Planning Committee: 25 April 2017 **Item Number:** **5**

Application No: W 16 / 2172

Registration Date: 08/12/16
Town/Parish Council: Warwick **Expiry Date:** 09/03/17
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Warwick School, Banbury Road, Warwick, CV34 6PP

Relocation of the King's High School to co-exist alongside Warwick School and Warwick Preparatory School to include the erection of five new buildings ranging between one and three storey's in height, improvements to the internal access arrangements and landscaping, increased car parking and coach drop off areas, erection of substation and gas regulator house, demolition of four buildings and relocation of the existing access off Banbury Road. FOR Warwick Independent Schools Foundation (WISF)

This application is being reported to Planning Committee because it is recommended that planning permission be granted subject to the completion of a legal agreement.

RECOMMENDATION

Planning Committee are recommended to grant planning permission.

DETAILS OF THE DEVELOPMENT

The proposal seeks planning permission for what is deemed by the applicant as "Project One Campus" which will allow for the improvement of existing school facilities and also incorporates the relocation of Kings High School from Warwick Town Centre to the main school campus. The whole Project One Campus will be developed in phases and forms part of the school's masterplan which goes past 2020.

There are approximately 1700 pupils at the Myton Road campus at present, 461 pupils at the Preparatory School and 1239 pupils at Warwick School. The relocation of King's High School to the Myton Road campus including low level projected growth, will result in total pupil numbers across The Foundation reaching approximately 2430 pupils.

Kings High Girls School would bring approximately 680 pupils to the Warwick School campus, requiring a new building (N1) to accommodate them, and the applicant also proposes the construction of a new technology and sports facility (N2) to serve these students. N1 would result in the loss of two sports pitches owing to the positioning of the building and N2 would be located next to the existing Kings High Sports Hall.

The internal road layout and car parking arrangements within the site would also be redesigned and moved to the perimeters of the site, in order to provide a safer and more user friendly site as a whole.

The application also includes the erection of a new Foundation Music Building (N3), new shared 6th Form Centre (N4) and Estates Building (N5). N5 will replace the existing single storey facilities management building to the west of Bridge Theatre.

Furthermore, several of the smaller, under-utilised buildings on site will be removed as part of the proposal in order to improve the general appearance of the site, along with the refurbishment of entrance and reception of the Preparatory School.

There are currently 413 parking spaces provided at the Myton Road campus; 352 for staff/visitors and 61 for sixth formers, with a further 90 spaces available for parents of Warwick Prep pupils to pick-up and drop-off. It is proposed as part of the planning application to provide 517 parking spaces, a net increase of 104 spaces. In addition to car parking, there will be an improved dedicated coach parking lane for up to 9 coaches within the school site. parking lane for up to 9 coaches within the school site. There have been ongoing negotiations between the agent and Highways department to ensure that the existing access can accommodate the additional traffic movements associated with the development which have been resolved. It has been agreed that the access from Banbury Road shall be improved and that the applicant will provide signage control and pedestrian and cycling crossing facilities, and shall also prevent right turn movements of vehicles exiting the school. Furthermore, the applicant has also agreed to sign a Section 106 agreement which legally binds the applicant to provide £50,000 towards the improvement of the wider highway network in association with the development.

THE SITE AND ITS LOCATION

The application relates to Warwick School which is sited on the southern side of Myton Road, on the edge of the built up area of Warwick, with a site frontage which extends to Banbury Road to the West. To the eastern side of the school are residential properties on Myton Gardens, whilst to the south there is the office development at Warwick Technology Park. To the front of the site is the main vehicular access to the school and the Bridge House Theatre, whilst on the other sides are teaching blocks of various ages. The entire Myton Road site is approximately 23 hectares, however, specifically the application relates to 8.5 hectares of the site. The edge of the playing fields form the boundary to the Local Plan Area of Restraint and to the west of the application site is the Grade I listed Warwick Castle Registered Park and Garden (Castle Park).

RELEVANT PLANNING HISTORY

There are a number of previous planning permissions; however, none are relevant to the assessment of this application.

