

Application Number 07/2023/00063/FUL

Address Seven Stars County School
Peacock Hall Road
Leyland
Preston
Lancashire
PR25 1TD

Applicant Department for Education

Agent Mrs Katie Delaney
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Development Erection of a part single storey, part 2 storey primary school building together with car parking, landscaping, formation of MUGA, associated works and the installation of temporary classrooms following the demolition of the existing buildings

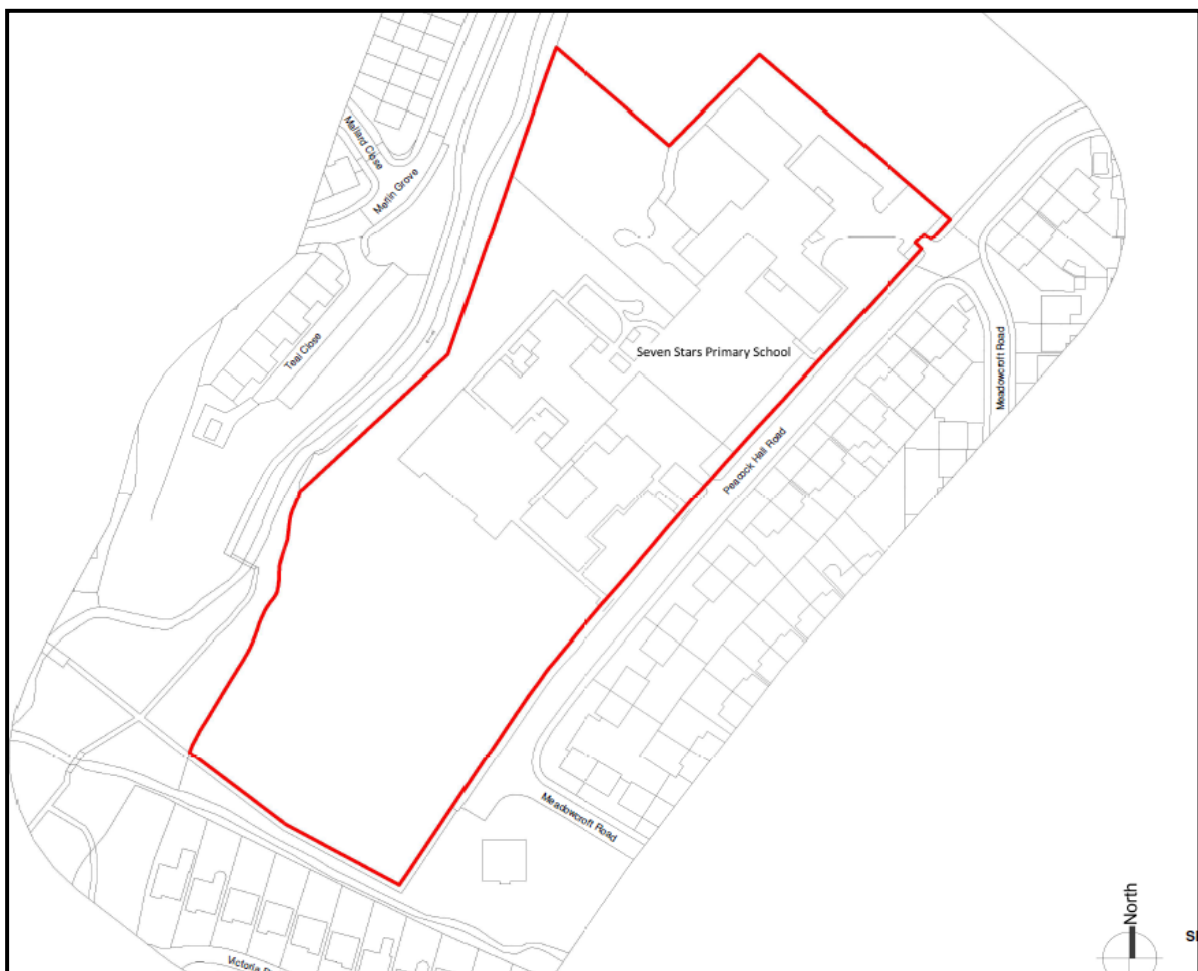
Officer Recommendation **Approval with Conditions**

Date application valid 23.01.2023

Target Determination Date 16.06.2023

Extension of Time

Location Plan



1. Report Summary

1.1 The application proposes the redevelopment of the Seven Stars Primary School in Leyland and involves the erection of a part single, part 2-storey school building, car parking, landscaping, temporary classroom accommodation and the formation of a Multi-Use Games Area.

1.2 The proposal has been assessed in terms of its compliance with relevant policies in the Local Plan and Core Strategy and is found to be largely compliant or can be compliant with the imposition of conditions.

1.3 However, concerns were raised by Environmental Health in respect of the impacts on the residential amenity of neighbouring properties due to the proposed community use of the MUGA. In order to protect the amenity of the neighbouring residents, Environmental Health require a condition be imposed to restrict the hours of use of the MUGA. Although initially this seemed to be in conflict with the advice from Sport England who promote community use, they have since confirmed they do not object to the proposed reduced hours of use of the MUGA as they understand that the existing hard landscaping area was not previously used for community use. Thus, Sport England consider that there would still be an overall for sporting betterment for the community.

1.5 On balance, it is considered that, with the restriction in the hours of use condition in place, the proposals are acceptable and the application is recommended for approval subject to the imposition of conditions.

2. Site and Surrounding Area

2.1 Seven Stars Primary school is located on Peacock Hall Road, Leyland within the Existing Built Up Area of Leyland. The site is bounded by Mill Brook to the West, Wade Brook to the South and Peacock Hall Road to the east.

2.2 The school is within a residential area with the nearest residential neighbours located on the other side of Peacock Hall Road. To the west of the site across Mill Brook are further residential properties.

2.3 The school grounds are allocated as Green Infrastructure and form a flood plain for each of the water courses with the majority of the site being within Flood Zones 2 and 3. There is a narrow section of site adjacent to Peacock Hall Road that is within Flood Zone 1.

3. Planning History

07/1983/0388 Extension for Nursery Class, New covered porch, cloak/reception area and store. APV 27/07/1983

07/1992/0688 Extension to provide additional classroom accommodation. APV 04/11/1992

07/2004/0737 County Matter. Replacement of existing timber shed. 5 m x 2.4 m metal container for use as storage facility for outdoor play equipment RNO 26/07/2004

07/2009/0648/CM Single storey extension to existing junior block and alterations to existing junior / infant block. RNO 20/11/2009

07/2009/0489/CM Retrospective application for the installation of a timber agility play area on existing tarmac playground with wet pour safety surface. RNO 23/09/2009

07/2010/0127/CM External ramps, steps and alteration to widen 4 external door to improve disabled access. RNO 25/03/2010

07/2013/0132/CM Renewal of fencing and gates to front of the school with 1.8m high security railings and gates. NOS 23/04/2013

4. Proposal

4.1 The application proposes the redevelopment of Seven Stars Primary School and will comprise of the erection of a part single storey, part 2 storey primary school building together with car parking, landscaping, formation of a Multi-Use Games Area (MUGA), associated works and the installation of temporary classrooms following the demolition of the existing buildings. The proposal will incorporate 10 new classrooms, group teaching spaces, hall, staff offices together with ancillary areas.

4.2 The proposed building will measure overall 65m by 18m with a flat roof to a height of 9m over the 2-storey elements and 5.3m over the single storey elements

4.3 Externally there will be new playground areas to the rear of the building that connect to the soft landscaped areas. The new building will screen the main playground from the houses on Peacock Hall Road.

4.4 The existing grass pitch will be re-formed to provide one U9/10 7-a-side football pitch measuring 54.87 by 36.57 with 3m overrun and a second U7/8 5-a-side football pitch measuring 37m by 27m with 3m overrun.

4.5 A Multi Use Games Area (MUGA) is also proposed between the school building and the external grass pitches. This will be enclosed with a 3m high weldmesh fence and will overall measure 35m by 33.5m and will be finished in a porous macadam surface.

4.5 Whilst the new building is being constructed there will be phased demolition of the existing buildings and pupils will be housed in temporary classrooms. The temporary classrooms building will be located to the western side of the proposed MUGA and will measure 33m by 9m with a flat roof to a height of 3.2m and will be 3.6m off ground level due to the platform and ramped access. Internally, it will provide for 3 classrooms and 2 x WC facilities

5. Submitted Plans and Documents

5.1 Plans

Planning Application Forms and Certificate	MUGA layout plan
Location Plan	GA Sections
Topographical Survey Plan	Ground Floor Plan
Existing Site Plan	Roof Plan
Site Plan	Landscape General Arrangements
Site Plan Proposed External Area Types	Detailed Planting Proposals
Site Sections	Tree Plan
Streetscene	Proposed Elevations
Proposed Site Levels	Temporary Accommodation Plans
First Floor Plan	Temporary Accommodation Elevations
Boundary Treatment Plan	

5.2 Documents

Air Quality Survey prepared by Wood Group UK Ltd
Archaeology – Heritage Preliminary Survey prepared by Wood Group UK Ltd
Arboricultural Impact Assessment prepared by Amenity Tree
Bat Roost Assessment prepared by Echo Calls Bat Surveys
Biodiversity Net Gain report prepared by ERAP
Construction Method Statement prepared by Conlon Construction Ltd
Construction Logistics Plan prepared by Conlon Construction Ltd
Crime Impact Statement prepared by Rachel Hines
Design and Access Statement prepared by Bowker Sadler Architecture
Drainage Strategy prepared by Clancy Consulting
Energy Statement prepared by Clancy Consulting
Flood Risk Assessment prepared by Clancy Consulting

Phase 1 Ecological Appraisal prepared by ERAP
Phase 1 Ground Investigation report prepared by Wood Group UK Ltd
Phase 2 Ground Investigation report prepared by Wood Group UK Ltd
Planning Statement (including Statement of Community Involvement) prepared by
Maybern Planning and Development
Transport Statement prepared by Eddisons Transport Planning & Design
Tree Survey and Constraints Report prepared by Amenity Tree

5.3 Amended and additional plans were submitted as a discrepancy with the existing site layout was discovered and this resulted in updates to the drawings listed below together with new plans not previously submitted (Boundary Treatment, Hardworks Surfaces Edges and MUGA setting out plans). The amendments relate to the existing pitch having originally been drawn at an incorrect size and orientation. This meant that the initially proposed layout for the pitches was not deliverable. The existing plans are now accurate, and the proposed layout is now for 2 pitches that correctly align with what can be delivered. There are no other changes, but additional information has also been provided in response to the proposed conditions.

