

North Yorkshire County Council

Business and Environmental Services

Planning and Regulatory Functions Committee

15TH DECEMBER 2020

- PLANNING APPLICATION FOR THE PURPOSES OF THE DEMOLITION OF THE EXISTING PREFABRICATED DOUBLE CLASSROOM BUILDING WITH ASSOCIATED TOILET AND STORAGE FACILITIES (180M²) AND COVERED AREAS (66M²), ERECTION OF SINGLE STOREY CLASSROOM EXTENSION (227M²), WALL MOUNTED EXTERNAL LIGHTING, ERECTION OF TWO GLAZED CANOPIES (76M²), REMOVAL OF HEDGE, PERIMETER FOOTPATH (184.4 SQ. METRES), RELOCATION OF TWO STORAGE SHEDS AND SHELTER, INSTALLATION OF ARTIFICIAL GRASS, HARD AND SOFT LANDSCAPING WORKSON LAND AT SPOFFORTH C E PRIMARY SCHOOL, SCHOOL LANE, SPOFFORTH, HG3 1BA ON BEHALF OF MRS SUE TURLEY OF THE CORPORATE DIRECTOR OF YOUNG PEOPLE SERVICE (HARROGATE DISTRICT) (PANNAL AND LOWER WHARFEDALE ELECTORAL DIVISION)

1.0 Purpose of the report

- 1.1 To determine a planning application for the demolition of the existing prefabricated double classroom building with associated toilet and storage facilities (180m²) and covered areas (66m²), erection of single storey classroom extension (227m²), wall mounted external lighting, erection of two glazed canopies (76m²), removal of hedge, perimeter footpath (184.4 sq. metres), relocation of two storage sheds and shelter, installation of artificial grass, hard and soft landscaping works on land at Spofforth C E Primary School, School Lane, Spofforth, HG3 1BA on behalf of Mrs Sue Turley.
- 1.2 This application is subject to objections having been raised in respect of this proposal on the grounds of access, lighting, design and landscaping and management of the construction phase; and is, therefore, reported to this Committee for determination.

2.0 Background

Site Description

- 2.1 The application site relates to Spofforth Church of England Primary School which is located within the village of Spofforth in the Harrogate district of North Yorkshire, England, about 3 miles north west of Wetherby and 5 miles south of Harrogate. Spofforth Church of England Primary School is a non-denominational school for students aged between 3 and 11 years of age and currently caters for 118 pupils.
- 2.2 The application site is within a residential area which consists of both single storey and two storey residential properties constructed of local cut stone, with pitched roofs. The site is bounded by the public highway of School Lane to the south east of the site and Castle Ings to the south west. The application site consists of the main school building of Spofforth Church of England Primary School. The school is likely to have been built pre-World War II and possibly pre 20 Century, and is constructed

using local cut stone, with a pitched roof. The school itself is located to the south east of the site, and has a temporary classroom unit incorporated with the main building located to the west of the original school building which is the subject to this application proposal for demolition. The school has an area of hard standing to the north, used as a school playground and to the south a grassed area also used as a playground.

- 2.3 The entire school site is on a raised level from the public highway south east of the site of School Lane, with a 1-metre-high local cut stone wall, together with further 1-metre-high metal rail fencing, painted black. It also has a 1 metre high evergreen hedge, running the length along this southern western boundary, along Castle Ings Road. Surrounding the area of hardstanding to the north of the school building, the boundary treatment consists of a 1-metre-high post and rail wooden fencing together with extensive 2-metre-high hedges and several large deciduous trees which provide a canopy over the site. North of the temporary Classroom unit is a 2-metre-high wooden rail and post fence with mature trees and intermittent hedges along the boundary.
- 2.4 A plan showing the application site is attached to this report.

Planning History

- 2.5 The planning history relating to the proposed development site relevant to the determination of this application is as follows: -
- C6/122/207/C/CMA granted on the 11th February 2003 for the Retention of an old railway carriage for use as a store/changing room unit 2.
 - C6/122/201/E/CMA granted on the 7th June 2004 for the Retention of a West Riding prefabricated unit No.1
 - C6/122/201/F/CMA granted on the 1st December 2004 for the erection of a staff room and toilet extension. Works have been implemented.
 - C6/122/207/D/CMA granted on the 12th January 2006 for the retention of prefabricated unit No. 2.
 - C6/122/201/J/CMA granted on the 10th September 2007 for the retention of West Riding unit 2016.
 - C6/122/201/L/CMA granted on the 8th October 2010 for the retention of West Riding unit 2016.
 - C6/14/00674/CMA granted on the 2nd April 2014 for the erection of a link corridor and demolition of boiler room. Works have been implemented.
 - C6/16/04007/CMA granted on the 4th November 2016 for the retention of prefabricated classroom unit 2016 (123 sq. metres) for a further 6 years.

3.0 The proposal

- 3.1 Planning permission is sought for the demolition of the existing prefabricated double classroom building with associated toilet and storage facilities (180m²) and covered areas (66m²), erection of single storey classroom extension (227m²), wall mounted external lighting, erection of two glazed canopies (76m²), removal of hedge, perimeter footpath (184.4 sq. metres), relocation of two storage sheds and shelter, installation of artificial grass, hard and soft landscaping works on land at Spofforth C E Primary School, School Lane, Spofforth, HG3 1BA on behalf of the Mrs Sue Turley.
- 3.2 The proposal is for the demolition of an existing West Riding prefabricated classroom building 2016 which has been in place on site since pre 1974 and is 123 square

metres in size at the rear of Spofforth Primary School. This building is to be replaced with a larger footprint building (198.91 square metres) in the same position to be mainly used as a two teaching classrooms (at 69.7 square metres and 68.55 square metres). The other part of the building would include a new corridor circulation space (25.4 metres square), staff kitchen (7.9 square metres), a new reception area WC (7.7 square metres), infant WC (7.56 square metres), shower room and WC area (8.1 metres square) and store areas. The accommodation would also include a cloakroom area, storage areas and external doors onto two areas covered by a canopy at the south and east of the proposed area.

