

## JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES)

Report by: Acting Head of Growth & Economy, Cambridgeshire County Council

Date: 17<sup>th</sup> February 2016

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<b>Application No.</b>	C/5000/15/CC	<b>Agenda Item</b>	
<b>Date Received</b>	29/1/15	<b>Officer</b>	Emma Fitch
<b>Target Date</b>	1/5/15		
<b>Ward</b>	Castle		
<b>Site</b>	Darwin Green 1		
<b>Proposal</b>	2 Form Entry (420 pupil) Primary School, together with a Children's Centre, play space, sports pitches, car parking, and associated landscaping.		
<b>Applicant</b>	Cambridgeshire County Council		
<b>Recommendation</b>	Approve subject to the imposition of planning conditions		
<b>Application Type</b>	Regulation 3, Town and Country Planning General Regulations 1992	<b>Departure:</b>	No

The above application has been reported to the Planning Committee for determination by Members in accordance with the Scheme of Delegation for the Joint Development Control Committee for the Cambridge Fringes

<b>Summary</b>	<p>The development accords with the Development Plan for the following reasons:</p> <p>1) The School is an essential community/educational facility within a designated development area for which outline planning permission has already been granted.</p> <p>2) The design, layout and proposed operational details, including access and parking facilities, are consistent with the Development Plan.</p> <p>3) The proposals are consistent with the Darwin Green Design Code.</p>
<b>Recommendation</b>	APPROVAL SUBJECT TO CONDITIONS

### APPENDICES

Ref	Title
	<b>Site plan/plans</b>
1	Quality Panel Report
2	Response to Quality Design Panel Advice

## **1. INTRODUCTION**

- 1.1 Outline planning permission 07/0003/OUT for the development of up to 1,593 dwellings, a primary school and children's centre, a convenience store, a park and related social infrastructure at Darwin Green Phase 1 was granted on 18<sup>th</sup> December 2013. A Section 106 Agreement was secured with the main site developer to provide the land and finance to construct a 2FE Primary School with Early Years and associated Children's Centre. A subsequent reserved matter application (14/0086/REM) for the access roads, pedestrian and cycle paths, public open spaces and allotments was approved on 18<sup>th</sup> June 2014.
- 1.2 A planning application has now been received for a 2 Form Entry (420 pupil) Primary School to serve the new development. The application also includes a Children's Centre, play space, sports pitches, car parking, and landscaping. The school forms an essential element of the Darwin Green development and is required to be available at an early stage.
- 1.3 Since it is being developed by the County Council, the proposal has been submitted as a full application under Regulation 3, rather than as a reserved matter application. However, the starting point for consideration of the application is that outline consent already exists for the development of a Primary School on the same site. Whilst, as a full application, this does not legally have to comply with all of the conditions on the outline consent, these nevertheless form a useful background for consideration of the application.
- 1.4 There has been close working between County and City Officers in the preparation of this application, particularly with regard to design issues.

## **2. THE SITE**

- 2.1 The Darwin Green Site is located in the north western fringe of the City of Cambridge between Huntingdon Road and Histon Road, south of the A14 Cambridge Northern Bypass.
- 2.2 The proposed school site sits centrally within the Darwin Green site on an area of 2.3 hectares, currently consisting of grass fields with hedgerows. It forms part of the proposed Local Centre, which will lie immediately to the north west. On the north east it will be bounded by a key cycle and pedestrian route beyond which will be the Central Park. Residential areas are to be developed to the south west and south east.

## **3. PROPOSED DEVELOPMENT**

- 3.1 The application is for a 2FE (420 pupil) Primary School, including a Children's Centre, 16 classrooms, school halls, offices, a library and ICT area within the main corridor (designated a 'learning street'), and outdoor facilities. The building will be two storey with a total floorspace of 2,834m<sup>2</sup>.

## **Location and Layout of the School Building**

- 3.2 The site boundaries are pre-determined by the Phase 1 outline consent and associated Legal Agreement, but the proposals seek to respond to the parameters set out in the Darwin Green Design Code. The building is situated at the north-western end of the site, to be immediately accessible from the Local Centre. The main school entrance will be in the western corner of the site taken from the proposed School Square, as required by the Design Code. The vehicular access will enter from the tertiary street forming the north-western boundary of the school site. Access points for pupils will be available from the pedestrian and cycleway route on the north-eastern boundary, which will be part of the wider Darwin Green Orbital Cycle Network, and also from the tertiary street to the north west and the primary street to the south-west.

## **Building Design**

- 3.3 The building, whilst of necessity functional, has been designed having regard to the Darwin Green Design Code, and a compliance statement with the Design Code is included in the submitted Design and Access Statement. Its identification as a key building within the Local Centre has been critical to the design process. It has also evolved through a series of iterations as a result of pre-application discussions and consultation (see paragraph 5.1 below).
- 3.4 The intention is to create a modern, energy-efficient building that acts as a local landmark and as a design driver for the future residential developments. The design challenge has been to organise the potentially disparate elements of the school (halls, two story accommodation and the single storey Children's Centre) into an attractive unified building when viewed from all directions.
- 3.5 Buff brickwork will be the main external facing material, unifying the various elements of the building. A large area of translucent panels will allow daylight into the main hall, whilst the teaching wing will include glazing with louvered panels to provide daylight and ventilation to the classrooms, together with areas of rainscreen cladding on the first floor. Coloured render will be used to create a visual break between the two floors and add interest to the design. The main roofs will be mono-pitched standing seam, with a 'gull wing' above the hall creating a landmark feature on School Square. Ventilation vents (wind catchers) have been incorporated into the design of the roof, which adds not only to the building design but also the sustainability of the school.

## **Sustainability**

- 3.6 The outline planning consent (as well as Cambridgeshire County Council education targets) requires the developer to seek to achieve a BREEAM rating of at least Very Good, and pre-assessment confirms that this requirement will be met.
- 3.7 The school will be built utilising sustainable construction methods following WRAP guidance on 'designing out waste' and a site Waste Management Plan will be produced. It has been designed to maximise the use of daylight, but the development will incorporate the use of energy efficient lighting. External

lighting units will be selected to minimise or reduce light pollution and will be controlled by means of daylight linking, presence detectors and time clocks.

- 3.8 The design makes use of natural ventilation and passive solar design to extract heat in the summer and retain it in the winter, giving the potential to significantly reduce the overall energy requirements. The orientation of the school will allow for solar control of windows to minimise solar overheating as well as daylight detection methods to minimise the overuse of electric lighting.
- 3.9 A water recovery and rainfall harvesting system has been incorporated into the design and use will be made of low water sanitary fittings and leak detection fixtures. Photovoltaic panels will be installed on the roof to provide over 10% of the energy requirements from renewable sources.

### **Hard and Soft Play Areas**

- 3.10 Informal hard and soft play areas will be located immediately adjacent to the school building on the south-east side, with the playing fields beyond that. The play area includes an amphitheatre, a meadow and a habitat area with a rain garden (which will only be used under supervision).
- 3.11 The reception and pre-school pupils will have their own self-contained play areas, immediately adjacent to the classrooms.
- 3.12 In terms of sports provision there will be two hard courts within the informal play area, whilst the playing fields are shown laid out with a football pitch, three mini soccer pitches (within the same area) and an 8 lane, 100m running track.

### **Access and Parking**

- 3.13 The reserved matter application for the infrastructure (14/0086/REM) included provision for the school access to be taken from the approved tertiary street (road no. 4) on the north west boundary of the site. The vehicular entrance will be at the north-western end of the school building and will lead into the school car park and service yard, which will provide 30 parking spaces for staff and official visitors (including 2 for blue-badge holders).
- 3.14 Pedestrian and cycle access will be at various points from the roads and orbital cycleway bounding the school building. Provision has been made for the parking of cycles close to the main points of entry for 108 cycles and 105 scooters. The Pre-School area also has dedicated buggy and cycle trailer parking provision in addition to this. 18 adult cycle parking spaces for staff will also be provided adjacent to the car park and 5 visitor cycle spaces will be located at the main school entrance.

### **Landscaping and Wildlife**

- 3.15 A landscaping scheme has been provided, which includes perimeter and internal fencing, hedgerows and trees. A landscape and biodiversity management plan has also been submitted to ensure the successful establishment of planting and habitats.

- 3.16 Strategic planting has been used to create boundaries, shade and interest, as well as providing a buffer between the school and the public. The site layout also includes various meadow areas and a habitat area, which will serve as an educational facility incorporating a rain garden, log and rock pile, a hibernacula an insect hotel, a bee hotel and allotments. Two bat boxes will be placed on the building (one for roosting and one for hibernation), as well as 6 bird boxes of various sizes.
- 3.17 There is an existing hedgerow running across the centre of the site between the informal play areas and the playing fields. The Design Code requires this to be maintained and managed to promote natural surveillance. This was the subject of extensive pre-application discussions, involving both County and City ecologists. The hedge is currently overgrown and of limited ecological benefit, its main value being as a wildlife corridor through the site. The solution that emerged from these discussions, is to lay the hedge, remove any unsuitable species and reinforce it with additional planting. The central section of the hedge will be maintained at a height of just under 1 metre (3 feet) to allow surveillance. A further section of existing hedgerow on the north-eastern boundary will be cut and maintained at a height of just under 2 metres. During construction the hedge will be also be protected (see proposed condition 19).

### **School Square**

- 3.18 School Square is located on the western corner of the site, being part of a larger square than extends across the tertiary road forming the northern boundary of the school site. Following extensive pre-application discussions it has been agreed that this area will remain unfenced, to form a public area in front of the main school entrance. The submitted drawing shows this as being block paved with planting areas.

### **Public Art**

- 3.19 A budget of £30,000 has been allocated for public art, but it is proposed to reserve the submission of details until after the school is open, so that engagement with pupils can take place in developing proposals.

