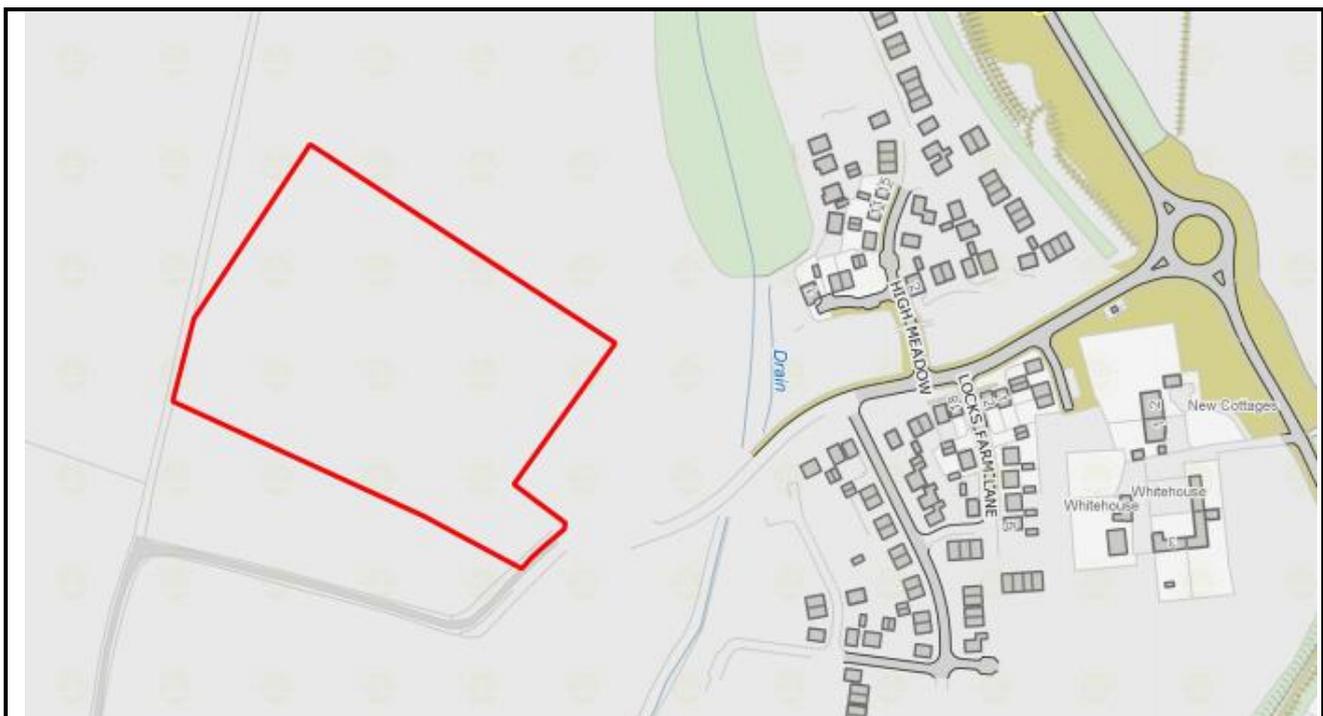


Parish: Chichester	Ward: Chichester West
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CC/21/00461/REM

Proposal	All outstanding Reserved Matters for the erection of a one-form entry primary school and associated ancillary buildings, parking, landscaping and access arrangements together with formation of adjacent public square with all works pursuant to outline planning permission CC/14/04301/OUT.		
Site	Land West Of Centurion Way And West Of Old Broyle Road Chichester West Sussex PO19 3PH		
Map Ref	(E) 485000 (N) 106000		
Applicant	Miller Homes Ltd And Vistry Group Ltd	Agent	Mr Nicholas Billington

RECOMMENDATION TO PERMIT



	NOT TO SCALE	Note: Do not scale from map. For information only. Reproduced from the Ordnance Survey Mapping with the permission of the controller of Her Majesty's Stationery Office, Crown Copyright. License No. 100018803
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1.0 Reason for Committee Referral

Red Card: Cllr John-Henry Bowden - The proposal is for a major development

2.0 The Site and Surroundings

- 2.1 The application site forms part of the West of Chichester Strategic Development Location (SDL) which is allocated by Local Plan Policy 15 for a comprehensive, residential-led mixed use development including up to 1600 homes. Outline planning permission for 'Phase 1' of the SDL was granted in 2018 for its first 750 homes, a mixed use Local Centre (14/04301/OUT refers) together with sports pitches, allotments and various formal and informal open space provision. The outline permission also resulted in detailed approval for the primary highway infrastructure to serve Phase 1. This highway infrastructure is already largely in place and the initial phases of the development are now under construction, with a small number of occupations having already taken place.
- 2.2 The 2.3Ha site is located on the western side of the developed area of Phase 1 of the SDL and forms part of what was originally a large and broadly flat arable field. It comprises the northern part of the above-mentioned Local Centre (4.5Ha in total) which is identified by the outline permission and its accompanying parameter and framework plans for a mix of uses including a primary school, an open space incorporating an equipped play area, a public square together with employment, retail, residential, community and health-related uses. The site the subject of this reserved matters application comprises the part of the Local Centre identified specifically for the primary school and adjoining public square.
- 2.3 On its western and north-western sides the site flanks arable farmland identified in the approved SDL Masterplan for residential and open space uses within Phase 2 of the development. On its north-eastern side the parcel adjoins Phase 1's residential parcel P3.C which is currently under construction.
- 2.4 The south-eastern boundary of the site is formed by the SDL's principal 'spine' road which passes through the Local Centre. The part of the Local Centre's land on the facing side of the spine road is identified for employment uses, and beyond that the land - comprising residential parcels P3.D and P5.G - drops away to meet the SDL's central, green corridor.
- 2.5 The south-western boundary of the site is formed by the line of one of the SDL's second order streets. The approved parameter plans show this street running north-west from its junction with the spine road, providing access to the school and health/community uses on its north-eastern and south-western side respectively. The approved Masterplan indicates that this street would also provide a future connection to the Phase 2 land to the west.
- 2.6 The Committee will be aware that detailed approval has already been granted in respect of all nine of Phase 1's solely residential parcels, along with the SDL's sports facilities, allotment provision and strategic green and drainage infrastructure. A reserved matters application for the Local Centre's retail, residential, community, health and employment-related elements is currently under consideration and will be reported to this Committee for determination in due course (CC/21/00460/REM refers).