Site Plan
Existing Site Plan
Landscape General Arrangement
Detailed Planting Proposals
Hardworks Surfaces Edges
Boundary Treatment

Tree Plan
Site Plan-Proposed External Area Types
Proposed Site Levels
Design & Access Statement
Additional setting out plan MUGA
Highway Condition Survey

6. Summary of Publicity

6.1 Neighbouring properties were notified, and 2 site notices posted with one letter of representation being received on behalf of the local residents, commenting as follows:

Do not object to the younger and future generation having brand new facilities to use but do have some concerns regarding the planning application.

1) From the plans it looks like the new building will be two stories and located very close to the main road of Peacock Hall Road which will certainly be an eye sore for us living directly opposite the playground and the size will certainly block out natural daylight and look directly into our homes. I have concerns about privacy, size and losing light.

2) Parking is huge issue around this school. Residents, and the school itself know exactly how bad the Parking situation is. Parents blocking drives of residents constantly, parking from teachers, buses for swimming lessons and school trips, food deliveries. I certainly think parking needs to be looked at further in this application. Could there be some facility for parents to drop off their children built into the plans, almost like a turning circle perhaps. I have seen these at a few schools and they work well. I think a bigger access point for larger vehicles would help as well and a bigger car park for staff, so they are not parking along the main road.

6.2 In terms of community involvement, a Statement of Community Involvement has been submitted which advises that the developers carried out a letter drop to 3500 local houses the week commencing 23rd November 2022 and the proposals were made available to view on the school's website in December and comments invited. Just one comment was received, supporting the proposals, as follows:

- I think the plans are a good idea. This area has a run down and neglected feel and badly needs some modernisation and new investment.
- I think the new primary school is needed, the existing school is dated and not fit for purpose.

- I think the development would help improve the delivery of education, it would improve health and safety for the children and staff and would also help improve the wider area and encourage more investment.

7. **Summary of Consultations**

7.1 **County Highways** provided comments based on all the information provided by the applicant to date and following a site visit. They confirm they have no objections and consider the proposals should have a negligible impact on highway safety and capacity, commenting that the proposed development will be situated on a site which already functions as a primary school.

7.1.1 County Highways have reviewed the Lancashire County Councils five-year data base for Personal Injury Accident (PIA). The data base indicates Peacock Hall Road has a good road safety record for the last five years.

7.1.2 As the proposal is not increasing the number of pupils attending the school, they are satisfied with the submitted Transport Statement.

7.1.3 County Highways comment that the application form states there is to be altered vehicular and pedestrian access. However, the proposed full site plan, drawing 1001 indicates the existing accesses are to remain unaltered, but the most westerly vehicle access is proposed to be utilised by the minibus and SEND drop off, whilst the existing easterly vehicle access is to now serve the main car park.

7.1.4 County Highways noted the main car park had the addition of a substation which it is proposed to be accessed from the adopted highway. They consider that, given the heavy pedestrian footfall at this location, the access to the substation needs to be from the car park. However, this has now been removed from the plans.

7.1.5 County Highways are satisfied with the submitted Construction Management Plan and this can be conditioned as such. Equally the plans for the temporary classrooms and the temporary construction works access, which will need to be completed under a Section 171 Agreement.

7.1.6 County Highways require conditions are imposed to ensure that no development takes place until a survey of the condition of the adopted highway has been submitted for approval; that the construction site access is formed to the satisfaction of the highway authority; that a scheme for the surfacing of the car parking areas is submitted; that the motorcycle parking provision shown on the plans is completed and that the cycle parking provision shown on the plans is completed, both prior to first use

7.1.7 They also require 2 highway notes to be included on the decision notice, advising the application that, under the Highways Act 1980 Section 171 (Vehicle crossings over footways and verges) Lancashire County Council as Highway Authority must specify the works to be carried out and that planning consent does not give approval to a connection being made to Lancashire County Council's highway drainage system.

7.1.8 Following submission of the amended/additional plans County Highways were reconsulted and they confirmed that the Highway Condition Survey is acceptable providing the roads which have been submitted are the only unclassified roads the HGVs will be accessing whilst working on the site. They also advise that, from the information submitted, none of the amendments impact the highway and as such have no objection to the proposed amendments as they do not alter anything from a highway perspective

7.2 **Environmental Health** advise that the proposed MUGA will result in intensification of the use of the site, which has the potential to significantly affect nearby residents due to

increased noise levels. This is exacerbated by the nearest residential properties being approx. 25m away, with flat free-field topography, in a very quiet area, with no prominent noise source other than the local road network.

7.2.1 Whilst some controls can be put in place to control noise from the physical installation such as stiffened fencing, rubber mounts and restrict usage days/times; it is very difficult to control patron noise and spectator noise which is probably where the most intrusive noise would come from.

7.2.2 Noise is a material consideration in this case and therefore, to minimise the impact of the installation on nearby residential properties, the following restrictions should be applied to the days/times of the use of the MUGA and these can be secured by condition;

- 0900-1800 Mon-Fri
- 0900-1300 Sat
- No use Sundays and Bank Holidays.

7.2.3 Additionally, Environmental Health require a condition be imposed that no external flood lighting or security lights should be installed at the MUGA without first obtaining written permission from the local planning authority.

7.2.4 Environmental Health also require a number of other conditions be imposed in respect of the hours of construction; the hours of deliveries of construction materials or removal of construction waste; and the submission of a construction nuisance prevention plan. However, as a CMP has been submitted with this application, Environmental Health removed the requested condition.

7.2.5 Finally, Environmental Health advised that the information submitted as part of the application in relation to Air Quality and Contaminated Land are sufficient to negate the need for any further action on these areas.

7.2.6 Environmental Health were reconsulted following the amended/additional plans and confirmed their original comments remain

7.3 **Environment Agency** have no objection to the development, commenting that they have reviewed the FRA in so far as it relates to their remit, and are satisfied that the development would be safe without exacerbating flood risk elsewhere providing the proposed flood risk mitigation measures are implemented. Therefore, the proposed development must proceed in strict accordance with the FRA and the mitigation measures identified.

7.4 **Lead Local Flood Authority (LLFA)** initially objected on the basis that the Surface Water Sustainable Drainage Strategy was inadequate and set out the reasons for their objection.

7.4.1 As a result, updated plans and calculation details were provided by the applicant and the LLFA were reconsulted. They withdrew the objection, advising the application would be acceptable subject to the inclusion of conditions. The conditions are in respect of the development being carried out in accordance with the submitted Flood Risk Assessment; that a Final Surface Water Sustainable Drainage Strategy be submitted; that a Construction Surface Water Management Plan be submitted; that a Sustainable Drainage System Operation and Maintenance Manual be submitted and that a Verification Report of Constructed Sustainable Drainage System be submitted.

7.4.2 The LLFA also require an informative note be included on the decision notice in respect of the connection to Main River and the requirements of an environmental permit from the Environment Agency to discharge to the main river.

7.5 **United Utilities** advise that, following a review of the submitted Drainage Strategy, confirm the proposals are acceptable in principle. However, they request a condition is imposed to ensure the development is carried out in accordance with the principles set out in the submitted foul and surface water drainage design drawing 4/888, Rev 02 by Clancy Consulting. They also request a condition for the submission of a sustainable drainage management and maintenance plan, but this is covered by the LLFA. Finally, UU require informative notes be included on the decision notice in respect of their property, assets and infrastructure; water and wastewater services and contact details

7.6 **Greater Manchester Ecology Unit (GMEU)** advise that the information submitted with the application includes a bat survey, an Ecological Survey and Assessment, an Assessment of Biodiversity Net Gain and the metric. Based on these the site has some but limited ecological value.

7.6.1 The Ecological Assessment recommendation that a Construction Environment Management Plan (CEMP) for Biodiversity is prepared and implemented and therefore GMEU advise that a condition is imposed to ensure the measures outlined in section 5.3 of the Assessment are implemented.

7.6.2 The Assessment also recommends the use of bat and bird boxes to enhance biodiversity of the site, which cannot be included in the metric calculation. As the landscaping plans do not include the any such boxes, GMEU recommend that a condition is imposed to ensure this.

7.6.3 In terms of biodiversity net gain, the information submitted demonstrates that the proposals will result in an overall net gain in biodiversity. Some of the tree and shrub species listed in the landscaping plans are not locally native so GMEU recommend that beech, hornbeam and field maple be replaced with locally native species such as hawthorn, holly and oak.

7.6.4 Notwithstanding this, to ensure that the gain in biodiversity is maintained in the long term a Landscape and Ecological Management Plan should be required and secured by condition.

7.7 **The Arboriculturist** advised that an Arboricultural Method Statement (AMS) should be submitted for hard surface installation and any other works within the Root Protection Area (RPA) of trees. The AMS should include design and installation detail and load bearing temporary/permanent surfaces within the RPA. This can be secured by conditions.

7.7.1 The Arboriculturist considers the replacement tree planting numbers are acceptable. However, the size and species of native trees needs to be supplied. Again, this can be secured by conditions.

7.7.2 The Arboriculturist was reconsulted following the amended/additional plans. Additionally, the applicant confirmed that the AMS was included within the AIA. The Arboriculturist confirmed that the condition requiring the submission of an AMS was therefore no longer required.

7.8 **Sport England** considered the application in light of the National Planning Policy Framework, particularly Para 99, and Sport England's Playing Fields Policy and initially objected because they did not consider the proposals accord with any of the exceptions to Sport England's Playing Fields Policy or with Paragraph 99 of the NPPF. However, they provided possible resolutions and a copy of the consultation response was forwarded to the applicant.