- 3.3 The proposed building would be 19.8 metres in length on the western elevation and 12.3 metres in width along southern elevation. The eastern elevation would be 13.2 metres in width as would include the outcrop on the northern side of the proposed building which is 10.7 metres in length. The building would have a height of 5.7 metres at its highest point. The proposed extension would consist of a traditional masonry cavity wall construction with facing stone material to match the existing school hall building that the new development would be connected to. The predominant area of the new proposed roof would be pitched with tiles to match the adjacent existing school hall building that the new development would link to with a hidden flat roofed area of roofing linking the existing and proposed buildings. Windows would be of white powder colour coated in aluminium metal frames with openable windows. New external door sets would be, glazed in white powder colour coated aluminium metal frames. Openable windows would also have top hung openable lights for ventilation purposes, Soffits and fascia's would be in white coloured uPVC and rainwater goods would be in black coloured uPVC. The proposal would also include 7 external wall mounted lights which are proposed to be controlled via an enhanced control system to limit times of when the lighting is actually on and to minimise light intensity when no one is within sensor proximity of the building. Lighting is also proposed to be turned off during daylight hours, with overall control of external luminaires being controlled via a 24/7 digital time clock with on-off-override switching which would be set to prevent lighting being on after 8:30pm. Two proprietary metal framed single pitched, glazed canopies are also proposed to be installed. To the South-east elevation to connect to the "New Reception Classroom" would be a 3-meter-deep, 13.2 metre in length and 2.5 metres in height. The other glazed canopy to the north-east elevation of the "New KS1 Infant Classroom" would be a 4 meters deep and 9.3 meters wide. Both canopies would be supported by timber columns.
- 3.4 Also proposed is a temporary access point to assist in the demolition and construction of the site. The access point required would be situated to the west of the proposal site from Castle Ings next to the current walled accessible pedestrian access ramp route to the school. Due to close proximity to a neighbour's tree (2.9 metres from 4 Castle Ings to the application site) the arboriculture consultant advised not to disturb the accessible ramp adjacent to the tree in order to protect roots. Therefore, a temporary access point adjacent to the walled pedestrian access ramp is proposed which will require a section of hedgerow and retaining wall will be required to be removed. The width required would be 9 metres due to the upward gradient level being 1:3.4 (1.5 metres in height from the roadside level). This has also been calculated as the minimum width amount required to safety allow for 7.5 tonne vehicles to safety enter or reverse into site to avoid vehicle movements from entering the Castle Ings residential cul-de-sac. This would be installed for use during construction works and would be removed from site on completion of the proposed works, where once completed reinstatement of fencing and planting would commence. A remote site compound is also proposed to minimise regular deliveries and disruption related directly to the construction site to be situated within the local Cricket Ground which is positioned to the south-west of the school.

- 3.5 The proposal would also include hard and soft landscaping, with the creation of an artificial grassed area to provide level access from the “New Reception Classroom” situated on the area to the south- west of the proposed building. Hard macadam surface is proposed to create level access to the “KS1 Infant classroom proposed to the north- east of the site with further hard standing macadam surface being proposed to form access around the building. To the north of the proposed building 2-metre-tall powder colour coated metal security fencing and gates are proposed along with New 1.2 metre metal bow topped, colour coated fence and lockable gates to the east of the site off the proposed “New KS1 classroom”. Temporary planter, shed and shelter structures would be relocated from the southern boundary by the hedgerow during works and reinstated to the south west of the site.

4.0 Consultations

The consultee responses summarised within this section of the report relate to responses to consultation undertaken on the 18 June 2020 and the subsequent re-consultation (on 12 August 2020) following the receipt of amended information relating to the constructor’s access and restoration plans following construction.

- 4.1 **Harrogate Borough Council (Planning)** - confirmed on the 23rd July 2020 that the Borough Council have the following observation in relation to this application: *‘The stone boundary walls and hedges to the site are identified as important features in the Spofforth Conservation Area Character Appraisal. It is recommended that further consideration is given to the impact of the proposed construction access on the important stone boundary wall and the hedgerow to Castle Ings with details being required to ensure adverse impacts are minimised/mitigated. Conditions are recommended regarding submission of details of external materials, submission and implementation of a landscape scheme and development in accordance with the recommendations in the submitted tree protection and ecology reports.’*
- 4.2 **Harrogate Conservation Officer** – at the time of writing this report no correspondence has been received in relation to this application.
- 4.3 **Highway Authority** – at the time of writing this report no correspondence has been received in relation to this application.
- 4.4 **NYCC Arboricultural Officer** – Commented on the 20th August 2020 that although it is proposed to install stem box protection to T1 prior to the works there is insufficient detail included for the Tree Precautionary Zone. Further details for site and tree specific tree protection measures will be required and as such should be conditioned in any permission granted.
- 4.5 **Environmental Health Officer (Harrogate)** - provided comment on the 22nd June 2020 stating that working hours for the demolition and construction work should be limited to between 08:00 and 18:00 Monday to Friday and 08:00 and 13:00 hours on Saturdays with nothing on Sundays or Bank Holidays.
- 4.6 Further comment was made from Harrogate Environmental Health in relation to the proposed wall mounted eternal lighting. In order to ensure that this did not lead to light nuisance to the closest residential properties the following condition is recommended to be attached:
‘Before the development commences a written scheme shall be submitted to and agreed in writing by the local planning authority that specifies the provisions to be made for the level of illumination of the site and to control light pollution. The submitted scheme shall include an isolux diagram showing the predicted luminance in the vertical plane (in lux) at critical locations on the boundary of the site and at adjacent properties.’

- 4.7 **NYCC Heritage - Ecology** – provided comment concluding that the affected area is of low ecological value but the TCU does support two day-roosts of individual bats (one Common Pipistrelle and one Brown Long-eared Bat), both using gaps in the soffit. Due to this, should planning permission be granted, a European Protected Species licence will need to be obtained from Natural England. A detailed Method Statement would also need to be agreed as part of the licence but Ecology recommends a condition along the following lines: *‘Mitigation for bats should follow the procedure outlined in section 5.1 of the Ecological Impact Assessment (Naturally Wild, June 2020) and include the compensation measures set out in section 5.2, subject to any amendments subsequently agreed with Natural England.’*
- 4.8 Further comment was also provided by Ecology in relation to the short section of hedge required to be removed to facilitate the proposed works. A condition is recommended to be applied to any permission in relation to the hedgerow removal to state *‘Any removal of trees, hedgerows or other dense vegetation should preferably be undertaken outside the bird nesting season (March to August inclusive for most species). If this is not possible, a competent person should first confirm that no active nests are present; any active nests must be left undisturbed until young birds have fledged.’*
- 4.9 **NYCC Heritage - Principal Landscape Architect**- commented on the 23rd June 2020 stating that the application details at that time were not sufficient to demonstrate that the existing boundary trees and hedgerow can be protected and retained and that *‘the following clarification/ adjustment was needed:*
- *Provide tree protection plan (not included in the D and A statement). Should show location of and describe all tree protection measures (to BS5837);*
 - *Clarify details of the proposed boundary fence type and colour;*
 - *Layout adjusted to allow sufficient space for the replacement hedgerow;*
 - *Clarify Construction access needed from Castle Ings road and amount of existing hedgerow to be;*
 - *removed (currently shows approx. 12-13m to be removed). This should be minimised where possible;*
 - *Clarify that the existing stone boundary walls will be protected and retained (note on the drawings).’*
- 4.10 Following re-consultation further comment was received on the 14th August 2020 confirming that following review of the additional submitted details no further Landscape objection was held in relation to this application. They were satisfied with the proposed scheme and that the applicant *“proposed all reasonable measures to minimise landscape and visual effects.” A recommendation that a condition is implied to any permission in relation to replacement hedgerow planting being implemented in the first available planting season following completion of the works was also suggested.*
- 4.11 **Spofforth-with-Stockeld Parish Council** – at the time of writing this report no correspondence has been received in relation to this application.

