primary school and 64 spaces for the secondary school, and it is considered that this would meet standards and accommodate the parking needs of both sites. For cyclists, 105 cycle parking spaces are proposed for the primary school and 80 spaces for the secondary school, to be provided in a covered and secure area. It is considered that additional provision for cycle parking should be provided at the secondary school site to promote cycle travel by pupils and staff to the school, and this should be set out in the reserved matters application along with the details of the cycle parking.
- 6.30 It will be critical to support ongoing cycling to the school, as well as traveling by foot, and a School Travel Plan should be produced that will be monitored and updated so that the most sustainable forms of transport are promoted. This will help contribute toward carbon reduction targets (Policy S7). It is also important that a safe crossing of the A379, either the proposed pedestrian bridge and linking footpaths, or an interim surface level crossing, is brought forward and constructed in advance of the school opening, and this will form a condition of the planning permission. The development would then align with Policies S7 (Carbon Reduction Targets), S09 (Sustainable Transport) and SWE1 (South West Exeter Urban Extension) of the Teignbridge Local Plan.

Residential Amenity

- 6.31 The nearest residential properties to the site are found along Trood Lane, around Heavitree Brewery in particular, and these are located around 120m from the north east boundary of the site. There is potential for impacts from air quality, particularly associated with dust, and from noise, during the construction works. In terms of noise, it is noted that both the A30 and A379 create higher than average noise levels at the school site, and mitigation measures to reduce the impacts of these within the education campus will be important.

Air Quality

- 6.32 Dust will be generated during the construction phase from earthworks (as the site will require some levelling out); building operations; and the layout of tracks. In terms of impacts upon surrounding sensitive properties, these are considered to be major adverse in relation to dust soiling, but negligible in relation to human health (and impacts from particulates). Mitigation measures will be necessary to limit any impacts, and these should be set out within a Dust Management Plan and/or Construction Environmental Management Plan, and shall include the following

measures as appropriate: erecting barriers around dusty activities; planning the site layout during the construction phase so that machinery and dust causing activities are located away from sensitive properties; recording of all dust and air quality complaints, taking appropriate measures in discussion and agreement with the local authority.

- 6.33 Both Nitrogen Oxide (No²) levels and PM10 (Particulates), associated with air pollution emitted from vehicles, are anticipated to increase as a result of the development and the wider urban extension, which would be within and outside designated Air Quality Management Areas within Exeter. However, the proportion of the increase associated with NO² levels is considered to be negligible as there are only between 0.1 to 0.9 (µg/m³) at the existing receptors sites, and for PM10 a 'small' change in concentrations 0.5 µg/m³, are anticipated, which fall 'well below' the objective with the development in place. In this case the significance of the effect is considered to have a negligible effect on local air quality at both human receptors. In this case no mitigation measures are proposed.

Noise

- 6.34 A site-specific noise assessment has not been carried out for this development, but the Bovis outline application included an assessment of noise for the site, including specific consideration of the school, and recommendations for mitigation measures.
- 6.35 During the construction period, the site will generate increased noise levels from initial earthworks; piling; the construction of the school buildings; and those associated with construction vehicles. Assessment of noise impacts from construction across the whole South West Exeter site concludes that these will be temporary, moderate adverse to major adverse, prior to mitigation.
- 6.36 It is understood that the surrounding proposed housing will be built at the same time as the school, so impacts from noise upon these properties would be limited as they are unlikely to be occupied at the time of the school's construction.
- 6.37 As noted above, the A30 and A379 generate relatively high noise levels which already impacts upon the site of the proposed education campus. The school development in combination with the wider South West Exeter development will result in a slight increase in these current levels, as a result of the growth in traffic generated from the developments.
- 6.38 It will be important that the design of the schools incorporates features which help to act as barriers with the surrounding roads, and acoustic fencing and dense woodland planting could provide this function. It will be key that any reserved matters application include a noise assessment and mitigation measures which demonstrate how noise levels will be reduced as much as possible on the site, and that impacts upon any surrounding properties are mitigated against.

Flooding and Drainage

- 6.39 The site is not located within Flood Zones 2 or 3 but, due its area, requires a site-specific Flood Risk Assessment. It is critical in this case that surface water at the site is dealt with appropriately to prevent problems with flood risk further downstream, and it is expected that surface water is managed to the same standard as the surrounding development, with a maximum of 10 litres per second run-off rates. It would be preferable that rainwater harvesting is explored as part of detailed design to

maximise re-using rainwater within the school, and it is also recommended that green roofs and living walls should be explored at the design stage.