7.8.1 Further details were therefore submitted, and Sport England re-consulted. They advised that they assessed the additional information against the points raised in the

'possible resolution' section of their previous response. This is detailed within the 'Impact on Playing Fields and Hard Play Areas' section of this report. In conclusion, and on the basis of the additional information submitted, Sport England withdrew its objection, subject to conditions being imposed should the application be approved.

7.8.2 Sport England were then reconsulted following the amended/additional plans and commented that, regarding the grass pitch provision, a minimum safety run-off of 3m must be provided from all perimeter lines of the grass pitches. However, where pitches adjoin each other, an additional 2m spectator area should be included, meaning 8 meters should be left between the two pitches. Therefore, Sport England requested the proposed site plan be revised to address this, prior to determination. The revised site plan should then be included/referenced within the planning conditions requested by Sport England in their earlier response. As such, a revised site plan was provided to address Sport England's comments. Any additional comments received on the revised site plan will be reported verbally at planning committee or by an update sheet.

7.8.3 Sport England have yet to receive the National Governing Body's (NGB) comments regarding the additional information submitted in relation to the proposed MUGA design. However, the additional information does not provide all of the details as per the condition for the 'Hard Outdoor PE Area/Multi Use Games Area technical design'. Therefore, Sport England request the same condition as requested in their earlier response still be imposed.

7.9 **Police Architectural Liaison Officer** advise that the comments made in the Crime Impact Statement from November 2022 are still relevant to the scheme.

7.10 **Policy Counter Terrorism Security Adviser** advised that, whilst the new development does not cause this department undue concern, the new build creates a Crowded Place within 'Publicly Accessible Locations' in the Education sector. This comes with residual risk, however small or insignificant, and has an attached duty of care that they would like the applicants to be mindful of when designing the building, and when financing certain aspects and features of what the new development will have to offer. Whilst there is no direct intelligence to suggest an increased threat in this location or to educational establishments, we would recommend that features enabling the school to efficiently and effectively enter into a lockdown be built in at the design stages. This would include the ability to communicate with staff and students in an immediate way, such as a PA system, which can be operated from multiple sites within the premises to remove a single point of failure for the comms system.

7.10.1 They would also recommend that doors, windows, and other protective security features are built to an elevated standard of security and that physical restrictions between pedestrians and vehicles, are being designed into the public spaces.

7.11 **Archaeology** are in agreement with the conclusions reached in section 5.1.1. of the Archaeology/Heritage Preliminary Survey, that: *"This desk study has identified a low/medium potential for prehistoric or post-medieval archaeological remains in the largely undeveloped grassed areas predominantly in the south of the Site. The remainder of the site is assessed to have low potential for archaeological remains of any period."*

7.11.1 Given that the southern part of the site will not be subject to any significant development, and the remainder of the site has already been disturbed by the construction of the current School, the HET is of the opinion that no further archaeological investigation of the site is necessary.

7.12 **Lancashire Fire and Rescue** were consulted but did not respond.

8. Policy Background

8.1 Central Lancashire Core Strategy

Policy 17: Design of New Buildings

The design of new buildings will be expected to take account of the character and appearance of the local area, including the following:

- (a) siting, layout, massing, scale, design, materials, building to plot ratio and landscaping.
- (b) safeguarding and enhancing the built and historic environment.
- (c) being sympathetic to surrounding land uses and occupiers and avoiding demonstrable harm to the amenities of the local area.
- (d) ensuring that the amenities of occupiers of the new development will not be adversely affected by neighbouring uses and vice versa.
- (e) linking in with surrounding movement patterns and not prejudicing the development of neighbouring land, including the creation of landlocked sites.
- (f) minimising opportunity for crime, and maximising natural surveillance.
- (g) providing landscaping as an integral part of the development, protecting existing landscape features and natural assets, habitat creation, providing open space, and enhancing the public realm.
- (h) including public art in appropriate circumstances.
- (i) demonstrating, through the Design and Access Statement, the appropriateness of the proposal.
- (j) making provision for the needs of special groups in the community such as the elderly and those with disabilities.
- (k) promoting designs that will be adaptable to climate change, and adopting principles of sustainable construction including Sustainable Drainage Systems (SuDS); and
- (l) achieving Building for Life rating of 'Silver' or 'Gold' for new residential developments.
- (m) ensuring that contaminated land, land stability and other risks associated with coal mining are considered and, where necessary, addressed through appropriate remediation and mitigation measures.

Policy 24: Sport and Recreation seeks to ensure that everyone has the opportunity to access good sport, physical activity and recreation facilities. At Criteria b) policy 24 aims to protect existing sport and recreation facilities, unless they are proven to be surplus to requirements or unless improved alternative provision is to be made.

Policy 25: Community Facilities aims to ensure that local community have sufficient community facilities by, among others, b) encouraging and coordinating new provision at location that are accessible by all modes of transport.

Policy 29: Water Management aims to improve water quality, water management and reduce the risk of flooding through a number of measures, including encouraging the adoption of sustainable Drainage Systems and maximise the potential of Green infrastructure to contribute to flood relief.

8.2 South Ribble Local Plan

Policy B1: Existing Built-Up Areas permits development proposals for the re-use of undeveloped and unused land and buildings, or for redevelopment, provided that the development complies with the requirements for access, parking and servicing; is in keeping with the character and appearance of the area; and will not adversely affect the amenities of nearby residents.

Policy F1: Parking Standards requires all development proposals to provide car parking and servicing space in accordance with the parking standards adopted by the Council. In general, parking requirements will be kept to the standards as set out unless there are significant road safety or traffic management implications related to the development of the site.

The parking standards should be seen as a guide for developers and any variation from

these standards should be supported by local evidence in the form of a transport statement. Where appropriate, some flexibility will be factored into the standards in relation to the specific local circumstances.

Policy G7: Green Infrastructure – Existing Provision seeks to protect and enhance the existing Green Infrastructure. Development which would involve the loss of Green Infrastructure will not be permitted unless alternative provision of similar and/or better facilities for the community will be implemented on another site or within the locality; or it can be demonstrated that the retention of the site is not required to satisfy a recreational need in the local area; and the development would not detrimentally affect the amenity value and the nature conservation value of the site.

Policy G13: Trees, Woodlands and Development has a presumption in favour of the retention and enhancement of existing tree, woodland and hedgerow cover on a site. Where there is an unavoidable loss of trees on site, replacement trees will be required to be planted on site, where appropriate, at a rate of two new trees for each tree lost. The policy requires that tree survey information is submitted with all planning applications, where trees are present on site. The tree survey information should include protection, mitigation and management measures. Appropriate management measures will also be required to be implemented to protect newly planted and existing trees, woodlands and/or hedgerows.

Policy G16: Biodiversity and Nature Conservation seeks to protect, conserve and enhance the Boroughs Biological and Ecological Network resources. This policy requires that, where there is reason to suspect that there may be protected habitats/species on or close to a proposed development site, planning applications must be accompanied by a survey undertaken by an appropriate qualified professional. Where the benefits for development in social or economic terms is considered to outweigh the impact on the natural environment, appropriate and proportionate mitigation measures and/or compensatory habitat creation of an equal or greater area will be required through planning conditions and/or planning obligations.

Policy G17: Design Criteria for New Development permits new development, including extensions and free standing structures, provided that, the proposal does not have a detrimental impact on the existing building, neighbouring buildings or on the street scene by virtue of its design, height, scale, orientation, plot density, massing, proximity, use of materials. Furthermore, the development should not cause harm to neighbouring property by leading to undue overlooking, overshadowing or have an overbearing effect; the layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and will provide an interesting visual environment which respects the character of the site and local area; the development would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the standards stated in Policy F1, unless there are other material considerations which justify the reduction such as proximity to a public car park. Furthermore, any new roads and/or pavements provided as part of the development should be to an adoptable standard; the proposal would sustain, conserve and where appropriate enhance the significance, appearance, character and setting of a heritage asset itself and the surrounding historic environment. Where a proposed development would lead to substantial harm or loss of significance of a designated heritage asset, planning permission will only be granted where it can be demonstrated that the substantial public benefits of the proposal outweigh the harm or loss to the asset; and the proposal would not have a detrimental impact on landscape features such as mature trees, hedgerows, ponds and watercourses. In some circumstances where, on balance, it is considered acceptable to remove one or more of these features, then mitigation measures to replace the feature/s will be required either on or off-site.

9. Material Considerations

9.1 Background

9.1.1 The Seven Stars Primary School is a 1 Form Entry (1FE) community school catering for children aged 3 to 11 years that covers a full ability range from high achieving pupils to students with learning difficulties.

9.1.2 The school is currently divided into two buildings providing enough accommodation for a 2-form entry (2FE) school and therefore larger than required. The accommodation comprises of a nursery and six classrooms together with one classroom for Special Educational Needs and Disabilities (SEND) provision.

9.1.3 The proposed redevelopment of the school is part of the Government's programme to deliver 50 new or refurbished schools each year for the next ten years. This forms part of the DfE's School's Rebuilding Programme. Selection was based on their physical condition. Seven Stars Primary School was deemed poor with a corresponding detrimental effect on delivery of the curriculum. The school buildings were constructed in the mid-1960s and are now in a state of disrepair and do not meet current standards, being costly to maintain and run.

9.1.4 The intention is to at least maintain the Ofsted Good status that the school currently has and build upon it by replacing the existing buildings with a new school that enhances the learning environment.

9.1.5 The school building is within the Existing Built Up area of Leyland and Policy B1 permits redevelopment proposals provided that the development complies with the requirements for access, parking and servicing; is in keeping with the character and appearance of the area; and will not adversely affect the amenities of nearby residents. An assessment of each criteria is therefore carried out below.

9.2 Site Access, Servicing and Parking

9.2.1 The site has two existing vehicular access points which are to remain. The easterly access will serve a parking area of 18 standard spaces, 2 spaces for the mobility impaired and 3 motorcycle spaces. As per the current situation, this will also be the point of access for refuse vehicles.

9.2.2 The westerly access will provide access to three parking spaces and will act as a mini bus and SEND drop off area.

9.2.3 The redevelopment will also include the construction of two new cycle shelters that will provide 20 spaces.

9.2.4 County Highways advise that the application form states there is to be an altered vehicular and pedestrian access. However, the proposed full site plan, drawing 1001 indicates the existing accesses are to remain unaltered. The most westerly vehicle access is proposed to be utilised by the minibus and SEND drop off, whilst the easterly existing vehicle access is to now be to the main car park.

