

**HEMPLAND PRIMARY SCHOOL, WHITBY AVENUE,
STOCKTON LANE, YORK YO31 1ET
CITY OF YORK COUNCIL**

DEMOLITION OF EXISTING BUILDINGS ON SITE AND
CONSTRUCTION OF A TWO STOREY REPLACEMENT PRIMARY
SCHOOL BUILDING WITH ASSOCIATED LANDSCAPING, PLAYSACE
AND PARKING.

PLANNING STATEMENT

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The logo for ISG, consisting of the letters 'ISG' in a bold, white, sans-serif font, centered within a solid black square.

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EXECUTIVE SUMMARY

The Dept for Education (DfE) has committed to funding the upgrading of existing school facilities across the United Kingdom as part of the School Rebuild Programme. Hempland Primary School is one of the named schools to receive such facilities.

The DfE have now appointed a contractor (ISG Construction) and design team to attain planning permission and deliver this construction project. Accordingly, we are applying for full planning permission to demolish the existing school building and construct a new high quality, two-storey school building with ancillary play space, parking and playing fields at Hempland Primary School.

The new school will site centrally on the site with a rectangular footprint. The location of the new school building will enable the construction to take place before demolition of the existing buildings takes place at a later phase of the development.

A new playing field will be created to the north of the site to mitigate for the playing field loss to the existing playing field.

The school will be contemporary in appearance with a bio-solar green roof. A mix of brick and aluminium cladding employs the use of natural colours which are sympathetic to the green setting of the school site. Aluminium framed windows and doors are proposed. The new development will be Net Zero Carbon in operation and will deliver a demonstrable Biodiversity Net Gain and enhancements to Urban Greening Factor.

The school will remain a Two Form of Entry (2FE) school with both pupil capacity and staff numbers not altering as a result of this development. This is merely an improvement of facilities.

Initial pre-application advice was received from City of York Council in July 2022 in respect of block locations of the proposed development. Once ISG were appointed, the design was further developed with a several further discussions with officers as the design progressed.

A presentation to Heworth Ward Cllrs also took place in July 2023 where the designs were similarly supported.

A public exhibition was held with the local community on 6th July 2023, where the proposed redevelopment was welcomed and supported by almost all stakeholders.

The redevelopment of this school is overdue. This new school will replace an existing school which detracts from the setting of the area and has passed its functional life. It will ensure that pupils and staff are provided with modern teaching facilities which meet national teaching standards. The appointed contractor intends to start construction of the new buildings as soon as they have obtained all the necessary permits (Planning, Building Regulations etc) to ensure that the school can establish at their new building as soon as possible.

This proposal is compliant with national and local planning policy and will ultimately improve the quality of education service which will be provided to the pupils at Hempland Primary School.

1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared by NTA Planning LLP on behalf of ISG Construction Ltd in respect of seeking full planning permission for the following development.

Demolition of existing school buildings and construction of a two-storey replacement school with associated landscaping, playspace and parking.

- 1.2 This project is funded by the Dept for Education under the DFE MMC Offsite Framework (School Rebuild Programme) and will be delivered by the chosen contractor ISG Construction Limited, a specialist education contractor who are responsible for securing planning permission and implementing the scheme.
- 1.3 The site is Hempland Primary School, an existing two-form entry primary school (420 pupils), operated by the Pathfinder Multi Academy Trust. The school currently operates from one main building which sits centrally on site, in a part one, part two storey development which has been extended on several occasions since its establishment in the 1960s.



VIEW OF EXISTING SCHOOL BUILDING FROM SOUTHERN PLAYING FIELD

- 1.4 The existing school buildings are failing in several locations and have come to the end of their functional life. Accordingly, planning permission is sought for the redevelopment of the school site, with all buildings demolished. A new two storey school block is proposed within the centre of the site. The school will benefit from a new northern playing field to compensate for the reduction in playing field to the south.



PROPOSED SITE PLAN

- 1.5 An uplift and upgrade in vehicle and cycle parking is proposed to benefit both staff, visitors and servicing, with a new car park to the north-east of the site. New and enhanced play spaces will be created throughout to benefit pupils. A substantial new landscaping scheme also forms part of this development.
- 1.6 The development will be Net Zero Carbon in Operation, will deliver an uplift in Urban Greening Factor and will deliver Biodiversity Net Gain of over 8%.
- 1.7 This proposal will not increase capacity, with a two-form entry primary school maintained on site. The school will remain in operation while the development is carried out in phases. Once the new building is erected, the school will transfer to the new building, with demolition and landscaping then taking place.



