

Appendix B

Erection of a two storey Sixth Form Centre, re-cladding and re-roofing existing Sports Hall, Provision for a new MUGA and other enabling works.

WDC/21CC003

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 the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the application forms, reports and drawings numbered:
 - Design and Access Statement – Champion School by ADP dated February 2021;
 - ADP-00-GF-DR-A-0902 Rev: S2 P2 - Proposed Site Plan;
 - ADP-00-R1-DR-A-0907 Rev: S2 P1- Proposed Block Plan;
 - ADP-00-GF-DR-A-0908 Rev S2 P1 – Proposed Sixth Form Block Plan;
 - ADP-00-GF-DR-A-1010 – Sixth Form Proposed GA Ground Floor Plan;
 - ADP-00-01-DR-A-1011 Rev S2 P P1 – Sixth Form Proposed GA First Floor Plan;
 - ADP-00-R1-DR-A-1012 Rev S2 P1 – Sixth Form Proposed GA Roof Plan;
 - ADP-00-ZZ-DR-A-1210 Rev S2 P P1 – Sixth Form Proposed GA Elevations Sheet 1 of 2;
 - ADP-00-ZZ-DR-A-1210 Rev S2 P P1 – Sixth Form Proposed GA Elevations Sheet 2 of 2;
 - ADP-00-ZZ-DR-A-1212 Rev: S2 P P1 – Sixth Form Proposed CW Bay Elevation;
 - ADP-00-ZZ-DR-A-0910 Rev: S2 P2 – Proposed Site Sections;
 - ADP-00-ZZ-DR-A-1320 Rev: S2 P P1 – Sixth Form Proposed GA Sections;
 - ADP-04-GF-DR-A-1015 Rev:S2 P2 – Sports Hall Proposed GA Ground Floor Plan Refurb;
 - ADP-04-R1-DR-A-1016 Rev: S2 P1 – Sports Hall Proposed GA Roof Plan Refurb;

- ADP-04-XX-DR-A-1220 Rev: S2 P2 – Sports Hall Proposed Elevations;
- ADP-04-ZZ-DR-A-1221 Rev: S2 P1 – Sports Hall Proposed Sections;
- ADP-XX-XX-DR-0912 Rev S2 P1 – New Proposed MUGA;
- CSP2-BML-XX-XX-DR-C-0102 P01 - Fire Tender Vehicle Swept Path Information
- 20030_DR-M902 Rev P01 - Fire Hydrant Positions
- Energy Statement Report prepared by Reeves Associates dated Feb 2021
- Air Quality Mitigation Statement: Phase 2, Champion School & Community College – Phase 2, Leamington Spa prepared by RSK, dated 12 May 2021
- Tree Survey and Arboricultural Impact Assessment 8646-D-AIA – Haydens dated 17/02/21
- Biodiversity Impact Assessment – Champion School, prepared by Guma Ltd dated March 2021.

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 ensure a satisfactory standard of development.

3. The details of all external materials and external colour samples to be used for the development shall be submitted within 3 months of the commencement of the approved development and approved in writing by the County Planning Authority. The development shall be carried out in accordance with the details (or any variation) so approved.

Reason: To ensure a satisfactory appearance of the completed works.

4. The development hereby permitted (including demolition) shall not commence until further bat survey of the site, to include appropriate activity surveys in accordance with BCT Bat Surveys – Good Practice Guidelines, has been carried out and if bats are found to be affected a detailed mitigation plan including a schedule of works and timings has been submitted to and approved in writing by the County Planning Authority. Such approved mitigation plan (if required) shall thereafter be implemented in full.

Reason: To ensure that protected species are not harmed by the development.

5. No part of the development hereby permitted shall be commenced and nor shall any equipment, machinery or materials be brought onto the site until a scheme for the protection of all existing trees and hedges to be retained on site has been submitted to and approved in writing by the County Planning Authority and has been put in place. The scheme must include details of the erection of stout protective fencing and be in

accordance with British Standard BS5837:2012, Trees in Relation to design, demolition and construction. Nothing shall be stored or placed in those areas fenced in accordance with this condition and nor shall the ground levels be altered or any excavation take place in those areas without the prior consent in writing of the County Planning Authority. The approved scheme shall be kept in place until all parts of the development have been completed and all equipment, machinery and surplus materials have been removed.