RELEVANT POLICIES

- National Planning Policy Framework
  The Current Local Plan

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP11 - Drainage (Warwick District Local Plan 1996 - 2011)
- DP4 - Archaeology (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)

- DP7 - Traffic Generation (Warwick District Local Plan 1996 - 2011)
- DP9 - Pollution Control (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- SC13 - Open Space and Recreation Improvements (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC2 - Planning for Renewable Energy and Low Carbon Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- FW2 - Sustainable Urban Drainage (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE6 - Archaeology (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR1 - Access and Choice (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR2 - Traffic Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR3 - Transport Improvements (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE2 - Protection of Conservation Areas (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE4 - Protecting Historic Parks and Gardens (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HS4 - Improvements to Open Space, Sport and Recreation Facilities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- Vehicle Parking Standards (Supplementary Planning Document)
- Sustainable Buildings (Supplementary Planning Document - December 2008)

SUMMARY OF REPRESENTATIONS

Warwick Town Council: No comment, subject to Highways concluding a satisfactory agreement.

Policy Projects and Conservation: No objection, subject to conditions relating to provision of sample materials and landscaping plan.

Health and Community Protection - Environmental Sustainability Section: No objection, subject to conditions in relation to a construction management plan, low emission strategy, contaminated land, external lighting and noise.

Tree Officer: No objection, subject to conditions requiring supervision of works within root protection areas of existing trees and supervision of tree protection methods during the construction works.

WCC Ecology: No objection subject to conditions and notes in relation to protected species and trees.

WCC Archaeology: No objection, subject to condition requiring a programme of archaeological works.

WCC Highways: Objection withdrawn, following submission of further information and financial contribution towards the improvement of the wider highways network.

WCC Lead Local Flood Authority: No objection, subject to conditions in relation to flood mitigation measures, surface water drainage and highway drainage.

National Grid: No objection, comments that further traffic calming measures would be beneficial, that visibility at the existing access can problematic to vehicles and cyclists and that the travel plan does not mention where off site parking could be accommodated.

Sports England: No objection, following submission of additional details and subject to conditions.

Warwickshire Fire and Rescue: No objection, subject to a condition.

3 Public Responses: Objections, concern regarding the increased pressure on the existing access from Banbury Road, detrimental impact on vehicle, pedestrian and cyclist safety and increased impact on the mini-roundabout. Concern regarding the disturbance caused during the works and no consideration for local residents, suggesting an out of town location for the relocation of Kings High School would be more appropriate.

Assessment

The main issues relevant to the consideration of this application are as follows:

- The Principle of the Development
- Design and Impact on Heritage Assets
- Archaeology
- Ecological Impact and Trees
- Impact on living conditions of nearby dwellings and future occupants of the proposed dwellings
- Car Parking and Highway Safety
- Drainage and Flood Risk
- Sustainability
- Health and Wellbeing
- Other Matters

Principle of the Development

The proposed relocation of Kings High School from Warwick Town Centre will free up vital space within the Town Centre and also appropriately locate the school within an existing educational facility. The proposed erection of the buildings required to

accommodate the pupils from Kings High School is acceptable in principle, subject to the wider implications on infrastructure which are discussed below.

Design and Impact on Heritage Assets

The site benefits from a range of existing buildings, which have varied character and are constructed from a range of differing materials. There are a range of single, two storey and three storey building, some of which are modern, including the recently constructed theatre building, which has an impressive glazed, curved elevation facing towards the front of the site. Therefore, it is not considered that there is an existing architectural character which would need to be replicated. The existing buildings are however, generally constructed from brick.

N1 (main Kings High building) will provide a two storey, brick building, with glazing features and will have a zinc roof, with steeply pitched features. This building will have the most impact on the street scene and wider area as it will be constructed to the south of the existing building and will encroach into the existing playing fields. N1 will be clearly visible from the A425 on the approach to Warwick and setting of the Grade I listed Warwick Castle Registered Park and Garden (Castle Park). N1 is considered to sit comfortably amongst the existing mixture of buildings, whilst providing contemporary and interesting features. It would not be higher than any of the existing buildings within the site and would also form a new interest point for views of the school.

N2 (technology and sports hall) will wrap around the existing sports hall and would also be visible within the street scene from the A425. The existing sports hall is not considered to provide any architectural merit which is worth retention and the proposed building gives the impression of a totally new structure to conceal the sports hall, providing an improvement to the street scene. N2 will also be constructed partly from brick and provides 'pavilion-style' extensions which would overlook the playing fields, providing appropriate and interesting features.

