

Appendix B.

Outline planning permission with all matters reserved apart from access, for the development of a new 2 Form Entry Primary School and 34 Full Time Equivalent place Nursery with associated external areas, access and parking on land north of Fusiliers Way and directly south and southwest of Evergreen SEN School, Warwick and full planning permission for the creation of habitat mitigation area

WDC/23CC001

Outline Application Planning Conditions.

Time Limits

1. Before the commencement of development, full details of the following reserved matters shall be submitted to and approved in writing by the County Planning Authority:
 - a) Appearance
 - b) Layout
 - c) Scale
 - d) Landscaping and hard surfacing

Reason: To ensure submission of detailed schemes.

2. Applications for approval of the reserved matters shall be made to the County Planning Authority before the expiration of three years from the date of this permission and the development begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Reserved Matters Details

3. The reserved matters submissions shall be substantially in accordance with the following drawings and plans: 4332-01 Rev C and 4332-105 Rev I.

Reason: In order that the development generally complies with the approved plans to ensure the development is in keeping with the character and appearance of the area, protects the amenities of local residents and to secure a high quality and sustainable form of development.

4. The reserved matters to be submitted in accordance with condition 1 shall include details of all earthworks and the finished floor levels of buildings and levels of playing field and sporting facilities together with details of existing and proposed site levels on the application site and the relationship with adjacent land and buildings.

Reason: To ensure sufficient information is submitted to demonstrate a satisfactory relationship between the proposed development and adjacent buildings.

5. All Reserved Matters applications submitted pursuant to this permission shall be designed to the principles of the "Secured by Design NEW Schools 2014" standards adopted by Warwickshire Police.

Reason: In order to minimise crime and disorder on the site.

Pre-Commencement Conditions

6. 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 Construction Management Plan shall include but not be limited to details of:

- (i) Measures to prevent excessive surface water runoff during the construction phase.
- (ii) any temporary measures required to manage traffic during construction,
- (iii) plans and details of haul roads within the site and for the turning and unloading and loading of vehicles within the site during construction,
- (iv) dust management and suppression measures,
- (v) odour management and suppression measures
- (vi) demolition or clearance works,
- (vii) Measures to ensure no mud/debris shall be deposited on the adopted highway including details of wheel washing,
- (viii) Noise assessment and mitigation method statements for the construction activities; in accordance with provisions of BS 5228:2009

Code of practice for noise and vibration control on construction and open sites – Part 1 and 2;

- (ix) Concrete crusher if required or alternative procedure;
- (x) delivery times,
- (xi) site lighting,
- (xii) Access and protection arrangements around the site for pedestrians, cyclists and other road users,
- (xiii) restrictions on burning and details of all temporary contractors buildings,
- (xiv) plant and storage of materials associated with the development process.'
- (xv) External safety and information signing notices,
- (xvi) Complaints procedures, including complaints response procedures and dedicated points of contact
- (xvii) Membership of the considerate contractors scheme
- (xviii) Best practicable means shall be employed at all times to control noise and dust on the site including:
 - Work which is likely to give rise to noise nuisance be restricted to the following hours: Mon-Fri 7.30 am - 5 pm, Sat 7.30 am - 1pm. No working Sundays or Bank Holidays.
 - Delivery vehicles should not be allowed to arrive on site before 8 am or after 4.30 pm Mon – Fri, 8 am - 1 pm Sat and not on Sundays or Bank Holidays.

All development shall take place in accordance with the approved Construction management Plan unless formally agreed in writing by the County Planning Authority.

Reason: To minimise the impact of construction upon local residents, users of the highway and the local environment.

7. The development hereby permitted shall not commence 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 fieldwork and associated post-excavation analysis and report production detailed within the approved WSI has been undertaken. A report detailing the results of this fieldwork, and confirmation of the arrangements 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.

The development, and any archaeological fieldwork, post-excavation analysis, publication of results and archive deposition detailed in the approved documents, shall be undertaken in accordance with the approved documents.

Reason: To protect and record features of archaeological importance.

8. The development hereby permitted shall not commence until a Low Emission Strategy in compliance with the Warwick District Council Air Quality Supplementary Planning Document has been submitted to and approved in writing by the County Planning Authority. The approved strategy shall be implemented in full prior to the occupation of the development and shall not be altered in any way without the express written agreement of the County Planning Authority.

Reason: In the interests of public safety and amenity in accordance with Local Plan Policy TR2. (For guidance to discharge this condition, see notes from Warwick District Council Environmental Health Officer below).