3.0 The Proposal

- 3.1 The application seeks approval for the reserved matters of Appearance, Layout, Landscaping and Scale in respect of the proposed primary school and adjoining public square. The application also includes the above-mentioned second order street which will provide vehicular access to the school campus via its junction with the spine road.
- 3.2 In terms of education provision the S106 agreement accompanying the outline planning permission allows the developers to either construct the primary school under the terms of a 'Development Agreement' to be entered into with WSCC or to make a financial contribution to WSCC in lieu of providing it. The developers have opted to build the school and have already commenced separate discussions directly with WSCC around compliance with both the relevant DfE guidance and the County Council's own technical requirements and policies.
- 3.3 Where the developer opts to provide the school, the S106 requires:
- the provision of a one form entry primary school including early years provision on a 2.03 hectare site
 - the provision of core facilities such as kitchens, staff facilities and a hall that are capable of serving this application (1 form entry primary school) and a potential subsequent extension to the building to enable the creation of a second form entry and additional early years provision to serve Phase 2 of the SDL
 - the provision of at least 32 car parking spaces for staff
 - that the school must be practically completed prior to occupation of the 500th dwelling on the site, which is currently anticipated to take place during the early part of 2024.
- 3.4 The submitted plans detail a single storey, L-shaped building of approximately 1500m² comprising 7 classrooms (Reception though to Year 6), a 55m² independently accessible nursery, a 180m² hall along with a kitchen and plant room and various other ancillary office, pupil support and staff facilities.
- 3.5 The design of the school building has been subject to considerable amendment since initial proposals were tabled at the pre-application stage. The design is predicated on strongly articulated, mono-pitched main entrance and hall elements that address the northern side of the public square, with the return elevation of the hall detailed so as to also provide an appropriate response to the adjacent street. The main classroom wing of the building would be less prominent when viewed from the public realm, projecting at right angles from the front part of the building into the interior of the school site. A playground would be located to the western side of the classroom wing, with playing fields (approx. 1.3Ha) to its north and east. The eastern boundary of the school's playing fields backs onto the rear gardens of dwellings located within parcel P3.C.
- 3.6 The school is proposed to have a relatively fluid boundary with the adjoining public square with low, metal estate fencing forming a visually permeable boundary with the square's northern edge. Pupils would enter the secure area of school campus via two sets of gates leading directly to either side of the classroom wing, with the main (public) school entrance and nursery benefitting from separate entrances that would be approached primarily from the central square.

- 3.7 The school would be served by a 32 space staff car park accessed off the secondary street via an informal, cross-over junction. This junction would also provide servicing access to the school's kitchen. There is no dedicated parking or drop-off provision for pupils. A coach drop-off bay is proposed on the road, adjacent to the staff car park.
- 3.8 The submitted plans indicatively show the section of road leading to the school as incorporating a number of traffic calming measures including three raised tables and various road markings and signage. It is intended that no waiting would be permitted at any point along this road, which the applicants have confirmed will be offered to the Local Highway Authority for adoption. The final details of the above features and measures will be agreed as part of the adoption process
- 3.9 As referred to above, alongside the school the proposals also include details of the public square which forms a key, focal point of the Local Centre. The square extends to approximately 0.12Ha and the submitted plans indicate that it would incorporate a central, feature tree along with various areas of grass, tree, hedge and shrub planting, together with a number of radial paths reflecting the desire lines to and from the various adjacent uses which, alongside the school, include the retail, community, health and employment uses that are proposed as part of the currently undetermined application referred to in paragraph 2.6 above.

4.0 History

14/04301/OUT	PER106	Outline planning application with all matters reserved (except for access) for the first phase of development for up to 750 homes with access from Old Broyle Road, temporary access from Clay Lane, a local centre (with associated employment, retail and community uses), primary school, informal and formal open space (including a Country Park), playing pitches, associated landscaping, utilities and drainage infrastructure with on-site foul sewage package treatment plant or pumping station with connection to Tangmere Waste Water Treatment Works.
18/01587/REM	PER	Approval of reserved matters in respect of Appearance, Landscaping, Layout and Scale following outline planning permission CC/14/04301/OUT - Consent sought for Primary Road, Primary Surface Drainage and Primary Utilities Routing. SANGs land incorporating Western Green Link, Central Green Link and Country Park.
19/01134/REM	PER	All outstanding Reserved Matters for the erection of 73 residential dwellings with associated parking, landscaping, informal open space and associated works on Parcel 2A, pursuant to permission 14/04301/OUT.

19/01531/REM	PER	All outstanding Reserved Matters for the erection of 91 dwellings with associated parking, landscaping, informal open space and associated work on Parcel 2B, pursuant to permission 14/04301/OUT.
19/02424/REM	WDN	All outstanding Reserved Matters for the erection of 91 dwellings with associated parking, landscaping, informal open space and associated work on Phase 2, Parcel B, pursuant to permission 14/04301/OUT. (scheme 2)
19/02584/REM	PER	Application for all outstanding reserved matters (layout, appearance, scale and landscaping) following outline planning permission CC/14/04301/OUT, for sports facility consisting of 1x adult rugby pitch, 1x adult football pitch, 1x adult cricket pitch and sports pavilion building with associated drainage, landscaping, parking and other works (Phase 1).
19/02626/REM	PER	All outstanding Reserved Matters for the erection of 29 residential dwellings with associated parking, landscaping, informal open space and associated works on Parcel P.3D, pursuant to permission 14/04301/OUT.
19/02819/REM	PER	All outstanding Reserved Matters for the erection of 141 dwellings with associated parking, landscaping, informal open space and associated work on Parcel 3C, pursuant to permission 14/04301/OUT.
19/03122/REM	PER	All outstanding Reserved Matters for the erection of 141 dwellings with associated parking, landscaping, informal open space and associated work on Phase 3, Parcel C, pursuant to permission 14/04301/OUT (scheme 2).
20/00462/FUL	WDN	Construction of an electrical substation and associated parking to serve the west of Chichester strategic development site.
20/00600/NMA	PER	Non-material amendment to planning permission CC/14/04301/OUT - Proposed additional planning condition to enable the submission and agreement of details of any temporary sales and marketing facilities required on site in relation to the sales and marketing of new homes.

19/03146/REM	PER	All outstanding Reserved Matters for the erection of 154 residential dwellings with associated parking, landscaping, informal open space and associated works on Phase 3, Parcel E, pursuant to permission 14/04301/OUT.
20/00600/NMA	PER	Non-material amendment to planning permission CC/14/04301/OUT - Proposed additional planning condition to enable the submission and agreement of details of any temporary sales and marketing facilities required on site in relation to the sales and marketing of new homes.
20/01046/REM	PER	All outstanding Reserved Matters for the erection of 50 dwellings with associated parking, landscaping, informal open space and associated works on Phase 5, Parcel F pursuant to permission 14/04301/OUT.
20/02473/REM	PER	All outstanding Reserved Matters for the erection of 55 dwellings with associated parking, landscaping, informal open space and associated work on Phase 5, Parcel G, pursuant to permission 14/04301/OUT.
20/03108/REM	PER	All outstanding Reserved Matters for the erection of 65 residential dwellings with associated parking, landscaping, informal open space and associated works on Phase 6.H, pursuant to permission 14/04301/OUT.
20/03167/REM	PER	All outstanding Reserved Matters for creation of allotment gardens with associated parking, landscaping, informal open space and works pursuant to permission 14/04301/OUT.
20/03166/REM	PER	All outstanding Reserved Matters for the erection of 84 residential dwellings with associated parking, landscaping, informal open space and associated work on Phase 6I, pursuant to permission 14/04301/OUT.
21/00460/REM	PCO	All outstanding Reserved Matters for the erection of buildings within the West of Chichester Local Centre to include a retail building with 8no. affordable dwellings, 4no. employment (office) buildings, 2no. health care facility buildings, a community centre and public

open space to include a Locally Equipped Area of Play and Multi-Use Games Area; associated parking, landscaping and associated work in relation to the above; all pursuant to permission CC/14/04301/OUT.

21/00956/REM PCO All outstanding Reserved Matters for the erection of 84 residential dwellings with associated parking, landscaping, informal open space and associated work on Phase 6I, pursuant to permission 14/04301/OUT (scheme B).

5.0 **Constraints**

Listed Building	NO
Conservation Area	NO
Rural Area	YES
AONB	NO
Tree Preservation Order	NO
EA Flood Zone	
- Flood Zone 2	NO
- Flood Zone 3	NO
Historic Parks and Gardens	NO

6.0 **Representations and Consultations**

Comments are summarised unless stated otherwise.

6.1 **Chichester City Council - in full**

No objection subject to suitable materials which should preclude unsuitable UPVC windows and doors. We would also request an area of green roof, which should not necessitate the loss of any solar panels. The building should achieve BREAAAM excellent in line with government objectives for new public buildings.