### **Drainage**

- 3.20 The site lies within flood zone 1 and has been considered suitable for development by the granting of the Darwin Green 1 outline planning permission. The site-wide surface water drainage scheme includes provision for the school site to discharge into it at a maximum rate of 5 litres per second during a 1 in 100 storm event, plus 30% climate change allowance. Surface water from the site will be collected in a below-ground attenuation system, which will discharge into the Darwin Green drainage network at the required rate, by the use of hydro-brakes.
- 3.21 Part of the roof will also discharge into a rainwater harvesting tank, whilst a further area will discharge to the rain garden via rain chains and a rill. The rain garden will be used as an educational aid for the school, under supervision,

but the wider use of other SuDs features such as swales is not considered appropriate owing to management and safety considerations.

- 3.22 An independent Flood Risk Assessment has been carried out for the school site, which concludes that the scheme will have no adverse effects in terms of flood risk and satisfies the requirements of the NPPF. Foul water from the school will discharge via a gravity system to the off-site Anglian Water adoptable network for the Darwin Green development.

### **Employment**

- 3.23 Precise staff numbers are yet to be determined, but the application indicates that the school is expected to employ approximately 24 full-time staff (based on a teacher and teaching assistant per class) and 20 part-time staff (expected as kitchen, lunchtime and cleaning staff).

### **Application documentation**

- 3.24 The application is accompanied by the following documents:

1. Design and Access Statement;
2. Planning Statement;
3. Local Authority Regulation 3 Development Letter;
4. Biodiversity Survey and Report including Ecological Assessment;
5. Landscape Plans;
6. Transport Statement;
7. Flood Risk Assessment;
8. Surface Water and Foul Water Drainage Strategy;
9. Waste Management Plan;
10. Energy Statement;
11. Statement of Sustainable Design and Construction; and
12. Plans to show the location, site layout, elevations, key sections, proposed lighting and perspective views.

#### Amended plans and additional information:

##### *Sustainability features and design elements*

- Revised amendments to the ventilation strategy following a design review of the heating and cooling of the building. The scheme was therefore redesigned and a natural ventilation solution was introduced. This change also took account of maintenance costs, whilst also achieving the relevant Bulletin and Building Control standards;
- Minor changes to the roof lights, alongside the introduction of the wind catchers on the roof.

##### *Layout changes to Car Park and Cycle / Scooter / Trailer parking on site*

- The entrance to the car park was amended further north to avoid it conflicting with a raised table ramp;

- The substation was removed from the car park area as it was no longer required for the development;
- The sprinkler tank was reduced in size in consultation with the Fire Service and moved to the south eastern section of the car park away from the front entrance. A green screen was included to help screen any visual impact of the sprinkler tank, as it cannot be buried into the ground. A maximum tank height of 2.8 metres has also been agreed for the tank to match the height of the screen, although it should be noted that the fixed ladder required for safety purposes will go up to the top of the tank and as such will sit just over the 2.8 metre height. This is required for health and safety purposes to ensure that the tank can be inspected;
- Amendments and clarification on the cycle / scooter parking provision.

#### *Landscape*

- Details of the methodology for the treatment of existing hedgerows on the site, the layout of the proposed landscaping / external works and the planting proposals submitted to provide the detail requested for the protection of the existing hedge (taking account of land levels), changes to the design of School Square and in relation to the screen to be provided around the sprinkler tank enclosure.

#### *S106 Legal Agreement – side letter*

- The delivery trigger for the primary school is in the process of being updated by a side letter between all the relevant parties. This effectively ties the school delivery into the progress of the housing development which has been delayed compared to what was originally envisaged at the time the outline permission was granted. The updated delivery trigger links the transfer of the school land to implementation of the development or to the approval of the school application or within one month prior to the beginning of the academic year 2016-2017 **whichever is the later** of the three.

#### **4. RELEVANT SITE HISTORY**

<b>Reference (City Council)</b>	<b>Description</b>	<b>Decision</b>
07/0003/OUT	Mixed use development comprising up to 1593 dwellings, primary school, community facilities, retail units (use classes A1, A2, A3, A4 and A5) and associated infrastructure including vehicular, pedestrian and cycleway accesses, open space and drainage works.	Approved
14/0063/FUL	Construction of vehicular road link across the north-west green corridor of consented development 07/0003/OUT to provide access to the proposed secondary school parcel of land within South Cambridgeshire District Council.	Approved

14/0086/REM	Reserved matters of 07/003/OUT for access roads, pedestrian and cycle paths, public open space, services across the site and one allotment site.	Approved
14/1410/REM	Construction of public square with hard surfaced pedestrian and cycle areas, access road, disabled and service bay parking, soft landscaping, drainage and utilities pursuant to outline approval 07/0003/OUT	Approved
<b>Reference (South Cambridgeshire DC)</b>	<b>Description</b>	<b>Decision</b>
S/0001/07/F (SCDC)	Formation of vehicular, pedestrian and cycleway access from Histon Road to serve the urban extension of the city between Huntingdon Road and Histon Road, Cambridge, together with drainage and landscaping works.	Approved
S/0166/14/FL	Temporary vehicular access to serve the proposed Secondary School.	Approved
S/0168/14/FL	Provision of Foul Pumping Station, Utilities Compound and Cambridge Road Access Works as part of the Darwin Green One development.	Withdrawn
S/0169/14/FL	Resurfacing and landscaping works to a section of Public Rights of Way 135/3 on the boundary of Cambridge City Council Outline Planning Consent 07/0003/OUT.	Approved
S/0174/14FL	Formation of a Landscape Mound adjacent to and south of the A14 to be formed from excess spoil from the Darwin Green One development.	Withdrawn

## 5. PRE-APPLICATION DISCUSSIONS, PUBLICITY AND CONSULTATIONS

**Advertisement –Yes**  
**Adjoining Owners –Yes**  
**Site Notices Displayed –Yes -3**

- 5.1 Extensive pre-application meetings have taken place with both County and City Officers, and included a pre-application workshop. Discussions covered detailed design, highway considerations and general planning issues. The preliminary design was also presented to the Design Quality Panel for discussion and advice on the 14<sup>th</sup> March 2014. The applicants presented the proposals to the JDCC on 18<sup>th</sup> June 2014 and a public exhibition was held on 16<sup>th</sup> June attended by over 60 people.

- 5.2 The drawings were also displayed at the North West Forum on 12<sup>th</sup> March 2015 and the application was presented to the Disability Panel on 28<sup>th</sup> April 2015. The pre and post application publicity and discussion accords with Cambridgeshire County Council's adopted Statement of Community Involvement (March 2014).

### **Quality Panel**

- 5.3 The Quality Panel Report is attached at Appendix 1. The Panel was particularly concerned about the need for engagement between stakeholders and collaborative working in relation to the Local Centre. They expressed the view that School Square should be a 'shared space', offered advice on a number of detailed design issues and were also concerned about the need to look in detail at parking requirements for both cars and cycles.

The applicants response to the Quality Panel Report has been provided in the Design and Access Statement submitted with the application and is set out at Appendix 2.

### **Disability Panel**

- 5.4 The meeting provided a useful debate on the operation of the school, albeit a number of issues were not directly planning considerations. However, two points of particular concern should be noted. Firstly they felt that the disabled car parking within the School car park was too far from the main entrance, albeit that all visitors to the school have to gain access to the car park via an intercom and can arrange to be let in at the nearest entrance to the car park. The other concern was that the 'teaching stair' was considered to be unsafe. Bearing in mind that the 'teaching stair' was only introduced by the applicant following guidance from the design panel early on in the design process, they would be happy to reconsider this. However, bearing in mind this is an internal function this is not a material planning consideration in relation to this planning application.

### **Consultation Responses**

- 5.5 **Cambridge City Council:** Council Officers confirm that the proposals broadly comply with the site wide Design Code for Darwin Green and the landscaping scheme is supported in principle. They raised a number of detailed comments and questions which were referred back to the applicants for clarification. Overall, the application is supported in principle subject to the imposition of appropriate conditions to control the development and provide further details. The draft conditions, which include the suggested conditions provided by the Environmental Health Officer, have been shared with City Council officers at an early stage to ensure the required level of information is being sought.
- 5.6 **Cambridgeshire County Council (Highways):** Proposals acceptable subject to a condition requiring a Traffic Management Plan and an assessment of whether a crossing will be required once the school is up and running and the development is built out – which if required will need to be paid for by the applicants not the Highway Authority.

- 5.7 **Environment Agency:** Satisfied with the proposals, subject to conditions.
- 5.8 **Anglian Water:** Advise the proposed surface water management scheme is acceptable and the existing network has capacity to accept foul drainage and sewerage. Informatives to be added to consent.
- 5.9 **Eastern Energy:** No response.
- 5.10 **Sport England:** Support the application subject to the imposition of conditions, including a Community Use Agreement. Informatives to be added to consent.
- 5.11 **Cycling Campaign:** No response.
- 5.12 **Police Architectural Liaison Officer:** No objection. Pre-application discussions took place on the issue of site security and the layout of the school and operation of the main reception area was agreed.
- 5.13 **Fire & Rescue Service:** No formal response, although consultation with the applicant has been provided in relation to sprinkler tank specifications etc.

### **Representations**

- 5.14 **Windsor Road Residents Association:** A number of detailed comments were made on the application, which precipitated a useful three-way correspondence between the Association, County Planning and the Applicant. Concerns centred around the availability of school facilities for community use and the accessibility and suitability for such purpose. Not all of the issues raised were planning considerations, but it has nevertheless resulted in some positive commitments from the Education Department.
- 5.15 A matter of detail, though an important one, is that the kitchenette, which would be available for community use is only accessible from the small hall, meaning that it would be difficult for users of the main hall to use it if the smaller hall were in use. The applicants acknowledge that this is a good point and indicate that this could be redesigned to allow access from the main corridor. It is considered that this is important to maximise the viability for community use and should therefore be reviewed as part 'of the measures necessary to secure the effective community use of the facilities' through proposed condition 26.
- 5.16 Two of their original concerns have not been possible to accommodate. Firstly they felt that accommodation ought to be provided on site for a school caretaker. This is considered to be a matter of school policy and not a planning issue. Secondly, there is concern that no provision has been made for storage space for community groups. The applicant responds that ample provision has been made for school storage in accordance with appropriate Building Bulletins standards. The use of school space will be a matter for the future school promoter to determine and dialogue will be required between the school promoter and local groups on how best to utilise that provision.