9. The development hereby permitted shall not commence until a scheme for the provision of adequate water supplies and fire hydrants necessary for firefighting purposes at the site shall have been submitted to and approved in writing by the County Planning Authority. The development shall not be occupied until the approved scheme has been implemented in full.

Reason: In the interests of public safety and the protection of emergency firefighters.

10. The development hereby permitted shall not commence until a schedule of all external finish materials to be used on the exterior of the buildings hereby permitted shall be 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: In order to ensure a satisfactory appearance of the completed development.

11. The development hereby permitted shall not commence until a detailed landscape scheme has been submitted and approved by the County Planning Authority. The approved scheme shall not be amended in any form without express consent of the County Planning Authority.

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

12. No development shall take place unless and until:
 - a. A detailed assessment of ground conditions of the land proposed for the new playing field land as shown on drawing number 4332-105 Rev I shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and

- b. Based on the results of this assessment to be carried out pursuant to (a) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) shall be submitted to and approved in writing by the County Planning Authority after consultation with Sport England.

The works shall be carried out in accordance with the approved scheme within a timescale to be first approved in writing by the County Planning Authority after consultation with Sport England.

Reason: To ensure that site surveys are undertaken for new playing fields and that any ground condition constraints can be and are mitigated to ensure provision of an adequate quality playing field and to accord with Local Plan Policy SC0.

13. No development shall commence until details of the design and layout of artificial mini soccer pitch have been submitted to and approved in writing by the County Planning Authority after consultation with Sport England. The artificial mini soccer pitch shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Local Plan Policy SC0.

14. 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 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.

15. The development hereby approved shall not commence (including demolition, ground works and vegetation clearance) until a Construction and Environmental Management Plan (CEMP) (Biodiversity) has been submitted to and approved in writing by the County Planning Authority. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that protected species are not harmed by the development. (The details of the requirements to discharge the CEMP condition are set out in the Ecology notes below).

16. The development hereby approved shall not commence until a landscape and ecological management plan (LEMP) has been submitted to and approved in writing by the County Planning Authority. The approved plan shall be implemented in accordance with the approved details.

Reason: To ensure a net biodiversity gain in accordance with NPPF. (The details of the requirements to discharge the LEMP condition are set out in the Ecology notes below).

17. No development shall take place until a detailed lighting scheme has been submitted to and approved in writing by the County Planning Authority.

Reason: In the interest of the amenity of the area and to ensure that protected species and habitats to be retained are not harmed by the development in accordance with National Planning Policy Framework (NPPF), ODPM Circular 06/2005. (Details required to discharge this planning condition are set out in Ecology notes below)

18. No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and the approved Flood Risk Assessment (Flood Risk Assessment and Drainage Strategy February 2023 Revision 2) has been submitted to and approved in writing by the County Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall:

1. Limit the discharge rate generated by all rainfall events up to and including the 1 in 100 year (plus an allowance for climate change) critical rain storm to the QBar Greenfield runoff rate of 7.5l/s for the site in line with the approved Flood Risk Assessment (Flood Risk Assessment and Drainage Strategy February 2023 Revision 2).
2. Where the drainage scheme proposes to connect into a 3rd party asset, for example a public sewer, further information should be provided regarding the ownership, purpose, location and condition of this asset along with confirmation of the right to connect into it. This could take the form of land ownership plans showing riparian ownership, land drainage consent, flood risk activity permit or agreement under Section 106 of the Water Industry Act (1991).
3. Provide drawings / plans illustrating the proposed sustainable surface water drainage scheme. The strategy agreed to date may be treated as a minimum and further source control SuDS should be considered during the detailed design stages as part of a 'SuDS management train' approach to provide additional benefits and resilience within the design.
4. Provide detail drawings including cross sections, of proposed features such as attenuation features, and outfall structures. These should be feature-

- specific demonstrating that such the surface water drainage system(s) are designed in accordance with 'The SuDS Manual', CIRIA Report C753.
5. Provide detailed, network level calculations demonstrating the performance of the proposed system. This should include:
 - a. Suitable representation of the proposed drainage scheme, details of design criteria used (incl. consideration of a surcharged outfall), and justification of such criteria where relevant.
 - b. Simulation of the network for a range of durations and return periods including the 1 in 2 year, 1 in 30 year and 1 in 100 year plus 40% climate change events.
 - c. Results should demonstrate the performance of the drainage scheme including attenuation storage, flows in line with agreed discharge rates, potential flood volumes and network status. Results should be provided as a summary for each return period.
 - d. Evidence should be supported by a suitably labelled plan/schematic (including contributing areas) to allow suitable cross checking of calculations and the proposals.
 6. Provide plans such as external levels plans, supporting the exceedance and overland flow routing provided to date. Such overland flow routing should:
 - a. Demonstrate how runoff will be directed through the development without exposing properties to flood risk.
 - b. Consider property finished floor levels and thresholds in relation to exceedance flows. The LLFA recommend FFLs are set to a minimum of 150mm above surrounding ground levels.
 - c. Recognise that exceedance can occur during any storm event due to a number of factors therefore exceedance management should not rely on calculations demonstrating no flooding.