6.2 **Lavant Parish Council**

Support

6.3 **Fishbourne Parish Council**

None received

6.4 **Sussex Police**

No major concerns with the proposals. Various advice, technical guidance and best practice should be taken into account at the implementation stage of the development.

6.5 WSCC Local Highway Authority - in full

Comments of 19 October 2021

No objection

WSCC previously commented on the proposals on 12th April 2021. The Highway Authority also commented on the associated local centre planning application CC/21/00460/REM. Following the Highway Authority's original comments, the applicant has revised the scheme to take account of the comments raised by consultees and undertaken a Road Safety Audit of the proposed highway works immediately outside of the school. These revised proposals are considered to address the comments previously made by the Highway Authority and provide an appropriate level of mitigation and suitable measures to encourage and support sustainable walking and cycling trips to the school site. The issues raised as part of the Stage 1 Road Safety Audit have either been addressed by the applicant in conjunction with the Highway Authority and the design of the highway works have been amended accordingly or are matters for the detailed design. These detailed design matters shall be addressed with WSCC as part of the Section 38 agreement to formally adopt the road and further road safety audits undertaken at the relevant stages.

- Following the submission of the revised plans WSCC as Highway Authority has no objections to the proposals and would recommend suitably worded conditions in relation to the following matters be included on any permission granted:
- A suitably worded condition requiring details to be provided as to the applicant's intention to either enter into a Section 38 agreement for the road serving the school to be adopted or if the road is not to be offered up for adoption details of how the roads are going to be managed and maintained and how any parking enforcement shall be undertaken.
- That provision for the vehicle, cycle and scooter parking shall be made prior to first occupation of the school.
- That the visibility splays from the site access shall be provided as shown prior to first occupation and then maintained and kept free of all obstructions over 0.6m in height.
- A suitably worded condition that requires that details shall have been submitted in respect of the provision for the turning of buses in the nearby Local Centre prior to the school being brought into first use.

Comments of 12 April 2021

It should be noted that these comments relate to the proposals within the red line boundary only and there are related matters such as the access roads to the school that shall be reviewed and commented upon as part of application CC/21/00460/REM.

Site Access

The applicant has shown on drawing number 197240-004 entitled Local Centre & School Highway Geometry Plan that visibility for a 20mph road can be provided from the school's

only vehicular access point. The visibility from the site access is deemed acceptable. The access is designed as a traditional bell mouth and the Highway Authority would question whether this is the best design given the adjacent land uses and whether a similar approach to that adopted on the spine roads side roads may be beneficial here to help reduce pedestrian crossings widths, slow vehicle movements and prioritise pedestrian movements.

The applicant has not provided any details of proposed parking restrictions on the access roads to the school these shall be commented on by the Highway Authority under planning application CC/21/00460/REM.

There are various pedestrian access points to the school which is welcomed. Pedestrians can access the site from the main vehicular entrance, a dedicated pedestrian entrance to the north west of the main building entrance and two separate entrances to the south east of the building entrance; which is accessed through the public square.

Coach Layby

The applicant is proposing a coach layby for use by the school adjacent to the schools vehicular access point. The applicant states that until further residential phases are permitted and implemented vehicles shall have to turn around within the schools main vehicular access. The applicant has submitted a vehicle swept path analysis that shows a coach of 11.980m length is able to turn around within the carriageway space. Given the likelihood, frequency and low speed nature of the road network this manoeuvre is considered acceptable.

No details are provided as to the restrictions in place within this layby. Without parking restrictions there are concerns it shall be used regularly for the set down and pick up of pupils which shall reduce the ability of the school to use it as a coach layby but also potentially cause additional congestion and road safety concerns around the main school entrance. The applicant should therefore provide details of the intended restrictions to prevent parking from taking place in the layby.

There are potentially two options to the enforcement of these restrictions a formal Traffic Regulation Order (TRO) can be in place and any enforcement action would be taken by the District Council as parking enforcement authority or given that the roads in question are to remain private any restrictions could be privately enforced through a management company.

Car Parking

The applicant is proposing a total of 32 car parking spaces which includes the provision of 2 disabled car parking spaces. The applicant states this number has been guided by the WSCC Parking Standards. However, the standards for education land uses is a site-specific assessment based on the travel plan and needs. The Highway Authority would therefore look for further justification from the applicant to demonstrate that the proposed level of car parking is acceptable. This justification could be in the form of the likely operational needs of the school and/or providing details of comparable sites and their level of car parking. The disabled persons parking provision equates to 5% and this is considered the minimum level of provision necessary. Whilst currently acceptable, if the

level of parking was amended the level of disabled car parking would also have to be amended to reflect, as a minimum, the 5% provision.

The applicant has also stated that the car parking shall be for the school only and not for parents dropping children off. They state, "Given the accessibility of the school from the local area through strong cycle and pedestrian links, central location and from the wider area through the bus links there is no need for a drop off area." They also state specific drop off areas would discourage sustainable travel and encourage the use of car travel. Whilst not providing a dedicated drop off area there shall be incidental parking available in the public car parking areas in close proximity of the school. The use of these should however not be promoted at the cost of more active and sustainable forms of travel plan which should be promoted and encouraged through the school travel plan.

Cycle Parking

The applicant is to have 10 Sheffield Stands (20 spaces) which appear to be located to the north east of the main school entrance. The applicant states that 7 shall be covered (14 spaces) and 3 uncovered (6 spaces).

Given the school could have approximately 210 pupils (7 classes x 30 per class) and approximately 25 staff (which includes all support staff) this equates to a cycle parking provision for only 8.5% of all staff and students. Given the applicant is stating that a large provision of trips could be catered for by walking and cycling this could potentially not cater for the likely demand for cycle parking.

Therefore, the Highway Authority would look for the applicant to do the following:

- Increase the level of cycle parking provision. LTN1/20 states a minimum for educational establishments should be 1 per 20 staff and 1 space per 10 students. In this instance the Highway Authority would look for a higher level of provision than the minimum.
- Rather than providing all cycle parking in one location the uncovered visitor cycle parking to cater for short stay parking should be relocated to a highly visible location to the front of the main entrance. Long stay staff and pupil storage should be located in a secure area and be weatherproof.
- As per the guidance in LTN1/20 separate provision should be provided for staff and pupils. The stands provided should reflect the different size of cycle parking needed for children and adult bikes.
- The provision of scooter parking should be provided as well as cycle parking; given the age groups and likelihood of the use of scooters.
- No consideration appears to have been given to staff changing and showering facilities. The WSCC Cycle Design Guide states, "At workplaces consideration should be given to appropriate shower and changing facilities and secure locker storage." Given this could be a barrier to some staff travelling by bike the applicant should consider whether changing and showering facilities can be provided to further facilitate cycling to work.
- The LTN 1/20 states, "As with car parking, a proportion of the cycle parking (typically 5%) should be provided for non-standard cycles to accommodate people with mobility impairments." Consideration should be given to the provision of non-standard cycles.

Summary

The Highway Authority have no in principle objections to planning application CC/21/00461/REM. However, prior to determination the applicant should provide clarification and revise the design based upon the points raised within these comments.

6.6 WSCC Local Education Authority - in full

Comments of 13 September 2021

The developer appears to have addressed all the points we raised, aside from the elevation recess between the hall and the main entrance, which could be addressed by planting and/or lighting if not by an amendment further down the line.

Our point about the roof maintenance access still stands, as the developer has mentioned about only having a small section of flat roof, but all roofs must be safely accessible. The developer has stated that the access strategy will be developed collaboratively with us at the next stage of design, which we welcome. I must highlight that this may result in a planning amendment.