Notifications

- 4.12 County Cllr. Cliff Trotter was notified of the application on the 18th June 2020 and subsequently on the re consultation sent on the 12th August 2020.

5.0 Advertisement and representations

5.1 This application has been advertised by means of two Site Notices posted on 17/06/2020 (responses to which expired on 17 July 2020). The Site Notices were posted in the following locations: one at the entrance to Castle Ings off School Lane, the second on School Lane near to the junction leading to Chapel Lane. A Press Notice appeared in the Harrogate Advertiser on 26 June 2020 (responses to which expired on 17 July 2020).

5.2 Neighbour Notification letters were sent on 18 June 2020 and the period in which to make representations expired on 09 July 2020. The following properties received a neighbour notification letter:

- 1 Castle Ings, Spofforth, Harrogate, North Yorkshire HG3 IBZ;
- 4 Castle Ings, Spofforth, Harrogate, North Yorkshire HG3 IBZ;
- 5 Castle Ings, Spofforth, Harrogate, North Yorkshire HG3 IBZ;
- 7 Castle Ings, Spofforth, Harrogate, North Yorkshire HG3 IBZ;
- 8 Castle Ings, Spofforth, Harrogate, North Yorkshire HG3 IBZ;
- 6, Netherdale, Castle Ings, Spofforth, Harrogate, North Yorkshire HG3 IBZ;
- 3, Ridgeway, Castle Ings, Spofforth, Harrogate, North Yorkshire HG3 IBZ;
- Hazeldene, School Lane, Spofforth, Harrogate, North Yorkshire, HG3 1BA;
- Carr House, School Lane, Spofforth, Harrogate, North Yorkshire, HG3 1BA;
- Stone Haven, School Lane, Spofforth, Harrogate, North Yorkshire, HG3 1BA;
- Greystones, School Lane, Spofforth, Harrogate, North Yorkshire, HG3 1BA;
- 2 Railway Cottages, School Lane, Spofforth, Harrogate, North Yorkshire HG3 1BE;
- Bridge Cottage, School Lane, Spofforth, Harrogate, North Yorkshire, HG3 1BA;
- Steam Cottage, School Lane, Spofforth, Harrogate, North Yorkshire, HG3 1BA;
- 9 Castle Ings, Spofforth, Harrogate, North Yorkshire HG3 IBZ;
- 11 Castle Ings, Spofforth, Harrogate, North Yorkshire HG3 IBZ;
- 13 Castle Ings, Spofforth, Harrogate, North Yorkshire HG3 IBZ;
- 17 Castle Ings, Spofforth, Harrogate, North Yorkshire HG3 IBZ;

5.3 A total of six letters of representation have been received with four raising objections on the grounds of: - access, lighting, management of the construction phase and design and landscaping- in particular removal of established hedgerow.

5.4 A total of two letters of support have been received raising support on the grounds of: - essential replacement of an ageing building.

6.0 Planning policy and guidance

The Development Plan

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning authorities must determine each planning application in accordance with the planning policies that comprise the Development Plan unless material considerations indicate otherwise. In this instance, therefore, the *Development Plan* consists of policies contained within a number of planning documents. These documents include:

- any extant planning policies contained within Plan(s) adopted by the County and District (or Borough) Councils 'saved' under direction of the Secretary of State; and,
- any planning policies contained within *Development Plan* Documents adopted under the Local Development Framework regime.

6.2 The *Development Plan* for the determination of this particular application comprises the following:

- The extant policies of the Harrogate District Local Plan 2014 - 2035 (2020)

6.3 The Harrogate District Local Plan (adopted 2020) has particular relevance in the determination of this application and the policies most relevant include:

- Policy HP2: Heritage Assets;
- Policy HP3: Local Distinctiveness;
- Policy HP4: Protecting Amenity;
- Policy HP8: Protecting and Enhancement of Community Facilities;
- Policy NE3: Protecting the Natural Environment;
- Policy NE4: Landscape Character.

6.4 Policy HP2 of the Harrogate District Local Plan '*Heritage Assets*' states that '*Proposals for development that would affect heritage assets (designated and non-designated) will be determined in accordance with national planning policy.*' In relation to conservation areas the policy states that '*Proposals for development affecting a conservation area should preserve and, where appropriate, enhance those elements that have been identified as making a positive contribution to its character and special architectural or historic interest*'; and development proposals should '*preserve and enhance the character and local distinctiveness of the historic environment. Innovative design of a new building may be appropriate provided it is of high quality and is sensitive to the context of the site.*'

6.5 Policy HP3 titled 'Local Distinctiveness' states that development should incorporate high quality design that can contribute and enhance or reinforce to local distinctiveness within both urban and rural environments within the district. Development should also ensure that it respects the spatial qualities of the local area including the scale, appearance, use and visual relationships whilst also responding positively to the built form of the local area. Further note should also be taken in relation to the potential contribution to the natural environment and past and present activity that contribute to local distinctiveness. Where a departure from this approach can be justified, an incorporation of a design of exceptional quality, which would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area would be approved.

6.6 Policy HP4 of the Harrogate District Local Plan entitled 'Protecting Amenity' advises that developments should not result in a significant rise in impacts on amenity of occupiers or neighbours. It states that development should not result in a overlooking/ loss of privacy, overbearing/ loss of light or forms of disturbance through vibration, fumes, noise or other aspects, however, impacts of proposals on amenity will be individually considered.

6.7 Policy HP8 titled 'Protection and Enhancement of Community Facilities' advises that proposals which involve the loss of land of premises currently or last in community use will be permitted where they can demonstrate that continued use would cause unacceptable planning issues. Proposals involving the improvement of existing

community facilities by way of redevelopment or extension will be supported unless they would cause unacceptable adverse impacts on local amenities and local residential properties.