N3 (music building) will be positioned in the most central part of the site and will be primarily constructed from brick, with a zinc roof and will be two storey. The overall ridge height will be no higher than the existing surrounding buildings and will be obscured from views within the street scene by the existing Warwick Prep School building and proposed N1 and N2. N3 is considered to tie in well with the existing buildings on site through the use of appropriate materials and simple form.

N4 (sixth form building) will be positioned amongst some of the existing school buildings to the east of the site and will provide a two storey building, with aluminium and glazed roof detailing. The building will be taller than some of the nearby single and two storey buildings, but the ridge will be no higher than the existing three storey building within close proximity of N4.

N5 (estates building) will be located towards the front (north) of the site and provides a primarily brick, single storey building. This again is a simple structure, which would be visible from Banbury Road. It is considered to sit comfortably next to the existing buildings and would not be harmful to the street scene.

The brick used for the construction of the buildings will tie together the proposed development, whilst ensuring that the existing buildings are respected, developing continuity through the site as a whole. Furthermore, the proposal will replace or conceal some of the more incongruous and aesthetically unpleasing aspects of the

site, providing a overall improvement to the site. The internal road layout and car parking arrangements within the site would also be redesigned and moved to the perimeters of the site, in order to provide a safer and more user friendly site. This then provides pedestrian areas to the centre of the site, which is more appropriate in design terms for the school.

Officers initially had concerns regarding the proposed landscaping scheme fronting Banbury Road to ensure that the setting of Castle Park is protected on the approach to Warwick, and also requested the use of red bricks, rather than buff, to match the historic school buildings and the Warwick vernacular. The applicants have agreed to the use of an alternative brick and the application will be conditioned for the provision of sample materials. Furthermore, a condition will also be imposed to ensure the provision of a landscaping plan.

It is considered that the proposal would not be harmful to the street scene or Castle Park, subject to the provision of sample materials and a landscaping scheme and that the development complies with adopted Local Plan policies DP1 and DAP11.

Archaeology

WCC Archaeology has assessed the application and note that the proposed development lies within an area of archaeological potential. The site lies approximately 600m south-east of the Warwick's Eastern medieval suburb (Warwickshire Historic Environment Record MWA7050) and approximately 300m east of the medieval suburb of Bridge End, Warwick (MWA8316). Previous archaeological work undertaken during the 1960's identified a medieval ditch close to the Banbury Road, approximately 150m west of the site, which included within it an assemblage of 12th-13th century pottery (MWA2150). Whilst no prehistoric activity has been recorded within the proposed development area some activity from the wider area is also known. WCC Archaeology agree with the historic environment desk-based assessment submitted to the Council, and that there is a potential for archaeological features and deposits dating from the post-medieval period and earlier to survive across the site.

WCC Archaeology conclude that they have no objection to the proposals, but require a condition to ensure that a written scheme of investigation for a programme of archaeological works and an archaeological mitigation strategy is provided to the Local Authority, which will be added. The development is therefore considered to be in accordance with adopted Local Plan policy DP4.

Ecological Impact and Trees

The Council's Tree Officer has commented on the application and considers that the details included in the Arboricultural Impact Assessment are acceptable. The Officer recommends that the details of the report are followed, subject to the appointment of a qualified tree specialist to supervise and monitor works within the root protection area.

WCC Ecology have assessed the plans and had some concerns regarding the impact on protected species. They note that as protected and notable species were confirmed present on site and are likely to be present during the proposed works, a Construction and Environmental Management Plan (CEMP) should be submitted by a qualified ecologist to take into account each species (bats, amphibians, nesting birds and hedgehogs). WCC Ecology recommend that the eradication of invasive plant species is

addressed in the CEMP and that a condition is imposed to ensure adequate protection of trees by a suitable buffer zone during the works. However, tree protection measures are considered to have been adequate by the Tree Officer. In order to ensure that there are ecological enhancements and net biodiversity gain from the development, WCC Ecology request that this is secured through an ecological and landscaping scheme, which can be secured by condition.

Impact on amenity of nearby uses

The closest residential properties are to the west of the site, on the other side of Banbury Road. There are also residential properties to the north east of the site, but they are not within close proximity of the proposed works. As the site is already used for the purposes of education, the use of the proposed buildings is not considered to cause harm to the nearby residential properties. There will however, be an intensification of the site and one member of the public has objected to the proposed development due to the disruption which will be caused by the works.