- 6.40 In order to ensure appropriate run off rates at the site, conditions are required to agree the final details of the surface water drainage management systems during the construction phase and the permanent design, including plans for their maintenance.
- 6.41 The Environment Agency has requested as part of the application process that a scheme to dispose of foul drainage, and this should be requested through any reserved matters application.

Archaeology

- 6.42 Two Scheduled Monuments are situated within close proximity to the site. The first, just under 30m away, (to the SW over the A30) is the 'Enclosures, NE of Peamore Cottage' Scheduled Monument, which is understood to be a defended small-scale settlement or farmstead. Of less significance is the linear barrow cemetery at Castle Park Alphington, as this is more than 300m away.
- 6.43 The Historic Environment Record has also noted 12 features of archaeological importance at the site. As a consequence, a programme of archaeological work has already been carried out at the site as required by the outline permission (15/0078/MAJ), and this has discovered the presence of prehistoric settlement (likely to be Iron Age), and Bronze Age barrow cemetery at the western end of the site. Artefacts include a flint arrowhead and tools, and cremation urns, have already been exhumed from the site and are being recorded.
- 6.44 No further investigative works are required, but any reserved matters application should be supported by proposals for dissemination and interpretation, within the school, of the results of the archaeological mitigation work already undertaken.
- 6.45 Subject to this requirement, the development is considered to accord with Policy EN5 (Heritage Assets) of the Teignbridge Local Plan and paragraph 199 of the NPPF.

Loss of Agricultural Land

- 6.46 The site is currently used for agricultural purposes, with the land valued as Grade 2 (Very Good). As indicated above, the site has been allocated for development in the Teignbridge Local Plan and an outline permission has already been granted, so the principal of the loss of this valued land is already accepted.
- 6.47 As part of a Construction Environmental Management Plan, procedures should be put in place to retain the soil resource for future use, requiring careful storage of soils and timings of landworks in recognition of the value of the land.

Waste Prevention

- 6.48 As a 'major' development it is expected that a Waste Audit Statement is provided through submission of the reserved matters to accord with Devon Waste Plan Policy W4 (Waste Prevention). This will demonstrate how the demolition, construction and operational phases of the development will minimise the generation of waste and provide for the management of waste to help move waste up the Waste Hierarchy.

Other Environmental Considerations (Including Climate Change)

- 6.49 Paragraph 148 of the National Planning Policy Framework requires that “the planning system should support the transition to a low carbon future in a changing climate”, while Devon County Council has declared a climate emergency and committed to facilitating the reduction of Devon’s carbon emissions to net-zero by 2050. The scope for individual planning applications to contribute to these initiatives will be dependent on the nature and scale of the development being proposed, and relevant considerations are outlined below.
- 6.50 In line with Policy SWE1 of the Teignbridge Local Plan, it will be important that any school proposal provides connection to a proposed District Heating Facility within the South West Exeter Development. This should form a condition of the permission, subject to the proviso that an area wide facility goes ahead.
- 6.51 The planning application includes a commitment to an environmental design philosophy that includes: good levels of insulation, minimal air infiltration rates and thermal mass to provide night time cooling; use of renewable energy technologies such as photovoltaics; minimising energy consumption through passive design techniques; maximising daylight whilst avoiding unwanted solar gain; use of highly energy efficient plant and distribution services to minimise carbon emissions; flexibility of layout; BREEAM rating of excellent; sustainable drainage to mitigate against any increased flood risk; finishes and materials to the BRE Green Guide to Specification; minimising construction waste; and an ecologically diverse landscape.
- 6.52 Delivery of these aspirations will be achieved through appropriate conditions, including a requirement for a Carbon Reduction Plan to be submitted with any reserved matters application demonstrating how the detailed design of the development can reduce the carbon emissions associated with the construction of the school buildings. This will ensure the development meets the requirements of Local Plan Policy EN3 (Carbon Reduction Plans).

7. Reasons for Recommendation/Alternative Options Considered

- 7.1 The Committee has the option of approving, deferring or refusing this planning application.
- 7.2 In conclusion it is considered that the principle of the development has already been accepted through the previous outline permission (15/0078/MAJ). The report has addressed the material planning issues raised by the proposal for an education campus, in line with the details submitted, setting out appropriate mitigation measures that can be conditioned through a reserved matters application. It is considered the development should be approved subject to the conditions set out in the Appendix.