- 5.17 **Barratt Homes:** A representation was received from Barratt Homes (the main site developer) in relation to concerns about the siting of the water suppression storage tank within the landscaping proposed. This was originally raised as a holding objection. However, following additional information received in relation to this matter from the applicant Barratt's are now content with the siting of the tank and have withdrawn their initial objection. This is subject to the imposition of a planning condition to ensure that the tank (excluding the ladder or any safety features associated with it) shall be no taller than 2.8 metres above the surrounding ground level and the fencing shall be built to a height of 2.8 metres and painted green to screen the tank (see proposed condition 28).
- 5.18 No other representations have been received as a result of publicity.

## 6. PLANNING POLICY

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The relevant development plan policies are listed below.

### National Planning Policy

- 6.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these are expected to be applied. It is a material consideration in planning decisions and, at its heart, contains a presumption in favour of sustainable development. It requires that proposed development that accords with the development plan should be approved without delay.
- 6.3 With regard to school development, paragraph 72 states that "*Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities*". It goes on to say that, "*Local planning authorities should take a pro-active, positive and collaborative approach to meeting this requirement and to development that will widen the choice in education*" and that they should give "*great weight to the need to create, expand or alter schools*".

### Local Planning Policy

- 6.4 The primary local planning document relevant to the Primary School application is the Cambridge City Local Plan (2006), the most relevant policies being as follows:
- 3/1 Sustainable Development
  - 3/2 Setting of the City
  - 3/4 Responding to Context
  - 3/6 Ensuring Co-ordinated Development
  - 3/7 Creating Successful Places
  - 3/8 Open Space & Recreation Provision through New Development

- 3/11 The Design of External Places
- 3/12 The Design of New Buildings
- 4/2 Protection of Open Space
- 4/3 Safeguarding Features of Amenity or Nature Conservation Value
- 4/4 Trees
- 4/9 Scheduled Ancient Monuments/Archaeological Areas
- 4/13 Pollution and Amenity
- 4/15 Lighting
- 4/16 Development and Flooding
- 5/12 New Community Facilities
- 8/2 Transport Impacts
- 8/4 Walking and Cycling Accessibility
- 8/6 Cycle Parking
- 8/10 Off-Street Car Parking
- 8/16 Renewable Energy in Major New Developments
- 8/18 Water, Sewerage & Drainage Infrastructure
- 9/3 Development in the Urban Extensions
- 9/8 Land between Huntingdon Road & Histon Road

6.5 Applications are to be determined in accordance with the adopted Plan, though policies in emerging plans can also be given some weight when determining applications. The revised Cambridge Local Plan (Proposed Submission draft, published for consultation on 19 July 2013) can be taken into account, especially those policies where there are no or limited objections to it. However, it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan. For the application considered in this report, the policies in the emerging Local Plan that are relevant to this proposal are set out below.

- Policy 1: The presumption in favour of sustainable development
- Policy 5: Strategic transport infrastructure
- Policy 8: Setting of the city
- Policy 19: NIAB 1 Area of Major Change
- Policy 26: Site specific development opportunities
- Policy 27: Carbon reduction, community energy networks, sustainable design and construction, and water use
- Policy 29: Renewable and low carbon energy generation
- Policy 31: Integrated water management and the water cycle
- Policy 32: Flood risk
- Policy 34: Light pollution control
- Policy 35: Protection of human health from noise and vibration
- Policy 55: Responding to context
- Policy 56: Creating successful places
- Policy 57: Designing new buildings
- Policy 59: Designing landscape and the public realm
- Policy 68: Open space and recreation provision through new development
- Policy 71: Trees
- Policy 74: Education facilities
- Policy 80: Supporting sustainable access to development

- Policy 81: Mitigating the transport impact of development
- Policy 82: Parking management

### Supplementary Planning Guidance

Relevant guidance is given in the Cambridge City Council (May 2007) Sustainable Design and Construction SPD.

## 7. DARWIN GREEN PHASE 1 OUTLINE PLANNING CONSENT

- 7.1 Whilst the proposal does not legally have to comply with the conditions on the outline consent for Darwin Green Phase 1 (given that it is a full application in its own right), the table below provides a review of the submission against the relevant conditions on the outline consent to ensure a consistency of approach.

Cond.	Requirement	Comments
1	No development to commence until appearance, landscaping, etc. agreed for that parcel.	Details included in application.
8	Application to accord with site-wide Design Code.	Compliance addressed within Design & Access Statement.
13	Details of equipment to control fumes and odours to be agreed prior to occupation.	Covered by condition.
14	Details of soft and hard landscaping to be agreed.	Landscaping scheme provided.
15	Strategy for provision of broadband to be agreed.	Broadband provision will be made in accordance with County Education ITC strategy.
18	Arboricultural Assessment to be produced.	No trees on site. Hedgerows are covered within the Ecological Assessment.
21	Planting to be maintained satisfactorily for 5 years.	Covered by condition.
27	10% reduction to be achieved in total predicted carbon emissions through renewable energy sources.	Achieved through proposed installation of photovoltaic cells.
32	Primary School to be constructed to a BREEAM rating of at least 'very good'.	BREEAM Pre-Assessment indicates this will be achieved.
33	BREEAM Certificate to be provided prior to occupation.	Covered by condition.
35	Surface Water Drainage Strategy to be agreed.	Included within application.
37	Piling or other penetrative construction methods prohibited.	Not proposed.
38	Pollution Control Scheme to be agreed.	Covered within drainage scheme.

40	Ecological conservation Management Plan to be provided.	Included within application.
49	Covered, secure, parking to be provided for bicycles.	Included within application.
52	Construction Method Statement to be agreed prior to development.	Covered by condition.
56	Hours of operation for construction activity.	Covered by condition.
57	Hours for construction deliveries.	Covered by condition.
58	Noise assessment to be provided.	Covered by condition.
60	Alterations to filtration/extraction equipment to be agreed.	Covered by condition.
62	Details of on-site waste management facilities to be provided.	Preliminary details included in application – to be covered by condition.
63	Waste Management Plan required prior to commencement of development.	Draft provided – to be covered by condition.
66	Lighting details to be included within application.	Included and covered by condition.
67	Archaeological Investigation required prior to commencement of development.	This issue has been dealt with through the main site development.
69	Public Art Delivery Plan to be provided.	Funding proposed in application and details covered by condition.
71	Scheme for provision of fire hydrants to be agreed prior to commencement.	Covered by the Primary School Specification agreed pursuant to the Section 106 Agreement and a strategy is currently being developed for the whole site.

## 8. ASSESSMENT

- 8.1 The Primary School is already permitted in outline by the Darwin Green Phase 1 consent, and the site is defined within the outline consent and Section 106 Agreement. It is a recognised, essential element of the development that needs to be provided early on in Phase 1. The need for the development and its location is therefore already established.
- 8.2 The road network to service Darwin Green 1 (including the school) has already been approved as part of the road infrastructure application for Phase 1, the principles of this being in accordance with the Design Code. The school site has been allocated to form part of the local centre, with good access by road and cycleway to the wider development.
- 8.3 It follows, therefore, that the only issues to be considered in relation to the current application relate to the design and layout of the school and other site specific issues.

## Design Concept

- 8.4 The School has been carefully designed in the context of the wider Darwin Green development, particularly the Local Centre, having regard to the approved Design Code under condition 7 of the outline consent, which requires the school building to '*stand alone, whilst respecting its context*'. The consultations and workshops with a wide range of stakeholders (including both County and City Officers) and the design review and presentation undertaken with the Quality Panel, have together influenced the progression of the design. Of necessity, the overarching principle is that the building must be functional and needs to be provided within the budget set by the Section 106 Agreement. However, function and budget have been seen as challenges rather than constraints and the design team has sought to respond positively to comments and advice.
- 8.5 A presentation on the design concept was given to members by the applicant's Architect at the meeting on the 18<sup>th</sup> June 2014 (see also the section on 'Building Design' below). Design is ultimately a subjective issue, but it should be noted that the design presented in the application has not attracted criticism. Indeed, comments at both the Public Exhibition and the North West Forum were positive with regard to the appearance of the building. Moreover, the building has been designed to satisfy the requirements of the County Education Department to provide a facility that is considered suitable to ensure the school's ultimate success and long term sustainability.
- 8.6 Of particular relevance to the consideration of design, Policy 3/12 of the Cambridge City Local Plan states,
- New buildings will be permitted where it can be demonstrated that they:*
- a) have a positive impact on their setting in terms of location on the site, height, scale and form, materials, detailing, wider townscape and landscape impacts and available views;*
  - b) are convenient, safe, and accessible for all users and visitors; and*
  - c) are constructed in a sustainable manner, easily adaptable and which successfully integrate refuse and recycling facilities, cycle parking, and plant and other services into the design.*
- 8.7 Policy 57 of the submitted draft Local Plan contains a similar policy, but with additional reference to renewable energy and the creation of biodiversity.

## Site Layout

- 8.8 The location of the building within the site is driven by the Design Code, which requires this to be at the northern end of the site to form part of the Local Centre. It also requires the main entrance to front School Square at the south western end of the building. This naturally pushes the car park to the opposite end of the building with access onto the road to the north west, which is as permitted in the reserved matter application for the site infrastructure.
- 8.9 The linear shape and internal layout of the building is also a direct influence of the design code, with the offices and halls grouped around the main entrance

and the classroom block beyond this. The reception and early years classrooms are located on the street frontage on the north west facing side of the building, with separate access and outdoor play areas.

- 8.10 Play areas for the older children are provided to the south east of the school building, which again follows the specific requirements of the Design Code and the existing hedgerow between the two will be retained, albeit subject to extensive management to ensure natural surveillance within the site (see paragraph 3.17).

