



Application Address	Hillbourne School, Kitchener Crescent, Poole, BH17 7HX
Proposal	Demolition of existing school buildings and erection of 2 storey Primary school, including nursery, associated play grounds, playing fields, 2 x multi-use Games Area, parking and access.
Application Number	APP/19/01335/F
Applicant	Children and Young People Services
Agent	Miss Lock-Smith
Date Application Valid	31 October, 2019
Decision Due Time	30 January, 2020
Extension of Time date (if applicable)	
Ward	Creekmoor
Recommendation	Grant with the conditions set out in the recommendation, which are subject to alterations / additions by the Head of Planning provided any alteration / addition does not go to the core of the decision
Reason for Referral to Planning Committee	This application is brought before committee because the Council is the applicant and the scheme is not of a minor nature.
Case Officer	James Gilfillan

### Description of Development

1. Planning consent is sought for Demolition of existing school buildings and erection of 2 storey Primary school, including nursery, associated play grounds, playing fields, 2 x multi-use Games Area, parking and access.

### Key Issues

2. The main considerations involved with this application are:
- The principles
  - The impact on the character and appearance of the area
  - Residential amenity

### Planning Policies

3. National Planning Policy Framework (February 2019)
4. Sport England Playing Fields Policy and Guidance 2018
5. Poole Local Plan (Adopted 2018)

PP01	Presumption in favour of sustainable development
PP09	Urban allocations outside the town centre
PP26	Sports, recreation and community facilities
PP27	Design
PP33	Biodiversity and geodiversity
PP34	Transport strategy
PP37	Building sustainable homes and businesses
PP38	Managing flood risk

### **Relevant Planning Applications and Appeals:**

6. **2018.** Pre-app 18/00146 proposed the principle of a new school on part of the site and housing on remaining parts. The principle of a new school and housing was supported, concerns regarding the design in respect of the housing scheme were raised and design advice given.

### **Representations**

7. Letters of representation have been received. Many support the principle of the school, but raise the following concerns:

- the impact of new housing;
- the footpath link to Hillbourne Road would result in a loss of privacy and security;
- safety and security issues from unauthorised access to the site;
- design and amenity concerns for parents and pupils;
- the loss of the existing youth club facilities; and
- loss of trees and landscape and the impact on biodiversity and ecology.

9. Cllr Butler Supports the appearance and design of the scheme, retention of frontage hedgerow and making space available for youth club community use.

### **Consultations**

10. BCP Highway Authority. Supports the scheme for preserving highway and pedestrian safety, makes provision for cycles and scooters and encourages sustainable travel.

11. BCP Environmental Services Subject to conditions regarding dust suppression during demolition, contaminated land conditions and restrictions on hours of use of sports pitches, no objection.

12. BCP Lead Local Flood Risk Authority. No objection to the principles of the drainage strategy, but highlights the potential costs of maintaining such infrastructure.

13. Sport England. Subject to conditions securing details of the construction and surface of the grass pitch and MUGAs and a Community Use strategy, accepts the resultant reduction in playing pitch provision.

14. Crime Prevention and Design Advisor, Dorset Police. No objection but highlights some of the ant-social problems experienced at other schools.

15. Wessex water. No objection

16. Society for Poole. Support the application for providing improved educational

facilities.

### **Constraints**

17. There is a TPO on the site.
18. The site is at risk of surface water flooding.

### **Planning assessment**

#### **Site and Surroundings**

19. The site is on the west side of Kitchener Crescent, in the Waterloo estate residential area. The large site backs on to residential properties on Hillbourne Road to the north, Coventry Crescent and Wetherby Close to the west and Wavell Avenue to the south. The existing school buildings are positioned close to the road frontage along Kitchener Crescent and half the site given over to playgrounds and playing fields, where there is extensive tree coverage.

20. The site is occupied by a 2 Form of Entry primary school (years R-6), split into infants and junior across the 2 principal buildings, with a published capacity of 420 pupils. There are 2 other buildings on the site, providing a pre-school and youth club. The buildings are largely single storey flat roof, with some 2 storey sections at the junior school in the centre of the site.