9.2.5 County Highways note the main car park will have the addition of a substation, which it is proposed to be accessed from the adopted highway. They consider that, given the heavy pedestrian footfall at this location, the access to this substation should be from within the car park. However, the substation has been removed from the plans.

9.3 Accessibility and Highway Implications

9.3.1 In terms of accessibility and highway implications, a Transport Statement has been submitted which advises that, in order to accord with the aspirations of the NPPF, any new proposals should extend the choice in transport and secure mobility in a way that supports sustainable development. Therefore, the accessibility of the site has been considered by the following modes of transport:

Accessibility on foot;
Accessibility by cycle;
Accessibility by bus.

9.3.2 In terms of accessibility, the Statement concludes:

'The site is accessible on foot via a segregated safe walking routes between footways and the site entrance, which gives local employees a choice about how they travel; the services from the bus stops on Peacock Hall Road connect the site with Preston, Wigan and Bamber Bridge. It can be concluded that the proposed development can be accessed by bus; and the site is also accessible via rail, with Leyland station located just a short bus journey away. Therefore, it is considered the site is highly accessible by non-car modes and will assist in promoting a choice of travel modes other than the private car.'

9.3.3 The Statement also advises that the school currently implements a Travel Plan, the latest version of which has been provided within the Transport Statement.

9.3.4 Overall, the TS concludes that it has been demonstrated that the proposed development would be accessible by non-car travel modes of such as walking, cycling and public transport; there would be no change in traffic as a result of the proposals; and sufficient on-street parking is available within the vicinity of the school to accommodate any minor changes in demand. As such the TS considers the proposals are acceptable in highway terms.

9.3.5 County Highways have no objections and consider the proposals should have a negligible impact on highway safety and capacity. The proposed development will be situated on a site which already functions as a primary school.

9.3.6 They have reviewed the Lancashire County Councils five-year data base for Personal Injury Accident (PIA). The data base indicates Peacock Hall Road has a good road safety record for the last five years. As the proposal is not increasing the number of pupils attending the school, County Highways are satisfied with the submitted Transport Statement.

9.3.7 They are also satisfied with the submitted Construction Management Plan and assume this will be conditioned as such. Equally the plans for the temporary classrooms and the temporary construction works access, which will need to be completed under a S171.

9.3.8 County Highways require conditions be imposed and a highway note included on the decision notice to ensure that no development take places until a survey of the condition of the adopted highway has been submitted for approval; that the construction site access is formed to the satisfaction of the highway authority; that a scheme for the surfacing of the car parking areas is submitted; that the motorcycle parking provision shown on the approved plans is completed; and that the cycle parking provision shown on the approved plans is completed. In respect of the highway condition survey, this has since been submitted and County Highways have confirmed it is acceptable.

9.3.9 It is noted that residents have commented on matters of parking, advising that parking is huge issue around this school. They consider that *parents block the drives of residents constantly, parking from teachers, buses for swimming lessons and school trips, food deliveries. The residents consider that parking needs to be looked at further in this application and suggest there should be some facility for parents to drop off their children built into the plans, almost like a turning circle perhaps and a bigger access point for larger vehicles*

9.3.10 The site layout plan shows a main car park for 18 car parking spaces together with 2 disability spaces, motorbike space and cycle shelters. The main car park has been kept in the same place as the existing car park and is also very similar in size. The second existing

car park in the middle of the site has been reduced in size and will provide parking for 2 mini-buses and provides drop off and pick up for the SEND pupils.

9.3.11 County Highways have raised no concerns with the level of parking. The adopted car parking standards within Appendix 4 of the South Ribble Local Plan requires 2 parking spaces per classroom. The proposal will have 10 classrooms resulting in a requirement for 20 parking spaces. As such the proposal meets the car parking standards.

9.4 Character and Appearance

9.4.1 Policy G17 requires that new development does not have a detrimental impact the street scene by virtue of, among other things, its design, height, scale and use of materials.

9.4.2 The immediate area is characterised by traditional 2-storey residential properties on Peacock Hall Road, each with a mix of brickwork, cladding and rendering to the main elevations. It is this street scene the proposed school building will be viewed in.

9.4.3 To the west are more modern red brick residential properties on Merlin Grove and Teal Close. These are beyond the school field and Mill Brook where the boundary is well landscaped.

9.4.4 The proposed school building will be part single/part 2-storey with flat roofs and predominantly rectangular in shape. The central section of the building is the 2-storey element creating a focal point on the elevation and is split from the ground by a canopy that is required for the SEND pupil external space. This breaks the verticality of the building and creates a horizontal reference.

9.4.5 The building will be finished in buff brickwork with render panels between the first-floor windows and curtain walling with integrated louvres.

9.4.6 The submitted design and access statement advises that *“The existing trees onto Peacock Hall Road are to be retained and these will break up the mass of the building with only a couple of gaps where views through are afforded. The design and layout have taken into account the proximity of the residential properties opposite the site. The removal of the building EFAB will produce more open views across towards Mill Brook with the new accommodation being concentrated at the north easterly corner of the site.”*

9.5 Residential Amenity

9.5.1 Policy G17 requires that new development should not cause harm to neighbouring property by leading to undue overlooking, overshadowing or have an overbearing effect. Neighbouring residents have raised concerns as the new building will be two stories and located close to Peacock Hall Road. They consider it will be an ‘eye sore’ for those living directly opposite the playground and the size will block out natural daylight and look directly into homes resulting in loss of privacy.

9.5.2 The 2-storey semi-detached dwellings on the opposite side of Peacock Hall Road face the school and its associated playing fields. They are approximately 15m from the school boundary and 26m from the proposed school building. The facing elevation will have first floor windows facing towards these residential properties. However, given the 26m spatial separation distance, this achieves the normally required 21m spatial separation distance between facing windows and therefore should not create any overlooking/loss of privacy issues. In terms of loss of natural daylight, the residential properties on Peacock Hall Road are located to the south and south-east and therefore the proposed school building will not result in loss of daylight due to its orientation and particularly as it is a 2-storey flat roofed building.

9.5.3 Core Strategy Policy 17 requires that new development is sympathetic to surrounding land uses and occupiers and avoiding demonstrable harm to the amenities of the local area.

9.5.4 In terms of impact on residential amenity during the construction phase of the development, and in particular, in order to mitigate against noise and disturbance, Environmental Health require conditions be imposed in respect of the hours of construction; the hours of deliveries of construction materials or removal of construction waste and they also require a condition in respect of the submission of a construction nuisance prevention plan. However, a Construction Method Statement has been submitted which identifies that the developers will comply with the requirements of the Considerate Constructors Scheme for the duration of the development. As a CMP has been submitted, Environmental Health removed the requested condition.

9.5.5 The proposed MUGA has the potential to impact on the residential amenity of neighbouring residents in terms of noise and disturbance, particularly as it is intended for community use. This is discussed more fully in the 'Community Use' section of this report.

9.6 Impact on Playing Fields and Hard Play Areas

9.6.1 Sport England considered the application in light of the National Planning Policy Framework (particularly Para 99) and Sport England's Playing Fields Policy, which is presented within its 'Playing Fields Policy and Guidance Document'. They advise that it is Sport England's policy to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field, unless one or more of the five exceptions stated in its policy apply.

9.6.2 In this case, Sport England initially objected to the application because it was not considered to accord with any of the exceptions to Sport England's Playing Fields Policy or with Paragraph 99 of the NPPF. However, they provide possible resolutions to their objection, as follows:

- 1. Increase in the Hard Outdoor PE Area with a size, layout and design of MUGA that meets Sport England and National Governing Bodies of Sport design guidelines.*
 - 2. Relocation of the temporary classrooms to an area within the school grounds that does not affect the playing field.*
 - 3. Further information as to how the development would not have an adverse impact on the use of the playing field during construction, as per the FF comments.*
 - 4. Confirmation that the applicant would be willing to enter into a Community Use Agreement.*
- Hard PE Area**

9.6.3 In response to Sport England's comments, further information was submitted that included an email from the agent with attached photographs and an amended Site Plan. Sport England were re-consulted and assessed the additional information against the points raised in the 'possible resolution' in their previous response. Their response is as follows:

- 1. Increase in the Hard Outdoor PE Area with a size, layout and design of MUGA that meets Sport England and National Governing Bodies of Sport design guidelines.***
The site plan shows a Hard Outdoor PE area which would have surrounding fencing and gate enclosure that appears to now meet sport court dimensions for tennis and netball. The agent's email, which includes photographs, details the school's existing Hard Outdoor PE area. It is understood that the proposed Hard Outdoor PE area would be a formal Multi Use Sport Area (MUGA) that would be open to community use, outside school hours. It is considered that further design details are required to ensure that the facility is fit for purpose and that the proposed community use is secured, however, these matters could be secured by suitably worded planning conditions.
- 2. Relocation of the temporary classrooms to an area within the school grounds that does not affect the playing field.***

After a phone discussion with the agent, it is understood that the temporary classrooms cannot be accommodated elsewhere within the school grounds due to potential safety issues with the construction of the new school. The site plan shows the temporary classroom location on the natural turf playing field, outside the safety run off of the nearest U9/U10 football pitch. The agent's email also explains that "The temporary classrooms are on a piece of land that is sloped and not suitable for ball games and that "there is no drainage infrastructure in this area of playing field. However, no detailed topographical or drainage plans are provided to demonstrate these site constraints.

Sport England adopts a flexible approach to the siting of temporary buildings or ancillary supporting facilities on playing field provided that they do not have a negative impact on the ability for the playing field to function for sport nor have any negative impact on any sport played on the site.

In assessing such proposals, Sport England take into account the period of time that the temporary use is being required for.

The agent's email explains how the applicant is willing to accept a planning condition stating that the temporary classrooms will be in place for no longer than 80 weeks from the commencement of construction. Additionally, the email confirms that "the applicant intends to remove all foundations associated with the temporary classrooms and to turf the area such that it is returned to it's current and useable playing field state. However, no agronomy report prepared by a specialist sports turf agronomist has been provided showing how the applicant intends to restore this area of playing field, however, this could be secured by a suitably worded planning condition.