Reason: To protect trees and other features on site during construction.

6. No development for the Sixth Form building or groundworks for the enabling works within the school grounds hereby permitted shall take place until:
 - a) a Written Scheme of Investigation (WSI) for a programme of archaeological evaluative work has been submitted to, and approved in writing by, the County Planning Authority;
 - b) the programme of archaeological evaluative work and associated post-excavation analysis, report production and archive deposition detailed within the approved WSI has been undertaken and a report detailing the results of this fieldwork, and confirmation of the arrangements and timetable for the deposition of the archaeological archive, has been submitted to the County Planning Authority;
 - c) An Archaeological Mitigation Strategy document (including a Written Scheme of Investigation for any archaeological fieldwork proposed) has been submitted to, and approved in writing by, the County Planning Authority. This should detail a strategy to mitigate the archaeological impact of the proposed development and should be informed by the results of the archaeological evaluation.

Reason: To protect and record features of archaeological importance.

7. No development for the MUGA shall take place until either:
 - (i) Details are submitted to and approved in writing by the County Planning Authority demonstrating that the depth of works for the construction of the MUGA do not penetrate the ground below the original ground level; or
 - (ii)
 - a) Written Scheme of Investigation (WSI) for a programme of archaeological evaluative work has been submitted to, and approved in writing by, the County Planning Authority;
 - b) the programme of archaeological evaluative work and associated post-excavation analysis, report production and archive deposition detailed within the approved WSI has been undertaken.

A report detailing the results of this fieldwork, and confirmation of the arrangements and timetable for the deposition of the archaeological archive, has been submitted to the planning authority;

c) An Archaeological Mitigation Strategy document (including a Written Scheme of Investigation for any archaeological fieldwork proposed) has been submitted to, and approved in writing by, the County Planning Authority. This should detail a strategy to mitigate the archaeological impact of the proposed development and should be informed by the results of the archaeological evaluation.

Reason: To protect and record features of archaeological importance.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any order revoking and re-enacting that order with or without modification, no excavation of or intrusion into the ground below the MUGA as constructed shall take place without the prior consent in writing of the County Planning Authority.

Reason: To protect and record features of archaeological importance.

9. 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 Plan shall include but not be limited to:
- i. details of measures to ensure no mud/debris shall be deposited on the adopted highway;
 - ii. details to demonstrate HGVs can turn/manoeuvre within the area on site;
 - iii. details of construction staff parking

All works of demolition or construction shall be carried out in strict accordance with the Plan (or any variation) so approved.

Reason: In the interests of highway safety.

10. The development hereby permitted shall not commence until a Construction and Environmental Management Plan has been submitted to and approved in writing by the County Planning Authority. The agreed Construction and Environmental Management Plan shall thereafter be implemented in full.

Reason: To ensure that protected species are not harmed by the development. (In discharging this condition, the County Planning Authority expect to see details concerning pre-commencement checks for bats, breeding birds and appropriate working practices and

safeguards for wildlife that are to be employed whilst works are taking place on site).

11. Within 3 months of the commencement of the development hereby permitted a detailed Landscape and Ecological Management Plan shall be submitted to and approved in writing by the County Planning Authority. The Plan should include details of planting and maintenance of all new planting. Details of species used and sourcing of plants should be included. The approved Plan shall thereafter be implemented in full.

Reason: To ensure a net biodiversity gain in accordance with the NPPF.

12. The development hereby permitted shall be implemented fully in accordance with the *Soft Landscape Plan - Drawing no. 001244 -ADP-00-ZZ-DR L1900 Rev S2 P4* or any variation submitted to and agreed in writing by the County Planning Authority.

Reason: To ensure the satisfactory appearance of the completed development and to ensure a biodiversity net gain.

13. The landscaping scheme approved pursuant to condition 12 of this permission shall be implemented in the first planting season following completion of the development hereby approved and, unless otherwise agreed in writing by the County Planning Authority, should any plants, trees or shrubs planted as part of the landscaping scheme die, be removed or become damaged or seriously diseased within five years of the initial planting then they shall be replaced in the next planting season with others of a similar size and species.

Reason: To ensure the satisfactory appearance of the completed development and to ensure a biodiversity net gain.