21. The site rises to the rear, west and north, but is generally flat along its frontage to Kitchener Crescent.

22. There are multiple vehicle and pedestrian access points along the frontage to Kitchener Crescent, serving the various parts of the site. There is on site parking for staff. There is a footpath link to the north on to Hillbourne Road, currently closed off.

23. The front of the site is at risk of surface water flooding.

#### **Key issues**

24. The scheme proposes to demolish all the existing buildings and erect a new school, with playgrounds, pitches, two Multi Use Games Areas (MUGA), form new vehicle access to on site parking and provide separate pedestrian access.

#### Principle

25. Since the pre-app response was provided the Council has adopted the Poole Local Plan, which at PP9 - Urban Allocations outside the town centre, 'U16 Hillbourne' allocates the site for "redevelopment and improvements to the existing school, with a minimum of 40 homes provided on surplus land"

26. This application relates solely to the demolition of the existing and provision of a new school. The supporting Design & Access statement sets out the case for a new school, articulating the precarious existence of the existing school, largely due to its age and high maintenance requirements, but operational problems thrown up by the creation of a single Primary school from the previous 2 schools as a result of the 'change in the age of transfer' project. Local Plan policy PP26 and NPPF para 94 actively promote new or enhanced community and school facilities, the latter requiring 'great weight' is given to the need for schools in decision making.

27. The provision of a new school has significant social benefits for the pupils and teachers, which has wider benefits for the surrounding community. In this case the benefits on site are enhanced by the rationalisation of the accommodation from the existing 2 buildings to a single building enabling enhanced focus on the provision of education and less time on logistics.

28. The siting of the proposed school on the existing site has been dictated by the overriding need to maintain continuity of service provision. The scheme proposes to site the new school between the existing 2 school buildings, in order that it can be built whilst pupils continue to attend, before moving in to the new school on its completion, when the existing buildings would be demolished.

29. The benefits of a single building are significant for pupils, staff and visitors, their cohesion and interaction will materially enhance the learning environment and access to new and improved facilities will provide better education experience and inspire the pupils. The principle of a new school creates the opportunity for further social benefits by way of policy compliant delivery of housing on the surplus land.

30. The proposed site of the school would not retain all the existing playing fields within its curtilage. Disposal of land in education use requires consent of the Department of Education, which is separate to the planning process, but has informed the size of the site considered necessary to deliver an acceptable site for the proposed school. Loss of playing pitches has been considered by Sport England, whose role is to protect such facilities. They are content with the replacement facilities on the basis of conditions regarding the quality of the grass pitch and MUGAs proposed and that community use of sports facilities is secured, in order to mitigate for the loss of the size of the playing fields currently available, this accords with their policy set out in their Playing Fields guidance document and para.97 (b) of the NPPF. Conditions have been identified to manage the detail of the construction, drainage and layout of the playing areas, prior to their construction. However the requirement to secure use of the pitches by community groups would be given a longer time frame, than advocated by Sport England, in order for operation of the school to be established. That would not preclude the pitches from being made available earlier should the school and applicant be able to deliver, especially as the existing Youth Club provision on site is intended to continue.

#### Character and appearance.

31. The principle of demolition is acceptable, the existing buildings are all dated in appearance, in need of significant maintenance and improvement. Whilst the services and function of the school is inherently at the heart of the community, their built form and architecture does not positively contribute to the character and appearance of the area, as such there would be no wider impact as a result of its demolition.

32. The character of the area is predominately residential and already accommodates the school, its large site and the peaks of noise, disturbance and congestion arising from the day-to-day comings and goings of a school. Many of the residents of the area would attend or have attended in the past. The proposed school would not alter this relationship and presence as part of the character of the area.

33. Due to its design, size and position on the site, the existing school buildings do not make a significant contribution to the appearance of the area or streetscene. The landscape frontage of the site makes the most significant contribution. Whilst that is not unattractive it does not readily engage with the streetscene or provide a strong legible focal point to the site and the buildings, to support the role of the school in the wider community.