In conjunction with the site plan, which demonstrates that the remaining playing field would still have sporting capacity whilst the temporary use is in place, this temporary proposal is deemed to be acceptable to Sport England in principle. This is subject to planning conditions being imposed on any consent granted to ensure that the temporary buildings and associated infrastructure are removed after the 80 week period and the land appropriately restored to natural turf playing field.

3. Further information as to how the development would not have an adverse impact on the use of the playing field during construction, as per the FF comments.

The agent's email explains that "there are existing storage facilities which serve the football pitches will remain operable during the construction period, in addition the existing parking arrangements for the football club will not be affected during the construction phase. I explained that there are no toilet facilities currently available to the football club at the school, and while this is not something we can likely facilitate during the construction period it can be explored alongside the use of other areas of the school as part of the preparation of a community use agreement."

The Football Foundation has been consulted as part of the assessment of this planning application and has expressed disappointment about the lack of specific details as previously requested, regarding the continuity of use, access and how the site will be managed during the construction works.

Limited details are included as to how the playing field is currently used and which facilities the sports clubs currently have access to, as well as how they may be affected as a result of the construction works. For example: When is the playing field used by the sports clubs? Where are the storage facilities that the clubs use? What are the proposed car parking arrangements during construction works? What is the timetable for the planned construction works and what temporary mitigation measures have been agreed with the sports clubs? Sport England consider that these details could be included and illustrated in a supporting document such as a Construction Management Plan, which could be secured as part of a suitably worded planning condition. This would ensure the continuity of the sporting use of the playing field during construction of the new school.

4. Confirmation that the applicant would be willing to enter into a Community Use Agreement.

It is welcomed that the agent's email confirms that the applicant is willing to accept a community use agreement condition and that "The school will work with the football club to ensure that adequate provisions are made within that for the continued use of the facilities after the development is complete."

Further Assessment against Sport England Policy/NPPF

The proposed development results in a minor temporary encroachment onto the playing field. However, having considered the nature of the playing field and its ability to accommodate a range of football pitches, it is not considered that the development would reduce the sporting capability of the site. It is also considered that securing the offer of community use by way of a planning condition, would offer mitigation for the slight encroachment onto the playing field. Consequently, and for this particular development proposal, Sport England are of the view that it broadly meets exception E3 of our playing fields policy, in that:

'The proposed development affects only land incapable of forming part of a playing pitch and does not:

- reduce the size of any playing pitch;*
- result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);*
- reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;*
- result in the loss of other sporting provision or ancillary facilities on the site; or*
- prejudice the use of any remaining areas of playing field on the site.'*

9.6.5 In conclusion and on the basis of the additional information submitted, Sport England withdrew its objection, subject to conditions and an informative noted being attached to the decision notice should planning permission be granted.

9.6.7 The requested conditions relate to the following:

Condition 1: Hard Outdoor PE Area/Multi Use Games Area technical design

Condition 2: Temporary classroom time limit

Condition 3: Playing field reinstatement

Condition 4: Continuity of sports provision during construction

Condition 5: Community Use Agreement

9.6.8 Following the submission of the amended and additional plans which revised the layout of the grass pitches, Sport England were reconsulted and they further advised *"Regarding the grass pitch provision, a minimum safety run-off of 3m must be provided from all perimeter lines of the grass pitches. However, where pitches adjoin each other, an additional 2m spectator area should be included, meaning 8 meters should be left between the two pitches."*

9.6.9 Therefore, Sport England requested the proposed site plans are revised to address the above, prior to determination. The revised site plan should then be included/referenced within the planning conditions requested by Sport England in ether earlier response.

9.6.10 The amended site plan was duly submitted to address Sport England's comments and they were reconsulted. Any further comment received will be reported either verbally at planning committee or by way of an update sheet.

9.7 Community Use

9.7.1 In respect of Community Use, Sport England has requested the following condition be imposed on the decision notice should planning permission be granted:

Prior to the first use of the development hereby approved, a community use agreement shall be prepared and completed in consultation with Sport England and shall be submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to the School Main Hall and the School Playing Field, which includes the Soft Outdoor PE Area and the

Hard Outdoor PE Area as well as any ancillary facilities (including any changing accommodation, toilet provision and car parking) shown on the Site Plan (Ref: SRP1078 - BSA - ZZ - XX - D - A – 100 Rev P05, Date: 20/03/2023). The agreement shall 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.

9.7.2 It is apparent that, due to the close proximity of residential properties, the use of the site outside of school hours would result in a detrimental impact on residential amenity in terms of noise and disturbance. Environmental Health have raised concerns, advising that:

“This part of the application is a significant intensification of the use of the site, which has the potential to significantly affect nearby residents due to increased noise levels. This is exacerbated by the nearest residential properties being approx. 25m away, with flat free-field topography, in a very quiet cul-de-sac, with no prominent noise source other than the local road network.

Whilst some controls can be put in place to control noise (to an extent) from the physical installation such as stiffened fencing, rubber mounts and restrict usage days/times; it is very difficult to control patron noise and spectator noise which is probably where the most intrusive noise would come from.”

9.7.3 Noise is a material consideration and to minimise the impact of the MUGA on nearby residential properties, the following restrictions should be applied to the days/times of the use of the MUGA;

- 09:00 to 18:00 Monday to Friday
- 09:00 to 13:00 Saturday
- No use Sundays and Bank Holidays.

9.7.4 Initially, it was thought that the restricted hours of use could potentially conflict with Sport England’s aim of promoting community use and therefore their view was sought. Sport England confirmed that do not object to the proposed reduced hours of use of the MUGA as it is understood that the existing hard landscaping area was not initially used for community use. Thus, it is considered that there would still be an overall for sporting betterment for the community. The restricted hours of use can be secured by condition.

9.7.5 Environmental Health also require a condition in respect of lighting to ensure that no external flood lighting or security lights be installed at the MUGA without first obtaining written permission from the local planning authority.

9.8 Flood Risk and Drainage

9.8.1 The school site is within Flood Risk Zones 2 and 3 with the Environment Agency’s Flood Map indicating that the development is predominantly in Flood Zone 3, approximately 50% with 35% within Flood Zone 2, where a small portion of the building is to be located. The new building is predominantly in the Flood Zone 1. A such a Flood Risk Assessment has been submitted which has been considered by the Environment Agency. They advise they have no objection to the development as proposed, commenting that they have reviewed the FRA in so far as it relates to their remit and are satisfied that the development would be safe without exacerbating flood risk elsewhere if the proposed flood risk mitigation measures are implemented. Therefore, the proposed development must proceed in strict accordance with the FRA and the mitigation measures identified as it will form part of any subsequent planning approval. Any proposed changes to the approved FRA and/or the mitigation measures identified will require the submission of a revised FRA.

9.8.2 Additionally, the proposals involve sport pitches, a MUGA and landscaping proposals in areas remaining at risk of flood inundation and where flood water would naturally flow or be stored. The applicant should be aware that silt and debris arising from flooding can

damage and blind technical porous sports surfaces and fencing and landscaping can also be damaged by flooding. As evidenced by the FRA, the applicant should be fully aware of the flood risk and frequency to the site and be satisfied that the impact of any flooding would not adversely affect their proposals.

9.8.3 Finally, the EA provide advice to applicant on the Environmental Permit required, commenting that Mill Brook is a designated statutory main river and the Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

9.8.4 Initially, The Lead Local Flood Authority objected to the application on the basis of the following:

“The submission of basic information on how surface water is intended to be managed is vital if the Local Planning Authority is to make informed planning decisions. In the absence of acceptable information regarding surface water sustainable drainage, the Lead Local Flood Authority cannot assess whether the development proposed meets the requirements of Paragraph 169 of the National Planning Policy Framework or the Planning Practice Guidance in principle. This is sufficient reason in itself for a refusal of planning permission.

In particular, the submitted surface water sustainable drainage strategy fails to provide appropriate minimum operation standards for peak flow and volume control, in line with the Defra Technical Standards for Sustainable Drainage Systems, therefore, is contrary to paragraph 169 of the National Planning Policy Framework.

It also fails to provide an appropriate allowance for climate change, in line with national guidance and, therefore, does not have appropriate minimum operation standards for the lifetime of the development, contrary to Paragraph 169 of the National Planning Policy Framework. Failure to provide an appropriate allowance for climate change will result in increased flood risk on and off site over the lifetime of the development. This is considered contrary to Paragraph 167 of the National Planning Policy Framework and therefore sufficient reason in itself for a refusal of planning permission.”

9.8.5 Following the submission of further information, The Lead Local Flood Authority withdrew its objection advising the application will be acceptable subject to the inclusion of the below conditions, in consultation with the Lead Local Flood Authority.

*Condition 1 – Development is in accordance with the submitted Flood Risk Assessment
The development permitted by this planning permission shall be carried out in accordance with the principles set out within the site-specific flood risk assessment (4/8888 Version 01 produced on 11th January 2023 by Clancy Consulting).*

The measures shall be fully implemented prior to occupation of the development and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority.

*Condition 2 – Final Surface Water Sustainable Drainage Strategy to be submitted
No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority.*

The detailed surface water sustainable drainage strategy shall be based upon sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly. Surface water discharged from the site shall not exceed the rate of 5 l/s. The details of the drainage strategy to be submitted for approval shall include, as a minimum;

- a) Sustainable drainage calculations for peak flow control and volume control for the:
 - i. 100% (1 in 1-year) annual exceedance probability event;*
 - ii. 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep;*
 - iii. 1% (1 in 100-year) annual exceedance probability event + 45% climate change allowance, with an allowance for urban creep**
- b) Final sustainable drainage plans appropriately labelled to include, as a minimum:
 - i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;*
 - ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels to include all existing and proposed surface water drainage systems up to and including the final outfall;*
 - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;*
 - iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;*
 - v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;*
 - vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;*
 - vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components;**
- c) Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.*

The sustainable drainage strategy shall be implemented in accordance with the approved details.

Condition 3 – Construction Surface Water Management Plan

No development shall commence until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the Local Planning Authority.