EXISTING AND PROPOSED AERIAL VIEWS LOOKING SOUTHWARDS

- 1.8 The chosen contractor has been appointed and it is their responsibility to manage the planning application process and carry out the development. Positive pre-application discussions have taken place throughout 2022 and 2023, as has a public consultation event.
- 1.9 This planning application submission is supported by the following forms, documents and reports, the submission of which have all been discussed and agreed with City of York during pre-application discussions to constitute a valid planning submission.

NAME	Ref	AUTHOR
Forms and Fees		
Application Form	PP-12200993	NTA Planning
Ownership Certificate	PP-12200993	NTA Planning
Application Fee	N/A	N/A - Paid direct to Planning Portal
Drawings		
Location Plan	SRP1062-WBA-XX-00-D-A-0300	Watson Batty Architects
Existing Site Plan	SRP1062-WBA-XX-00-D-A-0301	Watson Batty Architects
Existing Ground Floor Plan	SRP1062-WBA-XX-00-D-A-0302	Watson Batty Architects
Existing Elevations	SRP1062-WBA-XX-00-D-A-0303	Watson Batty Architects
Existing Roof Plan	SRP1062-WBA-XX-00-D-A-0304	Watson Batty Architects
Demolition Plan	SRP1062-WBA-XX-00-D-A-0305	Watson Batty Architects
Proposed Ground Floor Plan	SRP1062-WBA-AA-00-D-A-0120 Rev P01	Watson Batty Architects
Proposed First Floor Plan	SRP1062-WBA-AA-00-D-A-0121 Rev P01	
Proposed RF Roof Plan	SRP1062-WBA-AA-00-D-A-0121 Rev P01	Watson Batty Architects
Proposed Elevations	SRP1062-WBA-AA-00-D-A-0130 Rev P02	Watson Batty Architects
Section – Proposed	SRP1062-WBA-AA-00-D-A-0140 Rev P01	Watson Batty Architects
Lighting Strategy	SRP1062-RDG-AA-XX-D-E-0803 Rev P02	Ridge
Existing Landscape Plan	SRP1062-PLI-00-ZZ-D-L-2001 Rev P01	Plincke
Proposed Landscape Plan	SRP1062-PLI-00-ZZ-D-L-1501 Rev P03	Plincke
Proposed Site Section	SRP1062-PLI-00-ZZ-D-L-1801 Rev P01	Plincke
Reports		
Cover Letter	1232, dated 17 th July 2023	NTA Planning
Planning Statement	1232, dated July 2023	NTA Planning
Design and Access Statement	SRP-1062-WBA-ZZ-ZZ-T-A-1000 Rev P02	Watson Batty Architects

NAME	Ref	AUTHOR
Tree Survey Report	DS05102101, dated 9.2.22	Patrick Stileman Ltd
Arboricultural Impact Assessment and Arboricultural Method Statement	DS05102101, dated 30.6.23	Patrick Stileman Ltd
Extract Construction Management Plan	13.7.23	ISG Construction
Updated Travel Plan (Modeshift extract)	Dated 13.7.23	Hempland Primary School
Phase 1 - Land Contamination Desktop Study	PC218325 dated Jan 2022	Geotechnics
Phase 2 – Ground Investigation	PC218325 dated April 2022	Geotechnics
Stage 3 Acoustic Report	HPS-SOL-XX-XX-RP-O-0001 Rev P02	Sol Acoustics
Acoustic Planning Letter	P2136-L01-LAN, dated 4/7/23	Sol Acoustics
Drainage Strategy & Flood Risk Assessment	SRP1062-CUR-XX-XX-T-C-9211 Rev P01	Curtins
Sustainability Statement Assessment	SRP1062-RDG-AA-ZZ-T-M-0012 V1.0	Ridge
Preliminary Ecology Appraisal	RT-MME-156485-02 dated December 2021	Middlemarch
Bat Surveys	RT-MME-160543 Rev A dated July 2023	Middlemarch
Ecology Construction Environment Management Plan	RT-MME-160543-03, dated July 2023	Middlemarch
Biodiversity Metric Assessment	160543-02, dated June 203 Hempland School	Middlemarch
Ventilation/Extract Statement	SRP1062-RDG-AA-ZZ-T-M-0012 V1.0	Ridge
Community Use Draft Principles	Rev 2, July 2023	NTA Planning
Letter from Agronomist	N/A	STRI Group
Designing Out Crime Report	459-1-2022, 7 September 2022	North Yorkshire Police