34. The proposed position and layout of the school is significantly more compact than the existing, however it will never fit the existing fine grain pattern and rhythm of development along Kitchener Crescent. The impact of the proposed would be no different than existing in that respect.

35. The proposed school would have a much greater presence in the streetscene and on the site, through both its architecture and siting. It would be closer to Kitchener Crescent, but retain sufficient space for a landscape frontage and preserve that attribute of the streetscene. The taller building and contemporary architecture would be significantly more visible, enhancing the presence and status of the school as an important focus for the community.

36. The scale and size of the building is broken down by the shape of the footprint, varied roof line, articulation across the front elevation and staggered frontage. Whilst the main entrance in to the building is a single storey element, its central position and relationship to the main pedestrian access point ensures it is readily perceived as the focal point and sense of arrival into the building and site. This is a significant improvement over the existing layout and arrangement of the school.

37. The Local Plan does not include detailed design guidance for schools, however it has been designed to comply with Department for Education specifications for a school of this size and age groups and accommodate the operational requirements of the headteacher.

38. It is entirely appropriate for the design of a school to stand out from the built form around to highlight its status as a focal point in any area or community, as such the contrast between the prevailing residential architecture and that proposed is entirely appropriate and acceptable. A palette of resilient materials for the design and use have been proposed.

39. The proposed layout places the hall, MUGA and car parking together in a manner that would make use by third parties outside school times convenient. It also provides the pre-school with dedicated accommodation and external play space, specific for its age group needs.

40. A floodlit MUGA is proposed as part of the scheme, positioned towards the front of the site it would be visible in the streetscene, however its inclusion would not be prominent, especially coming forward as part of the significant changes arising from the scheme and are features commonly associated with such school sites.

41. Hard surfacing, play areas and car parking along the frontage would reduce some of the landscape frontage, but are important to the function and successful operation

of the school. Due to the position and scale of the new buildings, those hard surfaces would be very subservient to the back drop of the buildings and in part screened by the retained hedge along the front boundary.

42. The scheme would retain the majority of trees across the western part of the site, many of which will be outside the proposed school grounds. Their retention would preserve the back drop of trees and the sense of openness behind the school buildings and separation to the houses at the rear. Many of them are visible between the existing buildings, a view that would be lost, albeit re-gained from other angles once the existing school is demolished. The position of the new school, close to the site frontage, is likely to obscure those trees in views from Kitchener Crescent, however that loss would be outweighed by the benefits of the scheme for the built environment and community.

43. There would be some cut-and-fill on site, largely in order to provide the plateaus for the formal playing spaces and ensure appropriate and sufficient drainage for the grass pitch. These would not be significant, or materially different from some of the sloping ground already present across of the site. Furthermore in some aspects the cut would achieve the walls around the edge of the MUGAs.

44. The scheme would enhance the character and appearance of the area, provide significant environmental benefits.

45. There are already a large number of residential properties sharing a boundary with the existing school and opposite along Kitchener Crescent who experience the general disturbance associated with a school. The proposed school would not accommodate more pupils and its reduced grounds would reduce the direct impact on many of those neighbours. Any future proposals for housing on the surplus land would have to consider the relationship to the school in its design and be assessing on its merits at the time.

46. The scheme includes 2 MUGAs for play/PE, one of which would be largely shielded from existing residents by the proposed school, the other would be sited close to the front of the site. The latter would have the potential to cause disturbance to neighbours across the Kitchener Crescent. As with many aspects of schools, the impacts peak throughout the day and year and it would be impracticable to compromise their benefits in an attempt to mitigate short lived nuisance or disturbance. This MUGA is proposed to be flood lit and available for use by community groups/clubs as required by Sport England and the Youth club already occupying the site, resulting in use after normal school hours, a cut off time of 9pm would be imposed by condition in order to limit the potential disturbance to residents.