### **Building Design**

- 8.11 The design of the building is described in paragraphs 3.3 to 3.5 and has been developed having regard to the Design Code. The two-storey height of the building; the use of buff bricks as the predominant facing material with smaller areas of rainwater cladding and coloured panels to break this up; and the provision of mono-pitched roofs, with the addition of windcatchers and louvres to add to the sustainability of the building and a 'gull wing' over the main entrance to add interest, are all consistent with the Design Code.
- 8.12 The colours of the rainscreen cladding and render panels shown on the drawing are indicative and will need to be reserved for subsequent agreement (see proposed condition 7). However, the indicative proposals currently include a feature canopy in bright red to define the main school entrance, with red and orange render to mark the entrances to the classrooms and to create a visual break between the ground and first floor.
- 8.13 City Officers advise that the application *'reflects the pre application discussions that took place prior to submission and the design responds positively to these discussions'*. They also note that, whilst the design includes a 'gull wing' roof near the main front entrance, *'the balance of the building is generally a simple two storey form with a central corridor which sits under a continuous atrium opening and this is considered appropriate for its location'*. In relation to the ventilation vents (wind catchers) they consider them to be *'interesting design features in the roof'* and in relation to their sustainability *'the approach to utilising natural ventilation and the use of the wind catchers is supported'*.

### **Sustainability**

- 8.14 Policy 3/1 of the Cambridge City Local Plan requires applications to demonstrate that the development meets the principles of sustainability. Policy 8/16 specifically requires developments greater than 1,000m<sup>3</sup> to include technology for renewable energy to provide at least 10% of their predicted energy requirements.
- 8.15 The application includes a Sustainability Checklist, an Energy Statement and a BREEAM Pre-Assessment. The key measures, as set out in paragraphs 3.6 to 3.9 of this report, will ensure that a high standard of sustainability is achieved. The renewable energy requirement will be achieved through the use of photovoltaic panels on the roof of the building and the BREEAM Pre-

Assessment indicates that a rating of very good will be achieved. Through discussions with City Officers appropriate conditions in relation to sustainability (see proposed conditions 14 to 16) have been included to ensure the high standard proposed is achieved.

### **Lighting**

- 8.16 The building has been designed to maximise the use of daylight and this, together with a daylight detection system and the use of energy efficient lighting, will minimise energy consumption. The school playing fields will not be floodlit and directional lighting will be used within other external areas to minimise light pollution from the site. A lighting plan has been provided, showing the location and details of external lights and the calculated illuminance levels.

### **Noise**

- 8.17 During the construction of Phase 1, the Primary School will be one of the first parcels to be developed and is far enough away from existing houses to avoid significant noise disturbance to local residents. However, it will be bound by a condition requiring compliance with the principles of the site CEMP.
- 8.18 Schools inevitably generate a degree of noise disturbance at intervals during the working day. In practice they often sit adjacent to residential areas and, in this instance, people will be purchasing houses in the knowledge of the existence of the school. Notwithstanding this, the layout has been designed to minimise impact within the community. The two-storey frontage of the school building faces and forms part of the Local Centre, whilst the main entrance is onto school square on a primary street. Residential development will be separated from the school site by roads on three sides, with the Central Park on the other.
- 8.19 The heavily used hard outdoor play spaces are located in close proximity to the school building, whilst the less used soft games areas act as a buffer between the school and the residential areas to the south west and south east. It is intended that the school will be subject to a Community Use Agreement, which will include making the playing fields available for use in the evenings, but a condition is proposed to require a noise mitigation scheme to be agreed for use outside of normal school hours (see proposed condition 11).
- 8.20 Fixed plant will be located, and insulated as necessary, to avoid noise nuisance both within the school and to external uses. This is a matter that is more appropriately considered under Building Regulations.

### **Recreational Provision**

- 8.21 The layout of the external recreational provision appears to be well conceived, providing segregated play areas with easy access for the various age groups. Sport England has assessed the proposed recreational provision to ensure that they have been planned for and provided in a positive and integrated way and that opportunities have been identified to meet current and future

demands for sporting participation. Subject to the proposed sports facilities being constructed to Sport England standards and full community access being considered (which can be secured through the use of planning conditions – see proposed conditions 20 and 26) Sport England offers its support to the recreational provision proposed. Therefore it is considered that Paragraph 73 of the NPPF, which recognises the importance of adequate formal sports provision, has been met.

### **Landscape and Biodiversity**

- 8.22 The landscape proposals seek to respond to policy 3/11 of the Local Plan which requires landscape design to relate to the character and function of the spaces and surrounding buildings and that hard surfaces, street furniture and other landscape elements are designed for ease of use by all users, with due regard to safety and uncluttered, and to retain existing features that positively contribute to the landscape character. The landscaping scheme is driven by the need for a large open area of playing field on almost half of the site, but perimeter planting is proposed, with more significant landscaping and tree planting on the boundaries and within the informal recreational areas.
- 8.23 The Design Code requires boundary treatments to be safe and secure, and responsive to the surroundings. In response to this, the application proposes that the site will be bounded along most of its length by a 1.8 metre high weldmesh fence. On the side bounded by the Orbital Cycleway and Park this will be supplemented by existing and new hedgerow. Along the north-western boundary, facing and forming part of the Local Centre, the pre-school and reception play areas will be enclosed by a combination of walling, railings and tree planting to filter views, whilst providing a more sympathetic treatment on this important frontage.
- 8.24 There has been significant pre-application discussion on the layout of that part of school square in front of the main entrance, which forms part of this application. The applicants preference was to fence this area for security reasons, but this was not considered consistent with the concept of it being a public space. It has ultimately been agreed that this will be unfenced, but that a gate will be provided to the main entrance. The landscaping scheme shows the area as block paved with planting beds, all of which will remain in the ownership of Cambridgeshire County Council. The landscaping submitted is considered acceptable and has taken account of the fact that the northern part of the square is yet to be formally agreed, but the concept of a public open space needs to remain. The landscaping for the northern part of the square, which will be submitted as part of the Local Centre reserved matters application, will therefore need to show how it complements the landscaping in this area, to ensure the two can be married together.
- 8.25 Policy 9/3 of the Local Plan requires urban extensions to include opportunities for the enhancement of biodiversity. As a community facility with open spaces, the school has the opportunity to contribute to biodiversity, which will also serve as an educational facility for the school. The phase 1 ecology report submitted with the application notes that existing ecological value of the site is low albeit that it does have some nesting potential for common birds.

- 8.26 The proposals to retain and manage the hedgerow intersecting the site and to enhance this as a wildlife corridor are welcomed, as are the creation of the meadow and habitat areas and the provision of bat and bird boxes on the building (see paragraphs 3.15 to 3.17).

### **Flood Risk and Drainage**

- 8.27 The site is compliant with policy in terms of flood risk and includes some elements of a SuDS drainage scheme (see paragraph 3.21). Policy 31 of the submitted draft Local Plan requires run-off from hard surfaces to receive an appropriate level of treatment in accordance with SuDS Guidelines. The proposed water recovery and rainwater harvesting system are substantial SuDS features in themselves and it is accepted that the incorporation of swales on the site is not desirable given its use as a primary school.
- 8.28 Anglian Water is satisfied with both the surface water management scheme and the foul drainage proposals, and that discharges from both can be accommodated within the site-wide network. The Environment Agency has also confirmed that they are content with the surface water drainage provision subject to it being constructed in line with the Flood Risk Assessment and Drainage Strategy submitted (see proposed conditions 8 and 9).

### **Transport and Parking**

- 8.29 As noted at paragraph 3.13, the external highway network and the location of the vehicular access to the site have already been determined through the approved infrastructure consent (14/0086/REM). The Highway Authority advises that the proposals are acceptable subject to the imposition of planning conditions. The proposed planning conditions require a school Travel Plan to be agreed, with the aim of encouraging sustainable travel (see proposed condition 23); the management of traffic during construction (see proposed condition 5); and the assessment of potential highway improvements (see proposed conditions 24 and 25).
- 8.30 The Travel Plan will be developed once the school is occupied, thus ensuring 'ownership' of the Plan by the school and also providing an educational opportunity in the development of the Plan; although it should be noted that the submitted Transport Statement provides a framework for the Travel Plan for the school to work on. This includes reference to targets, initiatives, monitoring and an action plan.
- 8.31 The highway survey noted in paragraph 8.29 above will also need to be carried out in the future to test whether or not a formal crossing point is required for the school. The main justification for this is that although at the outline stage no formal crossing points were considered necessary by the Highway Authority, taking account of the low speed road designs and raised tables etc., this was based on an assessment for the development as proposed. Since that time, more design information has come forward for Darwin Green, alongside the road layout system for North West Cambridge which has effectively created a link road from Madingley Road to Histon Road through the Darwin Green development, which was not assessed as part of the Transport study at that time. Although it is still unclear whether a formal

crossing point will be required, proposed conditions 24 and 25 involve the assessment and potential implementation of the formal crossing, which allow for the wider development of Darwin Green to take place, before establishing whether the requirement for a formal crossing point is necessary. It also ensures the Highway Authority's concerns regarding the safety of the new school children are taken into account at the appropriate point.

- 8.32 The car and cycle parking proposals (see paragraph 3.14) are consistent with appendix L of the submitted draft Local Plan, which represents the most up-to-date guidance on parking standards. As such, the proposals are considered to be acceptable. Condition 49 of the Outline Planning Consent requires cycle parking to be covered and the applicant has confirmed this requirement will be met (see proposed condition 21).

### **Community Facilities**

- 8.33 The school facilities will be available for community use outside of school hours, the precise arrangements for which will be subject to the discretion of the Governing Body. However, the applicants have indicated a willingness to enter into a Community Use Agreement, which it is proposed to cover by condition (see proposed condition 26). This will set out the terms of management and use of the school's sport and recreation facilities by the members of the community. The dialogue with the Windsor Road Residents Association has proved very helpful on this issue and it is hoped that the Education department will keep them involved as proposals develop, which they have given a commitment to do.