Health and Community Protection - Environmental Sustainability Section have assessed the application and have no objection to the proposal, subject to a number of conditions which seek to control the construction methods (including hours of work, construction vehicles, lighting and safety matters and others); provision of a low emissions strategy; provision of a site investigation risk management strategy; provision of an external lighting strategy and limitation of noise from plant or equipment. No specific concerns were raised in relation to the impact which the proposal will have on the living conditions of the occupiers of the nearby dwellings, and the implications of the construction methods will be controlled by relevant conditions.

Therefore, it is considered there would be no harm to nearby uses which would warrant reason for refusal of the application and that the proposed development complies with adopted Local Plan Policy DP2.

Car Parking and Highway Safety

There have been three objections from members of the public in relation the increased pressure on the existing access from Banbury Road, detrimental impact on vehicle, pedestrian and cyclist safety and increased impact on the nearby mini-roundabout. WCC Highways also initially had an objection to the application and had concerns regarding the modelling which was provided in the Transport Assessment which was submitted as part of the application.

Additional modelling was carried out at the request of WCC Highways and it has been agreed that the access from Banbury Road shall be improved, with signage control and pedestrian and cycling crossing facilities. Right turn movements of vehicles exiting the school will be prevented in order to ensure pedestrian and cyclist safety. Furthermore, the applicant has also agreed to sign a Section 106 agreement which legally binds the applicant to provide £50,000 towards the improvement of the wider highway network in association with the development. WCC Highways have withdrawn their objection and are now satisfied, that subject to conditions and a satisfactory Section 106 Agreement to ensure that the applicants pay the agreed £50,000, the development is not considered to cause harm to highway or pedestrian safety which would warrant reason for refusal of the application.

Health and Community Protection - Environmental Sustainability Section have no objection to the proposal, subject to conditions in relation to the provision of a construction management plan. This will ensure that construction traffic is managed, access arrangements around the site for pedestrians, cyclists and other road users are secured safely, and areas for storage of equipment are agreed prior to commencement of works on site. This will ensure that there are no activities within the street which would compromise the safety of highway users.

The development is therefore considered to be in accordance with adopted Local Plan policies DP6, DP7 and DP8.

Drainage and Flood Risk

WCC Lead Local Flood Authority has no objection to the proposed development, following submission of additional details. They require mitigation measures to limit discharge rates, surface water attenuation storage and surface water treatment. Furthermore, provision of a detailed surface water drainage scheme and a survey of the Highway Drainage system are also required. These matters can be secured by condition.

It is therefore considered that the proposal complies with adopted Local Plan policy DP11.

Sustainability

Owing to the scale of the scheme, the proposal requires the provision of 10% of the predicted energy requirement of the development through renewables or a 10% reduction in CO^2 production through a fabric first approach. The agent has provided a Sustainable Buildings Statement which states that they will adopt a three-step approach towards energy consumption reduction. Initially, it is proposed to reduce the energy consumption of the proposed buildings through construction methods, but it is also proposed that energy will be delivered efficiently and renewable energy will be used (roof mounted photovoltaics and solar thermal energy). The adoption of such methods will ensure that the proposed development meets the Council's requirements. These will be secured by condition.

It is considered that the proposed development is in accordance with the Council's adopted Local Plan policies DP12 and DP13, and the Council's adopted Sustainable Buildings Guidance.

Health and Wellbeing

The proposed development and particularly N1 will result in the loss of a playing field. Initially, Sports England had concerns regarding this matter and requested mitigation measures from the applicant. A locally specific approach has been agreed between Sports England and the applicant which shows long term commitment to the delivery of high quality sports facilities which are identified in the Masterplan. According to Sports England, this will improve existing sports facilities, mitigate the loss of the playing field, make better use of the site, meet the needs of all three schools and will make facilities available for the use of the local community. Whilst there would be a loss of a playing field, which is contrary to the NPPF, Sports England considers that it meets the exceptions of paragraph 74 of the NPPF because the proposal replaces the playing field with an equivalent or better quality playing field and the proposal

includes sports facilities which would provide benefits which outweigh the harm caused as a result of the loss of the playing field.