Mike Deaton
Chief Planner

Electoral Division: Exminster & Haldon

Local Government Act 1972: List of Background Papers

Contact for enquiries: Hayley Stokes

Room No: AB2, Lucombe House, County Hall

Tel No: 01392 383000

Background Paper

Casework File

Date

Current

File Ref.

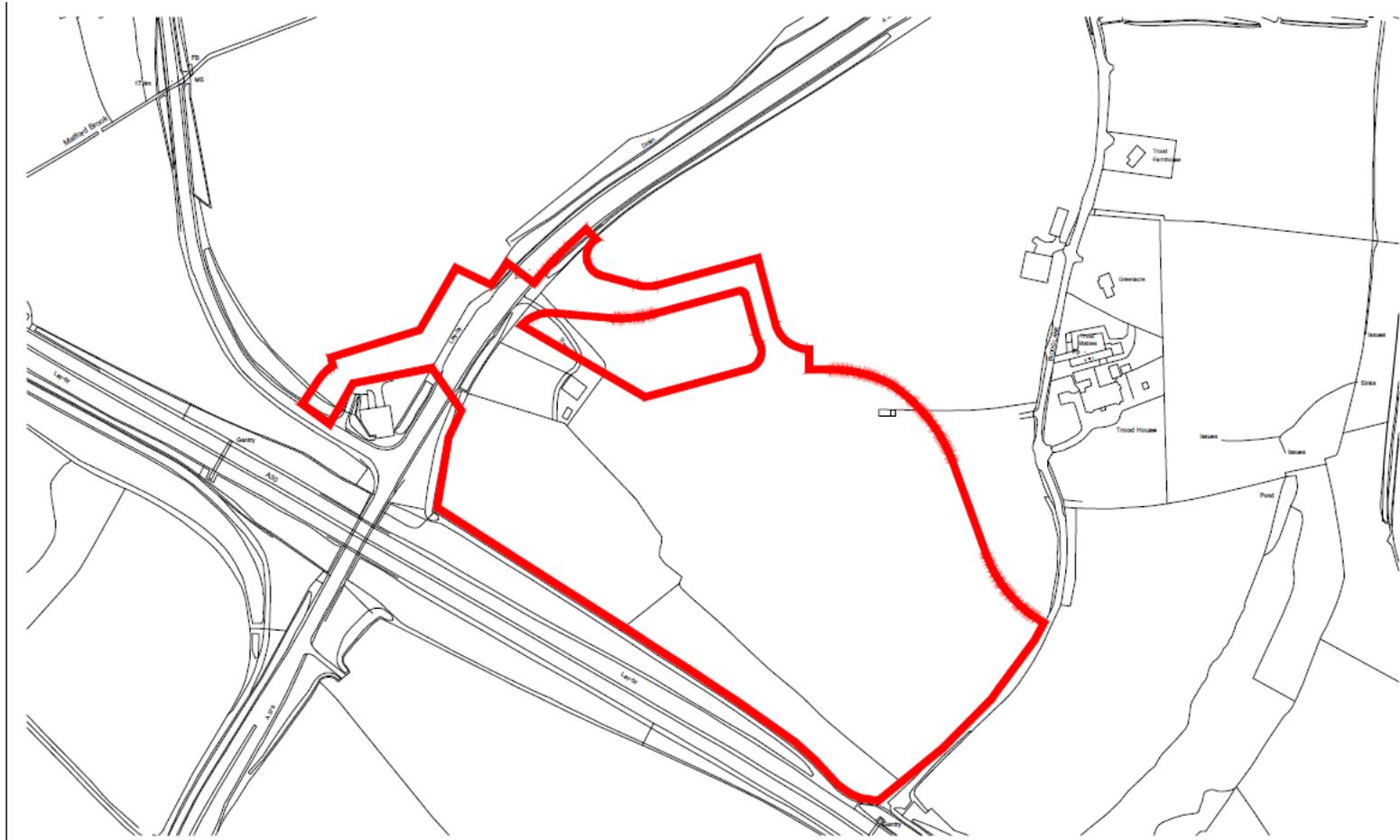
DCC/4136/2019

hs081119dma

sc/cr/630 place primary school and 750 place secondary school a bridge over the A379 near the A30 Exminster
Exeter