- 6.8 Policy NE3: *Protecting the Natural Environment* states that proposals that protect and enhance features of ecological and geological interest and provide net gains in biodiversity will be supported. This policy aims to encourage all development to include a net gain in biodiversity and avoid a net loss. This policy is in compliance with the principles of the NPPF in that it states that *'Planning permission should be refused for development that is likely to have an adverse effect, or result in the deterioration of a natural asset, unless the need for, and the benefits of, the development clearly outweighs the loss.'*
- 6.9 Policy NE4 of the Harrogate District Local Plan titled 'Landscape Character' states that proposals which will protect, enhance or restore the landscape character of Harrogate district for its own intrinsic beauty and for its benefit to the economic, environmental and social well-being of the district will be supported. The policy requires that development protects and/or enhances the character, appearance and local distinctiveness and are sympathetic to the distinctive landscape character areas as identified in the Harrogate District Landscape Character.
- 6.10 It is considered that this Policy is consistent with the NPPF's principles and objectives in relation to the requirements for conserving and enhancing the natural and historic environments, as detailed in Chapters 15 and 16 of the NPPF, in particular paragraphs 180 and 195, which relate to development respecting the character of the area. Therefore, it is considered that full weight can be given to this Policy in the determination of this application.

Other policy considerations:

National Planning Policy

- 6.11 The policy relevant to the determination of this particular planning application provided at the national level is contained within the following documents:
- National Planning Policy Framework (NPPF) (published February 2019)

National Planning Policy Framework

- 6.12 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied.
- 6.13 The overriding theme of Government policy in the NPPF is to apply a presumption in favour of sustainable development. For decision-making this means approving development proposals that accord with the development plan without delay (if plans are up-to-date and consistent with the NPPF). The Government defines sustainable development as that which fulfils the following three roles:
- a) **'an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'

- 6.14 Within the NPPF, paragraph 11 of the Framework advises that when making decisions, development proposals that accord with the development plan should be approved without delay and when the development plan is absent, silent or relevant policies are out of date, permission should be granted unless:
- i.) 'the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - i.) 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'.*
- 6.15 This national policy seeks to ensure that there are positive improvements in people's quality of life including improving the conditions in which people live, work, travel and take leisure.
- 6.16 Paragraph 92 within Chapter 8 (Promoting healthy and Safe Communities) of the NPPF states that *'to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*
- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
 - b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;*
 - c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;*
 - d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and*
 - e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.'*
- 6.17 Paragraph 94 within Chapter 8 (Promoting Healthy and Safe Communities) of the NPPF states that *'the government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities.'* Going on to specify planning authorities should take a *'proactive, positive and collaborative approach to meeting this requirement'*. They should:
- a) 'give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and*
 - b) work with school's promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.'*
- 6.18 Paragraph 124-127 within Chapter 12 (Achieving Well Designed Places) of the NPPF states that local and neighbourhood plans should develop robust and comprehensive policies that set out a clear design vision and expectations of development that will be expected for the area. Such policies should be based on stated objectives and designed with local communities, so they reflect their local aspirations, and are grounded in an understanding and evaluation of each areas defining characteristics. Planning policies and decisions should aim to ensure that developments:
- a) 'will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visits;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'

- 6.19 Paragraph 130 within Chapter 12 (Achieving Well Designed Places) of the NPPF states that *'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).'*
- 6.20 Paragraph 131 within Chapter 12 (Achieving well-designed places) of the NPPF states that *'In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.'*
- 6.21 Paragraph 180 within Chapter 15 (Conserving and Enhancing the Natural Environment) of the NPPF states that *'Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:*
- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;*
 - b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and*
 - c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.'*
- 6.22 Paragraph 193 states that *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'*
- 6.23 Paragraph 195 within Section 16 (Conserving and enhancing the historic environment) of the NPPF states that *'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use'.*

- 6.24 On 6th March 2014 the Department for Communities and Local Government (DCLG) launched the National Planning Practice Guidance (PPG) is a web-based resource which has the ability to update regularly. This was accompanied by a *Written Ministerial Statement* which includes a list of the previous planning practice guidance documents cancelled. The NPPG supports the national policy contained within the NPPF. The guidance relevant to the determination of this application is contained within the following sections: -

Health and Wellbeing

- 6.25 Planning Practice Guidance states that healthy communities should enhance the physical and mental health of the community and, where appropriate, encourage:
'The creation of healthy living environments for people of all ages which supports social interaction. It meets the needs of children and young people to grow and develop, as well as being adaptable to the needs of an increasingly elderly population and those with dementia and other sensory or mobility impairments.'

Conserving and enhancing the historic environment

- 6.26 This states authorities should set out their Local Plan with a positive strategy for the conservation and enjoyment of the historic environment. Heritage assets may be affected by direct physical change or by change in their setting; therefore, it is important to assess the significance of a heritage asset and the contribution to its setting. Furthermore, all heritage assets settings may have more significance than the extent of their curtilage. The guidance also requires authorities to consider the implications of cumulative change and whether a development materially detracts from the asset.

Design

- 6.27 Good design is an integral part of sustainable development and that planning should drive up standards across all forms of development as a core planning principle, plan-makers and decision takers should always seek to secure high quality design
- 6.28 The planning practice guidance states how good design is essential to sustainable development with reference to the importance of it being functional, in that it relates well to its surrounding environment, and is designed so that it delivers its intended purpose whilst maintaining a distinctive character. It though must also *'reflect an areas function, history, culture and its potential need for change. Ensuring a development can:*
- *Deliver a wide range of planning objectives*
 - *Enhance the quality of buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on wellbeing*
 - *Address the need for different uses sympathetically'.*

7.0 Planning considerations

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning authorities must determine each planning application in accordance with the planning policies that comprise the *Development Plan* unless material considerations indicate otherwise. In light of the abovementioned policies the main considerations in this instance are the principle of the development and need, design, location, local amenity, impact on the character of the area, habitats, nature conservation and protected species the historic environment and highways matters.

Principle of the proposed development, need and justification

- 7.2 The applicant states in the Design & Access Statement (Ref. 17042 Rev. P06, dated 17 September 2020) that the proposed development is required to replace the existing

West Riding prefabricated unit with a new constructed permanent single storey building in approximately the same site location as the prefabricated unit to minimise the impacts to the existing site and surrounding area.