Sports England therefore have no objection to the proposal, subject to conditions ensuring that the proposed pitches are constructed in accordance with the details submitted, and provision of a community use agreement prior to occupation of the proposed buildings, which are considered to be acceptable and will be added.

Other Matters

Warwickshire Fire and Rescue requested a condition requiring the provision of details in reference to fire hydrants. These details have been submitted and therefore, a condition can be imposed to secure the implementation of these items.

Health and Community Protection - Environmental Sustainability Section have requested conditions requiring the provision of a low emission strategy, contaminated land site investigation strategy, external lighting and noise survey. Warwick District is identified as an Emissions Reduction Area and requires developers to use reasonable endeavours to minimise emissions and where necessary, offset the impact of the development on the environment, therefore the condition requiring the low emission strategy is considered to be acceptable.

From the details submitted with the application, contamination risk is identified as being low, however, there are a number of potential pollutant linkages which need further investigation. Therefore, the proposed condition requiring a contaminated land site investigation strategy is considered to be acceptable. The applicant has provided additional information in reference to this matter which is being assessed by Health and Community Protection - Environmental Sustainability Section; additional comments will be included in the additional items if received prior to the Planning Committee Meeting, otherwise this can be conditioned.

The proposed lighting and noise conditions are considered necessary to ensure that nearby residential properties are adequately protected.

CONCLUSION

It is considered that the proposal represents an opportunity to free-up valuable town centre land and will also improve the facilities for Kings High and Warwick School. The proposal is considered to improve the parking and layout for pedestrians within Warwick School and measures have been taken in order to ensure that highway safety is maintained, and the ecological impact will be managed. Therefore, the application is recommended for approval.

CONDITIONS

1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawings:

- POC-NHA-A-PL-00-002 (proposed site masterplan);
- POC-NHA-N1-A-PL-0010, POC-NHA-N1-A-PL-0011, POC-NHA-N1-A-PL-0012, POC-NHA-N2-A-PL-0010, POC-NHA-N2-A-PL-0011, POC-NHA-N3-A-PL-0010, POC-NHA-N3-A-PL-0011, POC-NHA-N4-A-PL-0010, POC-NHA-N4-A-PL-0011 and POC-NHA-N5-A-PL-0010 (general arrangement plans);
- POC-NHA-N1-A-PL-0100, POC-NHA-N1-A-PL-0101, POC-NHA-N1- A-PL-0102, POC-NHA-N1-A-PL-0103, POC-NHA-N2-A-PL-0100 , POC-NHA-N2-A-PL-0101, POC-NHA-N3-A-PL-0100, POC-NHA-N3-A-PL-0101, POC-NHA-N4-A-PL-0100 , POC-NHA-N4-A-PL-0101 and POC-NHA-N5-A-PL-0100 (general arrangement elevations);
- POC-NHA-N1-A-PL-0300, POC-NHA-N1-A-PL-0301, POC-NHA-N2-A-PL-0300, POC-NHA-N2-A-PL-0301, POC-NHA-N3-A-PL-300, POC-NHA-N3-A-PL-301, POC-NHA-N4-A-PL-0300, POC-NHA-N4-A-PL-0301 (typical bay study);
- POC-NHA-XX-A-PL-0100 and POC-NHA-XX-A-PL-0101 (long site sections); and
- Page 37 of the Design and Access Statement document reference POC-NHA-RP-A-PL-001-P02),

submitted on 25th November 2016, and specification contained therein. **REASON**: For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

3 The development (including any works of demolition) shall proceed only in strict accordance with a construction method statement which has been submitted to and approved in writing by the local planning authority. The approved statement shall be strictly adhered to throughout the construction period and shall provide for: No works of demolition or construction shall be undertaken unless and until a construction
management plan has been submitted to and approved in writing by the District Planning Authority. The construction management plan shall include details of:

- Any temporary measures required to manage traffic during construction;
- Plans and details of haul roads within the site and for the turning and unloading and loading of vehicles within the site during construction;
- Dust management and suppression measures;
- Wheel washing;
- Noise assessment and mitigation method statements for the construction activities; in accordance with provisions of BS 5228:2009 Code of practice for noise and vibration control on construction and open sites – Part 1 and 2;
- Concrete crusher if required or alternative procedure;
- Delivery times and site working hours;
- Site lighting;
- Access and protection arrangements around the site for pedestrians,

cyclists and other road users;
- Restrictions on burning and details of all temporary contractors buildings;
- Plant and storage of materials associated with the development process;
- External safety and information signing notices;
- Complaints procedures, including complaints response procedures and dedicated points of contact;
- Best practicable means shall be employed at all times to control noise and dust on the site including:

o Work which is likely to give rise to noise nuisance be restricted to the following

hours: Mon-Fri 7.30 am - 5 pm, Sat 7.30 am - 1pm. No working Sundays or Bank Holidays.

o Delivery vehicles should not be allowed to arrive on site before 8 am or after 4.30 pm Mon – Fri, 8 am - 1 pm Sat and not on Sundays or Bank Holidays.

All development shall take place in accordance with the approved Construction Management Plan unless otherwise agreed in writing with the Local Planning Authority. **REASON:** In the interests of highway safety and the amenities of the occupiers of nearby properties, the free flow of traffic and the visual amenities of the locality in accordance with Policies DP2, DP6, DP8 & DP9 of the Warwick District Local Plan 1996-2011.

4 No development shall take place until: -

1. A site investigation has been designed for the site using the information obtained from the approved desk-top / preliminary study and any diagrammatical representations (conceptual model). The investigation must be comprehensive enough to enable:
- A risk assessment to be undertaken relating to human health;
- A risk assessment to be undertaken relating to groundwater and surface waters associated on and off site that may be affected;
- An appropriate gas risk assessment to be undertaken;
- Refinement of the conceptual model; and
- The development of a method statement detailing the remediation requirements.

a) The site investigation has been undertaken in accordance with details approved by the local planning authority and a risk assessment has been undertaken.

b) A method statement detailing the remediation requirements, including measures to minimise the impact on ground and surface waters using the information obtained from the site investigation, has been submitted to the local planning authority. The method statement shall include details of how the remediation works will be validated upon completion. This should be approved in writing by the local planning authority prior to the remediation being carried out on the site.

2. All development of the site shall accord with the approved method statement.

3. If during development, contamination not previously identified, is found to be present at the site then no further development shall take place (unless otherwise agreed in writing with the local planning authority for an addendum to the method statement). This addendum to the method statement must detail how this unsuspected contamination shall be dealt with.

4. Upon completion of the remediation detailed in the method statement a report shall be submitted to the local planning authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved method statement. Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

REASON: To safeguard health, safety and the environment in accordance with Policies DP3 & DP9 of the Warwick District Local Plan 1996-2011.

5 The development hereby permitted shall not commence until a Construction and Environmental Management Plan has been submitted to and approved in writing by the District Planning Authority. In discharging this condition the LPA expect to see details concerning pre-commencement checks for protected and notable species with subsequent mitigation and monitoring, as deemed appropriate. In addition appropriate working practices and safeguards for other wildlife dependent of further survey work, that are to be employed whilst works are taking place on site. The agreed Construction and Environmental Management Plan shall thereafter be implemented in full.

REASON: To ensure that protected species are not harmed by the development in accordance with National Planning Policy Framework (NPPF), ODPM Circular 06/2005 and Saved Policy DAP 3 of the Warwick District Local Plan.

6 No development shall take place until:
a) a Written Scheme of Investigation (WSI) for a programme of archaeological evaluative work has been submitted to and approved in writing by the Local Planning Authority.

b) the programme of archaeological evaluative work and associated post-excavation analysis, report production and archive deposition detailed within the approved WSI has been undertaken. A report detailing the results of this fieldwork shall be submitted to the planning authority.

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

The development, and any archaeological fieldwork post-excavation analysis, publication of results and archive deposition detailed in the Mitigation Strategy document, shall be undertaken in accordance with the approved Mitigation Strategy document. **REASON:** In order to ensure any remains of archaeological importance, which help to increase our understanding of the Districts historical development are recorded, preserved and protected were applicable, before development commences in accordance with Policy DP4 of the Warwick District Local Plan 1996-2011.

7 No works shall commence on site, including site clearance, until a combined ecological and landscaping scheme has been submitted and agreed between the applicant and the local planning authority (with advice from WCC Ecological Services). The scheme must include all aspects of landscaping including details of native hedgerow and native tree planting, bird and bat boxes installation and nigh-scented flower planting. The agreed scheme to be fully implemented before/during development of the site as appropriate.