47. The siting of the proposed school would prevent any overbearing, overshadowing, loss of privacy or loss of outlook of nearby residential properties, preserving their amenity in this respect.

48. The impact on the amenity of local residents caused by the volume of traffic movements generated at peak times by the school, is unlikely to change.

49. There would be a degree of disturbance caused during construction and

demolition. However the need to preserve the learning environment for the pupils would be the greatest management issue. Plans and a schedule for the process of construction and demolition have been provided in support of the application. The specifics of this relationship is left to the school and applicant to agree, as it would go beyond the general assessment of the planning authority.

#### Transportation and Access

50. On site parking would be provided for staff for the school and pre-school. Sufficient parking and safe access is proposed, on site turning for cars and minibuses has been demonstrated. Sufficient disabled sized spaces are provided. There would not be any provision for pupil drop off on site, however that is consistent with the existing situation and commonplace at schools. Being a primary school many of the pupils live within walking, cycling or scooting distances and they would be encouraged to do so. Racks and stores for scooters and bikes would be provided as required.

51. The scheme would not increase the number of pupils as such there would not be any greater number of vehicle movements generated. It would be appropriate to secure a new school travel plan to review the promotion of sustainable forms of travel to school.

52. Although it is not in use there is a footpath linking the existing school grounds with Hillbourne Road to the north. Transportation Officers have requested that this footpath link is improved and reestablished, cutting across the north part of the existing site, through to Kitchener Crescent. This is inside the 'red line' application site, but beyond the proposed curtilage or the school. A condition could be used to secure its delivery, however given the costs associated with delivering it and risks of securing the remaining 'vacant' land, pending policy compliant development in the future that condition would be given a long time scale for delivery in order that it can be delivered as part of that development.

53. Bin storage and servicing is available on site. Tracking plans have demonstrated that a refuse wagon could access the car park to improve the efficiency of collection.

#### Sustainability

54. Being a new build, it would provide an energy efficient and sustainable building. Rationalisation of the existing accommodation across the 4 buildings would also make a significant contribution to energy efficiency.

55. Policy PP37 requires the scheme to achieve a BREEAM 'Excellent' rating and deliver 20% of the schemes energy needs from on site sources of renewable energy.

56. The supporting Energy and Resources statement indicates the scheme would achieve a Very Good BREEAM rating. Based on the significant improvement over the existing this would represent and the cost and additional works that would need to be added to get to an Excellent rating, achieving this lower rating is not considered to render the scheme unacceptable.

57. PV panels are indicated for the roof and would exceed the 20% minimum requirement. These could be secured by condition.

### Trees.

58. There are a lot of trees across the existing site. Many of these would be unaffected by these proposals, some are so close to the existing school buildings that they would be lost as part of the demolition. Only 7 trees and 2 groups are required for removal to facilitate the development, in front of the existing school building. 5 of which are 'C' category trees and 2 'B' category. The loss of 'B' category trees is disappointing, but the benefits of the scheme would significantly outweigh their loss. Furthermore many 'A' category trees are retained across the site. An arboricultural method statement has identified the alignment of Protective fencing during construction.

59. The proposed vehicle access would expand an existing entrance. Whilst these works would be close to a category A tree, because of the presence of the existing hard surface, the works to widen it, away from the tree, would not be materially harmful to its health and long term retention.

60. 16 New trees are proposed across the school grounds, along the boundaries and to provide attractive shaded spaces in the playground. Proposed species include Birch, Lime, Amber and Rowan. These would adequately mitigate the loss of trees required to be removed.

61. Some sections of the existing hedge along the frontage would be lost, however there would be scope for new hedgerow planting along the frontage to compensate for the loss.

### Ecology and Biodiversity.

62. The site does not accommodate any protected habitats, the dense woodland at the rear of the site has high ecological value but would be largely unaffected by these proposals. The part of the site subject to this development is largely mown grass and hard surfaced play grounds.