- 7.3 It is considered that the proposal seeks to create and enhance community facilities in terms of education, sustainability and security. It is considered that the development will both protect the existing community services offered by the existing Spofforth Primary School, but also ensure that the school can meet both current and future needs of the local community and replace a temporary structure which currently does not complement the local conservation area.
- 7.4 Concern has been raised regarding the need to remove hedgerow and change the outlook to Castle Ings in order to assist the proposed demolition and development of the additional classroom space.
- 7.5 The Applicant has affirmed in the Clarification Statement (Revision 02, Dated 17/09/2020) that multiple options to create an access point for the construction site have been considered. Due to existing development (fixed play equipment and adventure play space), high value trees which require protection during the proposed works and the gradient of the slope/ land. Therefore proposing creating an access point for machinery associated with the proposed works at the south west corner of the school site at the junction of Castle Ings and School Lane was not viable on this occasion.
- 7.6 It is proposed however, rather than allowing a permanent planning consent for an access point, that a temporary access point be created along Castle Ings to assist with the demolition and construction should permission be granted. The access would be created via removing the absolute minimum of the existing hedgerow and wall to facilitate temporary construction site access. A temporary ramp will be constructed at a gradient of 1:4.3 within the 9 metre opening to accommodate HGV access (vehicles of 8.2 metres in length). The proposed development has also secured a temporary site compound to be situated at the local Cricket Club positioned off School Lane to the west of the school site, this would ensure that materials and machinery can be stored offsite and would not encroach on local amenity and access needs.
- 7.7 It is acknowledged that the development will result in the loss of some of the existing established hedgerow which currently provides a screen from the school to local residential properties. However, this is outweighed by the proposed extensions and associated works, and the continued use of the existing site by Spofforth School for education provision. It is also noted that secured through condition the provision for replacement planting of 'instant' hedgerow and landscaping works are to be proposed, once any temporary compound works relating to the demolition and development are completed if permitted. Furthermore, NYCC Landscape withdrew their objection following re-consultation where the proposed scheme demonstrated that the '*applicant has proposed reasonable measures to minimise landscape and visual effects.*'. The proposal is also in line with the NPPF in terms of Paragraph 94 with the need to alter or expand schools which should be given great weight. It is also consistent with Paragraph 11 of the NPPF. Further support for the development is received within Policy HP3 of the Harrogate District Local Plan which looks to achieve high quality, sustainable development and Policy HP8 which supports the protection, enhancement and retention of community assets.
- 7.8 Given the aforementioned policy support, it is considered that the principle of this development is supported in a policy context, notwithstanding the consideration of all other material considerations.

Location

- 7.9 The location of the proposed classroom unit has been determined on that of the existing Prefabricated unit and is proposed to be on a similar footprint. The proposed works would retain the two classrooms, WC facilities, staff kitchen area and corridor that will form the link to the main school hall- as the current temporary building currently does. The proposed works also do not reduce any playing space that the school currently offers.
- 7.10 It is considered that the location of the unit has been investigated in order to create the most viable solution, which is compliant with Policy HP8 of the Harrogate District Local Plan which supports the protection and enhancement of community assets.

Design and visual impact

- 7.11 The proposed extension will be located towards the north of the application site, which is currently occupied by an existing temporary classroom. The existing temporary unit will be demolished to make way for the new extension, a path around the perimeter of the proposed extension and an access ramp. It is noted that the footprint of the proposed extension will be only slightly larger than the existing extension. Nonetheless the proposed extension is considered to be modest in comparison to its host building due to it being single storey structure and the ridge height being lower than the main building, hence it will be seen as a sympathetic addition to the existing building. The proposal is therefore considered to be in keeping with and in context with the existing buildings of the school site.
- 7.12 Additionally, the proposed extension and associated works will have limited views due to the existing boundary treatment consisting of mature trees, hedgerow (which will not be removed) and fencing which will provide screening. Through the proposal, additional screening will be provided through fencing improvements and replacement planting of instant hedgerow – which although acknowledged would initially be less screening than currently is offered, once planted would still create a good level of screening until fully established and is only considered a temporary negative impact due to construction. It is therefore considered that the proposed development will not have an adverse impact upon the visual amenity of the local area. Furthermore, the proposed extension will be constructed of materials to compliment and match those of the local area and as such will respect the character of the surrounding built environment. The proposal is therefore considered to be acceptable in terms of design, appearance and scale as it will be proportionate to the main school building and will not detract from the character of the local area in which it will be located.
- 7.13 The proposed extension and associated works is therefore considered to be consistent with Paragraph 124-127 and 130 of the NPPF and PPG guidance in terms of design due to it being of an appropriate design, optimising the use of the site and an enhancement to the school sites general amenity. Additionally, the proposal is in compliance with Policy HP2 of the Harrogate District Local Plan and Policy HP3 of the Harrogate District Local Plan which states that the scale, density, layout and design should respect the character of the locality, make the most efficient use of land and being proportionate to the context of the site. All of which seek to ensure that developments will not detract from the appearance and character of the local area, adding weight in support of this application through the removal and replacement of a temporary structure which currently does not complement the local area with a structure that is permanent and of higher design quality

Local amenity

- 7.14 The nearest residential properties are located on Castle Ings, which are located immediately adjacent the school site to the west and north respectively with partial views onto the school site due to established boundary treatments of fencing, trees and hedges currently in place. Due to the positions of the residential properties potential impact of the proposed development upon local amenity is an important consideration in the determination of this application.
- 7.15 The creation of the new permanent structure on the school site for teaching provision is considered unlikely to generate any additional noise or other environmental impacts which would be of detriment to local residential amenity, especially as the footprint of the development is very similar to the current temporary unit. It is acknowledged that the works comprising the demolition and removal of the existing unit and construction of the new permanent classrooms and associated rooms could result in additional noise being generated for the temporary period in which works would take place, however it is proposed that hours of construction being restricted by condition to ensure minimal impact on residential amenity.
- 7.16 External lighting is included in the proposal, However, given the low level height of the additional lighting and the time controls proposed to be in place they are unlikely to have an adverse impact upon residential amenity which is in compliance with HP4 of Harrogate District Local Plan which requires that proposals protect local amenity and prevent negative impacts through lighting schemes. Furthermore, no objections have been received from Harrogate Borough Council (Planning and Environmental Health Officers), both of whom raised no objection to the scheme, but requested a condition to be added on any grant of planning permission in regards to the external lighting.
- 7.17 It is considered that once constructed, the new development would be more in keeping with its setting and unlikely to appear out of place in regards to the existing school buildings which is consistent with Policy HP4 of the Harrogate District Local Plan. The replacement of a temporary structure is also supported through the Design section in the National Planning Practice Guidance. To this effect, it is considered that there would be limited visual impact upon local amenity resulting from the proposed development, being consistent with the paragraph 180 of the NPPF in terms of development not undermining the quality of life.