REASON: In accordance with NPPF, ODPM Circular 2005/06.

8 No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority in consultation with the LLFA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall:

- Demonstrate that the surface water drainage system(s) are designed in accordance with 'The SuDS Manual', CIRIA Report C753.
- Demonstrate detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details of any attenuation system, and outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.
- Provide evidence to show an agreement from Severn Trent Water to connect to the existing surface water network.
- An overland flow routing/exceedance flow plan should be provided, to demonstrate any exceedance flow is directed away from buildings and access and egress remain clear to ensure the safety of site users.
- Provide a maintenance plan to the LPA giving details on how the entire surface water systems shall be maintained and managed after completion for the life time of the development.

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

9 Other than site clearance and preparation works no works shall

commence on the construction of the development hereby permitted until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority. Development shall be carried out in strict accordance with the approved details. **REASON:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy DP1 of the Warwick District Local Plan 1996-2011.

10 No development shall take place until a survey of the Highway Drainage system and outfall into the River Avon has been submitted to and approved by the Local Planning Authority. **REASON:** To prevent the increased risk of flooding, ensure the drainage system downstream is able to accept flows from the development site and to ensure the future maintenance of the sustainable drainage structures.

11 The development hereby permitted shall not be occupied until a Low Emission Strategy has been submitted to and approved in writing by the local planning authority. The approved Low Emission Strategy shall be implemented in strict accordance with the approved details and shall remain in force at all times thereafter. **REASON**: To ensure mitigation against air quality impacts associated with the proposed development, in accordance with Policy DP9 of the Warwick District Local Plan and the aims and objectives of national guidance within the NPPF 2012.

12 The development hereby permitted shall not commence until details of the Banbury Road access arrangement have been submitted to and approved by the local planning authority. The development shall be carried out strictly in accordance with the approved details. **REASON:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1, DP2 and DP6 of the Warwick District Local Plan 1996-2011.

13 The development shall not be occupied until all parts of the existing access within the public highway not included in the permitted means of access has been closed and the kerb, footway and verge have been reinstated in accordance with the standard specification of the Highway Authority. **REASON:** To ensure the protection of highway safety and pedestrian safety in accordance with Policies DP6 & DP8 of the Warwick District Local Plan 1996-2011.

14 The development shall not be occupied until space has been provided within the site for the parking, turning, loading and unloading of vehicles in accordance with details to be approved in writing by the Local Planning Authority. The approved parking, turning, loading and unloading areas shall be retained at all times thereafter. **REASON:** To ensure the free flow of traffic and highway safety in accordance with Policies DP6 & DP8 of the Warwick District Local Plan 1996-2011.

15 Gates or barriers erected at the entrance to the site for vehicles and pedestrians shall not be hung so as to open to within 5 metres of the near edge of the public highway. **REASON:** To ensure the free flow of

traffic and highway safety in accordance with Policies DP6 & DP8 of the Warwick District Local Plan 1996-2011.

16 No installation of external lighting shall take place until a detailed lighting scheme has been submitted and approved in writing by the local planning authority. In discharging this condition the District Planning Authority expects lighting to be restricted around the boundary edges, along hedgerows, around known bat roosts and badgers setts, and to be kept to a minimum at night across the whole site in order to minimise impact on emerging and foraging bats and other nocturnal wildlife. This can be achieved in the following ways:

- low pressure sodium lamps should be used in preference to high pressure sodium or mercury lamps
- the brightness of lights should be as low as legally possible
- lighting should be timed to provide some dark periods
- connections to areas important for foraging should contain unlit stretches
- if lighting is necessary, the light levels in the surrounding area of bat roosts and in foraging/commuting areas should be less than 3 Lux in line with BCT guidelines.

All external lighting shall be installed in strict accordance with the approved scheme. **REASON:** To ensure appropriate measures are taken in relation to protected species.