With regards to the additional PV, which we welcome, more is always better, and 80sqm is better than 30, so that is positive. Such systems can always be added to in the future.

Comments of 5 August 2021

Thank you for the opportunity to comment on the above application. I can confirm that have no comment to make at this time as the changes proposed are in line with our previous comments

Comments of 18 May 2021

West Sussex County Council (WSCC) as Education Authority have been consulted on this reserved matters application (CC/21/00461/REM) for the erection of a one form entry primary school in relation to outline planning consent CC/14/04301/OUT. It should be noted that these comments relate to the proposals within the red line boundary only.

This response will not duplicate comments set out in the consultation response from our colleagues within WSCC Highways.

Schedule of Accommodation and General Arrangement

The school accommodation, as shown on the plans is broadly in line with the schedule of accommodation set out in the DfE Building Bulletins and with WSCC's requirements.

We note that the plant room size reflects the proposed gas-fired heating system.

The kitchen has very few windows, despite having two external elevations.

The general office appears to have double-height windows (153413-STL-01-ZZ-DRA-XX-02102 and 153454-STL-ZZ-ZZ-DR-A-XX-06031). Further information is required to

understand ceiling heights and maintenance strategy in this area, along with proposals to limit solar gain and ensure interior comfort.

The Applicant shows two single doors on the elevations relating to the Nursery and Year R classrooms. Only one external door is required per classroom.

Elevations and materiality

We welcome the architectural treatment of the main entrance to the school and the focus on robust, low maintenance materials for the facades.

The Applicant shows large blue panels above classroom glazing, which do not appear in keeping with the material choices elsewhere around the building (153413- STL-01-ZZ-DR-A-XX-06004).

Safety, safeguarding and security

Further information is required regarding the access strategy for roof maintenance, to consider rooftop plant, PVs, rooflights, high level windows and general roof maintenance, noting that such access must comply with DfE guidelines, namely that access to the roof is to be from inside the building without the use of elevated platforms or other mobile access equipment.

The applicant's design creates a deep recess to the left-hand side of the main entrance (153413-STL-01-00-DR-A-XX-01101), which could create opportunities for anti-social behaviour. The Applicant shows an area of space at the front of the school, adjoining the public square that appears to be freely accessible by the public at all times. Further information is required to understand the boundary treatment of the school site.

Drawing 153413-STL-01-00-DR-A-XX-01101 shows fire exit doors leading from the main hall directly on to the public space, thereby creating a safeguarding and school security issue.

Further information is required to understand how the applicant proposes to limit visibility into the school hall from the public square.

Access to the kitchen is shown as being directly off the publicly accessible area. Further consideration should be given to security at this point of access to ensure that members of the public cannot tailgate staff to gain access to the school.

Landscape and wider masterplan

Further consideration should be given to soft and hard landscaping around the school building to ensure that both the landscape and the building can be easily maintained.

The illustrative site plan/layout on page 17 of the Design Strategy (DESIGN_STRATEGY__153454-STL-ZZ-ZZ-RP-A-XX-RP03_-3334912) indicates Phase 2. This has not been illustrated in detailed plans and it is therefore not clear whether the orientation or layout is appropriate or suitable. Further information will be required if Phase 2 is to be a consideration of this Planning Application.

Sustainability

To note: Nearly Zero Energy Building Requirements for new buildings. Regulation 25B (Building Regulations 2010) states: 'Where a building is erected, it must be a nearly zero-energy building'. For new buildings owned and occupied by public authorities, the coming-into-force date for Regulation 25B was 1 January 2019.

To note: 'Nearly Zero Energy Building' means a building that has a very high energy performance. The nearly zero or very low amount of energy required should be covered to a very significant extent by energy from renewable sources, including energy from renewable sources produced on-site or nearby. (Energy Performance of Buildings Directive (2010/31/EU))

To note: WSCC Climate Change Strategy (2020) sets out requirements relating to sustainability. The reference to a requirement to achieve BREEAM Very Good at pre-app pre-dates the Climate Change Strategy and is no longer considered a suitable indication of Nearly Zero or Net Zero performance.

The Applicant's Energy Statement does not refer to the Nearly Zero requirement, that has been in force since January 2019 and is applicable to school buildings. Further information is required as to how the Applicant proposes to meet the Nearly Zero requirement in this scheme.

The applicant proposes to install gas boilers as a heat source, which is not in line with the Nearly Zero requirement, given that heating makes up a significant proportion of the building's energy use. WSCC support and welcome the installation of alternative heat sources that do not use fossil fuels.

The applicant proposes 40sqm of Solar PV, to be installed on the roof, which does not appear to maximise the potential for on-site energy generation. WSCC would support maximising Solar PV. Further information is also needed as to the fixing details to ensure that they meet WSCC's requirements. WSCC Energy Team should be consulted on the scope and detail of any Solar PV installation prior to construction.

It is noted that the Applicant proposes to use a large cellular soakaway for surface water drainage as SuDS. It is not clear whether consideration has been given to more natural forms of SUDs, that could be combined with habitat areas within the site. Soft Landscape Sheet 3 is missing, so it is unclear whether there is a pond (indicated as a circle) proposed at the highest point of the site. If so, consideration should be given to combining a pond/swale with the drainage strategy to afford a more climate resilient facility. Further information is required, and approval sought from the Local Flood Authority prior to works commencing on site.

Beyond wild-flower areas and tree planting, is not clear what consideration, if any, has been given to biodiversity net gain and how it has been quantified. More information is needed.

Any sustainability measures relating to the scheme should be designed collaboratively with WSCC, with details approved by this Authority before construction commences.

Summary

In principle, WSCC Education has no objections to planning application CC/21/00461/REM. However, prior to determination the applicant should provide clarification and revise the design based upon the points raised within these comments.

6.7 CDC Drainage Engineer

The proposed surface water drainage for this phase is a combination of infiltration through permeable paving, and an uncontrolled discharge to the adjacent swale. We are satisfied that they have demonstrated that the phase can be adequately drained, and that the approach is in accordance with the principles/scheme approved for the site.

We have a surface water condition applied to application 14/04301/OUT, which requires the detailed design, supported by sufficient groundwater monitoring and percolation tests to be submitted and discharged pre-commencement. As a result we recommend no further conditions are applied to this application.

6.8 CDC Design and Conservation

We previously discussed issues with the main entranceway of the new school building, its successful and detailed canopy design clashed with the plain brick elevation of the school hall directly adjacent. This has been partly addressed through the introduction of some pin lettering to the hall elevation, this is the correct type of approach but a condition reserving details may be useful in providing the school with the flexibility to expand on this design and use a logo, or some other form of design as appropriate. The elevation is large and still essentially plain and given its prominence in the street scene will still benefit from an intervention of high design quality.

The introduction of raised tables in blockwork nearby is welcomed in design terms and will help break up the overall expanse of tarmac, in a manner appropriate to the more pedestrianised feel of the main square.

The applicant has made a clear effort to address the main points raised and subject to the addition of a suitable condition as discussed above I consider this phase of the proposals to be acceptable in design terms.

6.9 CDC Environmental Strategy Officer - in full

Comments of 7 September 2021

Updated Comments on receipt of final plans and response to previous comments
Following submission of the final plans, including the energy statement and roof plan and response letter following our previous comments, I welcome the proposal to increase the PV coverage on the building from 30 to 80m², giving an overall CO₂ saving of around 60% over the building regulations. I would consider that this meets the requirements within policy 40 of the Local Plan.