The Historic Environment

- 7.18 In the context of this planning application the designated heritage asset is the Spofforth Conservation Area in which the site is within. The specific test for consideration are whether the proposed development would give rise to a circumstance where substantial harm to the interests or the significance of the designated heritage asset would arise, as a result of the effects of the development. Where a proposed development is deemed to lead to less than substantial harm, the assessment of the development must be weighed against the attendant public benefits of a proposal.
- 7.19 The Heritage Statement (Ref: SOL2021-10, Rev. 1.2, dated May 2020) produced by the agent states that 'The proposed development will result in a minor positive impact in terms of the setting of the Spofforth Conservation Area, principally through the fact that there will be a considerable improvement to views to and from the site where possible, particularly from both School Lane and Castle Ings. Furthermore, the replacement of the existing modern prefabrication unit with a more traditional higher quality permanent structure will also result in minor positive impact to the setting.' On the basis of the Heritage Statement that the applicant has provided it is considered that the works would have a positive impact on school and the proposal would remain in keeping with the surrounding area, This is in keeping with paragraph 193 of the NPPF for considering the potential impacts the proposal has on the conservation area and

Harrogate District Local Plan Policy HP2 as the public benefits of the proposal outweigh any harm that may occur during the temporary construction period within the conservation area, and therefore it is considered that the proposed works have been justified.

- 7.20 The NPPF paragraphs 180 and 195 advise any application has to take into account the desirability heritage assets and ensure new development makes a positive contribution to the local character and distinctiveness. Additionally, national policy in the form of the NPPF and PPG both confirm that where the development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. It is noted that the PPG guidance confirms that it is the degree of the works, rather than the scale, which determines the extent of the harm. It is considered that this proposal and the degree of works would not lead to substantial harm to the significance of the heritage asset, which is the Conservation Area because the proposed structure has been sympathetically designed and would be constructed to match the existing school building. This would be in keeping with the immediate surroundings preserving the character of the Conservation Area. The removal of a section of retaining wall along Castle Ings in order to help create the temporary access for works has been noted and the applicant has confirmed that this feature will be rebuilt to match the existing wall in condition and style; which will be achieved following recorded photographic evidence taken before works commence and secured through a condition if planning is permitted. The proposed development would provide public benefits in relation to the school therefore it is considered in accordance with the above mentioned guidance and policies including paragraphs 92, 94 and 196 of the NPPF.
- 7.21 The design of the proposed works is considered to be both sympathetic and in-keeping with the existing school site and the Conservation Area. As such, it is felt that the works would not result in substantial harm to the significance of Conservation Area. Therefore, the proposal is considered to be in-keeping with the principles of the NPPF, PPG (), the Harrogate District Local Plan through policies HP2, NE3 and NE4 and with Part II of the Planning (Listed Building and Conservation Areas) Act, which seek to ensure that the enhancement of conservation areas are given special attention, adding considerable weight in support of this application.

Highways matters

- 7.22 The Highway Authority have commented in relation to highway safety or capacity. The impact of the proposal on the road network and the small amount of construction vehicles using School Lane and Castle Ings as access, would not have a significant impact on the road network so long as conditions are applied to manage the construction phase. Although a temporary access is proposed to assist the demolition and construction phases, it is not proposed to change the way the site is accessed from the surrounding area following completion of the work. Site traffic and deliveries will be restricted to avoid peak activity times at the school and all other access to the site will be managed throughout the construction phase which is proposed to be conditioned to mitigate any effects of the local community. Therefore, it is considered that the proposed development will not have any negative impact on the nearby highway and is acceptable.

Impact upon the Natural Environment and Natural Landscape

- 7.23 In regards to the impact of the proposal it will have upon the existing natural environment and natural landscape, consideration has been given through the consultation with the NYCC Ecology, Principal Landscape Architect and Arboriculture

officers. Their consultation response indicates they do not have objections to the proposed scheme, however recommended conditions relating to tree protection measures, lighting impact controls, mitigation for wildlife and vegetation removal to be imposed on any grant of planning permission. It is therefore considered that subject to the recommended conditions, the proposed scheme will not have detrimental impact upon the natural environment and the natural landscape.

8.0 Conclusion

- 8.1 There are no material planning considerations to warrant the refusal of this application for the demolition of the existing prefabricated double classroom building with associated toilet and storage facilities (180m²) and covered areas (66m²), erection of single storey classroom extension (227m²), wall mounted external lighting, erection of two glazed canopies (76m²), removal of hedge, perimeter footpath (184.4 sq. metres), relocation of two storage sheds and shelter, installation of artificial grass, hard and soft landscaping works
- 8.2 For the reasons mentioned above, it is therefore considered that, the proposed development is compliant with the policies which comprise the Development Plan currently in force for the area and all other relevant material considerations.

9.0 Recommendation

9.1 For the following reason(s):

- i. the principle of the proposal improves the facilities and amenity of the school;
- ii. it is considered that the proposed development will not adversely affect the character of the local area;
- iii. it is considered that the proposed development would not adversely impact upon local amenity; and
- iv. it is considered that the proposed development is in accordance with NPPF (2019), NPPG (2014), Policies HP2, HP3, HP4, HP8 and NE3 and NE4 of the Harrogate District Local Plan (2020) .

9.2 It is recommended that, **PLANNING PERMISSION BE GRANTED** subject to the following conditions:

Conditions:

1. The development to which this permission relates must be implemented no later than the expiration of three years from the date of this Decision Notice.

Reason: To comply with Section 91 of Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the application details dated 08/06/2020 and the following approved documents and drawings:

<u>Ref.</u>	<u>Date</u>	<u>Title</u>
17/042/A/001 P01	05/09/2019	Location Plan
17042/A/010 P01	05/09/2019	Existing Site and Block Plan
17042/A/015 P02	05/09/2019	Contractors Site Plan Access Plan

17042/A015 P03	21/08/2020	Contractor vehicle auto tracking access to site compound plan
17042/A/201 P02	05/09/2019	Existing Elevations
17042/A/221 P03	05/09/2019	Proposed Elevations
17042-A-120 P05	05/09/2019	Proposed General Arrangement Plan
17042-A-130 P03	07/04/2020	Proposed Roof Plan
17042 P06	17/09/2020	Design and Access Statement
Spofforth Church of England School Revision 02	17/09/2020	Clarification Statement
APP-19-21	June 2020	Ecological Impact Assessment
DOC2021-24 Rev. 1.2	May 2020	Heritage Impact Assessment
BA9407AMS	26/05/2020	Arboriculture Method Statement

Reason: To ensure that the development is carried out in accordance with the application details.

3. *No construction, demolition or any other works shall take place except between the following times:*

08:00 – 18:00 Mondays to Fridays

08:00 – 13:00 Saturdays

and at no time on Sundays and Bank (or Public) Holidays.

Reason: In the general interest of residential amenity.

4. Once the temporary access has been created only vehicles associated with on-site construction works are permitted to access the site via the approved temporary access as shown in Drawing No's. 17042/A/015 Revision P02 and 17042/A020 Revision P03 with the temporary access only to be used by vehicles associated with the construction works. Upon completion of the construction works the temporary access road and access point off Castle lngs shall be removed and the land reinstated to its previous condition, including reinstatement of the retaining wall and any hedge planting as replacements following removal to create the access of Castle lngs.