Reason: To prevent the increased risk of flooding; to improve and protect water quality; and to improve habitat and amenity.

19. No development shall commence unless and until a scheme ("the scheme") to ensure that there is biodiversity net gain as a result of the development has been submitted to and agreed in writing by the County Planning Authority. The net biodiversity impact of the development shall be measured in accordance with a revised DEFRA biodiversity metric for the wider application area (whole application site including full application) and the scheme shall include:
 1. Proposals for on-site mitigation and/or for off-site offsetting;
 2. A methodology for the identification of any receptor site(s) for offsetting measures;
 3. The identification of any such receptor site(s);
 4. The provision of arrangements to secure the delivery of any offsetting measures (including a timetable for their delivery); and

5. A management and monitoring plan (to include for the provision and maintenance of any offsetting measures for no less than 30 years).

The written approval of the County Planning Authority shall not be issued before the arrangements necessary to secure the delivery of any offsetting measures have been executed. The scheme shall be implemented in full accordance with the requirements of the scheme or any variation so approved.

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

Prior to Occupation

20. Prior to the first occupation of the development hereby permitted, the proposed access and visibility splays as indicatively shown on the submitted Drawing 24321-01b (or as amended by Road Safety Audit or Detailed Design) must be complete and open to traffic. The development shall not be brought into use until the access has been laid out and constructed within the public highway in accordance with the standard specification of the Highway Authority.

Reason: In the interests of highway safety.

21. Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the County Planning Authority, and a copy of the completed approved agreement has been provided to the County Planning Authority. The agreement shall apply to the sports fields, artificial grass pitch and Multi Use Games Area (MuGA) and include details of pricing policy, hours of use, access by non-educational establishment 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 facilities, to ensure sufficient benefit to the development of sport and to accord with Local Plan Policy SC0.

22. No occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment (Flood Risk Assessment and Drainage Strategy February 2023 Revision 2) has been submitted in writing by a suitably qualified independent drainage engineer and approved in writing by the Local Planning Authority. The details shall include:
 1. Demonstration that any departure from the agreed design is in keeping with the approved principles.
 2. Any As-Built Drawings and accompanying photos
 3. Results of any performance testing undertaken as a part of the application process (if required / necessary)

4. Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
5. Confirmation that the system is free from defects, damage and foreign objects

Reason: To secure the satisfactory drainage of the site in accordance with the agreed strategy, the NPPF and Local Planning Policy.

23. No occupation or use of the development shall take place until a detailed, site-specific maintenance plan is provided in writing to the County Planning Authority. The maintenance plan should:
1. Provide the name of the party responsible, including contact name, address, email address and phone number.
 2. Include plans showing the locations of features requiring maintenance and how these should be accessed.
 3. Provide details on how each surface water relevant feature shall be maintained and managed for the lifetime of the development.
 4. Be of a nature to allow an operator, who has no prior knowledge of the scheme, to conduct the required routine maintenance.

Reason: To ensure the future maintenance of the sustainable drainage structures.

Full Planning Application Conditions

Commencement Date

24. 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.

General Operations

25. The development hereby approved shall be carried out in accordance with drawings numbered: 4332-01 Rev C, 4332-105 Rev I, 4332-106 Rev B, 4332-107 Rev BD 4332-108 Rev A 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 and to secure the ecological and biodiversity enhancements.

26. The programme of archaeological work, including fieldwork, associated post-excavation analysis, publication of results and archive deposition, detailed in the Archaeology Warwickshire document titled 'Myton Gardens Habitat Area, Myton Road, Warwick. Written Scheme of Investigation. Archaeological Watching Brief. Version 2', shall be undertaken.

Reason: To protect and record features of archaeological importance.

27. The development hereby approved shall be carried out in accordance with the tree protection measures detailed on drawing 230523 1543 TPP V2 and Appendix 7 of the Arboricultural Impact Assessment Rev 1 prepared by Wharton Natural Infrastructure Consultants dated 25 May 2023. 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 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.

28. The development hereby permitted shall be implemented in accordance with the Myton Gardens Primary School Biodiversity Construction Environmental Management Plan (CEMP) - Project Number 2484100 dated May 2023. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the County Planning Authority.