63. The site has been subject to a preliminary ecological survey, including the existing school buildings, for the presence of important or protected species. The site is likely to be subject to foraging by birds, bats and mammals, however the proposals would not materially harm the supporting habitats they rely on. Biodiversity enhancement measures, such as owl nest boxes, hedgehog nest boxes, bee and insect biomes have been proposed.

64. Furthermore replacement trees and ornamental planting across the site, as well as new grass pitches would contribute to the range of enhancements. External lighting would be designed to avoid disturbance to bats. Based on the construction programme, retaining the existing buildings until the new school is completed, it would be appropriate to undertake a further survey of the existing buildings for the presence of bats in order to ensure no roosts are damaged as part of the development.

### Drainage.

65. Surface water flooding occurs in the area, largely following the routes of the roads. Existing site levels result in that flooding occurring on site, close to the Kitchener Crescent road frontage, extending the full length of the site. The proposed buildings would be outside the area predicted as being at risk. The supporting Flood Risk

Assessment advises the buildings should have finished floor levels 150mm above the existing ground levels and grade the ground away from the buildings, in order to ensure the buildings are not at risk in the event of extreme rainfall.

66. Ground levels across the front of the site would be raised and graded away from the school, directing any surface water away from the buildings and reducing the risk.

67. A detailed surface water drainage strategy for the new grass pitch has been designed to ensure the pitch is of sufficient quality to meet the requirements of Sport England, an improvement over the existing situation. Sport England have requested this is managed by condition as part of ensuring that quality is delivered.

68. Storm water drainage across the rest of the site can be delivered by soakaway, though the consequences of the design, raised by the Lead Local Flood risk engineer, regarding maintenance would be passed on to the applicant.

#### Contamination

69. Contaminated land can be adequately dealt with by way of condition, however due to the schedule of construction and demolition, the condition would need to deal with demolition being towards the end of the development process.

#### Air Quality.

70. The submitted assessment covers the masterplan proposals for school and housing development. This application relates solely to the proposals for the school, the main impacts of which would be the generation of dust during construction and demolition phases. A condition can be used to secure a dust management scheme is employed on site.

71. The new school would have no impact on the place of residence of pupils and staff and thus any emissions generated by their choice of travel. A travel plan would seek to reduce vehicle journeys associated with travel to the site and would reduce the impact of school travel on air quality.

#### Safety and security.

72. Representations have raised concerns over on site and security. Best available and appropriate measures are taken to prevent unauthorised access to the site and on to the building. A small minority of society would seek to abuse the facility, however it would be inappropriate and disproportionate to employ such extreme boundary treatment that would harm the character of the area.

73. Further issues raised by representations received regarding the design and layout of housing, loss of privacy from new housing and further loss of ecology/landscape are not matters before the Council at this time so are not material to this application.

#### **Summary**

- The scheme would enhance the character and appearance of the area
- Enhance social and educational opportunities in the community
- Provide high quality recreational facilities
- Preserve highway and pedestrian safety
- Deliver significant improvements in energy efficiency and sustainability

## **Planning balance**

74. The scheme has economic benefits during construction, employment on site and investing in skills and education, it has environmental benefits for the character of the area and a significantly more energy efficient and sustainable development and social benefits of delivering a new dynamic community asset, offering a new, improved and inspirational learning environment, with options for use by sports clubs in the community of new facilities.

75. The benefits of the scheme would significantly outweigh any disbenefits.

## **RECOMMENDATION**

It is therefore recommended that this application be Granted subject to the conditions set out in the recommendation, which are subject to alterations / additions by the Head of Planning provided any alteration / addition does not go to the core of the decision:

### **Conditions**

#### 1. GN150 (Time Expiry 3 Years (Standard))

The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason -

This condition is required to be imposed by the provisions of Section 91 of the Town and Country Planning Act 1990 and amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

#### 2. PL01 (Plans Listing)

The development hereby permitted shall be carried out in accordance with the following approved plans:

Reason -

For the avoidance of doubt and in the interests of proper planning.