02 181119

Location Plan



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A3

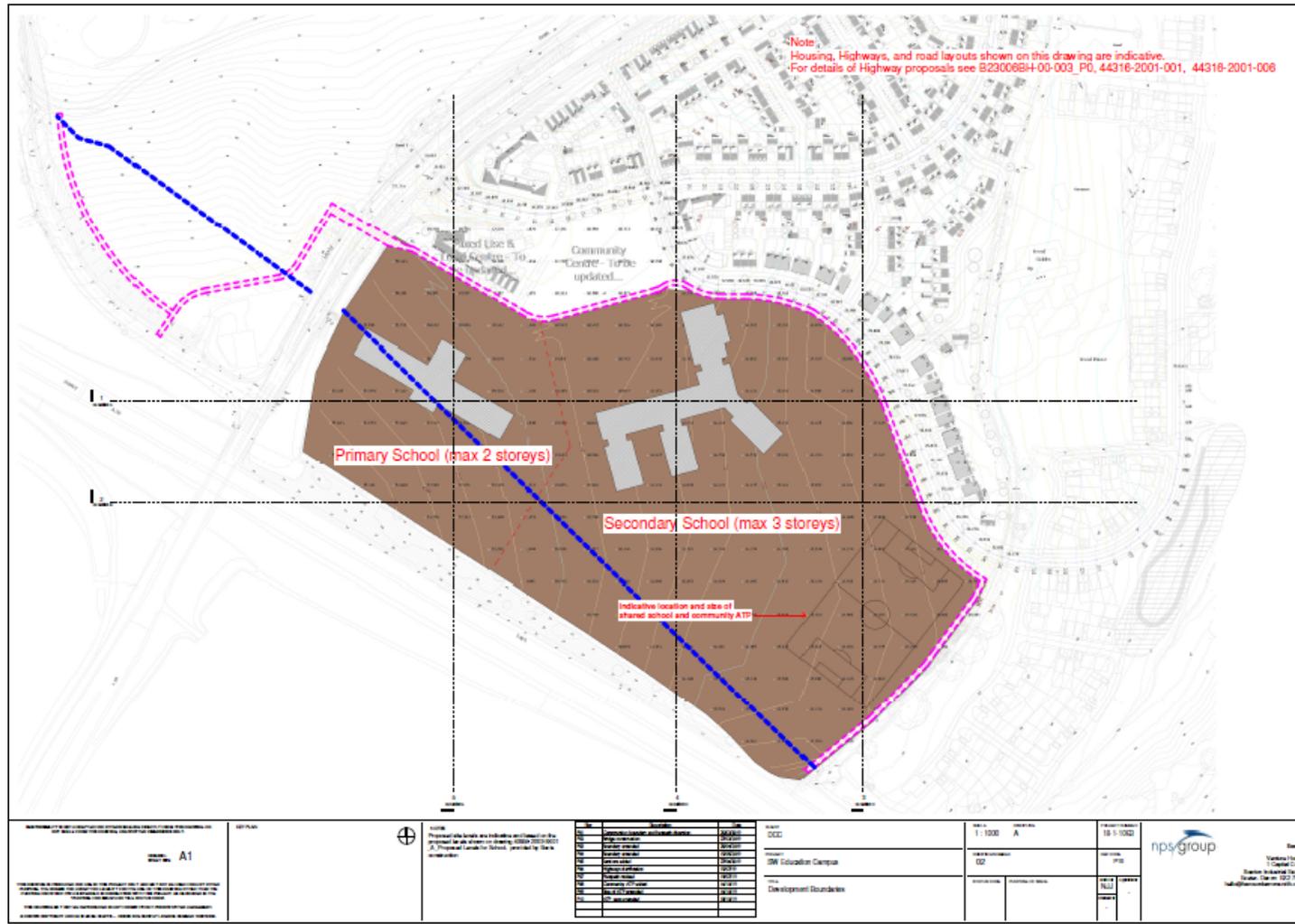
FIRST ISSUE	CLIENT					
P1	Devon County Council					
COMMENT	PROJECT					
	SW Exeter Education Campus					
REV	DRAWN	DATE	CHECKED	DATE	APPROVED	DATE

