

Appendix B

Proposed erection of modular classroom to replace existing modular building; additional car parking and associated works, Henley-in-Arden C of E Primary School, Arden Road, Henley-In-Arden, B95 5FT.

SDC/20CC009

Planning Conditions.

1. The development hereby approved shall be commenced no later than three years from the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the application form and with the details shown on drawings and documents:

- Design and Access Statement by YMD Boon Ltd dated 13.11.2020;
- Preliminary Ecological Appraisal by Ecology Resources Ltd dated Sept 2020;
- Pre-Development Tree Survey Report by Ecology Resources Ref: 20101, Issued 15.09.20;
- Tree Constraints Plan Henley-in-Arden School Drawing No: 20101-01 Rev B;
- Tree Protection Plan Henley-in-Arden School Drawing No:20101-02 Rev B;
- Location Plan: J4600-01;
- Site Plan: J4600-10 (excluding the detail of the car parking spaces);
- Proposed plan: J4600-30 Rev A;
- Proposed plan: J4600-31;
- Proposed elevations: J4600-51

and any samples or details approved in accordance with the conditions attached to this permission, except to the extent that any modification is required or allowed by or pursuant to these conditions.

Reason: In order to define the exact details of the planning permission granted and to secure a satisfactory standard of development.

3. The development hereby permitted shall not commence until details of all external materials and external colour samples to be used for the development have been submitted to and approved in writing by the County Planning Authority. The development shall then be carried out in accordance with the details (or any variation) so approved.

Reason: To ensure the satisfactory appearance of the completed development.

4. The development hereby permitted shall not commence until a Construction Management Plan has been submitted to and approved in writing by the County Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason: In the interest of highway safety.

5. No development shall take place until adequate measures have been taken to protect existing trees during development. A suitable barrier shall be erected adjacent to the trees before work starts. This fenced area shall include a buffer zone of at least 2 metres between the development and the nearest edge of the tree's canopy. No vehicles, plant or equipment shall enter and no materials shall be stored within this buffer zone.

Reason: To ensure the protection of existing trees during development.

6. The development shall be implemented in accordance with the replacement tree planting scheme as detailed in Table 2 of the Pre-Development Tree Survey Report and drawing number 20101-02 Rev B Tree Protection Plan or any variation submitted to and approved in writing by the County Planning Authority, and planting shall be carried out:

- a) Before the end of the current or first available planting season following practical completion of the development hereby permitted: or
- b) In accordance with a timetable agreed in writing with the County Planning Authority.

Any such trees that are removed, die or become, seriously damaged or defective within five years of planting shall be replaced with specimens of a similar size and species as originally required.

Reason: To ensure the provision of the amenity afforded by trees in respect of the proposed development.

7. Within 6 months of the first occupation of the SEND unit a Green Travel Plan to promote sustainable transport choices to the site shall have been submitted to and approved in writing by the County Planning Authority. The measures (and any variations) so approved shall be implemented at all times. The Plan shall:
- (i) specify targets for the proportion of pupils, employees and visitors travelling to and from the site by foot, cycle, public transport, shared vehicles and other modes of transport which reduce emissions and the use of non-renewable fuels;
 - (ii) set out measures designed to achieve those targets together with timescales and arrangements for their monitoring, review and continuous improvement;
 - (iii) identify a senior manager of the school with overall responsibility for the plan and a scheme for involving staff, pupils and visitors of the school in its implementation and development.

Reason: In order to minimise traffic, congestion and potential parking issues in and around the school site and to preserve highway safety.

Notes

Ecology notes:

- Bats can be found in many buildings, even those that initially appear to be unsuitable or have been subject to a bat survey and found no evidence. Therefore, if any evidence of bats is found on site, work should stop while a bat survey is carried out by an experienced bat worker, and any recommendations made following the survey are undertaken. It should also be noted that as bats are a mobile species and can move into a property with potential access at any time. Bats and their roost sites are protected under the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 and are also deemed European Protected Species.
- In view of the nearby records and suitable habitat, care should be taken when clearing the ground prior to development and when storing materials on site. If evidence of specially protected species such as reptiles or amphibians is found (great crested newt, grass snake, common lizard or slow worm), work should stop while WCC Ecological Services (01926 418060) or Natural England (02080 261089) are contacted. If common amphibians are found during works, these should be moved carefully to a suitable habitat outside of the construction area. Reptiles and amphibians are protected to varying degrees under the Wildlife and Countryside Act 1981 (as amended) and great crested newts are additionally deemed European Protected Species under the Conservation of Habitats and Species Regulations 2017.

- In view of the nearby hedgehog record and suitable habitat, care should be taken when clearing the ground prior to development. If any hedgehogs are found, these should be moved carefully to a suitable adjacent habitat. Hedgehogs are of high conservation concern and are a Species of Principal Importance under section 41 of the NERC Act.
- Where possible enhancements should be incorporated into the development to improve the habitats and opportunities for the local wildlife and increase biodiversity. Examples of such enhancements are; bat and bird boxes which can be used by a variety of species, planting native species hedges, wildflower planting and habitat piles of rubble, logs and earth which can be used by reptiles, amphibians and invertebrates. The WCC Ecological Services (tel: 01926 418060) would be pleased to advise further if required.

Development Plan Policies Relevant to the Decision.

Stratford-on-Avon District Council Core Strategy (Adopted July 2016)

Policy CS1 Sustainable Development

Policy CS2 Climate Change and Sustainable Construction

Policy CS.4 Water Environment and Flood

Policy CS.6 Natural Environment:

Policy CS.8 Historic Environment:

Policy CS.9 Design and Distinctiveness

Policy AS.4 Henley-in-Arden

Compliance with the Town and Country Planning (Development Management Procedure) (England) Order 2015

In considering this application the County Council has complied with paragraph 38 contained in the National Planning Policy Framework.