#### 3. GN050 (Matching Materials)

The materials to be used for the external wall and roof shall be as specified on the approved plans and Design and Access statement received 11/06/20.

Reason -

To ensure a satisfactory visual relationship of the new development and that existing and in accordance with Policy PP27 of the Poole Local Plan 2018.

#### 4. HW100 (Parking/Turning Provision)

The development hereby permitted shall not be brought into use until the

access, which shall have a continuous kerb crossing, turning space, vehicle parking and scooter/cycle parking shown on the approved plans have been constructed, and these shall thereafter be retained and kept available for those purposes at all times.

Reason -

In the interests of highway safety and in accordance with Policies PP27, PP34 and PP35 of the Poole Local Plan (November 2018).

5. AA01 (Non standard Condition)

Prior to the commencement of use of the school hereby approved, details of the route, construction, surfacing and lighting of a 3m wide shared pedestrian and cycleway from Hillbourne Road to Kitchener Crescent, across the north part of the existing site, shall be provided and agreed in writing by the Local Planning Authority. The details shall include a timescale for delivery, which shall be at least within 5 years of the commencement of use. The agreed details shall then be implemented and thereafter retained and maintained.

Reason.

In the interests of improved access for cyclists and pedestrians, but to recognise the temporary security and safety of the adjoining land and potential development influencing the route of such a path and in accordance with Policies PP34 & PP35 of the Poole Local Plan adopted 2018

6. AA01 (Non standard Condition)

Concurrent with the implementation of the development, the surface water drainage shall be implemented as set out in the drainage strategy report and plans SUDS strategy ref:21913-06-F and SUDS Layout ref:C-7002 rev P05, received 15/06/20, which shall be maintained and thereafter retained.

Reason:

In order to make appropriate provision for surface water drainage on the site and to minimise the potential for surface water flooding and in accordance with Policy PP38 of the Poole Local Plan adopted 2018

7. TR030 (Implementation of Details of Arb M Stmt)

All works relating to the ground clearance, tree works, demolition and development with implications for trees shall be carried out as specified in the approved arboricultural method statement received 15/06/20 and the Arboricultural protection and removal plan ref:21913-03 rev H, and shall be supervised by an arboricultural consultant holding a nationally recognised arboricultural qualification.

Reason -

To prevent trees on site from being damaged during construction works and in accordance with Policy PP27 of the Poole Local Plan (November 2018)

8. AA01 (Non standard Condition)

Other than trees immediately adjacent to the existing buildings, lost as part of demolition, no works to any trees beyond the grounds of the proposed school,

shall be undertaken.

Reason.

For the avoidance of doubt and in the absence of proposals for the development of the remaining land outside the proposed school grounds, the absence of need or justification for such works and in accordance with Policies PP27 and PP33 of the Poole Local Plan 2018

9. AA01 (Non standard Condition)

Concurrent with implementation of the development hereby approved, the measures to deliver an energy efficient and sustainable development set out in the Energy and Sustainability statement dated 15/06/20 and the Solar PV shown on the approved plans, shall be provided, retained and thereafter maintained

Reason

In the interests of delivering an energy efficient and sustainable development and in accordance with Policy PP37 of the Poole Local Plan adopted 2018

10. Within 2 years of the commencement of use of the School hereby approved a community use scheme shall have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The scheme shall apply to at least the flood lit MUGA and shall include details of pricing policy, hours of use, access by non educational establishment users, management responsibilities, a mechanism for review and a programme for implementation. The approved scheme shall be implemented in accordance with the agreed programme for implementation and shall be complied with for its duration in accordance with the review mechanism.

Reason:

To mitigate the loss of playing fields and to secure access for the community to well managed and safe sports infrastructure and to ensure the benefits of the development are delivered and in accordance with Local Plan Policy PP26 of the Poole Local Plan, Sport England Playing Fields policy 2018 and the NPPF 2019.

11. No development shall commence on the MUGA's, until details of their design and layout have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The MUGA's shall not be constructed other than in accordance with the approved details.