TITLE
Site Location Plan

NPS South West Ltd
 Venture House, 1 Capital Court, Exeter Location Centre
 Exeter, Devon, EX2 7PL
 Tel: 01392 281200, Email: sales@npsgroup.co.uk, www.npsgroup.co.uk

SCALES	DISCIPLINE	PROJECT NUMBER
1:2500	ARCH	18-1-1063
DRAWING NUMBER		REV CODE
NPS-DR-A-(00)-000		P 1
STATUS CODE	PURPOSE OF ISSUE	DRAWN
S0	PRELIMINARY	NJJ

Site Plan



Planning Conditions

SUBMISSION OF RESERVED MATTERS

1. Approval of the details of access, appearance, landscaping, layout and scale of the proposed development ('the reserved matters') shall be obtained from the County Planning Authority before any development is commenced. Application for approval of the reserved matters shall be made to the County Planning Authority no later than the expiration of three years from the date of this outline permission. The development shall be carried out in accordance with the approved reserved matters details.

REASON: To enable full and proper consideration of the proposed development. The application is in outline only and these details remain to be submitted and approved.

COMMENCEMENT OF DEVELOPMENT

2. The development shall be commenced before the expiry of three years from the date of final approval of the reserved matters.

REASON: In accordance with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

ACCORDANCE WITH PLANS

3. The development shall be carried out in general accordance with the details shown on the approved drawing numbered NPS-DR-A-(00)-000 revision P1 and the Phase 1 Ecological Appraisal (Ecological Surveys Ltd, September 2019), except as varied by the conditions below or any plans and documents that may be approved through submission of the reserved matters.

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

SCOPE OF THE RESERVED MATTERS

CARBON REDUCTION PLAN

4. The submission of reserved matters for appearance, landscaping and layout shall be informed by a Carbon Reduction Plan that shall have been submitted to and approved in writing by the County Planning Authority. This Plan shall include the following measures: consideration of materials, construction methods, design, energy use, water, waste management and carbon offsetting.

The development shall be designed and implemented in accordance with any approved actions.

REASON: To contribute toward reductions in carbon emission, in accordance with Policies EN3 (Carbon Reduction Plans) and S7 (Carbon Emissions Targets) of the Teignbridge Local Plan.

PROVISION FOR SPORT

5. The submission of reserved matters for layout shall include details of all outdoor sports provision for the education campus, including any associated facilities. For natural or artificial turf pitches this shall include:
- (a) an assessment of ground conditions, including drainage and topography, of the land proposed for sports pitches which identifies constraints that could adversely affect playing field quality; and
 - (b) a detailed scheme with measures to address any identified constraints and including a written specification of the proposed soil structure, drainage measures, means of cultivation and other operations associated with establishment and future maintenance of a natural or artificial turf pitch.

The approved scheme for outdoor sports provision shall be implemented in accordance with the details approved under this condition prior to the proposed schools first being brought into use and thereafter maintained in accordance with the approved details.

REASON: To ensure the quality of pitches is satisfactory and form part of the development to accord with Policy SWE1 (South West of Exeter Urban Extension) of the Teignbridge Local Plan and the Teignbridge Sports Pitch Strategy.

LANDSCAPING/TREES

6. The submission of reserved matters for landscaping shall include:
- (a) a detailed Landscape and Visual Appraisal which should appraise the effects on the landscape and views to and from the development and proposed mitigation measures.
 - (b) a Landscaping Scheme which shall include:
 - (i) finished contours of the site;
 - (ii) means of enclosure in and around the site;
 - (iii) hard surfacing materials to be used;
 - (iv) treatment and retention of existing landscape features including trees and hedgerows;
 - (v) structures including furniture, play equipment and signs;
 - (vi) written specifications, including methods of cultivation and other operations associated with plant and grass establishment;
 - (vii) schedules of plants/grass detailing species, planting sizes and proposed numbers and densities.

The landscaping works shall be carried out in accordance with the approved Landscaping Scheme in the first planting and seeding season after completion of the development.

- (c) a Landscape and Ecological Management Plan (LEMP) which shall include:
 - (i) method statements for the maintenance and management associated with the proposed landscaping scheme, along with a timetable/schedule.
 - (ii) ongoing maintenance and management of sustainable drainage features;

- (iii) an annotated map(s) illustrating the measures to mitigate/enhance ecology and landscape on the site.

The development shall be carried out in accordance with the approved LEMP.