Comments of 7 June 2021

Sustainability: Following the submission of the Energy Statement (January 2021), a reduction of 22.64% in CO₂ emissions has been proposed through a fabric first approach (11.65% reduction in CO₂) and renewables (10.98% reduction in CO₂) including the installation of PV on the buildings. Policy 40 requires developments to achieve the highest levels of energy efficiency and therefore, for such a large site, we believe there is an opportunity to further increase the savings from renewable energy.

The use of PV panels on the school building is only saving 2.34 tonnes CO₂/year which only equates to 11.65% of the CO₂ reduction on this site. PV panels have only been proposed to be incorporated on a small section (40m²) of the school's roof which is disproportionate to the size of the development. There is the potential for the whole roof to be covered in PV if designed correctly which will reduce CO₂ emissions and improve efficiency. We would like to see a larger commitment to PV on the school within this application.

The use of green roofs should be reconsidered in this development as they help in cooling the building during the summer months, serve as added insulation and help increase energy cost savings through an increased R-value. Additionally, they improve aesthetic for the local area and helps reduce CO₂ emissions, as well as increasing oxygen production.

Both ground source heat pumps and air source heat pumps are sensible alternatives to gas which will help to lower CO₂ emissions from renewables on this site. Additionally, the WSCC no longer use gas boilers and therefore this site should be incorporating either ASHPs or GSHPs into their designs. Heat pumps are a highly efficient way of providing heat using electricity and can be of increased benefit where cooling is also required, therefore particularly relevant to commercial buildings. As the reasoning behind not using GSHPs is the "difficulty associated with vertical boreholes at this site means that they are not considered a preferred low carbon technology at this stage". However, there are other options for GSHPs that don't need bore holes drilled (see table 9 in Sustainability Statement), when there are large areas of land available next to the developments within this site. GSHPs need 700 square meters, which is roughly equivalent to 0.16 acres, which can easily be accommodated within a site this large.

Bats: We require that a bat brick is integrated into the building onsite facing south/south westerly positioned 3-5m above ground. As well as, at least three bat boxes should be erected within trees adjacent to boundary vegetation associated with H1. A condition should be used to ensure this takes place

The lighting scheme for the site will need to take into consideration the presence of bats in the local area. Where possible we ask there to be no light at all at locations used by bats. However, where lighting is necessary, the artificial light should minimise potential impacts to any bats using the trees, hedgerows and buildings by using lights with the lowest negative impacts include narrow spectrum lights with no UV content, Low pressure sodium and warm white LED and directional down lights, which illuminate below the horizontal plane.

Breeding Birds: Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March - 1st October. If works are required within this time an ecologist will need to check the site

before any works take place (within 24 hours of any work). We would like a bird box to be installed on the building on site, as well as swift bricks on two of the new buildings. The bricks should be installed under the eaves or in high walls in shaded areas out of direct sunlight and away from windows.

Badgers: Prior to start on site a badger survey should be undertaken to ensure badgers are not using the site. If a badger sett is found onsite, Natural England should be consulted and a mitigation strategy produced. Tree protective fencing to be installed along the hedgerow to discourage access to the site by Badgers, before excavations commence. As a precaution any trenches should be covered overnight, or a means of escape made available and any hazardous chemicals need to be suitably stored away so animals cannot access them. A condition should be used to ensure this takes place.

Landscaping: 20/04/2021 We are pleased to see that the ancient and semi-natural woodland within the site have been retained, and a sufficient buffer from any hard development has been provided. Additionally, that hedgerow (H1) is being protected by tree protection fencing and a buffer has been incorporated within the design of the site. The Landscape Strategy (January 2021) and Soft Landscaping propose new planting of trees and shrubs in order to increase the resource of woody habitats on the site, and increase connectivity between existing features around the site. A condition should be used to ensure that native species are used when planting the site

6.10 Third Party Other (Chichester Society)

1 Third Party representation has been received concerning:

- a) the application is welcomed
- b) tweaking of the design is encouraged

6.11 Applicant's/Agent's Supporting Information

Vistry Homes and Miller Homes are pleased to be able to bring forward the proposals for a new 1-Form entry primary school, which will form a key part of the new West of Chichester Community. Vistry and Miller have worked collaboratively with officers in the Education department at West Sussex County Council to make sure the proposals deliver a high-quality school that will meet the educational needs of the site and complies with the outline permission. Working with officers at CDC, Vistry and Miller have also incorporated a number of improvements to the proposals, including a redesigned school building which better relates to the wider local centre, and implementation of significant sustainability improvements through the use of enhanced fabric first measures, use of Air-Source Heat Pumps for heating and hot water, and enhanced provision of solar PV panels, which together deliver an over 60% betterment over the emission standards required by current Building Regulations.

Working with officers at WSCC Highways, we have also implemented a suite of measures that will encourage walking and cycling to school, and discourage use of the private car - this includes a narrowed carriageway and raised tables to reduce speed, enhanced crossing points to prioritise pedestrians and wider grass verges with bollards to make ad-hoc roadside drop off and pick up less convenient. The covered cycle parking provision at the school also exceeds current WSCC standards. Measures in the Travel Plans for the site will also further incentivise walking and cycling, as will the school's central location, within easy walking and cycling distance of every new home.

The school is a key component of the overall West of Chichester development and an important element of creating a sustainable community. Its central location means it is within easy walking and cycling distance of every home and its position as an integral part of the local centre means it maximises opportunities for social interaction and community linkages. Vistry Homes and Miller Homes are proud to bring this element of the site forward and consider the proposals will provide a high-quality school that will be an important asset for the whole West of Chichester Community.

7.0 Planning Policy

The Development Plan

- 7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029, the CDC Site Allocation Development Plan Document and all made neighbourhood plans. There is no made neighbourhood plan for Chichester Parish at this time.
- 7.2 The principal planning policies relevant to the consideration of this application are as follows:

Chichester Local Plan: Key Policies 2014-2029

Policy 1: Presumption in Favour of Sustainable Development
Policy 2: Development Strategy and Settlement Hierarchy
Policy 7: Masterplanning Strategic Development
Policy 8: Transport and Accessibility
Policy 9: Development and Infrastructure Provision
Policy 15: West of Chichester Strategic Development Location
Policy 39: Transport, Accessibility and Parking
Policy 40: Sustainable Design and Construction
Policy 42: Flood Risk and Water Management
Policy 43: Chichester Harbour Area of Outstanding Natural Beauty (AONB)
Policy 48: Natural Environment
Policy 49: Biodiversity
Policy 52: Green Infrastructure
Policy 54: Open Space, Sport and Recreation

National Policy and Guidance

- 7.3 Government planning policy now comprises the revised National Planning Policy Framework (NPPF 2021), which took effect from 20 July 2021. Paragraph 11 of the revised Framework states that plans and decisions should apply a presumption in favour of sustainable development, and for decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or
d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
i. the application of policies in this Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed;

or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

- 7.4 Consideration should also be given to the following paragraph and sections: Sections 2, 4, 8, 9, 11, 12, 14 and 15. The relevant paragraphs of the National Planning Practice Guidance have also been taken into account.