14. Noise arising from any construction works for the development hereby permitted must not exceed 65 dB (LAeq 10hr) at the nearest residential receptor. Noise measurements shall be taken during construction works at boundary locations representative of residential receptors using a minimum Type 1 Sound Level Meter on a daily basis and records kept for inspection by the County Planning Authority and Warwick District Council. Noise equipment used for monitoring shall conform with class 1 requirements, following the specification in BS EN 61672-1, Electroacoustics – Sound level meters – Part 1: Specifications.

Reason: To protect the amenities of the occupiers of nearby properties in the area.

15. Within one month of the installation of noise generating plant or equipment required for the development hereby approved, a Noise Verification report shall be submitted to and approved in writing by the County Planning Authority to demonstrate that the noise arising from plant or equipment at these premises, when measured one metre from the façade of any noise sensitive premises, will not exceed the background noise level by more than 3dB (A) measured as LAeq (5 minutes). If the noise in question involves sounds containing a distinguishable, discrete, continuous tone (whine, screech, hiss, hum etc.) or if there are discrete impulses (bangs, clicks, clatters, thumps etc.) or if the noise is irregular enough to attract attention, 5dB(A) shall be added to the measured level. The plant and equipment shall be operated and maintained fully in accordance with this noise limit.

Reason: To protect the amenities of the occupiers of nearby properties in the locality.

16. The development hereby permitted shall be implemented in accordance with the MUGA External Lighting Layout, drawing number 20030-REEVES-00-XX-DR-E-0902 Rev P01 or any variation as approved in writing by the County Planning Authority and lighting shall conform with the approved details at all times.

Reason: In the interests of public amenity and to ensure that protected species are not harmed by the development.

17. The Sixth Form building hereby permitted shall not be occupied until road improvements in general accordance with the details of drawing numbered CAM-BML-SO-XX-DR-c-1200 Rev P01 entitled 'S278 Signs and Road Markings' have been implemented to the satisfaction of the County Planning Authority.

Reason: In the interests of highway safety.

18. The development hereby permitted shall not be occupied until the revised parking shown on the submitted drawing ADP-00-GF-DR-A-0908 Rev S2 P1 has been constructed.

Reason: In the interests of highway safety and in order to ensure adequate provision for car parking to serve the development on the school site.

19. The existing vehicular access road between the school entrance and the central car park area shall be widened so as to provide for the two-way passage of vehicles.

(i) A Stage 2 Road Safety Audit Report and Designer's response shall be submitted to and approved in writing by the County Planning Authority;

(ii) The development for the Sixth Form building hereby permitted shall not be occupied until the approved works have been carried out.

Reason: In the interests of highway safety and to prevent vehicles entering the school site from queuing back onto the roundabout.

20. Within 6 months of the first occupation of the approved Sixth Form building a Green Travel Plan to promote sustainable transport choices for people travelling to and from the site shall have been submitted to and approved in writing by the County Planning Authority. The measures (and any variations) so approved shall continue to 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 monitoring, review and continuous improvement;
- (iii) explain and justify the targets and measures by reference to the transport impact assessment;
- (iv) identify a senior manager at 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.

21. No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles, the approved drainage layout (CAM-BML-XX-XX-DR-C-0600, T02) and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the County Planning Authority in consultation with the LLFA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall:

- include the results of infiltration testing in accordance with the BRE 365 guidance to clarify whether or not an infiltration type drainage strategy is an appropriate means of managing the surface water runoff from the site.
- Demonstrate that the surface water drainage system(s) are designed in accordance with 'The SuDS Manual', CIRIA Report C753.
- Limit the discharge rate generated by all rainfall events up to and including the 100 year plus 40% (allowance for climate change) critical rain storm to the discharge rates as shown in the approved drainage drawing of 2l/s and 2.5l/s for the respective outfalls.

Demonstrate the provisions of surface water run-off attenuation storage in accordance with the requirements specified in 'Science Report SC030219 Rainfall Management for Developments' and the approved Drainage Strategy.