### **Public Art**

- 8.34 A condition is proposed to secure the provision of public art on the site, once the school is occupied as set out at paragraph 3.19. The budget allocated for this appears reasonable and it is considered to be a sensible move to delay this to involve the school community in the decision making process.

## **9. CONCLUSIONS**

- 9.1 The proposed Primary School is an essential and integral part of the Darwin Green Phase 1 development and it is important that it is brought forward at the earliest opportunity. The design has been developed through a long process of consultation to provide a modern, sustainable facility that is fit for purpose, whilst providing a landmark building within the Local Centre.
- 9.2 Whilst not bound by the outline consent, the application nevertheless satisfies the requirement of the conditions and also has careful regard to the Darwin Green Design Code. There are no objections to the development and detailed points of concern raised by professional officers and other consultees are to be covered by the proposed planning conditions set out in Section 10 below.

## 10. RECOMMENDATION

- 10.1 It is recommended that planning permission be granted, subject to the following conditions:

### **Advisory Note**

*The Town & Country Planning (Development Management Procedure)(England) Order 2015 requires the Planning Authority to give reasons for the imposition of pre-commencement conditions. Conditions 3, 5 and 19 below all require further information to be submitted, or works to be carried out, to protect the environment and ensure sustainable methods of operation during the construction of the development and are therefore attached as pre-commencement conditions. The developer may not legally commence operations on site until these conditions have been satisfied.*

### **Commencement**

1. The development hereby permitted shall be commenced not later than three years from the date of this permission.

*Reason: In accordance with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004*

### **Approved Plans**

2. The development hereby permitted shall not proceed except in accordance with the details set out in the application documents and the modifications/supporting information set out in emails from Strutt & Parker dated 23 April 2015, 29 September 2015, 28 October 2015 and 18 December 2015, as amended by the conditions of this decision notice, and in accordance with the following drawings:
  - 11068 100 Rev C - Location Plan dated 19/10/15;
  - 11068 101 Rev B - Site Plan dated 19/10/15;
  - 11068 110 Rev B - Ground Floor General Arrangement dated 19/10/15;
  - 11068 111 Rev B - First Floor Plan and Roof Plan dated 14/04/15;
  - 11068 115 Rev C – Elevations dated 14/04/15;
  - 11068 116 Rev D - Elevations with External Works dated 19/10/15;
  - 11068 120 - View of School Square dated 21/10/15;
  - 11-10 HBL-LS01 Rev P16 - External Works Proposals dated 20/10/15;
  - 11-10 HBL-LS03 Rev P2 - Proposed Planting Plan dated 20/01/16
  - 11-10 HBL-LS02 Rev P3- Levels dated 20/10/15;
  - 10-3982\_XX-DR-D200 Rev P3 - Drainage Layout dated 18/12/14;
  - 10-3982\_XX-DR-D201 Rev P2 - Surface Water Catchment Areas dated 18/12/14; and
  - 12007-E-SK-700 Rev 15 – Electrical Services/External Lighting dated 21/10/15.

*Reason: To define the permission and protect the character and appearance of the locality in accordance with Policies 3/2, 3/4, 3/6, 3/7, 3/11 and 3/12 of the Cambridge Local Plan (2006).*

### **Contaminated Land**

3. The development hereby approved shall not be commenced until the school site has been cleared of any contamination in accordance with condition 50 of planning permission no. 07/0003/OUT and written certification to that effect has been provided to the County Planning Authority.

*Reason: In order to ensure that any contamination of the site is identified and remediation measures are appropriately undertaken to secure full mitigation in the interests of environmental and public safety in accordance with Policy 4/13 of the Cambridge Local Plan (2006). The contaminated land issue relates to the land ahead of the construction phase so must be in place before development starts.*

4. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the County Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the County Planning Authority. The development hereby permitted shall not be occupied until the approved remediation strategy has been implemented in full. Within one month of completion of the measures identified in the approved remediation strategy a verification report shall be submitted to the County Planning Authority.

*Reason: In order to ensure that any contamination of the site is identified and remediation measures are appropriately undertaken to secure full mitigation in the interests of environmental and public safety in accordance with Policy 4/13 of the Cambridge Local Plan (2006).*

### **Construction Environmental Management Plan (CEMP)**

5. No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the County Planning Authority. The CEMP shall include consideration of the following aspects of construction:
  - a. The construction programme and its relationship to the site-wide construction programme for Darwin Green 1;
  - b. Arrangements for the access of construction vehicles, plant and personnel, including the construction traffic routes, the loading/unloading of all vehicles off the public highway, location of contractor parking within the development site and not on street, signing, monitoring and enforcement measures;
  - c. Construction hours;
  - d. Delivery times;
  - e. A Waste Management Plan (WMP) to include details of:

- the anticipated nature and volumes of waste;
  - measures to ensure the maximisation of the reuse of waste;
  - measures to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site;
  - any other steps to ensure the minimisation of waste during construction;
  - the location and timing of provision of facilities pursuant to criteria b/c/d;
  - proposed monitoring and timing of submission of monitoring reports;
  - the proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development.
- f. A Soil Management Strategy;
  - g. Maximum noise mitigation levels for construction equipment, plant and vehicles;
  - h. Maximum vibration levels;
  - i. Wheel washing and dust suppression measures;
  - j. Site lighting;
  - k. Screening and hoarding details;
  - l. Access and protection arrangements around the site for pedestrians, cyclists and other road users;
  - m. Procedures for interference with public highways (including public rights of way), permanent and temporary realignment, diversions and road closures;
  - n. External safety and information signing and notices;
  - o. Liaison, consultation and publicity arrangements including dedicated points of contact;
  - p. Consideration of sensitive receptors;
  - q. Prior notice and agreement procedures for works outside agreed limits;
  - r. Complaints procedures, including complaints response procedures.
  - s. Membership of the Considerate Contractors Scheme;
  - t. Confirmation of whether or not a concrete crusher will be used;
  - u. A plan identifying the location of the contractor site compound and storage areas; and
  - v. Proposals for fencing the hedgerow to be retained on site to avoid damage during the construction period.

*Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers in accordance with Policy 4/13 of the Cambridge Local Plan (2006). The CEMP relates to the construction phase so must be in place before development starts.*

6. No piling shall take place on the site.

*Reason: To protect the amenity of residents/occupiers in accordance with Policy 4/13 of the Cambridge Local Plan (2006).*

## **Materials**

7. No building works above ground shall take place until samples of the materials to be used in the construction of the external surfaces has been submitted for inspection and approved in writing by the County Planning Authority. The samples shall show the proposed materials to be used in the development. The development shall be constructed in accordance with the approved samples.

*Reason: To ensure that the appearance of the external surfaces is appropriate in accordance with Policies 3/4, 3/7, 3/11 and 3/12 of the Cambridge Local Plan (2006).*

## **Drainage**

8. The surface water drainage provision shall be implemented and constructed in line with the Flood Risk Assessment ref 1515-FRA Nov 2014 and Drainage Strategy ref 10-3982 dated December 2014.

*Reason: To ensure a satisfactory method of surface water drainage in accordance with Policy 8/18 of the Cambridge Local Plan (2006).*

9. Only clean, uncontaminated surface water shall be discharged to any soakaway, watercourse or surface water sewer, surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies and all foul sewage shall be discharged to the public foul sewer.

*Reason: To ensure that a satisfactory method of surface water drainage in accordance with Policy 8/18 of the Cambridge Local Plan (2006).*

## **Operational Noise**

10. Before the development/use hereby permitted is occupied, a scheme for the insulation of the plant required for the operation of the facility shall be submitted to and approved in writing by the County Planning Authority. The scheme shall be designed to minimise the level of noise emanating from the plant and shall be fully implemented, as approved, before the use hereby permitted is commenced.

*Reason: To protect the amenity of residents/occupiers in accordance with Policy 4/13 of the Cambridge Local Plan (2006).*

11. The sports pitches shall not be used outside of the hours of 0900 – 1800 Monday to Saturday, except in accordance with a noise mitigation scheme that has first been submitted to and approved in writing by the County Planning Authority. The scheme shall include hours of operation.

*Reason: To protect the amenity of residents/occupiers in accordance with Policy 4/13 of the Cambridge Local Plan (2006).*

## **Artificial Lighting**

12. No external lighting shall be installed on the site except in accordance with the approved lighting scheme shown on drawing no. 12007-E-SK-700 Rev 15 dated 21/10/15.

*Reason: To protect the amenity of nearby properties in relation to lighting in accordance with Policy 4/15 of the Cambridge Local Plan (2006).*

### **Operational Waste Management**

13. Prior to the occupation of the school, full details of the on-site storage facilities for waste, including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheeled bins, or any other means of storage will be stationed and the specific arrangements to enable collection from within 10m of the kerbside of the adopted highway/ refuse collection vehicle access point and the arrangements for the disposal of waste shall be provided and shall include provision for a minimum of 50% recycling/organic capacity. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the County Planning Authority.

*Reason: To ensure that waste provision and collection is adequately provided and to ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers in accordance with Policies 3/1 and 4/13 of the Cambridge Local Plan (2006).*

### **Sustainability Measures**

14. The proposed photovoltaics shall be fully installed and operational prior to the occupation of the school and shall thereafter be maintained in accordance with the manufacturer's recommended maintenance programme.

*Reason: In the interests of reducing carbon dioxide emissions in relation to sustainable measures in accordance with Policies 3/1 and 8/16 of the Cambridge Local Plan (2006).*

15. Within 6 months of the commencement of development:

- i) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings; scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve a BREEAM rating of no less than 4 credits in the Energy category (Ene01 – Ene08) and no less than 3 credits in the Water category (Wat01 – Wat04) of the relevant BREEAM assessment within an overall assessment of 'Very Good' shall be submitted to the County Planning Authority; and
- ii) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of no less than 4 credits in the Energy category (Ene01 – Ene08) and no less than 3 credits in the Water category (Wat01 – Wat04) of the relevant BREEAM assessment within an overall

assessment of 'Very Good' shall be submitted to, and approved in writing by, the County Planning Authority. A completed pre-assessment estimator will not be acceptable. Where the design stage certificate shows a shortfall in credits for BREEAM 'Very Good', a statement shall be submitted identifying how the shortfall will be addressed.