Other Local Policy and Guidance

- 7.5 The following Supplementary Planning Documents are material to the determination of this planning application:
- Planning Obligations and Affordable Housing SPD
 - Surface Water and Foul Drainage SPD
 - CDC Waste Storage and Collection Guidance
- 7.6 The aims and objectives of the Chichester in Partnership Community Strategy 2016-2029 which are relevant and material to the determination of this planning application are:
- Encourage and support people who live and work in the district and to adopt healthy and active lifestyles
 - Protect and support the most vulnerable in society including the elderly, young, carers, families in crisis and the socially isolated
 - Maintain the low levels of crime in the district in the light of reducing resources
 - Support and promote initiatives that encourage alternative forms of transport and encourage the use of online services
 - Promote and increase sustainable, environmentally friendly initiatives in the district
 - Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

8.0 Planning Comments

- 8.1 The main issues arising from this proposal are:

- i. Principle - Compliance with the outline permission and S106 agreement
- ii. School - Design, layout and landscaping
- iii. Highway safety and parking
- iv. School - Sustainability
- v. Public square - layout and landscaping
- vi Relationship of the proposals to the remainder of the Local Centre
- vii. Significant conditions

i. Principle - Compliance with the outline permission and S106 agreement

- 8.2 As referred to in paragraph 3.3 above the broad location of the school, its site area and various other requirements in respect of matters such as the range of classroom provision, parking requirements and the facilitation of its potential future expansion (to serve the needs of Phase 2) are established by the outline planning permission's parameter plans and accompanying section 106 agreement. These in-turn flow from Local Plan policy 15 which requires the provision of a primary school within the West of Chichester SDL, and also reflect the provisions of the approved SDL Masterplan.

- 8.3 The proposals as described in paragraphs 3.4-3.5 above are considered to satisfy the above requirements in broad terms, and it can be seen that the WSCC Education Authority, which has been involved in detailed discussions with both the applicants and your officers during the evolution of the scheme, has raised no objections in this regard.
- 8.4 The size and position of the public square also complies in broad terms with the outline permission's requirements, as does the position of the second-order street that would both serve the school and flank the south-western side of the square.
- 8.5 Having established that the proposals are acceptable in principle, the following sections of this report assess the various components of the application against the reserved matters of Layout, Scale, Appearance and Landscaping alongside, where relevant, other material considerations.

ii. School - Design, layout and landscaping

- 8.6 As noted above, the design and layout of the school has been the subject of considerable amendment since its initial consideration at the pre-application stage.
- 8.7 The approach as summarised in paragraphs 3.5-3.7 above is considered to represent an appropriate response to the site's context. With its distinctive mono-pitched elements set at contrasting angles and orientations, the school's strongly articulated principal elevation helps to frame and define the adjacent public square and can be considered to represent good design. Further, the hall element appropriately defines the south-western corner of the school site, with its return elevation incorporating an appropriate level of visual interest in terms of the views of it that will be available from the flanking road. The teaching wing is less prominent in terms of public vantage points, but it nevertheless displays a similar approach to the more 'public' elements of the building in terms of elevational treatment, materials and roof form.
- 8.8 Final details of the materials of the building are controlled by planning conditions attached to the outline planning permission. However, the submitted plans indicate the use of a varied palette of good quality materials including a standing seam metal roof, a variety of facing bricks in subtly contrasting tones, slim profile aluminium windows along with a variety of design features such as coloured glazing panels, feature brick work, metal capping to roof verges and an overhanging, projecting metal canopy to the school's distinctive entrance element. Details of signage displaying the school's name or emblem - or an alternative feature of such as, for example, a clock face - to be positioned above the hall's square-facing windows are reserved by condition 7 set out below.
- 8.9 In terms of layout, a key aim during negotiations has been to ensure that in both visual and practical terms the boundary between the school and the public square is as permeable as possible. It is considered that the approach outlined at paragraph 3.7 above successfully achieves this objective with the use of a low level, gated 'estate' (metal-rail) fence helping to ensure an appropriate visual relationship between the two areas. This treatment should enhance opportunities for the square to be used as an overspill area where parents can dwell and interact, contributing to the Local Centre's vitality and sense of place.

- 8.10 Multiple approaches to the school by pedestrians are facilitated by various connections from the public square and adjacent road. Additional approaches to the school from the adjacent parts of the Local Centre, including provision for future footpath connections to and from Phase 2 of the SDL, form part of the second Local Centre reserved matters application which is currently under consideration.
- 8.11 With regard to hard landscaping, the majority of the school site will be defined by a 'secure' boundary comprising 1.8m high security fencing. Elsewhere, and as mentioned previously, the more public areas of the site, including the boundary with the square and the majority of the boundary with the second-order street, will be formed by low-level 'estate' fencing.
- 8.12 In respect of planting, most boundaries are formed by mixed species native hedgerows which, in time, will soften the appearance of any adjacent fencing. Around 80 new trees are also proposed, including a line of field maples that help define the above street, a group of around 15 trees (including oak, field maple, silver birch and cherry) in the playing fields' north-western corner, and around 25 trees of appropriate species (including whitebeam, silver birch and crab apple) placed at intervals along the play fields' north-eastern boundary where the site backs onto the rear gardens of dwellings within Parcel P3.C.
- 8.13 In summary on this issue, the design and layout of the school and the associated hard and soft landscaping are considered acceptable.

iii. Highway safety and parking

- 8.14 As noted above, based on the likely final details of the second Local Centre reserved matters application, the road leading to the school from the spine road will also serve the Centre's community and health provision, as well as providing one of a number of potential future connections between Phases 1 and 2 of the SDL.
- 8.15 It is clear that the school and nearby commercial, community and residential uses will have the potential to at times generate a significant level of motorised and non-motorised journeys within the vicinity of the school. Furthermore, it is clear that school will generate peaks of activity at the start and end of the school day, and that this will by definition involve a high proportion of children who are especially vulnerable in terms of their interaction with the road network.
- 8.16 In view of the above context, the primary focus during the course of the application has been on ensuring a safe environment for pedestrians and other non-motorised users within the vicinity of the school. This has resulted in the treatment of the road leading to the school being subject to substantial amendment during the course of the application.
- 8.17 A key change secured during the course of the application has been a formal commitment by the developers to offer the road to the Local Highway Authority for adoption. Whilst the adoption process will need to be formally completed outside of the planning process, the design of the road discussed below has already been the subject of initial oversight by the LHA, and no obvious conflicts with its adoption criteria have been highlighted at this stage. Further, the proposed arrangements have been the subject of an initial 'Stage 1' Road Safety Audit and Designer's Response and, following amendments secured as a result of

this process, no safety-based concerns have been raised by the LHA. Further Safety Audits will need to be carried out as part of the adoption process.

- 8.18 The road measures 5.2m wide and would be flanked by 2m wide footpaths. A school coach parking bay is provided on the road's northern side. In line with the approach taken elsewhere within the SDL, raised tables formed in contrasting paver materials would be provided at three points along the road - at the entrances to the community/health buildings' car park, the school's car park (including servicing access and 32 staff parking spaces) and the temporary turning head located close to the road's western end. Dropped-kerb pedestrian crossing points are proposed at various points along the road in safe locations that reflect desire lines. Bollards are also proposed along the northern side of the road to prevent parking on the verge.
- 8.19 Final details of road markings, waiting restrictions and warning signage will need to be agreed as part of the future adoption and Traffic Regulation Order processes. However, the submitted plans indicatively show lining indicating no stopping, waiting or loading/unloading at any point on the road, along with 'keep clear' zig-zag markings either side of the school car park entrance. School Safety Zone signage is also indicatively shown.
- 8.20 As referred to earlier in this report, the proposals do not include any dedicated pick-up or drop-off provision for school children. This is deliberate design choice on the part of the developers given the fact that this modestly sized primary school is likely to serve a relatively localised catchment, and that the Local Centre itself is well served by pedestrian and cycle links that are capable of offering a realistic alternative to car-borne journeys. It is accepted that the provision of dedicated parking provision could provide a negative incentive for parents who might otherwise make more sustainable travel choices, and in this regard the Local Highway Authority has raised no objections to the proposals. It is noted that the School's Travel Plan (a requirement of the S106 agreement) will provide an ongoing and reviewable means of influencing parents' travel choices and behaviour.
- 8.21 However, and as acknowledged by the Highway Authority, it would be unrealistic to expect that there will be no car-based trips by parents of schoolchildren and, accordingly, some school-related parking will inevitably take place within the vicinity of the school. Given the rigorous parking controls proposed for the road leading to the school, the most likely location of any such parking and drop-off activity is the nearby carpark that would serve the community and health-related buildings; this forms part of the second Local Centre application which is currently under consideration. Given the nature of those community and health uses there is no current intention for that car park to be the subject of any physical controls such as barriers.
- 8.22 In view of the above the developers have confirmed that they accept it will be necessary for any approval in respect of the second Local Centre application to be conditional upon the submission and approval of details of the means of managing and reviewing the use of the community/health buildings' carpark, and have agreed that the management of the school would be invited to be involved in that review process. In tandem with the school's own Travel Plan review process, this should ensure that sufficient control over the use of the car park is maintained and that sustainable travel choices by parents are encouraged as far as is reasonably possible.