REASON: To conserve the character of the local landscape, to ensure that ecological mitigation is built into landscaping requirements, in accordance with Policies S1 (Sustainable Development Criteria), EN2 (Landscape Protection and Enhancement), EN8 (Biodiversity Protection and Enhancement), EN9 (Important Habitat Features) and EN12 (Woodlands, Trees & Hedgerows) of the Teignbridge Local Plan.

PRE-COMMENCEMENT CONDITIONS

SURFACE WATER DRAINAGE

- 7. No part of the development hereby permitted shall commence until the detailed design of the proposed surface water drainage management system, which will serve the development site for the full period of its construction, has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. 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.

The development must be carried out in accordance with the approved details.

REASON: To ensure that surface water runoff from the construction site is appropriately managed so as to not increase the flood risk, or pose water quality issues, to the surrounding area. A plan needs to be demonstrated prior to the commencement of any works to ensure that surface water can be managed suitably without increasing flood risk downstream, negatively affecting water quality downstream or negatively impacting on surrounding areas and infrastructure. In accordance with policy EN4 (Flood Risk) of the Teignbridge Local Plan.

- 8. 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 should be in accordance with the principles of sustainable drainage systems, and those set out in the South West Exeter Primary & Secondary Schools Sustainable Drainage Statement (Ref. 19-1-1073 SuDS/CSB; dated 25th October 2019). 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.

- 9. No part of the development hereby permitted shall be commenced until details of the exceedance pathways and overland flow routes across the site in the event of rainfall in excess of the design standard of the proposed surface water drainage management system have been submitted to, and approved in writing by, the Local

Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority.

REASON: To ensure that the surface water runoff generated from rainfall events in excess of the design standard of the proposed surface water drainage management system is safely managed. In accordance with Policy EN4 (Flood Risk) of the Teignbridge Local Plan.

10. No part of the development hereby permitted shall be commenced until the full details of the adoption and maintenance arrangements for the proposed permanent surface water drainage management system have been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority.

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

REASON: To ensure that the development's permanent surface water drainage management systems will remain fully operational throughout the lifetime of the development. These details need to be submitted prior to commencement of any works to ensure that suitable plans are in place for the maintenance of the permanent surface water drainage management plan, for the reason above.

FOUL DRAINAGE

11. No development shall commence until a scheme for the disposal of foul drainage has been submitted to and approved in writing by the County Planning Authority. Prior to occupation of any part of the development hereby approved, it shall be demonstrated to the County Planning Authority that relevant parts of the scheme have been completed in accordance with the details and agreed timetable. The scheme shall thereafter be managed and maintained in accordance with the approved details.

REASON: To protect water quality in accordance with Policy S11 (Pollution) of the Teignbridge Local Plan.

ECOLOGY

12. No development shall commence until the following measures have been submitted to and approved in writing by the County Planning Authority:
 - (a) results of the Phase 2 Protected Species surveys proposed in the submitted Phase 1 Ecological Appraisal Report (Ecological Surveys Ltd, September 2019); and
 - (b) details of the required ecological mitigation and enhancement measures proposed in the submitted Phase 1 Ecological Appraisal (Ecological Surveys Ltd, September 2019).

REASON: To ensure that protection of species and habitats in accordance with policies S1 (Sustainable Development Criteria) EN8 (Biodiversity Protection and Enhancement) EN9 (Important Habitat Features) EN12 (Woodlands, Trees & Hedgerows) of the Teignbridge Local Plan.

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

13. Before any part of the development commences, a Construction Environmental Management Plan shall be submitted to, and approved in writing by, the County Planning Authority. The Plan shall provide details of:

- (a) timetable/programme of works;
- (b) measures for traffic management [including routing of vehicles to and from the site, details of the number/frequency and sizes of vehicles];
- (c) days and hours of building operations and deliveries; including any further restrictions on noisy operations;
- (d) location of loading, unloading and storage of plant and materials;
- (e) location of contractor compound and facilities;
- (f) provision of boundary fencing/hoarding;
- (g) parking of vehicles of site personnel, operatives and visitors;
- (h) wheel washing;
- (i) dust management and mitigation measures; including complaints procedures and notification, inspections, screening, site layout and liaison meetings;
- (j) detailed proposals and method statement for soil stripping, storage, handling and reinstatement, and any re-use of soils on site (to align with 'Good practice guidance for handling soils and the Construction code of practice for sustainable use of soils on construction sites');
- (k) tree and hedgerow protection which should be carried out in accordance with BS5837; this shall include a tree protection plan and separate monitoring plan for the duration of the construction period;
- (l) other habitat protection measures including control of invasive species;
- (m) species mitigation measures including requirements for Natural England Licences; and
- (n) any lighting control measures for the construction phase.