*Reason: In the interests of reducing carbon dioxide emissions and promoting the principles of sustainable construction and efficient use of buildings in accordance with Policies 3/1 and 8/16 of the Cambridge Local Plan (2006).*

16. Within one year of first occupation of the development hereby approved a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the part of the development to which it relates has achieved a BREEAM rating of no less than 4 credits in the Energy category (Ene01 – Ene08) and no less than 3 credits in Water category (Wat01 – Wat04) of the relevant BREEAM assessment within an overall assessment of 'Very Good' shall be submitted to, and approved in writing by, the County Planning Authority.

*Reason: In the interests of reducing carbon dioxide emissions and promoting the principles of sustainable construction and efficient use of buildings and in particular the use of energy, water and materials in accordance with Policies 3/1 and 8/16 of the Cambridge Local Plan (2006).*

### **Landscaping and Biodiversity Enhancements**

17. Hard and soft landscaping and biodiversity enhancements shall be implemented and managed in accordance with the external works drawing no. 11-10 HBL-LS01 Rev P16 dated 20/10/15; the Landscape and Biodiversity Management Plan prepared by HPL dated March 2015; the Darwin Green PS Planting Schedule Rev P2; and the Proposed Planting Plan drawing no. 11-10 HBL-LS03 Rev P2 dated 20/01/16.

*Reason: In the interests of landscape character and nature conservation in accordance with Policies 4/3 and 4/4 of the Cambridge Local Plan (2006).*

18. Any trees or plants provided as any part of any landscaping scheme which, within a period of 5 years from the planting date, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species as those originally planted.

*Reason: In the interests of visual amenity and safeguarding trees that are worthy of retention in accordance with Policies 4/3 and 4/4 of the Cambridge Local Plan (2006).*

19. Prior to the commencement of development, the existing hedgerow to be retained shall be fenced to ensure its protection in accordance with details to be agreed as part of the CEMP referred to at condition 5, and photographic evidence shall be sent to the County Planning Authority to demonstrate compliance with this requirement. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus

materials have been removed from the site. Nothing shall be stored or placed within the fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written consent of the County Planning Authority.

*Reason: In the interests of visual amenity and safeguarding a hedgerow worthy of retention in accordance with Policies 4/3 and 4/4 of the Cambridge Local Plan (2006). The hedge protection relates to the construction phase so must be in place before development starts.*

### **Sports and Play Provision**

20. The development shall not be occupied for school use until all hard play areas shown on approved drawing number '11-10 HBL-LS01 Rev P16 – External Works Proposals dated 20/10/15' are available for use. All soft play areas and sport pitches shown on approved drawing number '11-10 HBL-LS01 Rev P16 – External Works Proposals dated 20/10/15' shall be made available for use at the earliest opportunity and not later than 6 months from the first occupation of the building.

*Reason: To ensure that the school has sufficient play and sports pitch provision and that pitches are not over-used and are laid out to meet Sport England/FA guidelines in accordance with Policies 3/8 and 5/12 of the Cambridge Local Plan (2006).*

### **Cycle and Car Parking**

21. The development shall not be occupied until the covered cycle and scooter parking facilities have been installed in accordance with the proposals contained in the application as shown on approved drawing number '11-10 HBL-LS01 Rev P16 – External Works Proposals dated 20/10/15'.

*Reason: To encourage use of bicycles and scooters by pupils and discourage use of private cars in accordance with Policies 8/4 and 8/6 of the Cambridge Local Plan (2006).*

22. The development hereby permitted shall not be occupied until the car parking spaces have been provided and laid out in accordance with the approved drawing number '11-10 HBL-LS01 Rev P16 – External Works Proposals dated 20/10/15'

*Reason: To ensure that adequate off street parking is available in connection with the permitted use in accordance with Policy 8/10 of the Cambridge Local Plan (2006).*

### **Travel Plan**

23. Within nine months of the opening of the school a full Travel Plan, based upon the Framework set out in the Transport Statement accompanying the application, shall be submitted to the County Planning Authority for approval. The plan shall be implemented in full, as approved in writing by the County Planning Authority, in accordance with the Cambridgeshire Modeshift STARS

system.

*Reason: To ensure the safe and efficient operation of the highway and promote sustainable travel policies in accordance with Policy 8/4 of the Cambridge Local Plan (2006).*

### **Traffic and highway improvements**

24. Within 5 years of the opening of the school or when the carriageway between Huntingdon Road and Histon Road is open to general motor vehicle traffic (whichever is the sooner), a survey of the pedestrian use across Primary Road South during the school term time must be undertaken, in a traffic neutral month, in accordance with Local Transport Note 1/95 and submitted to the County Planning Authority for approval. Mitigation measures may include but not be limited to the crossing referred to in condition 25. Procedures and mitigation measures shall be implemented and maintained in accordance with the approved details by the County Planning Authority.

*Reason: To ensure the safe and efficient operation of the highway and promote sustainable travel policies in accordance with Policy 8/4 of the Cambridge Local Plan (2006).*

25. If it is demonstrated to be necessary by the monitoring of travel to school patterns and the impact on the surrounding neighbourhood required by condition 24, a crossing is required, then within 28 days of the count a formal request should be made to the Highway Authority to advertise the installation of a formal crossing point outside the school and fund the advertisement and installation of the same at no cost to the Highway Authority. The detailed design of the crossing and any related measures shall be agreed with the County Planning Authority in consultation with the Highway Authority prior to implementation.

*Reason: To ensure the safe and efficient operation of the highway and promote sustainable travel policies in accordance with Policy 8/4 of the Cambridge Local Plan (2006).*

### **Community Use Agreement**

26. Prior to the occupation of the building a community use agreement (CUA) prepared in consultation with Sport England shall be submitted to and agreed in writing by the County Planning Authority. The agreement shall apply both to the playing fields and the internal school facilities and shall include details of pricing policy, hours of use, access by non-educational establishment users (non-members), parking and storage arrangements for community groups, management responsibilities and a mechanism for review, and any other measures necessary to secure the effective community use of the facilities. The facilities shall not be used at any time other than in strict compliance with the approved agreement.

*Reason: To encourage and secure the well managed and safe community use of the facilities in accordance with policy 4/3 of the Cambridge Local Plan (2006).*

## **Public Art**

27. Within 12 months of the occupation of the school a public art delivery plan shall be submitted to the County Planning Authority for approval, in accordance with the funding proposals set out in the application. The plan shall be implemented as approved in writing within 12 months of its approval.

*Reason: To ensure that the development brings forward appropriate public art provision in accordance with Policy 3/7 of the Cambridge Local Plan (2006).*

## **Sprinkler Tank Specifications**

28. The pump and sprinkler tank enclosure and surrounding green screen as identified on approved drawing number '11-10 HBL-LS01 Rev P16 – External Works Proposals dated 20/10/15' shall be constructed in accordance with drawing number 06 J7/01043 'Detail of Jakoustic Fencing System – 2.01mH' dated 16/01/05; Jacksons Envirofence specification details, reference JF/Q40/0615; and the submitted Jakoustic Garden fence photograph. The tank (excluding the ladder or any safety features associated with it) shall be no taller than 2.8 metres above the surrounding ground level and the fencing shall be built to a height of 2.8 metres to screen the tank and painted green prior to the occupation of the building.

## **INFORMATIVES**

- No foundations for walls, boundary treatments etc., shall be permitted to encroach under the proposed adopted public highway, areas of particular concern are shown along Road 4.0, e.g. the bin store, kitchen yard and enclosure wall.
- An application to discharge any trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer.
- The rainwater harvesting will only be effective whilst the school is occupied and harvested water is being used. If there is an extreme rainfall event during the school holidays the system must ensure it can store the water for a 1 in 100 year critical storm with climate change allowance without any use of the rainwater harvesting system.
- The entire surface water drainage system will require a high maintenance schedule. The SuDS system could be better designed to ensure minimum maintenance and a robust system. At detailed design stage careful thought needs to be given to:
  - 1) The detailed design of the rain gardens so they can work and offer some additional attenuation.
  - 2) The flow controls are set at a very low rate and will need a detailed maintenance schedule. Therefore easy available access to the flow control chambers for suitable qualified personal to inspect and maintain them is essential as part of the detailed design.

3) The rain water harvesting system is an excellent feature within an education establishment but will need careful design above the attenuation required when it is not in use.

4) A full maintenance schedule should be made available to the owners of the SuDS prior to occupation of the school.

- Anglian Water recommends that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence.
- Anglian Water also recommends the installation of properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under section 111 of the Water Industry Act 1991.
- The outdoor pitches should meet FA guidelines for Under 12 and Under 10 age groups (including adequate safety run-offs) and should be constructed to meet Sport England/FA standards contained within the technical guidance document 'Natural Turf for Sport' (2011), which can be downloaded here: <http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/natural-turf-for-sport/>
- The proposed games courts should be constructed to meet guidelines contained within the guidance document 'Artificial Surfaces for Outdoor Sports' (2013), which can be downloaded here; <http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/artificial-sports-surfaces/>
- Sport England can provide additional support in developing a community use agreement for the site (including a template for such an agreement) via the following advice contained within their website: <http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/community-use-agreements/>
- Early consultation is recommended with the Crime Prevention Design Team to ensure the requirements of Hea 06 BREEAM are followed.

#### Plant Noise Insulation

- To satisfy the plant noise insulation condition, the rating level (in accordance with BS4142:2014) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background level ( $L_{90}$ ) at the boundary of the premises subject to this application and having regard to noise sensitive premises.
- Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional correction in accordance with BS4142:2014. This is to prevent unreasonable noise disturbance to other premises. This requirement applies both during the day (0700 to 2300

hrs over any one hour period) and night time (2300 to 0700 hrs over any one 15 minute period).