The details of the plan to be submitted for approval shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include for each phase, as a minimum:

- a) Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent greenfield runoff rate from the site.*
- b) Measures taken to prevent siltation and pollutants from the site entering any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.*

The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

Condition 4 – Sustainable Drainage System Operation and Maintenance Manual

The occupation of the development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water

drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The details of the manual to be submitted for approval shall include, as a minimum:

- a) A timetable for its implementation;*
- b) Details of the maintenance, operational and access requirement for all SuDS components and connecting drainage structures, including all watercourses and their ownership;*
- c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;*
- d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity;*
- e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;*
- f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and*
- g) Means of access for maintenance and easements.*

Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.

Condition 5 – Verification Report of Constructed Sustainable Drainage System

The occupation of the development shall not be permitted until a site-specific verification report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.

9.8.6 The LLFA set out the reasons for these Pre-Commencement Conditions, advising that drainage is not only a material consideration but an early and fundamental activity in the ground construction phase of any development and it is likely to be physically inaccessible at a later stage by being buried or built over. It is of concern to all flood risk management authorities that an agreed approach is approved before development commences to avoid putting existing and new communities at risk.

9.8.7 The National Planning Policy Framework considers sustainable drainage systems to be important and states that they should be incorporated unless there is clear evidence that this would be inappropriate and, as such the Lead Local Flood Authority needs to be confident that flood risk is being adequately considered, designed for and that any residual risk is being safely managed. To be able to do this the Lead Local Flood Authority requires an amount of certainty either by upfront detail or secured by way of appropriate planning condition(s).

9.8.8 The proposed pre-commencement conditions allow for the principle of development to be granted and full detailed drainage designs to be conditioned for approval via a discharge of condition application which could be more favourable to developers in terms of less delay and less financial outlay early in the process. Non-acceptance of the pre-commencement condition could lead the Lead Local Flood Authority to object to the principle of development until all residual risk issues are safely managed.

9.8.9 The LLFA also require informative notes to be included on the decision notice in respect of the Connection to Main River and requirement for an environmental permit from the Environment Agency and some Site-Specific Advice to inform the applicant and the Local Planning Authority of their expectations at the discharge of conditions stage.

9.8.10 They also provide details of their general advice which is provided through the Lancashire SuDS Pro-forma and accompanying guidance. All applications for major development are expected to follow this guidance and submit a completed SuDS pro-forma.

9.8.11 Finally, the LLFA advise that their response does not cover highway drainage, matters pertaining to highway adoption (s38 Highways Act 1980) and/or off-site highway works (s278 Highways Act 1980). Should the applicant intend to install any sustainable drainage systems under or within close proximity to a public road network (existing or proposed), then they would need to separately discuss the use and suitability of those systems with the relevant highway authority. This can also be included on the decision notice as an Informative Note.

9.8.12 United Utilities were also consulted and confirm that, following their review of the submitted Drainage Strategy, they consider the proposals are acceptable in principle but request the following condition is imposed:

The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing 4/8888, Rev 02 - Dated 09.01.23 which was prepared by Clancy Consulting. No surface water will be permitted to drain directly or indirectly into the public sewer. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

9.8.13 United Utilities also request a condition for the submission of a Management and Maintenance plan for the sustainable drainage system. However, this is covered within the conditions requested by the LLFA.

9.8.14 Finally, UU require informative notes be included on the decision notice in respect of their property, assets and infrastructure; water and wastewater services and contact details

9.9 Trees

9.9.1 An Arboricultural Impact Assessment together with a Tree Survey and Constraints Report have been submitted. The Tree Survey advises that 35 records have been made across the site, 31 individual trees and four tree groups. Of these, 16 are Category B trees and are located within groups that form wider visual amenity; 30 are considered important Arboricultural assets; 4 have been categorised as Category C due to their limited Arboricultural merit or condition and one Category U trees has been recorded.

9.9.2 The AIA advises that 1 tree has been identified for removal due to its condition (Category U) and 4 trees are identified to be removed for the direct impact of development. The remaining trees to be retained will be protected. The AIA concludes that the scheme has achieved a harmonious balance of retained and removed trees that can be considered acceptable if suggested re-planting is implemented.

9.9.3 The Arboriculturist has considered the proposals and advised that an arboricultural method statement (AMS) should be submitted to the LPA for hard surface installation and any other works within the root protection area (RPA) of trees. The AMS should include design and installation detail any load bearing temporary/permanent surfaces within the RPA and be secured by condition. However, the AMS was included as part of the AIA and therefore the Arboriculturist confirmed there is no need for this condition to be imposed.

9.9.4 Replacement planting numbers are acceptable; however, size and species of native trees needs to be supplied, (these were included in the BNG metric – see Biodiversity section below).

9.9.5 Finally, the Arboriculturist recommends conditions are imposed to ensure barrier fencing is erected around all trees to be retained on the site and that details of any hardstanding within the RPA of any trees is submitted.

9.10 Biodiversity

9.10.1 An Ecological Survey and Assessment, a Preliminary Survey and Assessment in respect of Bat species and Nesting birds and an Assessment of Biodiversity Net Gain and a BNG Metric have all been submitted in support of the application.

9.10.2 The documents have been considered by GMEU who advise that, based on the submitted documents, the site has some but limited ecological value. The Ecological Assessment recommendation that a Construction Environment Management Plan (CEMP) for Biodiversity is prepared and implemented and therefore this should be secured by condition, should permission be granted.

9.10.3 The Assessment also recommends the use of bat and bird boxes to enhance biodiversity of the site, which cannot be included in the metric calculation. As the landscaping plans do not include the any such boxes, GMEU recommend that a condition be attached to any permission for the submission of a scheme for the Biodiversity Enhancement Measures.

9.10.4 In terms of biodiversity net gain, the information submitted demonstrates that the proposals will result in an overall net gain in biodiversity. Some of the tree and shrub species listed in the landscaping plans are not locally native so GMEU would recommend that beech, hornbeam and field maple be replaced with locally native species such as hawthorn, holly and oak. Notwithstanding this, to ensure that the gain in biodiversity is maintained in the long term a Landscape and Ecological Management Plan is required and can be secured by condition.

9.10.5 With these requested conditions imposed, the development proposals are considered to be in accordance with Policy G16.

9.11 Air Quality

9.11.1 An Air Quality Survey has been submitted which advises that the local monitoring data, background pollutant data and information on local sources of emissions suggest that the Air Quality Objectives (AQOs) are unlikely to be exceeded at the site. No additional mitigation is therefore considered to be necessary to provide a suitable environment for students.

9.11.2 However, air quality around schools can be significantly affected by idling vehicles as students are dropped-off. Therefore, efforts should be made to ensure that congestion and idling are not generated by the development, particularly as the School is located near to an AQMA.

9.11.3 In terms of Construction Impacts, the likely impact of any demolition and construction should be assessed using the IAQM Guidance on the Assessment of Dust from Demolition and Construction with mitigation measures recommended. These measures include dust management measures, site management monitoring, operation of vehicles and machinery, storage of materials and use of water assisted dust sweepers on the access and local roads.

9.11.4 Environmental Health have considered the proposals and confirm that the information submitted as part of the application is sufficient to negate the need for any further action.

9.12 Contaminated Land

9.12.1 Phase 1 and Phase 2 Contaminated Land reports have been submitted in support of this application. The Phase 1 report concludes that no significant potential for historical soil

or groundwater contamination has been identified based on former land use and no significant industrial land use has been identified on site or in the immediate vicinity.

9.12.2 However, the assessment does not consider any contamination sourced from demolition of the existing structures e.g. asbestos, as it is considered that this would be controlled and/or mitigated during the demolition process.

9.12.3 The Phase 2 Geotechnical and Geoenvironmental Ground Investigation recommends that *confirmatory testing should be undertaken at suitable elevations once road/hardstanding layout has been prepared to confirm the proposed design CBR values. The engineering parameters derived in this report should be reviewed once a proposed foundation solution has been developed to ensure that they apply to the specific condition.*

9.12.4 Environmental Health confirm that the information submitted in relation Contaminated Land are sufficient to negate the need for any further action on these areas.

9.13 **Archaeology**

9.13.1 An Archaeology and Heritage Survey report has been submitted which advises that this desk study has identified a low/medium potential for prehistoric or post-medieval archaeological remains in the largely undeveloped grassed areas predominantly in the south of the site. The remainder of the site is assessed to have low potential for archaeological remains of any period.

9.13.2 Any archaeological remains discovered within the site have the potential to contribute to the heritage of the local area and provide additional information to inform historical narratives and research agendas. Based on existing evidence around the site, any archaeological remains within the site are considered likely to be of local significance, and loss of heritage significance through direct impacts of development could be mitigated through an agreed programme of archaeological investigation and recording secured as a planning condition.

9.13.3 In terms of Built Heritage, the redevelopment of the Site does not provide an opportunity to enhance the setting of Peacock Hall, which is likely to remain largely unchanged.

9.13.4 Lancashire County Council's Historic Environment Team have considered the report and advise they are in agreement with the conclusions reached in section 5.1.1. of the Archaeology/Heritage Preliminary Survey, that:

"This desk study has identified a low/medium potential for prehistoric or post-medieval archaeological remains in the largely undeveloped grassed areas predominantly in the south of the Site. The remainder of the site is assessed to have low potential for archaeological remains of any period."

9.13.5 Given that the southern part of the site will not be subject to any significant development, and the remainder of the site has already been disturbed by the construction of the current School, the HET is of the opinion that no further archaeological investigation of the site is necessary.

9.14 **Crime Impact**

9.14.1 A Crime Impact Statement has been submitted which makes a number of recommendations in relations to the building design, avoidance of 'climbing aids', perimeter fencing, physical security, access control, intruder attack alarm, security bollards, fire/emergency strategy, asset marking, CCTV, lighting, landscaping and car parking area. It also advises on construction site security.

9.14.2 The Police ALO has commented that the comments made in my Crime Impact Statement from November 2022 are still relevant to the scheme.