- Demonstrate detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details of any attenuation system, and outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus 40% climate change return periods.
- Provide plans and details showing the allowance for exceedance flow and overland flow routing, and how overland flow routing will reduce the impact of an exceedance event.
- Provide evidence to show an agreement from Severn Trent Water to connect to the existing surface water network.
- Provide a maintenance plan giving details on how the entire surface water systems shall be maintained and managed after completion for the lifetime of the development and the name and contact details of the party responsible.

Reason: To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of the sustainable drainage structures.

Notes

Highway Authority Informatives:

1. Condition number 17 requires works to be carried out within the limits of the public highway. The applicant / developer must either enter into a Highway Works Agreement made under the provisions of Section 278 of the Highways Act 1980 for the purposes of completing the works or arrange for an equivalent agreement between WCC's Head of Service. The applicant / developer should note that feasibility drawings of works to be carried out within the limits of the public highway which may be approved by the grant of this planning permission should not be construed as drawings approved by the Highway Authority, but they should be considered as drawings indicating the principles of the works on which more detailed drawings shall be based for the purposes of completing an agreement under Section 278.

An application to enter into a Section 278 Highway Works Agreement or equivalent should be made to Environment Design Services, Communities Group, Warwickshire County Council, Shire Hall, Warwick, CV34 4SX.

In accordance with Traffic Management Act 2004 it is necessary for all works in the Highway to be noticed and carried out in accordance with the

requirements of the New Roads and Streetworks Act 1991 and all relevant Codes of Practice.

Before commencing any Highway works the applicant / developer must familiarise themselves with the notice requirements, failure to do so could lead to prosecution.

Applications should be made to the Street Works Manager, Budbrooke Depot, Old Budbrooke Road, Warwick, CV35 7DP. For works lasting ten days or less ten days, notice will be required. For works lasting longer than 10 days, three months' notice will be required.

2. Pursuant to Section 149 and 151 of the Highways Act 1980, the applicant/developer must take all necessary action to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's/developer's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.

WCC Ecology:

General trench note:

Particular care should be taken when clearing ground prior to development, and if evidence of badger, amphibians or reptiles is found (such as the presence of newts, lizards, snakes, reptile sloughs or badgers, snuffle holes, latrines or established setts) work must stop immediately while WCC Ecological Services or Natural England are contacted. Applicants are advised to pay particular attention to foundation ditches, which can be hazardous to badgers. Sloping boards or steps should be provided to allow animals to escape from such ditches should they become trapped. Failure to consider this matter, leading to the death of individuals, may leave the developer liable for prosecution. Further information about species licensing and legislation can be obtained from the Species Licensing Service on 01733 455136. Badgers and their setts (communal place of rest) are protected under the Protection of Badgers Act 1992, making it illegal to carry out work that may disturb badgers without a Natural England licence. Reptiles and amphibians are protected to varying degrees under the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 and great crested newts are additionally deemed European Protected Species.

Generic reptile and amphibian note:

In view of the nearby pond, 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 or Natural England is contacted. Reptiles and amphibians are protected to varying degrees under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act 2000 and great

crested newts are additionally deemed European Protected Species under the Conservation of Habitats and Species Regulations 2010.

Lead Local Flood Authority Informative Notes:

1. The LLFA does not consider oversized pipes or box culverts as sustainable drainage. Should infiltration not be feasible at the site, alternative sustainable drainage should be used, with a preference for above ground solutions.
2. Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management. Sustainable Drainage Systems (SuDS) are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on-site as opposed to traditional drainage approaches which involve piping water off-site as quickly as possible.
3. SuDS involve a range of techniques including methods appropriate to impermeable sites that hold water in storage areas e.g. ponds, basins, green roofs etc. rather than just the use of infiltration techniques. Support for the SuDS approach is set out in NPPF.

Development Plan Policies Relevant to the Decision.

Warwick District Adopted Local Plan (2011 – 2020)

Policy DS5 - Presumption in Favour of Sustainable Development

Policy SC0 - Sustainable Communities

Policy BE1 - Layout and Design

Policy BE3 - Amenity

Policy TR1 - Access and Choice

Policy TR3 - Parking

Policy HS7 - Crime Prevention

Policy CC1 - Planning for Climate Change Adaptation

Policy CC3 - Buildings Standards and other Sustainability Requirements

Policy FW1 - Reducing Flood Risk

Policy FW2 - Sustainable Drainage

Policy NE3 - Biodiversity

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 2019