- It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 2014 “Methods for rating and assessing industrial and commercial sound” or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the boundary having regard to neighbouring premises.
- It is important to note that a full BS4142:2014 assessment is not required, only certain aspects to be incorporated into a noise assessment as described within this informative.
- Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation.
- Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

<b>Source Documents</b>	<b>Location</b>
Planning application file C/5000/15/CC	Shire Hall, Cambridge

**Report Author:** Emma Fitch, Business Manager, County Planning, Minerals and Waste, Cambridgeshire County Council  
Telephone: 01223 715531

**Drawings:**

Extracts from key drawings and images are attached. The full application documentation can be viewed on the County Council’s website at the following link:

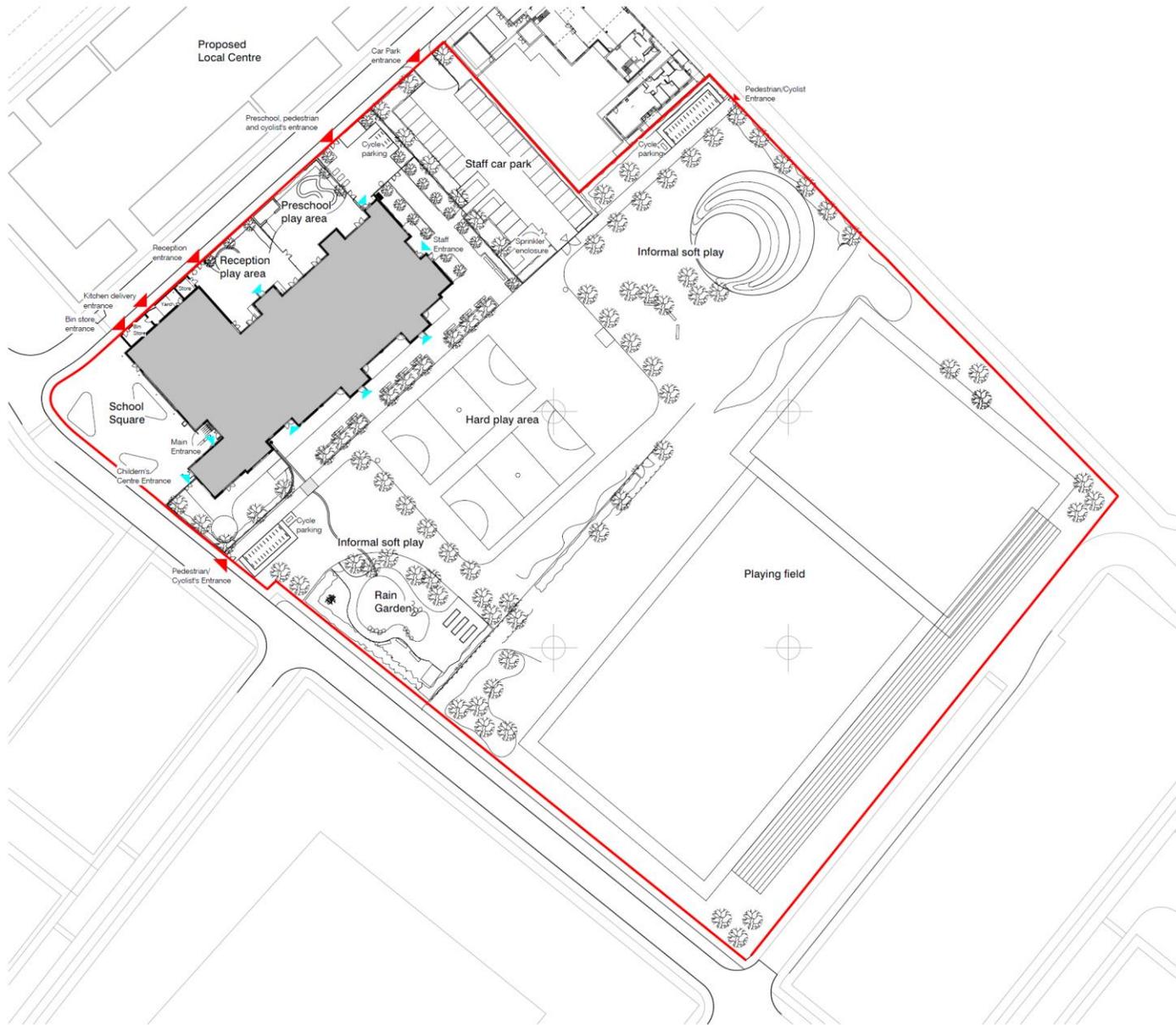
<http://planning.cambridgeshire.gov.uk/swift/apas/run/wphappcriteria.display>

- Enter application number ‘C/5000/15/CC’ in Planning Reference box
- Click ‘search’
- Click reference number
- Click on ‘documents’
- A clickable list of documents will be displayed

# Location Plan



# Site Plan



## Elevations



④ North West Elevation



③ South East Elevation



② South West Elevation



① North East Elevation

# APPENDIX 1 – CAMBRIDGESHIRE DESIGN QUALITY PANEL

## REPORT OF PANEL MEETING



**Scheme:** Darwin Green One Primary School

**Date:** 14<sup>th</sup> March 2014

**Venue:** Room 128, Shire Hall, Cambridgeshire County Council, Cambridge

**Time:** 13:00- 16:00

### **Quality Panel Members**

John Worthington (Panel Chair)

Simon Carne

Steve Platt

Meredith Bowles

Canda Smith

George Hazel

### **Panel secretariat and support**

Stuart Clarke – Cambridgeshire County Council

Judit Carballo – Cambridgeshire County Council

### **Local Authority Attendees**

Michael Abbott – Development Management Officer, Cambridgeshire County Council

Glen Richardson – Head of the Joint Urban Design and Conservation Team, Cambridge City Council

### **Applicant and Representatives**

Hazel Belchamber – Head of Infrastructure: Education Planning, Cambridgeshire County Council (To provide an introduction to the project)

Graham Tweed – Education Capital Strategy Manager, Cambridgeshire County Council

Steve Cuttill – Frank Shaw Associates

Heike Becker – Frank Shaw Associates

Mark Rowney – Kier

Simon Carter – Senior Chartered Building Surveyor, Faithful + Gould

## **1. Scheme description and presentation**

Architect/Designer Frank Shaw Associates  
Applicant Cambridgeshire County Council  
Planning status Pre determination stage

## **2. Overview**

The proposed primary school will be located on Darwin Green One (DG1). Outline planning permission for a mixed use development of up to 1593 dwellings, a primary school, community facilities, retail units, transport infrastructure and open space was confirmed on 18th December 2013 (as well as the section 106 agreement).

The primary school site is a 2.3 hectare site and will be situated on land in the southern third of DG1. The school will be to the south of the local centre and close to the main area of open space, known as Central Park. The school will be directly off Primary Street South which forms its' south-western boundary and a tertiary road which forms the north-western boundary. The site is rectangular, flat and divided by an existing hedgerow. The site is currently used for agricultural research by the National Institute of Agricultural Botany.

The school will provide a 420 place (2 forms of entry) primary school and 52 place pre-school facility. The school will also host a Children's Centre serving the wider northwest developments (being DG1, DG2 and the University development (CNW)) as well as surrounding existing communities. The changing model of Children's Centre service provision in Cambridgeshire will mean that these facilities will provide opportunities for wider community access when they are not required to provide Children's Centre services.

The sponsor of the school will be confirmed in autumn 2014.

The plans presented to the Quality Panel are based on discussions held 12 months ago, before the project was put on hold, and therefore the Panel was advised that the plans are being reviewed and are re-emerging.

A Design Code for Darwin Green was approved by the Joint Development Control Committee on the 26<sup>th</sup> February 2014 and the primary school development will need to respond to this.

It is anticipated that a planning application will be submitted to Cambridgeshire County Council in June 2014 and that construction could start on site in August 2015 to allow for opening of the school by September 2016. The school will be developed in one phase.

## **3. Cambridgeshire Quality Panel views**

### Introduction

The Head of Infrastructure (Education) at Cambridgeshire County Council provided a general introduction on both schools being reviewed at the Quality Panel session, being Cam Drive and Darwin Green One Primary Schools.

The Panel asked the following questions (answers in italics):

- What are the most successful things about the two schools presented today? *Cam Drive PS will represent the context with the local communities*
- How are the pupil forecasts calculated? *The Research Group at Cambridgeshire County Council undertakes the forecasting for the education team, and uses a variety of sources such as NHS birth data, school catchment areas and Census data. One of the recent observations is that the birth rate in Ely has increased considerably in the last few years.*
- How do you brief the designer about the education ethos of Cambridgeshire education? How much input comes from the operator once they are appointed and are their requirements incorporated into the design process? *The School's ethos may change depending on the sponsor.*
- What is the approach taken to the community? *Schools should be at the heart of the local community and play a key role in community cohesion. It is expected that all the school buildings are welcoming to children, parents and community users alike. The Council's aspirations are for schools to be opened 16 hours a day most, if not all days a week.*
- What are the Council's views on security? *The Council require that all schools are safe, secure and welcoming at the same time.*
- The Panel noted that the same architects are carrying out several schools within Cambridgeshire and asked if there have been any lessons learnt from previous schemes? *Partners, Members and schools users provide feedback from the schemes both positive and negative.*

The Panel's advice reflects the issues associated with each of the four 'C's' in the Cambridgeshire Quality Charter. The comments below include both those raised in the open session of the meeting and those from the closed session discussions.

### Community

The Panel asked to what extent there had been engagement with the supermarket operator as a key facility within the adjacent local centre. The Panel recommended having conversations with the supermarket operator, and local centre provider because the plans may change from that originally envisaged for the local centre and there is a possibility that parents may use their parking as school drop-off.