9.14.3 The Police Counter Terrorism Officer has also commented, advising that, whilst the new development does not cause undue concern, the new build creates a Crowded Place within 'Publicly Accessible Locations' in the Education sector. This comes with residual risk, however small or insignificant, and has an attached duty of care that the applicants need to be mindful of when designing the building, and when financing certain aspects and features of what the new development will have to offer. Whilst there is no direct intelligence to suggest an increased threat in this location or to educational establishments, the CTO recommends that features enabling the school to efficiently and effectively enter into a lockdown be built in at the design stages. This would include the ability to communicate with staff and students in an immediate way, such as a PA system, which can be operated from multiple sites within the premises to remove a single point of failure for the comms system.

9.14.4 They also recommend that doors, windows, and other protective security features are built to an elevated standard of security and that physical restrictions between pedestrians and vehicles, are being designed into the public spaces.

9.14.5 As such, the CTO advises that details are passed to the client at the earliest opportunity in order that they can provide them with ongoing advice concerning risk and threat, and site-specific consultation, which cannot be included in public planning application responses.

9.14.6 The comments made by the CTO have therefore been passed to the applicant for consideration and action.

9.15 **Employment and Skills Statement**

9.15.1 In accordance with the Central Lancashire Employment Skills Supplementary Planning Document, the application is supported by this Employment and Skills Statement. The Employment Skills SPD aims to increase employment opportunities by:

- Helping local businesses to improve, grow and take on more staff;
- Help businesses to find suitable staff and suppliers, especially local ones;
- Improve the skills of local people to enable them to take advantage of the resulting employment opportunities; and
- Help businesses already located in Central Lancashire to grow and attract new businesses into the area.

9.15.2 The Statement indicates that discussions with the LPA will need to be undertaken as to how some of the below opportunities may be facilitated following a grant of planning permission and this can be secured by a suitably worded planning condition for the submission and agreement of a full Skills Statement:

- Creation of apprenticeships/new entrants/graduates/traineeships;
- Recruitment through Job Hub and Jobcentre plus and other local employment vehicles;
- Work trials and interview guarantees
- Vocational training (NVQ)
- Work experience (14-16 years, 16-19 years and 19+ years) (5 working days minimum)
- Links with schools, colleges and university
- Use of local suppliers
- Supervisor Training
- Management and Leadership Training
- In house training schemes
- Construction Skills Certification Scheme (CSCS) Cards
- Support with transport, childcare and work equipment
- Community based projects

9.16 **Energy Efficiency**

9.16.1 An Energy Statement has been included with the application submission which advises that the building is following the DfE School Output Specification. This has targets in relation to the following:

- Flood Risk
- Sustainable Drainage
- Passive Design
- Embodied Carbon reporting
- Use of Low and Zero Carbon Technologies on site
- Ecology (Greening Factor)
- Fabric Efficiency Targets
- Promote Sustainable transport
- Reduce water consumption
- Recycling waste
- Use of Compost bins
- To achieve net zero in operation
- In Use Monitoring
- Designing to meet climate change conditions of future weather

16.2 The Energy Statement advises that the requirements of the DfE specification is an equivalent standard to BREEAM which exceeds that of BREEAM 'Very Good' Rating in line with policy 27 requirements.

9.16.3 In conclusion the Statement considers the development follows the principles to make the fullest contribution to minimising carbon dioxide emissions in accordance with the energy hierarchy as follows:

Be Lean

Passive design measure including excellent building fabric performance, stack ventilation, Hybrid ventilation and utilising exposed thermal mass has been used to minimise the regulated energy demand and negate the need for cooling. These measures will have the longest impact on carbon savings, most of them for the life of the building.

Be Clean

There is no proposed heat network for the area and there is unlikely to be one due to the low energy density of the area. Due to changes in grid carbon factors, gas CHP is not appropriate as it increases carbon emissions over that of using direct electricity. Therefore, no emissions reductions have been included for the 'clean' measures for this building

Be Green

The building services exclude the use of combustion equipment for providing space heating and hot water and therefore there will impose no additional local pollution sources associated with the regulated building services.

All building services systems utilise electric and will not use fossil fuels for regulated energy and therefore will take advantage of the decarbonisation of grid electricity and meet the 'nearly zero carbon emissions' standard within Part L 2021.

Provision for a new photovoltaic system is proposed on the majority of the roof area. The current proposal is for approximately 476m² of panel area facing east/west at an inclination of 10°, which will provide approximately 100 kWp. The modelling of the PV estimates an annual output of 78 MWh of electricity.

Part L 2021 target in line with planning policy 27

The building is predicted to achieve a 138% carbon emission reduction against Part L 2021 in line with planning policy 27. This has been achieved through passive design, excellent building fabric performance and renewable technology.

9.16.4 As such it is considered the proposal is acceptable in terms of energy efficiency and in accordance with Policy 27 of the Central Lancashire Core Strategy.

10. Conclusion

10.1 The proposal to construct a new part single part two storey school building following

demolition of the existing building is considered acceptable and will have no undue impact on neighbouring residential properties in terms of overlooking or loss of privacy and will not impact on the character and appearance of the area and is therefore in accordance with Policy G17.

10.2 In terms of the proposed MUGA, this does have the potential to impact on residential amenity in terms of noise and disturbance due to the proposal being promoted for community use, outside of normal school hours. Environmental Health have raised this as an issue but this can be controlled with a condition to restrict the hours of use of the MUGA. With this condition in place, it is considered this element of the proposal is in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan.

11. Recommendation

11.1 Approval with Conditions.

12. Recommended Conditions

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans:
SRP1078 - BSA - ZZ - XX - D - A - 1001 Rev P06 Site Plan;
SRP1078 - BSA - V1 - 00 - D - A - 1002 Rev P02 Ground Floor Plan;
SRP1078 - BSA - V1 - 01 - D - A - 1003 Rev P02 First Floor Plan; 3
SRP1078 - BSA - V1 - RF - D - A - 1004 Rev P02 Roof Plan;
SRP1078 - BSA - V1 - ZZ - D - A - 1010 Rev P03 Proposed Elevations;
SRP1078 - BSA - ZZ - XX - D - A - 1011 Rev P02 Streetscene;
SRP1078 - BSA - V1- ZZ - D - A - 1015 Rev P02 GA Sections;
SRP1078 - BSA - ZZ - XX - D - A - 1016 Rev P02 Site Sections;
SRP1078 - BSA - ZZ - XX - D - A - 1101 Rev P03 Tree Plan;
SRP1078 - BSA - ZZ - XX - D - A - 1102 Rev P02 Proposed External Area Types;
SRP1078 - BSA - ZZ - XX - D - A - 1105 Rev P03 Proposed Site Levels;
403 02 Rev M Landscape General Arrangements;
403 05 Rev G Detailed Planting Proposals;
403 07 Rev D Surfaces and Edging
403 08 Rev F Boundary Treatments
111101 - D - 001 Temporary Accommodation - Plans;
111101 - D - 002 Temporary Accommodation – Elevations
SRP1078-BSA-ZZ-XX-D-A-2182 P02 Setting Out Plan -MUGA
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development
3. No building hereby approved shall be occupied or the use commenced until any damage to the adopted highway caused during the construction phase of the development, with reference to the submitted Highway Condition Survey, has been made good to the satisfaction of the Highway Authority.
REASON: To ensure that any damage to the adopted highway sustained throughout the development process can be remedied at the expense of the developer, in accordance with Policy G17 of the South Ribble Local Plan.
4. Prior to commencement of the construction phase of the development hereby approved, the construction site access shall be formed to the satisfaction of the

highway authority. This access shall be closed and the footway reinstated prior to first occupation of the new school building.

REASON: In the interest of highway safety and to be in accordance with Policy G17 in the South Ribble Local Plan

5. No building hereby permitted shall be occupied or the use commenced until the car parking areas have been surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan. The car parking areas shall thereafter be always kept free of obstruction and available for the parking cars.
REASON: To allow for the effective use of the parking areas and to be in accordance with Policy G17 in the South Ribble Local Plan.
6. No building hereby permitted shall be occupied or the use commenced until the motorcycle parking provision shown on the approved plans has been completed. The area shall thereafter be always kept free of obstruction and available for the parking of motorcycles only.
REASON: To ensure the provision and availability of adequate motorcycle parking and to allow for the effective use of the parking areas in accordance with Policy G17 in the South Ribble Local Plan
7. No building hereby permitted shall be occupied or the use commenced until the cycle parking provision shown on the approved plans has been completed. The area shall thereafter be always kept free of obstruction and available for the parking of cycles only.
REASON: To ensure the provision and availability of adequate cycle parking and the promotion of sustainable forms of transport in accordance with Policy 3 in the Central Lancashire Core Strategy
8. Before any site activity (construction or demolition) is commenced in association with the development, barrier fencing shall be erected around all trees to be retained on the site in compliance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations. Within these fenced areas no development, vehicle manoeuvring, storage of materials or plant, removal or addition of soil may take place. This includes ground disturbance for utilities. The fencing shall not be moved in part or wholly without the written agreement of the Local Planning Authority. The fencing shall remain in place until completion of all development works and removal of site vehicles, machinery, and materials in connection with the development.
REASON: To prevent damage to trees during construction works in accordance with Policy G13 of the South Ribble Local Plan 2012-2026
9. A scheme for the Biodiversity Enhancement Measures, as set out in section 5.4 of the Ecological Survey And Assessment by ERAP (Consultant Ecologists) Ltd dated January 2023 (ref: 2022-335) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the development (or in accordance with a phasing plan which shall first be agreed in writing with the local planning authority) and shall be retained thereafter.
REASON: To protect and enhance the habitats of wildlife in accordance with Policy 22 of the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan
10. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement or occupation of the development. 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 organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanisms by which the 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 the 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. The approved plan will be implemented in accordance with the approved details

REASON: To protect habitats of wildlife in accordance with Policy 22 of the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan

11. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) 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.