Reason: In the interests of highway safety and visual amenity.

5. The development hereby approved, shall, at all times, be carried out in accordance with the recommendations set out in the Ecological Impact Assessment (Naturally Wild Consultants Limited, ref. APP-19-21, dated June 2020).

Reason: In the interests of protecting wildlife and their habitats.

6. No operations shall commence on site in connection with the development hereby approved (including any demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the root protection area (RPA) works required by the approved tree protection scheme are in place.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity.

7. Prior to commencement of development further details for site and tree specific tree protection measures will be required to be submitted within the Tree Precautionary Zone document to and approved in writing by the County Planning Authority. The TPZ shall provide further details of location, alignment and design of tree protective measures on site, taking into account any realignment for phasing of construction. Thereafter, the fencing shall be retained intact for the full duration of the works and there shall be no access, storage, ground disturbance or contamination within the fenced area without the prior written approval of the County Planning Authority.

Reason: This is a pre-commencement condition and considered warranted given the particular circumstances in the absence of the requisite information accompanying the application and imposed to ensure protection during construction works of trees and hedges which are to be retained on or near the site in order to ensure that the character and visual amenity of the area is not impaired.

8. Existing trees must be protected and retained i the duration of the construction works. If any retained tree is removed, uprooted or destroyed or dies, another tree must be planted at the same place and that tree must be of such size and species, and must be planted at such time, as may be specified in writing by the County Planning Authority.

Reason: To ensure protection during construction works of trees and hedges which are to be retained on or near the site in order to ensure that the character and visual amenity of the area in sot impaired.

9. Before the development commences a written scheme shall be submitted to and agreed in writing by the local planning authority that specifies the provisions to be made for the level of illumination of the site and to control light pollution. The submitted scheme shall include an isolux diagram showing the predicted luminance in the vertical plane (in lux) at critical locations on the boundary of the site and at adjacent properties.

Reason: In the interests of local amenity.

10. Mitigation for bats should follow the procedure outlined in section 5.1 of the Ecological Impact Assessment (Naturally Wild, June 2020) and include the compensation measures set out in section 5.2, subject to any amendments subsequently agreed with Natural England.

Reason: In the interests of protecting wildlife and their habitats.

11. Any removal of trees, hedgerows or other dense vegetation should preferably be undertaken outside the bird nesting season (March to August inclusive for most species). If this is not possible, a competent person should first confirm that no active nests are present; any active nests must be left undisturbed until young birds have fledged. Any Replacement Hedgerow should be planted in the first available planting season following completion of works.

Reason: In the interests of protecting wildlife and their habitats.

12. Throughout the works on the application site all existing stone removed from the boundary wall shall be recorded and then stored for resiting. If additional material is required samples of the replacement stone shall be submitted to the County Planning Authority for approval in writing in consultation with the District Conservation Officer. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: To ensure the character of the conservation area is maintained.

13. All hedgerow planting set out in accordance with details approved under Condition 2 shall be carried out in the first planting season following the commencement of development. Any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the same size and species, unless the County Planning Authority gives its written consent to any variation.

Reason: In the interests of minimising the potential for environmental harm and in the interests of local amenity.

Statement of Compliance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015

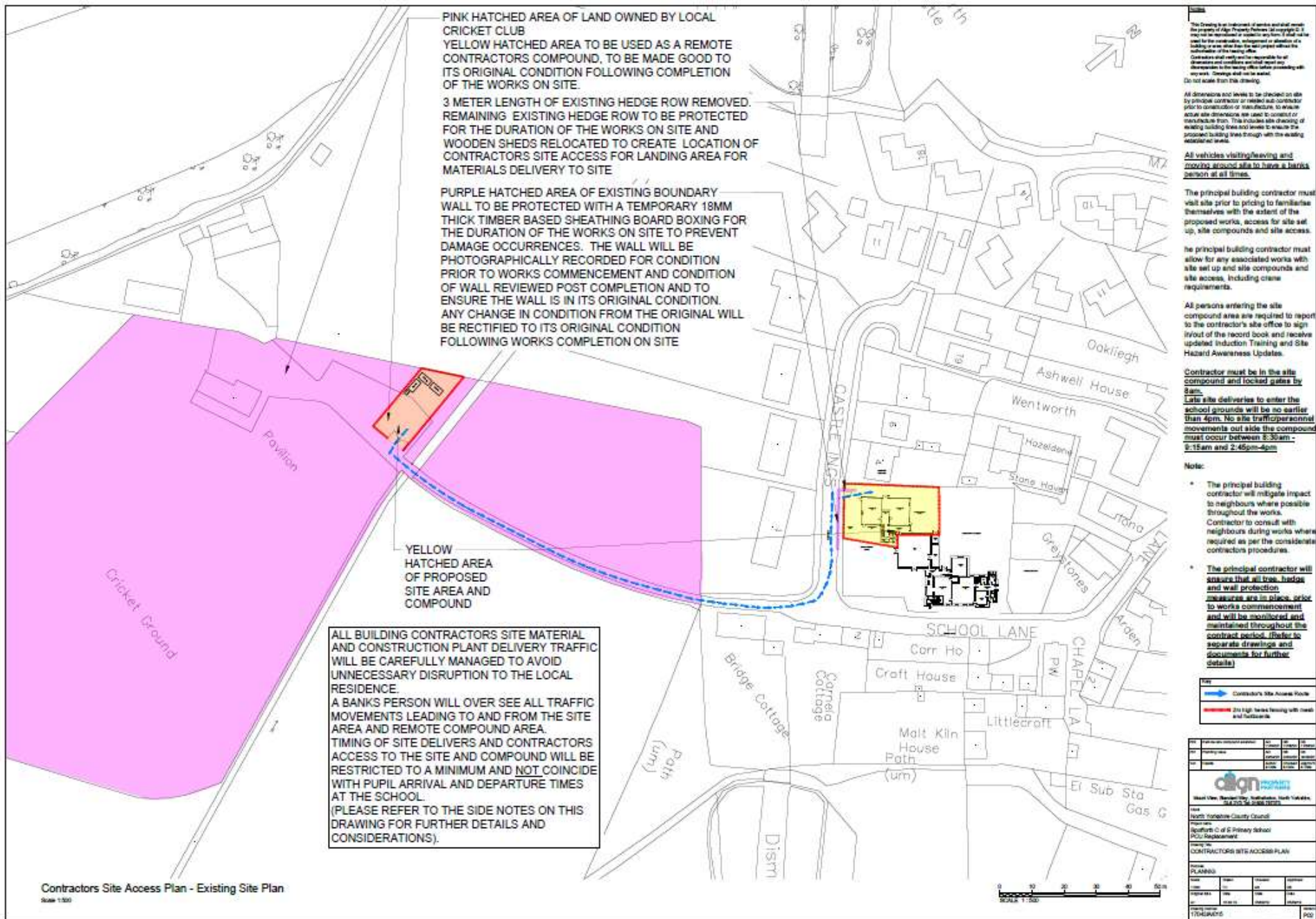
In determining this planning application, the County Planning Authority has worked with the applicant adopting a positive and proactive manner. The County Council offers the opportunity for pre-application discussion on applications and the applicant, in this case, chose to take up this service. Proposals are assessed against the National Planning Policy Framework, Replacement Local Plan policies and Supplementary Planning Documents, which have been subject to proactive publicity and consultation prior to their adoption. During the course of the determination of this application, the applicant has been informed of the existence of all consultation responses and representations made in a timely manner which provided the applicant/agent with the opportunity to respond to any matters raised. The County Planning Authority has sought solutions to problems arising by liaising with consultees, considering other representations received and liaising with the applicant as necessary. Where appropriate, changes to the proposal were sought when the statutory determination timescale allowed.