8.23 In summary on this issue, the proposals are considered acceptable in terms of highway safety and parking provision in that they should result in a low speed environment that is as safe as possible for all road users whilst at the same time maximising the opportunity for non-motorised journeys to and from this part of the Local Centre. Confirmation of the applicants' intention to offer the road leading to the school for adoption is strongly welcomed as a means of helping to ensure effective on-going oversight and control over its operation.

iv. School - Sustainability

8.24 Final details of the package of sustainability measures to address the various criteria contained in Local Policy 40 (Sustainable Design and Construction), will be secured under the requirements of condition 28 of the outline permission. However, during the course of the application officers have worked with the applicants to secure significantly enhanced commitments in terms of the sustainability credentials of the school.

8.25 These can be summarised as follows:

- fabric-first and low energy consumption measures leading to an 11.5% decrease in CO₂ production relative to the requirements of the Building Regulations
- the replacement of the originally proposed gas boilers with a hot water and heating system powered by a number of Air Source Heat Pumps
- the installation of approximately 80m² of solar PV panels (increased from 30m²), with the proposed renewable energy systems contributing a further 49% saving in CO₂ production
- a PV panel system that will be designed with core components that will ensure that the addition of further panels at a later stage will be a straightforward process
- water efficiency measures aimed at reducing consumption by 25% relative to typical buildings of its type
- the use of sustainable surface water disposal methods as far as is practicable (subject to final approval under the terms of the outline planning permission's conditions)
- the implementation of various biodiversity enhancements, also to be secured under the outline permission's conditions. The school buildings would incorporate measures such as bat boxes and swift bricks, whereas the wider site would be subject to tree and hedge planting (see above) along with the provision of a wildlife garden in the school playing field's NW corner
- cycle and scooter storage for staff and children along with the production of a Travel Plan in order to encourage sustainable travel choices
- a projected BREEAM rating of Very Good, with the potential for an Excellent rating

8.26 In conclusion on this issue it is considered that the submitted Energy Statement, which has been reviewed by officers of both the WSCC Education Authority and the Council's own Environmental Strategy Unit, demonstrates a good standard of sustainable design and construction in compliance with Policy 40 of the Chichester Local Plan. A commitment to an overall reduction of 60% in CO₂ production against the current requirements of the Building Regulations is significant and is to be welcomed. As noted above, final details of the package of sustainability measures and its implementation will be secured under the requirements of the outline planning permission's conditions.

v. Public square - layout and landscaping

- 8.27 Measuring approximately 35m by 35m the square comprises a meaningful area of formal public open space which, being surrounded by the SDL's various commercial, residential and community uses, should serve as an attractive focal space where residents, workers and visitors will be provided with a pleasant environment in which to meet, dwell and interact.
- 8.28 The square is both flanked and crossed by a number of footpaths to be formed in buff-coloured paving materials. In terms of planting, a single silver lime would be positioned in the square's centre in order to provide an attractive focal feature, with arcs of smaller species such as hornbeam and winter-flowering cherry providing dappled shade above bench seating. The use of the above tree species along with areas of amenity grass, hedgerows and shrub planting, including some tall grasses, should help ensure that a level of interest will be provided throughout the year.
- 8.29 The ongoing maintenance of the square's planting, hard landscaping, bins and benches will be the responsibility of the development's Management Company, with final details of such measures being secured under the terms of the outline planning permission.
- 8.30 In summary on this issue, the proposals in respect of the Local Centre's central square are considered acceptable.

vi. Relationship with the proposals for the remainder of the Local Centre

- 8.31 It is acknowledged that the school and focal square elements of the Local Centre are being considered ahead of its remaining community, open space, health-related, retail and employment elements. These latter elements form part of reserved matters application CC/21/00460/REM which is likely to come before the Committee early in the New Year.
- 8.32 Whilst the detail of the second application remains the subject of negotiation at this time, the principal parameters of those proposals - i.e. road position, floorspace quantum, storey height and broad location of different uses - have already been established by the outline permission, and the adjoining layout is illustrated indicatively on the submitted drawings which will be shown at the meeting.
- 8.33 There is nothing in the current proposals that should prejudice the consideration of the second application. Likewise, there is no reason to suggest that the final details of the second application will materially conflict or be inconsistent with the current proposals for the school and square - for example, both applications demonstrate a coherent design 'language'. Having said that, it is possible that the final detail of the second application may result in the need for minor changes to the design of the road leading to the school, for example, in respect of the final position of the entrance to the community/health building's car park. If any such changes do prove necessary then they would need to be secured under the terms of both that second permission and the S38 adoption process.
- 8.34 The developers have confirmed that delays to the determination of the school proposals may result in difficulties in terms of delivering it in the timescale required by the S106 agreement. Bearing both this factor and the matters set out above in mind, there is no objection to the current application being determined ahead of the proposals for the remaining part of the Local Centre.

vii. Significant conditions

- 8.35 This is an application for the approval of Reserved Matters and it should be noted that the bulk of the planning conditions controlling and managing the development are attached to the overarching outline planning permission. These conditions required the submission of further details on a phase-by-phase basis in respect of various matters such as materials and finishes, contaminated land, levels, construction and environmental management plans, landscape and ecological management plans, surface and foul drainage, noise mitigation, sustainable design and construction and street lighting. Whilst some of these details have been submitted indicatively in order to inform this application (e.g. sustainable design and construction, materials, levels and surface water drainage), final approval will be required under separate discharge of condition applications.
- 8.36 In view of the above, the recommendation below is subject to a relatively limited number of conditions relating to the Reserved Matters including the carrying out of the development in accordance with the submitted landscaping details, securing appropriate tree protection prior to the development commencing and ensuring that evidence of the applicant's intention of offering the road for adoption has provided to the Council's satisfaction.

Conclusion

- 8.37 West of Chichester is one of the Council's key strategic sites for delivering new development during the Local Plan period. This Reserved Matters application accords with the principles established by the outline planning permission and, based on the preceding assessment, it is considered the proposal complies with relevant development plan policies, the parameters of the outline consent and the obligations contained in its accompanying Section 106 Legal Agreement.
- 8.38 The school proposals have evolved following a process of constructive collaboration between the developer, your officers, the Local Highway Authority and its end user, the WSCC Education Authority. From the perspective of appearance and layout the school is well-designed, providing an attractive and safe environment for students, parents and staff whilst at the same time responding appropriately to the adjoining public square. Likewise, the square itself has been appropriately laid-out and landscaped and will provide an attractive focus to the SDL's Local Centre. There is nothing in the current proposals that would prevent a coherent and consistent approach being taken to the development of the remainder of the Local Centre.
- 8.39 The proposals are also acceptable from the point of view of highway safety and parking, subject to adherence to the conditions set out below and the completion of a school Travel Plan as required by the outline planning permission's legal agreement.
- 8.40 On this basis it is recommended that, subject to the planning conditions set out below, reserved matters approval is granted.