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 protect habitats of wildlife in accordance with Policy 22 of the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan

12. No development shall commence on the proposed 'Hard Outdoor PE Area' shown on Site Plan Ref: SRP1078 -BSA - ZZ - XX - D – A - 1001 Rev P06, until details of the enclosure, design and layout have been submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The details shall include technical design elements that show the 'Hard Outdoor PE Area' conforms to Sport England's Artificial Surfaces for Outdoor Sport, including specification sheets, detailed site plans and cross section drawings of the new Hard Outdoor PE Area to show the necessary fencing and gate enclosures; the sub layers, materials and depth of materials, drainage, and all layout dimensions including line markings; as well as any equipment and associated fixtures to facilitate intended outdoor sports. The Hard Outdoor PE Area shall be constructed fully in accordance with the approved details and shall not be used other than for outdoor sport and play, thereafter.

REASON: To ensure the development is fit for purpose and sustainable and to accord with Policy 24 in the Central Lancashire Core Strategy, the Open Space and Playing Pitch Supplementary Planning Document and paragraph 99 of the National Planning Policy Framework.

13. The modular buildings and associated infrastructure hereby permitted and as shown as 'Proposed Temporary Classroom Location' Site Plan Ref: SRP1078 -BSA - ZZ - XX - D – A - 1001 Rev P06 are acceptable for a temporary period only. They shall be removed and the remedial and enhancement works approved under condition 14 shall be implemented within 80 weeks from the commencement of construction, unless in the meantime a further application has been submitted to and approved by the Local Planning Authority.

Reason: To ensure the development is temporary and because the development has been assessed on the basis that it is temporary and to comply with paragraph 99 of the National Planning Policy Framework.
14. No development shall commence on the proposed 'Proposed Temporary Classroom Location' shown on the Site Plan Ref: SRP1078 -BSA - ZZ - XX - D – A - 1001 Rev P06 until a scheme for the removal of the temporary classroom modular buildings as well as associated infrastructure and the reinstatement of the Soft Outdoor PE Area/playing field has been submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The scheme must be in accordance with Sport England guidance "Natural Turf for Sport" (2011). The approved reinstatement scheme shall then be implemented in full in the first planting season following the removal of the temporary classroom modular buildings and associated infrastructure as well as retained thereafter as playing field.

Reason: To ensure the site is restored to a condition fit for purpose and to accord with Policy 24 in the Central Lancashire Core Strategy, the Open Space and Playing Pitch Supplementary Planning Document and paragraph 99 of the National Planning Policy Framework.
15. No development shall commence until a scheme to ensure the continuity of the existing sports use of the Soft Outdoor PE Area shown on Site Plan Ref: SRP1078 -BSA - ZZ - XX - D – A - 1001 Rev P06 during construction works has been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The scheme must set out details of the size, location, type and make-up of the facilities (as appropriate) together with necessary arrangements for storage, access and car parking. The scheme must include a timetable for the provision of the facilities. The approved scheme shall be implemented and complied with in full throughout the carrying out of the development.

Reason: To protect the playing field from loss or availability of use during the construction of the development and to accord with Policy 24 in the Central Lancashire Core Strategy, the Open Space and Playing Pitch Supplementary Planning Document and paragraph 99 of the National Planning Policy Framework.
16. Prior to the first use of the development hereby approved, a community use agreement shall be prepared and completed in consultation with Sport England and shall be submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to the School Main Hall and the School Playing Field, which includes the Soft Outdoor PE Area and the Hard Outdoor PE Area as well as any ancillary facilities (including any changing accommodation, toilet provision and car parking) shown on the Site Plan Ref: SRP1078 -BSA - ZZ - XX - D – A - 1001 Rev P06. The agreement shall 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 facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Policy 24 in the Central Lancashire Core Strategy, the Open Space and Playing Pitch Supplementary Planning Document and paragraph 99 of the National Planning Policy Framework.

17. During the demolition, site preparation and construction of the development no machinery, plant or powered tools shall be operated and no deliveries of construction materials or removal of construction waste shall be undertaken outside the hours of 08:00 to 18:00 Monday to Friday 09:00 - 13:00 on Saturdays. No construction shall take place at any time on Sundays or nationally recognised Bank Holidays.
REASON: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy.
18. The development hereby approved shall be carried out fully in accordance with the submitted Construction Method Statement and the CMS shall be adhered to throughout the construction period.
REASON: To safeguard the amenities of neighbouring properties in accordance Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the Partial Version Site Allocations Development Plan Document
19. The use of the MUGA hereby approved shall be restricted to 09:00 to 18:00 Monday to Friday and 09:00 to 13:00 Saturday with no use on Sundays and Bank Holidays.
REASON: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy
20. No external flood lighting or security lights shall be installed at the MUGA without first obtaining written permission from the local planning authority.
REASON: In the interests of the amenity and to safeguard the living conditions of the nearby residents in accordance with Policy 17 in the Central Lancashire Core Strategy
21. The development hereby permitted shall be carried out in accordance with the principles set out within the site-specific flood risk assessment (4/8888 Version 01 produced on 11th January 2023 by Clancy Consulting).
The measures shall be fully implemented prior to occupation of the development and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority.
Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems and Policy 29 in the Central Lancashire Core Strategy.
22. No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority.
The detailed surface water sustainable drainage strategy shall be based upon sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly. Surface water discharged from the site shall not exceed the rate of 5 l/s.
The details of the drainage strategy to be submitted for approval shall include, as a minimum;
a) Sustainable drainage calculations for peak flow control and volume control for the:
i. 100% (1 in 1-year) annual exceedance probability event;
ii. 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep;
iii. 1% (1 in 100-year) annual exceedance probability event + 45% climate change allowance, with an allowance for urban creep
b) Final sustainable drainage plans appropriately labelled to include, as a minimum:

- i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;
 - ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels to include all existing and proposed surface water drainage systems up to and including the final outfall;
 - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
 - iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
 - v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;
 - vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;
 - vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components;
- c) Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required. The sustainable drainage strategy shall be implemented in accordance with the approved details.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems and Policy 29 in the Central Lancashire Core Strategy.

23. No development shall commence until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the Local Planning Authority.

The details of the plan to be submitted for approval shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include for each phase, as a minimum:

- a) Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent greenfield runoff rate from the site.
- b) Measures taken to prevent siltation and pollutants from the site entering any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

Reasons: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue surface water flood risk on-site or elsewhere during any construction phase in accordance with Paragraph 167 of the National Planning Policy Framework and Policy 29 in the Central Lancashire Core Strategy

24. The occupation of the development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The details of the manual to be submitted for approval shall include, as a minimum:

- a) A timetable for its implementation;
- b) Details of the maintenance, operational and access requirement for all SuDS components and connecting drainage structures, including all watercourses and their ownership;

- c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;
- d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity;
- e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;
- f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and
- g) Means of access for maintenance and easements.

Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.

Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage system is subsequently maintained pursuant to the requirements of Paragraph 169 of the National Planning Policy Framework and Policy 29 in the Central Lancashire Core Strategy

25. The occupation of the development shall not be permitted until a site-specific verification report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, Property, and ecological systems, and to ensure that the development as constructed is compliant with the requirements of Paragraphs 167 and 169 of the National Planning Policy Framework and Policy 29 in the Central Lancashire Core Strategy

26. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing 4/8888, Rev 02 - Dated 09.01.23 which was prepared by Clancy Consulting. No surface water will be permitted to drain directly or indirectly into the public sewer. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding in accordance with Policy 29 in the Central Lancashire Core Strategy.

13. Relevant Policy

13.1 Central Lancashire Core Strategy

Policy 17: Design of New Buildings

Policy 24: Sport and Recreation

Policy 25: Community Facilities

13.2 South Ribble Local Plan

B1 Existing Built-Up Areas

- F1 Car Parking
- G7 Green Infrastructure Existing Provision
- G13 Trees, Woodlands and Development
- G16 Biodiversity and Nature Conservation
- G17 Design Criteria for New Development

14. Informative Notes:

Highways

A) This consent requires the construction, improvement, or alteration of an access to the public highway. Under the Highways Act 1980 Section 171 (Vehicle crossings over footways and verges) Lancashire County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>

B) This consent does not give approval to a connection being made to Lancashire County Council's highway drainage system

Sport England

Informative 1: It is recommended that the restoration scheme is undertaken by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical Design Guidance Note entitled "Natural Turf for Sport" (2011) and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch team sports, for example the Football Association.

Informative 2: Guidance on preparing Community Use Agreements is available from Sport England can be accessed here: <http://www.sportengland.org/planningapplications/>

Informative 3: There is a free online resource from Sport England (Use Our School) that offers further guidance and information for local authorities and other education providers on how to make the best use of school facilities for the benefit of the local community. It is especially useful for those who have responsibility within a school for establishing, sustaining and growing community activity on school sites. 'Use Our School' can be accessed here: www.sportengland.org/useourschool

LLFA

Informative 01 – Connection to Main River

The applicant may require an environmental permit from the Environment Agency to discharge to the main river. Information on environmental permits is available at: <https://www.gov.uk/topic/environmental-management/environmental-permits>

Informative 02 – Appropriate Legal Agreement

The proposed outfall may require a legal agreement with a third party to access and construct the outfall in addition to any permission(s) from flood risk management authorities. Evidence of an in-principle agreement(s) should be submitted to the Local Planning Authority.

Lead Local Flood Authority - Site-Specific Advice

The following advice is provided to inform the applicant and the Local Planning Authority of our expectations at the discharge of conditions stage:

a) A development lifetime of a minimum of 75 years has been assumed, in line with paragraph 006 of the Planning Practice Guidance. This will likely result in a development lifetime beyond 2100, and hence, in line with [national guidance](#), the upper end peak rainfall intensity climate change allowances for the 2070's epoch have been recommended in the above condition 2.

b) The Lead Local Flood Authority expects a volumetric runoff coefficient of 1 to be applied when modelling impermeable areas. An appropriate coefficient for permeable areas should be selected and justified by applicants based on factors including the site geology and soil type, site gradient, event size and antecedent conditions. For impermeable sites, for example, with clay geology, a coefficient of 1 could be applied to the permeable areas owing to the potential for these areas to contribute to the SuDS during extreme events. If using different parameters from those detailed, all applicants will be expected to provide robust evidence to justify their choices.

c) The level of surcharge applied to the outfall in the design should represent the height from the soffit level of the outfall to the fluvial design flood level, as defined by the Planning Practice Guidance, with an appropriate allowance for climate change.