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

29. The development hereby permitted shall be implemented in accordance with the Landscape and Planting Plan detailed on drawing number LP2355-FIR-ZZ-XX-DR-L-5001 P01 before the end of the current or first available planting season following practical completion of the development hereby permitted. 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.

Development plan policies relevant to this decision:

Warwick District Adopted Local Plan 2011 – 2029 (Sept 2017)

Policy DS5 Presumption in Favour of Sustainable Development
Policy SC0 Sustainable Communities
Policy DS11 Allocated Housing Sites

Policy DS12 Allocation of Land for Education
Policy BE1 Layout and Design
Policy BE3 Amenity
Policy TR1 Access and Choice
Policy TR2 Traffic Generation
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

Notes:

Ecology

1. In discharging condition 15 for a Construction and Environmental Management Plan (Biodiversity) (CEMP) for the outline application area shall include the following:
 - a) Risk assessment of potentially damaging construction activities.
 - b) Identification of “biodiversity protection zones”.
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs.

2. In discharging condition 16 (LEMP)

The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implantation of the plan.
- h) Ongoing monitoring and remedial measures.

- i) Details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The LEMP shall also include details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The plan shall also set out (where results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

3. In discharging condition 17 (lighting) the County Planning Authority expects lighting to be restricted around the site boundary trees/hedgerows, bat roosts, and to be kept to a minimum at night across the whole site in order to minimise impact on emerging and foraging bats and other nocturnal wildlife. This could be achieved in the following ways:
 - Lighting should be directed away from vegetated areas
 - Lighting should be shielded to avoid spillage onto vegetated areas
 - The brightness of lights should be as low as legally possible
 - Lighting should be timed to provide some dark periods
 - Connections to areas important for foraging should contain unlit stretches

Highway Authority

Condition 20 (full layout and construction) requires work to be carried out within the limits of the public highway.

In terms of design guidance this is carried out in conjunction with the County Road Construction Strategy 2022 on our website as referred to on the opening page. Please see below link:

<https://api.warwickshire.gov.uk/documents/WCCC-770-261>

Before commencing such works the developer must enter into a Highway Works Agreement with the Highway Authority under the provisions of Section 184 of the Highways Act 1980. Application to enter into such an agreement should be made to the Planning & Development Group, Communities Group, Warwickshire County Council, Shire Hall Post Room, Warwick, CV34 4SX or by email to: s38admin@warwickshire.gov.uk

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 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 or by email to: streetworks@warwickshire.gov.uk

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.

Section 39 of the Road Traffic Act 1988 requires local authorities to take such measures as appear to the Authority to be appropriate to reduce the possibilities of accidents when new or improved roads come into use. In submitting plans for the approval of reserved matters the applicant is advised that an independent stage 1 Road Safety Audit of the proposals must be provided to satisfy the requirements of the Act.

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.

Warwick District Council Environmental Health Officer

Warwick District Council has adopted an Air Quality Supplementary Planning Document (SPD). The applicant is required by condition 8 to produce a Low Emission Strategy in compliance with the SPD guidance for approval prior to commencement of the development. The Low Emission Strategy guidance establishes the principle of Warwick District as an 'Emission Reduction Area' and requires developers to use 'reasonable endeavours' to minimise emissions and, where necessary, off set the impact of development on the environment. Under the guidance the proposed school development is classified as a Medium scheme because it meets DfT Threshold Criteria for a Transport Assessment, as such the developer is required to offer Type 1, and 2 mitigation from the SPD guidance to make the scheme acceptable. As explained in the guidance, electric vehicle (EV) recharging provision is required for 10% of the parking spaces provided in the development (this may be phased with 5% provision initially and a further 5% trigger). The guidance sets out a range of locally specific measures to be used to minimise and/or off set the emissions from new development, however these are suggestions and other innovative ideas are encouraged.

Warwickshire Fire and Rescue Service criteria:

as required by Approved Document B,

Volume 2, Requirement B5 – Access and Facilities for the Fire Service:

- Minimum width of the access road is 3.7 metres along the entire length
- Minimum width of any gateways is 3.1 metres
- Minimum height clearance is 3.7 metres
- Minimum carrying capacity is 12.5 tonnes
- A fire appliance to gain access to within 45 metres of all points within the footprint of each building or in accordance with table 15.1 of ADB, Volume 2.

- Every elevation to which vehicle access is provided should have a door, a minimum of 750mm wide, to give access into the building. The maximum distance between doors, or between a door and the end of the elevation, is 60m.
- Dead-end access routes longer than 20m require turning facilities
- Turning circles should be a minimum of 16.8m between kerbs or 19.2m between walls.