Reason:

To ensure the development is fit for purpose and sustainable and in accordance with the Policy PP26 of Poole Local Plan 2018

12. a) Once the cut and fill of the site has been completed, the following documents shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:

(i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies

constraints which could adversely affect playing field quality; and  
(ii) Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints shall be submitted to and approved in writing by the LPA. The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation and maintenance.  
(b) The approved scheme shall be carried out in full and in accordance with the approved programme of implementation. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the planning permission.

Reason:

To ensure that the playing field is prepared to an adequate standard and is fit for purpose and in accordance with policy PP26 of the Poole Local Plan 2018 and Sport England Playing Fields Policy 2018.

13. Within 2 years of the commencement of use of the school, a School Travel Plan, setting out measures to improve the amount of school related travel by sustainable forms of travel by pupils and staff, mechanisms for review, targets and implementation shall have been prepared, submitted to and agreed in writing by the LPA. The agreed details and measures shall then be implemented and reviewed in accordance with the timescales set out in the document.

Reason:

In the interests of reduced reliance on the private car, promotion of health and an attractive travel environment for pupils, staff and local residents and in accordance with PP01, PP34 & PP35 and in accordance with the Poole Local Plan 2018

14. The external sports pitches, including floodlights, shall not be used otherwise than between 07:00 - 21:00 on Mondays to Saturdays, and not at any time on Sundays.

Reason -

In the interest of the amenities of adjoining and nearby residential properties and in accordance with Policy PP27 of the Poole Local Plan 2018.

15. The provision within the site for storage of refuse, prior to disposal, as indicated on the approved plans, shall be implemented prior to the first operation of the respective part of the development hereby approved and thereafter retained.

Reason -

In the interests of amenity and to ensure that no obstruction is caused on the adjoining highway and in accordance with Policy PP27 & PP35 of the Poole Local Plan 2018.

16. Prior to the commencement of construction a Dust Management Plan shall

be submitted to and agreed in writing by the Local Planning Authority. The plan shall identify the measures to minimise the spread of dust from the site, during both construction and demolition. The agreed details shall then be implemented during construction and demolition phases.

Reason:

In the interests of the local environment and wellbeing of nearby residents and pupils and in accordance with Policy PP27 of the Poole Local Plan 2018

17. Prior to the end of the first available planting season, after first occupation of the school hereby approved, the landscape proposals set out on the landscape masterplan ref:21913-02 rev N received 15/06/20, the Planting Strategy ref:21913-05 rev F received 15/06/20 and the biodiversity enhancement set out in the Biodiversity Mitigation and Enhancement Plan ref:HIL-HYD-XX-XX-RP-PD-5 001 received 15/06/20 shall be implemented. The schemes shall then be maintained and thereafter retained

Reason

In the interests of achieving bio-diversity enhancement and an attractive landscape setting in accordance with Policies PP27 and PP33 of the Poole Local Plan 2018

18. Only external lighting as proposed by the External Lighting strategy Ref:HLB-HYD-XX-XX-RP-ME-0006 dated 15/06/20 and plans Abacus Lighting ref:UKS17296/3 and External Lighting ref:HLB-HYD-XX-XX-DR-E-9000 rev P03 received 15/06/20 shall be installed. The lighting shall be installed prior to first occupation of the scheme, maintained in accordance with the manufacturer's instructions and thereafter retained.

Reason

In the interests of residential amenity and a safe site and in accordance with Policy PP27 of the Poole Local Plan 2018

### **Informative Notes**

1. In accordance with the provisions of paragraphs 38 of the NPPF the Local Planning Authority (LPA) takes a positive and creative approach to development proposals focused on solutions. The LPA work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service, and
- advising applicants of any issues that may arise during the consideration of their application and, where possible, suggesting solutions.

Also:

- in this case the applicant was advised of issues after the initial site visit
- in this case the applicant was provided with pre-application advice and this was reflected in the proposals
- in this case the applicant was afforded an opportunity to submit amendments to the scheme which addressed issues that had been identified