Human Rights

- 8.41 In reaching this conclusion the Human Rights of the applicants and nearby existing and prospective occupiers have been taken into account when reaching this recommendation and it is concluded that the recommendation to permit is justified and proportionate.

RECOMMENDATION

PERMIT subject to the following conditions and informatives:-

1) The development hereby permitted shall not be carried out other than in accordance with the approved plans:

153413-STL-01-ZZ-DR-A-XX- 09101 PL03; 09102 PL07; 01101 PL05; 01102 PL04; 02101 PL04; 02102 PL05; 02103 PL04; 02104 PL04; 03101 PL03; 03102 PL03

- **197240-** 002 F; 004 L; 006 D
- **CON22768-** 03 B; 10 J;
- **CON22769_11** L (sheets 1-4); 12 L (sheets 1-4)
- Primary School Ecological Enhancements plan (October 2021)

Reason: To ensure the development complies with the planning permission.

2) **No development shall commence** until protective fencing has been erected around all trees, shrubs and other natural features not scheduled for removal in accordance with the submitted Tree Protection Plan ref: CON22768-03 B. Thereafter the protective fencing shall be retained for the duration of the works and the development shall be carried out in strict accordance with the recommendations and methodology of the submitted Local Centre Arboricultural Impact Assessment and Method Statement Ref: CON22768AIA-AMS (Local Centre) February 2021 Rev B and in accordance with BS5837:2012. No unauthorised access or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fenced area; soil levels within the root protection area of the trees/hedgerows to be retained shall not be raised or lowered, and there shall be no burning of materials where it could cause damage to any tree or tree group to be retained on the site or on land adjoining at any time.

Reason: To ensure that trees on and around the site are adequately protected from damage to their health and stability and/or amenity value. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

3) The development shall not be carried out other than in accordance with the ecological safeguarding and mitigation measures as set out in the recommendations at section 7 of the submitted Ecological Report dated 10 February 2021.

Reason: In the interests of biodiversity

4) **No above-ground development** in respect of the school hereby approved shall be commenced unless and until:

(i) evidence has been provided to the Local Planning Authority's satisfaction to demonstrate confirmation of the applicants' stated intention to enter into an agreement under Section 38 of the Highways Act 1980 with the West Sussex County Council Local Highway Authority in respect of the construction of the road and associated junctions, footways, traffic calming features, road lining and signage

shown indicatively on the submitted drawings within the area demarcated on the Adoptable Highway Plan ref: 197240-009 B; or

(ii), in the event of an agreement under Section 38 not being entered into, full technical details of the above-mentioned highway infrastructure along with measures for its maintenance and the mechanism for the ongoing review of its effectiveness (including the means of undertaking enforcement in respect of any unauthorised parking) have been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. Thereafter the agreed measures, maintenance arrangements and review mechanism shall be implemented in their entirety before first occupation of the school and thereafter maintained or carried out (as appropriate) for the lifetime of the development.

Reason: To accord with the applicants' stated intention to offer the above-mentioned road for adoption by the LHA and, in the scenario of adoption not taking place, to ensure that it is constructed, marked and signed to a suitable standard and thereafter maintained and monitored appropriately, in the interests of highway safety.

5) The school hereby permitted shall not be brought into use unless and until provision for vehicle, cycle and scooter parking has been made in accordance with the approved plans and is ready for use. This provision shall thereafter be retained at all times for its designated use.

Reason: To ensure the provision of adequate multi-mode parking for the development

6) The school hereby permitted shall not be brought into use unless and until visibility splays have been provided in accordance with application drawing 197240-004 Rev L. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metres measured above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of highway safety

7) The school hereby permitted shall not be brought into use unless and until the solar panels and Air Source Heat Pumps associated with it have been installed in accordance with details to be approved pursuant to condition 28 of application reference 14/04301/OUT and are ready for use.

Reason: To secure an energy supply from renewable resources, to comply with the requirements of Policy 40 of the Chichester Local Plan: Key Policies 2014-2029.

8) The school hereby permitted shall not be brought into use unless and until details have first been submitted to and agreed in writing by the Local Planning Authority in respect of the erection of lettering or an alternative feature to the upper part of the south-east facing elevation of the school's main hall element. The agreed measures shall be carried out in their entirety in accordance with the approved details which shall include a timetable for their implementation.

Reason: To ensure sufficient visual interest is created to this prominent element of built form.

9) **The school hereby permitted shall not be brought into use** unless and until details have first been submitted to and agreed in writing by the Local Planning Authority in respect of the provision for the turning of buses to be made in a nearby part of the Local Centre. The agreed measures, which shall include details of an implementation timetable, shall be carried out in their entirety and thereafter retained in perpetuity unless it has been demonstrated to the LPA's satisfaction that such provision is no longer necessary.

Reason: In the interests of highway safety and to ensure there is no impediment to the site being adequately served by public transport

10) Unless alternative details are first agreed in writing by the Local Planning Authority under the terms of a formal discharge of condition application, all soft landscape works shall be carried out in accordance with the approved details and plans and specifications as listed below and in accordance with the recommendations of the appropriate British Standards or other recognised codes of good practice.

These works shall be carried out no later than the first planting season following the practical completion of the school and public square (as appropriate). Any trees or plants which, within a period of 5 years after planting, are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved unless otherwise first agreed in writing by the Local Planning Authority:
- Soft Landscape Proposals drawings ref: CON22769_11 sheets 1 to 4 (all revision L) including the planting specification detailed therein

Reason: To ensure the provision and establishment of a reasonable standard of landscape in accordance with the approved designs.

11) **Prior to occupation of the 375th dwelling comprised in outline planning permission 14/04301/OUT** the proposed public square as identified by the submitted Local Centre Masterplan drawing ref: CON22768-10 Rev J shall be laid out and provided in accordance with the submitted drawings including the hard surfaces, waste bins (2no.) and benches (8no.) specified therein. Thereafter unfettered public access to the square shall be maintained in perpetuity.

Reason: To ensure that the provision of this key element of public open space is co-ordinated with the delivery of other uses and facilities in the adjacent parts of the Local Centre and that it is maintained in public use in perpetuity.

INFORMATIVES

1) The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out in the National Planning Policy Framework.

2) This permission shall be read in conjunction with the planning conditions imposed on the outline consent 14/04301/OUT, and the associated Legal Agreement, dated 11th April 2018, made under Section 106 of the Town and Country Planning Act 1990.

3) You are reminded that, notwithstanding the information contained in the submitted plans in connection with various detailed matters such as external materials, ecological mitigation and enhancements and sustainability measures, where the approval of the same or similar details is also a requirement of the conditions of the outline planning permission, those conditions and the details approved pursuant to them shall take precedence.

4) With regard to Condition 8 you are advised that acceptable details could comprise lettering and/or a motif/emblem representing the school's name, or an alternative feature of interest such as a clock face.

5) With regard to condition 7, you are advised that when discharging condition 28 of planning permission 14/04301/OUT in respect of this phase it will be necessary to demonstrate that the proposed pv system has been designed such that it will be capable of enabling the future addition of pv panels to adjacent areas of the school's roof without the need for further substantive enabling works.

6) With regard to condition 3 your attention is drawn to the Report's requirement for an updated Badger survey prior to works commencing.

For further information on this application please contact Steve Harris on 01243 534734.

To view the application use the following link - <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QOMJLHERM5B00>