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

REASON: To minimise the impact of construction on nearby residents, ecology, landscape and local highway network in accordance with Policies EN2 (Landscape Protection and Enhancement), EN8 (Biodiversity Protection and Enhancement), EN9 (Important Habitats and Features), EN11 (Legally Protected and Priority Species), EN12 (Woodlands, Trees and Hedgerows) and EN6 (Air Quality) of the Teignbridge Local Plan.

NOISE

14. Before any part of the development commences, a Noise Impact Assessment and Noise Mitigation and Management Scheme, covering the construction phase and the occupation of the development, shall be submitted to and approved in writing by the County Planning Authority.

REASON: To minimise the effect on the living conditions of local residents and to ensure an appropriate level of amenity for occupiers of the proposed development in accordance with Policies S1 (Sustainable Development Criteria), EN2 (Landscape Protection and Enhancement), EN8 (Biodiversity Protection and Enhancement), EN9 (Important Habitat Features) and EN12 (Woodlands, Trees & Hedgerows) of the Teignbridge Local Plan.

WASTE MANAGEMENT

15. Before the commencement of the development, a Waste Audit Statement for waste arising from the construction of the development shall be submitted to, /and agreed in writing by, the County Planning Authority. The statement shall include:
- (a) methods to reduce the amounts of waste materials;
 - (b) methods to re-use the waste materials within the development;

- (c) methods for the reprocessing and/or final disposal of excavated materials, including locations where such activities will take place (which should hold appropriate planning permission, Environmental Permits and/or Exemptions);
- (d) estimated quantities of excavation/demolition materials arising from the site;
- (e) evidence that all alternative methods of waste management have been considered prior to use of disposal;
- (f) evidence that the distance travelled when transporting waste materials to their final management or disposal point have been kept to a minimum;
- (g) measures for the segregated storage of recyclable and non-recyclable wastes.

The development shall be carried out in accordance with the approved Statement.

REASON: To minimise the amount of waste produced and promote sustainable methods of waste management in accordance with Policy W4 (Waste Prevention) of the Devon Waste Plan.

PUBLIC RIGHTS OF WAY

16. No part of the development hereby approved shall commence until a Public Path Diversion Order is complete for Public Footpath 13, as indicated by the dashed pink lines on plan numbered 02 Revision P10 'Development Boundaries'.

REASON: To ensure that the Public Right of Way is diverted before the development commences. In accordance with Policy SWE1 (South West Exeter Urban Extension) of the Teignbridge Local Plan.

PRE-OCCUPATION CONDITIONS

PHASING

17. The road access to the site, the bridge over the A379 or an interim surface-level crossing of the A379, and linking footpaths outside of the school boundary, shall be completed in advance of the use of the proposed schools.

REASON: To ensure access can be made to the site by the most sustainable modes of transport in accordance with Policy S9 (Sustainable Transport) of the Teignbridge Local Plan.

LIGHTING

18. No external lighting shall be installed in any part of the site until a Lighting Strategy has been submitted to, and approved in writing by, the County Planning Authority. The Lighting Strategy shall include the following details:
- (a) a layout plan showing the location of all external lighting;
 - (b) design of lighting fixtures and mounting height;
 - (c) beam orientation and spread (including any vertical illumination of the Dark Corridor along Trood Lane);
 - (d) controls including movement sensors and/or timers, where practical, to reduce energy consumption);
 - (e) hours of use; and;
 - (f) identification of the area of any light spill, details of mitigation measures, and assessment of the impact of light spill on all receptors including wildlife species.

Installation of any external lighting shall be carried out in accordance with the approved details.

REASON: To protect the amenity of local residents, and to protect the landscape and protected species and habitats in accordance with Policies S1 (Sustainable Development Criteria), EN2 (Landscape Protection and Enhancement), EN8 (Biodiversity Protection and Enhancement), EN9 (Important habitat features) and EN12 (Woodlands, Trees & Hedgerows) of the Teignbridge Local Plan.