K BATTERSBY
Corporate Director, Business and Environmental Services
Growth, Planning and Trading Standards

Background Documents to this Report:

1. Planning Application Ref Number: C6/20/02250/CMA NY/2020/0092/FUL as valid on 08/06/2020 Application documents can be found on the County Council's Online Planning Register by using the following web link:
<https://onlineplanningregister.northyorks.gov.uk/register/>
2. Consultation responses received.
3. Representations received.

Author of report: Emma Coverdale



PINK HATCHED AREA OF LAND OWNED BY LOCAL CRICKET CLUB
 YELLOW HATCHED AREA TO BE USED AS A REMOTE CONTRACTORS COMPOUND, TO BE MADE GOOD TO ITS ORIGINAL CONDITION FOLLOWING COMPLETION OF THE WORKS ON SITE.
 3 METER LENGTH OF EXISTING HEDGE ROW REMOVED. REMAINING EXISTING HEDGE ROW TO BE PROTECTED FOR THE DURATION OF THE WORKS ON SITE AND WOODEN SHEDS RELOCATED TO CREATE LOCATION OF CONTRACTORS SITE ACCESS FOR LANDING AREA FOR MATERIALS DELIVERY TO SITE
 PURPLE HATCHED AREA OF EXISTING BOUNDARY WALL TO BE PROTECTED WITH A TEMPORARY 18MM THICK TIMBER BASED SHEATHING BOARD BOXING FOR THE DURATION OF THE WORKS ON SITE TO PREVENT DAMAGE OCCURRENCES. THE WALL WILL BE PHOTOGRAPHICALLY RECORDED FOR CONDITION PRIOR TO WORKS COMMENCEMENT AND CONDITION OF WALL REVIEWED POST COMPLETION AND TO ENSURE THE WALL IS IN ITS ORIGINAL CONDITION. ANY CHANGE IN CONDITION FROM THE ORIGINAL WILL BE RECTIFIED TO ITS ORIGINAL CONDITION FOLLOWING WORKS COMPLETION ON SITE

ALL BUILDING CONTRACTORS SITE MATERIAL AND CONSTRUCTION PLANT DELIVERY TRAFFIC WILL BE CAREFULLY MANAGED TO AVOID UNNECESSARY DISRUPTION TO THE LOCAL RESIDENCE.
 A BANKS PERSON WILL OVER SEE ALL TRAFFIC MOVEMENTS LEADING TO AND FROM THE SITE AREA AND REMOTE COMPOUND AREA.
 TIMING OF SITE DELIVERS AND CONTRACTORS ACCESS TO THE SITE AND COMPOUND WILL BE RESTRICTED TO A MINIMUM AND NOT COINCIDE WITH PUPIL ARRIVAL AND DEPARTURE TIMES AT THE SCHOOL.
 (PLEASE REFER TO THE SIDE NOTES ON THIS DRAWING FOR FURTHER DETAILS AND CONSIDERATIONS).

Notes
 The Drawing is an indication of what is proposed and does not represent a guarantee of any kind. It shall not be used for the construction, development or alteration of a building or any other structure without the permission of the relevant authority.
 Contractors shall verify and be responsible for all dimensions and levels and shall ensure that any discrepancies in the existing site before proceeding with work. Changes shall not be made.
 Do not scale from this drawing.

All dimensions and levels to be checked on site by principal contractor or related sub-contractor prior to construction or manufacture to ensure accurate site dimensions are used to construct or manufacture from. The includes site drawing of existing building lines and levels to ensure the proposed building lines through with the existing residential levels.

All vehicles visiting/leaving and moving around site to have a banks person at all times.

The principal building contractor must visit site prior to pricing to familiarise themselves with the extent of the proposed works, access for site set up, site compounds and site access.

The principal building contractor must allow for any associated works with site set up and site compounds and site access, including crane requirements.

All persons entering the site compound area are required to report to the contractor's site office to sign in/out of the record book and receive updated Induction Training and Site Hazard Awareness Updates.

Contractor must be in the site compound and locked gates by 8am.
 Late site deliveries to enter the school grounds will be no earlier than 4pm. No site traffic/perennial movements out side the compound must occur between 8:30am - 9:15am and 2:45pm-4pm

Note:

- The principal building contractor will mitigate impact to neighbours where possible throughout the works. Contractor to consult with neighbours during works where required as per the contractors procedures.

- The principal contractor will ensure that all tree, hedge and wall protection measures are in place prior to works commencement and will be monitored and maintained throughout the contract period. (Refer to separate drawings and documents for further details)

Legend
 Contractor's Site Access Route
 2m High, 1.8m Deep Trenching with 100mm and 150mm

NO	REVISION/DESCRIPTION	DATE	BY	CHECKED
01	ISSUED FOR TENDER	15/01/2024	[Redacted]	[Redacted]
02	ISSUED FOR TENDER	15/01/2024	[Redacted]	[Redacted]
03	ISSUED FOR TENDER	15/01/2024	[Redacted]	[Redacted]

Head Office: Moorway, Tisbury, Wiltshire, UK PO10 2JH
 www.alignproject.co.uk
 North Wiltshire County Council
 Agourth C of E Primary School
 POC Replacement
 Drawing No: CONTRACTORS SITE ACCESS PLAN
 Drawing Date: 15/01/2024
 Drawing Scale: 1:500
 Drawing Author: [Redacted]
 Drawing Checker: [Redacted]
 Drawing Approver: [Redacted]

Contractors Site Access Plan - Existing Site Plan
 Scale 1:500