17 Prior to installation of any hard or soft landscaping, details of hard landscaping works which shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the colour of the railings and gates; footpaths; and hard surfacing, which shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area shall be submitted to and approved in writing by the local planning authority. The hard landscaping works shall be completed in full accordance with the approved details within three months of the first occupation of the development hereby permitted; and all planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species, unless the local planning authority gives written consent to any variation. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 – Transplanting Root-balled Trees and BS4428 – Code of Practice for General Landscape Operations. The development hereby permitted shall only be undertaken in strict accordance with details of both hard and soft landscaping works which have been submitted to and approved in writing by the local planning authority. **REASON:** To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DP1, DP2 and DP3 of the Warwick District Local Plan 1996-2011.

18 The development hereby permitted shall be carried out strictly in

accordance with the details included in the Arboricultural Impact Assessment prepared for Arup by Midland Forestry Limited, their report reference MF 9612 dated 31 October 2016, subject to the following restrictions:

a) prior to the commencement of the development a suitably qualified tree specialist shall be appointed to supervise any works within the root protection areas of protected and retained trees; and

b) the appointed, suitably qualified tree specialist shall undertake supervision and monitoring of the tree protection works throughout the construction period and submit to the local planning authority a satisfactory completion statement to demonstrate compliance with the approved tree protection measures.

REASON: To protect those trees which are of significant amenity value and which ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DP1 and DP3 of the Warwick District Local Plan 1996-2011.

19 No installation of external lighting shall commence until a lighting assessment including the provision of lux plot/lighting distribution plan demonstrate how the reduction of obtrusive light will be achieved, has been submitted and approved by the Local Planning Authority. **REASON:** To protect the amenities of the occupiers of nearby properties in the locality in accordance with Policy DP2 of the Warwick District Local Plan 1996-2011.

20 Noise arising from any plant or equipment, when measured one metre from the façade of any noise sensitive premises, shall not exceed the background noise level by more than 3dB(A) (measured as LAeq(5 minutes)). If the noise in question involves sounds containing a distinguishable, discrete, continuous tone (whine, screech, hiss, hum etc) or if there are discrete impulses (bangs, clicks, clatters, thumps etc.) or if the noise is irregular enough to attract attention, 5dB(A) shall be added to the measured level. **REASON:** To protect the amenities of the occupiers of nearby properties in the locality in accordance with Policy DP2 of the Warwick District Local Plan 1996-2011.

21 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) *Project One Campus POC-ARUP-RP-C-001 Issue 1(November 2016)* and additional technical note *Project One Campus POC-ARP-RP-C-002 (March 2017)* and the following mitigation measures detailed within the approved documents:

- Limit the discharge rates in accordance with technical note *Project One Campus POC-ARP-RP-C-002 (March 2017)* for each outfall of the site.
- Provide provision of surface water attenuation storage as stated within the technical note *Project One Campus POC-ARP-RP-C-002 (March 2017)* and/ or in accordance with '*Science Report SC030219 Rainfall Management for Developments'.*

- Surface water is to be provided via a minimum of two trains of treatment using the proposed drainage features within the drainage design.

The mitigation measures shall be fully implemented prior to occupation and subsequently 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. **REASON:** To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of the sustainable drainage structures.

22 The development hereby permitted shall not be first occupied unless and until the renewable energy/fabric first scheme submitted as part of the application has been wholly implemented in strict accordance with the approved details. The works within this scheme shall be retained at all times thereafter and shall be maintained strictly in accordance with manufacturer's specifications. **REASON**: To ensure that adequate provision is made for the generation of energy from renewable energy resources or to achieve carbon savings in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.

23 Pitches 9 and 10 shall be constructed and laid out in accordance with drawing ref. 691-NHASK262-04 and with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011), and shall be made available for use before first use or occupation of the King's High School building hereby permitted. **REASON:** To ensure the quality of pitches is satisfactory and they are available for use before development.

24 The Sports Technology building hereby permitted shall not be occupied until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the local planning authority, and a copy of the completed approved agreement has been provided to the local planning authority. The agreement shall apply to;

- a new 3G pitch;
- an existing grass rugby pitch;
- two existing sand based artificial grass pitches;
- the existing gymnasium (within the Sports Technology building); and
- the existing Sports Centre.

The community use agreement should include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review, and anything else which the local planning authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement.

25 The development hereby permitted shall take place in accordance with the approved scheme for the provision of adequate water supplies and fire hydrants, necessary for firefighting purposes at the site. **REASON:** In the interests of Public Safety from fire, and the protection of Emergency Fire Fighters.