COMMUNITY ACCESS AGREEMENT

19. No part of the development hereby approved shall be brought into use until a Community Use Agreement (prepared in consultation with Sport England) has been submitted to, and approved in writing by, the County Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the sports facilities and playing fields to be made available for community use, and include details of pricing policy, hours of use, access by non-educational users, management responsibilities and a mechanism for review.

The development shall not be used otherwise 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 Policy SWE1 (South West of Exeter Urban Extension) of the Teignbridge Local Plan.

ARCHAEOLOGY

20. Before the proposed schools are first occupied, the results and interpretation of the archaeological investigation works that have already taken place at the site, shall be made available within the school, in a format that shall first have been approved in writing by the County Planning Authority.

REASON: To ensure that an appropriate record, dissemination and interpretation of archaeological evidence found at the site is made available within the school for educational purposes in accordance with Paragraph 199 of the National Planning Policy Framework (February 2019).

SCHOOL TRAVEL PLAN

21. Before any part of the development is brought into use, a School Travel Plan shall be submitted and approved in writing by the County Planning Authority. The School Travel Plan shall include:
- (a) provision of infrastructure that will promote healthy and sustainable travel to school through walking, cycling and use of public transport, e.g. cloakrooms and lockers for pupils to store books, equipment and bags;
 - (b) provision of sufficient, suitable and secure cycle storage;
 - (c) provision of safe and secure access and exit to the school site;
 - (d) a maximum of 108 car parking spaces across the campus and no other spaces on site, unless the need for more spaces is identified in the School Travel Plan;
 - (e) measures for encouraging and educating children about safe and sustainable travel to the school; and
 - (f) an implementation programme.

The School Travel Plan shall be implemented in accordance with the approved implementation programme.

REASON: To ensure safe and sustainable travel to in accordance with Policies S09 (Sustainable Transport) & S7 (Carbon Emission Targets) of the Teignbridge Local Plan.

CYCLE PARKING

22. Secure cycle parking facilities shall be constructed prior to any part of the development hereby permitted being brought into use, in accordance with details that shall have been submitted to, and agreed in writing by, the County Planning Authority, A minimum of 185 cycle parking spaces shall be provided.

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

REASON: To promote sustainable travel to the school, in accordance with Policies S9 (Sustainable Transport) and SWE1 (South West Exeter Urban Extension) of the Teignbridge Local Plan.

DISTRICT HEATING FACILITY

23. The development hereby approved shall be connected to the District Heating Facility for the South West Exeter Urban Extension prior to any part being brought into use, unless it can be demonstrated to the reasonable satisfaction of the County Planning Authority prior to commencement of the development that such connection would not be viable or feasible or would unreasonably delay construction.

REASON: To help reduce energy use in accordance with Policies SWE1 (South West of Exeter Urban Extension) and S7 (Carbon Emissions Targets) of the Teignbridge Local Plan.

INFORMATIVE NOTES

It is expected that the proposal for the school will be consistent with the policies and aims for the wider masterplan for the South West Exeter Urban Extension. In advance of the submission of any reserved matters, a Landscape and Visual Assessment, Tree Protection Plan, and Design Guidance and Framework Plan that align with the wider masterplan should be agreed with the County Council and used to inform development of the design, appearance, scale and layout of the proposed development.

The grant of planning permission does not grant the right to close, alter or build over a public right of way, even temporarily, including, for example, a change in its surface, width or location. Nothing should be done to divert or stop up a public right of way without following the due legal process, including confirmation of any permanent diversion or stopping-up order and the provision of any new path. In order to avoid delays this should be considered at an early opportunity.

If a temporary closure is required during construction works, e.g. for safety reasons, the applicant would need to apply to the County Council for a [Temporary Traffic Regulation Order](#)."

Development of proposals for playing fields should comply with the relevant industry Technical Guidance, including 'Natural Turf for Sport' (Sport England, 2011).

It is expected that proposals for any external lighting will be consistent with Lighting Strategy associated with the wider urban extension (as per condition 18 of consent 15/00708/MAJ)

In developing proposals for the management of surface water, the applicant should refer to Devon County Council's Sustainable Drainage Guidance.

It is expected that the Landscape and Ecological Management Plan required by this permission will be consistent with Landscape and Ecological Management Strategy associated with the wider urban extension (as per condition 11 of consent 15/00708/MAJ)