The applicant's attention is drawn to the need for the development to comply with Approved Document B, Volume 2, Section B5 – Access and Facilities for the Fire Service.

Full details including the positioning of access roads relative to buildings, the arrangement of turning circles and hammer heads etc. regarding this can be found at; www.warwickshire.gov.uk/fireguidancecommercialdomesticplanning
Where compliance cannot be met, please provide details of alternative measures you intend to put in place.

Our ref: 00/038107/GA0063/MH
Warwickshire Fire & Rescue Service
Fire Protection Department Service HQ, Warwick Street, Leamington Spa, CV32 5LH. Tel: 01926 466 263
firesafety@warwickshire.gov.uk
www.warwickshire.gov.uk

Please also note: The Warwickshire County Council Guide 2001, Transport and Roads for Developments, Section 5.18; Access for Emergency Vehicles.

For Consideration:

Warwickshire Fire and Rescue Authority fully endorse and support the fitting of Sprinkler installations, in accordance with the relevant clauses of BS EN 12845 : 2004, associated Technical Bulletins, and or to the relevant clauses of British Standard 9251: 2014, for residential premises.

Warwickshire Fire and Rescue Authority ask you to consider and ensure that access to the site, during construction and once completed, are maintained free from obstructions such as parked vehicles, to allow Emergency Service vehicle access.

Sports England

- (i) Sport England advises that the artificial pitch should be constructed in accordance with Sport England's Artificial Surfaces for Outdoor Sport Design Guidance Note and should the pitch be utilised for school football matches it would need to be tested to enable it to be placed on the FA's 3G pitch register.
- (ii) In relation to the natural turf pitches Sport England recommends that a ground conditions assessment is undertaken by a sports turf specialist/agronomist who can recommend a scheme for preparing the playing fields to the required specification. The recommended scheme should then be implemented.

Detailed guidance on the issues that require consideration is set out in Sport England's guidance 'Natural Turf for Sport.'

- (iii) The applicant is advised that the design and layout of the artificial mini soccer pitch should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, National Governing Bodies for Sport. Particular attention is drawn to: Sport England's Artificial Surfaces for Outdoor Sport Design Guidance Note
<https://sportengland-production-files.s3.eu-west-2.amazonaws.com/s3fs-public/artificial-surfaces-for-outdoor-sports-2013.pdf>
- (iv) Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplications/> For artificial grass pitches it is recommended that you seek guidance from the Football Association/Rugby Union on pitch construction when determining the community use hours the artificial pitch can accommodate.

Warwickshire Police

Building sites and in particular, site offices and storage areas are becoming common targets for crimes such as theft of plant and fuel. These sites should be made as secure as possible. All plant and machinery should be stored in a secure area. Tools and equipment should be marked in such a way that they are easily identifiable to the company. Consideration should be given to the use of security patrols.

Developers are now requested to inform the local Safer Neighbourhood Policing Team, which covers the area of the development that they have arrived on site and provide contact numbers of the site manager for use in the case of an emergency. A grid reference for the site should be provided. This will help to reduce the possibilities of a delayed response.

Lead Local Flood Authority

Any Construction Environmental Management Plan (CEMP) for the application site should include measures to prevent excessive surface water runoff during the construction phase. CIRIA Report C768 provides guidance on the construction of SuDS, however this document is also beneficial as it highlights site soil management to ensure exceedance flows do not impact third party land and nearby properties.

Informatives for the next stage of design

As outlined within condition 18, the strategy should be treated as a minimum at this stage of the design. Further consideration should be given during the next stage of the design to incorporate additional, localised source control SuDS such as green roofs, rain-gardens and tree pits as part of a 'SuDS management train' approach to provide water quality, amenity and bio-diversity benefits and increase the resilience within the design.

At the 'discharge of condition' stage proposals for surface water drainage should be approaching a level of detail suitable for tender or construction. Documentation

should show the drainage scheme including SuDS features, specific details (e.g. standard details or cross sections) and demonstrate the performance and of the system through calculations and exceedance management respectively. Such scheme should be in line with the original planning application/permission and where significant changes are made, justification should be provided.

Development Plan Policies Relevant to the Decision.

Warwick District Adopted Local Plan 2011 – 2029 (Sept 2017).

Policy DS5: Presumption in Favour of Sustainable Development
Policy SC0: Sustainable Communities
Policy DS11: Allocated Housing Sites
Policy DS12: Allocation of Land for Education
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.