The Panel were advised that Cambridge City Council host a Local Centre Working Group for DG1 which invites stakeholders involved with the development to come together to discuss issues around the emerging designs. It was confirmed that the applicant is invited to those meetings.

The Panel also questioned how the school relates to the existing surrounding communities and whether children from these areas would attend this school. What is the plan for community cohesion?

The Panel were of the opinion that this could be an exemplar school with great facilities and hence there is a chance to do something really special. It fits well with the

Supermarket operators ambitions to use their site to incorporate innovative features. Like the proposed supermarket, the school can provide for flexible, community based activities.

The Panel suggested that the children's centre appears isolated from the school and to a wider extent the proposed library. The applicant explained that the role of the children's centre is to provide wider services related to children and therefore this facility requires different access arrangements. The Panel supported that the children's centre has potential for breakfast and after school clubs; therefore it can be used in many ways. This children centre will not only serve both Darwin Green developments but also the adjacent University Site development.

### Connectivity

Regarding permeability and accessibility of the site, the Panel questioned the relationship to surrounding uses in the local centre, including the library, community room and supermarket. The school car park was perceived as a barrier between the connecting uses as is the electricity sub-station.

It was questioned, will the design of the library building wrap around the corner to provide an active or passive frontage across to the school? It was explained that the library will be designed and built by the developer and leased to the County Council who will operate the facility. The County Council have provided a specification for the library fit out.

The applicant explained that their preference is to have the car park close to the school building but not in front of the building. The proposed location seemed the best fit to retain the greener spaces within the school site in line with the central park open space.

The Panel were informed that car parking provision, in terms of the number of spaces, is still under discussion. The Panel considered the number of car park spaces proposed seemed high, but were advised that there would be many staff on site, some based in the building and also going out to other locations. Consideration should be given to whether car parking provision can be reduced to around 30 spaces in line with other new schools in Cambridge. The Panel stated that the wider development encourages use of sustainable modes of transport and this should be the case for the school. There should be a school travel plan that supports this approach.

The car park could have been a shared space square or the school could be an exemplar and have no car parking spaces (other than disabled provision and on-street drop off).

### Character

It was explained that the existing hedgerow which cuts across the middle of the site has to be retained in some form and the Panel welcomed that the applicant is exploring different ways of breaking through the hedgerow in conjunction with the planning case officer. Changes to the hedge need to be of a child friendly scale.

The Panel also welcomed the concept diagram explaining how the school spaces relate and reflect the strategy to heat, cool and power the building. However, the Panel questioned the quality of the space in the middle of the building which is narrow compared to its length and they were concerned about potential poor daylight in the ground floor corridor. The Panel recommended making the corridor wider, less rectilinear and more interesting.

The Panel also suggested exploring alternative designs such as turning the building through 90 degrees which they considered would allow classrooms to front onto green spaces whilst retaining an urban edge, using site walls facing onto street environs.

The Panel liked elements of the building but considered that it could be improved upon further and there is an opportunity to do that. The panel considered that the building should do the “work” of the architecture rather than the “added” features such as the metal entrance canopy and numerous, varying winged roof forms.

The Panel recommended the provision of a spacious “accommodation” staircase as an element that not only connects floors but that can also be used as an informal learning space. By providing one ‘generous’ staircase and two ‘more affordable’ escape stairs this could add character and interest to the school, if well designed.

The Panel questioned how the school square connects with the neighbouring space on the edge of the local centre and which forms a type of boulevard? The design code and master plan should not be seen as a strait jacket and it was suggested there should be flexibility on this space and a shared opportunity to create a better, small semi-public or public space. If there is to be a colonnade provided from the supermarket through the local centre, this should link with the school square.

The Panel made the following specific recommendations:

- Identify the fixed areas of the plan, stairs, toilets structure, and plan the relationship of the space between so it can be partitioned in a variety of ways over the life of the building. Be effective with space and make them interesting.
- Maximise the design of circulation spaces and stair cases, which can become valuable informal learning spaces
- Look at example of good design in other schools. For example, the new hall at Coleridge School works well and responds to outdoor/indoor space. It is unusual in that it is open ended. Sometimes using something that might be perceived as a problem can be an opportunity to create something really good.
- Think carefully about using double doors as opposed to a large, single door, to link spaces and also separate them at different times of day.
- Mono pitched shape of the roof? The Panel suggested a flat roof may work well.

### Climate

The Panel noted that the BREEAM requirement for the school is ‘Very Good’, which is the policy standard of the County Council, however, the Panel thought this should be challenged to achieve BREEAM ‘Excellent’. The applicant explained that the ‘Very Good’ standard is the minimum requirement and that if budgetary constraints permit, elements of ‘Excellent’ standard could be considered.

The applicant explained that the building will be natural ventilated in summer, while windows should not need to be opened in winter. There will be Photo Voltaic cells on the roof and the intention is to maximise the daylight.

#### 4. Conclusion

The Panel would have liked to have seen the Darwin Green master planners invited to the meeting to show how the schemes fit together and how people have worked together to achieve one place. The Panel explained that someone needs to lead on the over-arching site plan to ensure there is a sense of place as a whole.

Plans for the Darwin Green One local centre have changed, and it seems that the applicant has not yet engaged with all stakeholders on site, although there is an intention to do so and the panel accepted the explanation that there had been a significant gap in engagement with others due to the time needed to complete the site-wide planning and section 106 matters. A session with the designers for all the sites under consideration at the neighbourhood centre and planning within the recently adopted and parameter plan and design codes would support the school design team in planning the siting, massing and external areas of the proposed school

The proposed school has a lot of possibilities and opportunities and can be improved upon in terms of character. The school will provide the design tone of the development as this will be one of the first buildings in the community. Some of the aspects of the design and materials that are proposed may be expensive but they don't necessarily have the expected result and could be executed better (and more cheaply).

The Panel made the following recommendations (further details can be found above):

- Explore and re-engage with all stakeholders on the wider development site and how they fit and work together.
- Work collaboratively with the Local authority urban design team and the development master planner work with the design code and identify potential areas of adjustment.
- Review the proposal for School Square in the context of the education authorities desire for a secure perimeter boundary to the school owned area. Recognise that the Education Authorities desire to be "secure, safe and welcoming" may be better achieved by "shared" external space and security at the building edge.
- Explore the orientation of the massing of the building and entrances in relationship to the potential linkage to the shared supermarket car park and pedestrian/cycle way leading north.
- The architecture and design should express the quality and ethos of the school and not be subject to "add on's" such as a wide range of colour features or entrance and roof details.
- Drawing should show what is actually proposed. For example, if the school is going to be surrounded by a fence, this needs to be shown in the drawings. The Education Authority principle of multiple entries for pupils through classrooms should be considered in the context of "semi- public shared space" and the need for security and the integration with the surrounding community areas.

- The Panel were concerned about the amount of car parking space proposed and encouraged discussion with other providers e.g. library team, to rationalise how parking will be used in practice and thereafter fix a number of spaces that responds to actual need for users of adjacent buildings. Questions to be asked include how many staff will be using the parking at peak times? and what percentage of car parking might be needed to be used by the community (who should be encouraged to walk and cycle to the school)?

## APPENDIX 2 - RESPONSE TO DESIGN QUALITY PANEL ADVICE

	<b>DQP Comment</b>	<b>Applicant's Response</b>
1	Re-engage with all stakeholders on the wider development site.	Meetings with stakeholders, the local authority urban design team and the development master planner, were recommenced.
2	Work collaboratively with the local authority urban design team, the development master planner and the design code and identify potential areas of adjustment.	Collaborative working was recommenced. Since the design quality panel detailed discussions have been held with Planners at CCC and the City Council urban design team and the master planner leading to developments in the scheme. This included holding a design workshop on the 25th June, to discuss the scheme with a number of officers at County and City Council.
3	Review the proposal for School Square in the context of the education authorities desire for a secure perimeter boundary to the school owned area.	The client reviewed the need for a secure boundary and this has now been omitted. The design for School Square has been developed collaboratively with the master planner and responds to their vision for the wider development site. A gate will provide security at the recess at the main entrance.
4	Explore the orientation of the massing of the building and entrances in relationship to the potential link to the shared supermarket car park.	The potential link to the super market was not implemented as part of the master plan. The two existing routes, one through School Square the other through Town Square, are identified in the master plan as the link between the super market car park and the primary School. The orientation and massing responds to these routes with the main visitor entrance on School Square, giving a focus to this space.
5	The architecture and design should express the quality and ethos of the School. The roof form, entrance canopies and materials pallet were discussed.	Alternative roof forms were investigated in collaboration with the local authority urban design team. It was agreed that the proposed roof form was appropriate and responded well to the height of the adjacent buildings. The entrance canopies are important way markers for the School. The client and architect, in consultation with the local authority urban design team, see these as an important integral part of the building. Materials pallet was reduced. The hall is now brick work, the elements of render and cladding on the teaching block have been retained as lightweight materials are structurally a more appropriate solution in the areas where these are being used.
6	The Education Authority principle of multiple entries for pupils through classrooms should be considered in the context of	Semi - public spaces for parent waiting have been provided. School Square integrates with the surrounding public spaces. Elevation drawings showing details of external

	“semi- public shared space” and the need for security and the integration with the surrounding community areas. Drawings should show what is actually proposed.	works have been produced and external works are included in the photorealistic images.
7	The panel were concerned about the amount of car parking space proposed.	In response to the comments at DQP, the number of car parking spaces has been considerably reduced, in order to promote sustainable means of transport to the school. 30 car parking spaces will be provided, which is less than the maximum allowable provision.
8	The panel welcomed the proposal for the existing hedge but felt this needed to be developed further.	The treatment of the existing hedgerow has been developed in conjunction with the CCC team, including a site visit with both City and County Council Ecologists.
9	The panel recommended the introduction of a teaching stair.	The Learning Street has been redesigned to accommodate a teaching stair.
10	The panel expressed concerns relating to the view out from the internal 'Learning Street'	Soft landscaping has been introduced between the building and the car park.