1.10 This report adopts the following structure:

- Section 2 describes the site and surrounding area.
- Section 3 outlines the relevant planning history for the site.
- Section 4 describes proposed development in detail.
- Section 5 outlines informal pre-application discussions which have taken place so far.
- Section 6 describes the Statement of Community Involvement
- Section 7 sets out the planning policy framework relevant to this proposal.
- Section 8 provides a detailed appraisal of the scheme against relevant planning policies.
- Finally, Section 9 provides a summary and conclusions.

2.0 DESCRIPTION OF THE SITE AND SURROUNDING AREA

APPLICATION SITE

- 2.1 Hempland Primary School is a Primary Academy Converter catering for approximately 420 primary school students aged between 4 and 11 years old. The overall school site is approximately 2.3 hectares, and is located on Whitby Avenue, Stockton Lane, York, North Yorkshire. It is approximately 1.6 miles north-east of York city centre and the site is wholly within the City of York Council Local Authority Area.
- 2.2 Despite the site containing a school since the 1960s, Hempland Primary School in its current format opened in 1999 as a Council-led School and converted to an Academy in 2016. The school is a two form of entry school with a school roll of 420 pupils and 50 staff members.



VIEW OF SCHOOL ENTRANCE

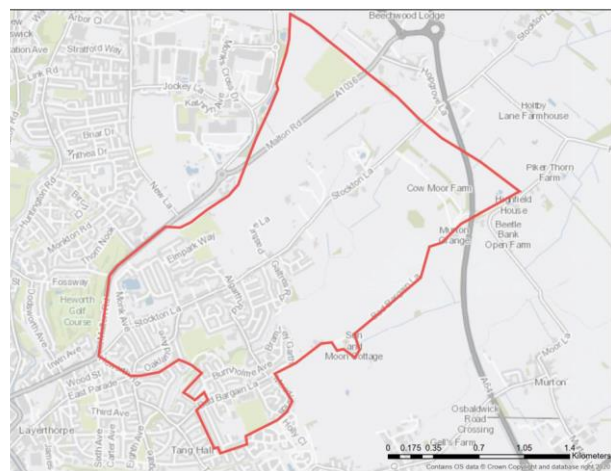


VIEW LOOKING WEST FROM EXISTING COURTS

- 2.3 The site is open from 6:30am to 6:30pm. The school day is 8:45am to 3pm, however the school provides wraparound care in the form of a breakfast club from 7:45am and an after-school club until 6pm.
- 2.4 The catchment area for the school broadly covers the Heworth Without Ward (see plan below):



EXISTING SITE PLAN



CATCHMENT AREA FOR THE SCHOOL

- 2.5 The main entrance (vehicle and pedestrian) to the school site is from Whitby Avenue, with the main school site sitting on a larger site behind the pattern of residential development facing the public highway. A secondary pedestrian access is located on the western boundary from Hempland Lane. This is used by pupils on a daily basis.



ACCESS FROM WHITBY AVENUE



VIEW OF EXISTING PLAYING FIELD (NOTE – ONLY HALF OF PLAYING FIELD CURRENTLY USED)

- 2.6 The current accommodation is arranged across two teaching blocks. A main teaching block sits centrally on the site. The majority of the teaching space is spread over the ground floor areas with one area of two-storey accommodation to the southeast corner, the first floor of which accommodates three classrooms.
- 2.7 A secondary detached building sits adjacent to the main school block in an existing recessed area (the Caddell Centre). A canopy connects these buildings forming a small, covered courtyard. There are also two ancillary blocks on site which are primarily additional storage space for the school and is not accessible to pupils.



CADELL CENTRE



EASTERN PLAYING COURTS

- 2.8 To the north-west and south-east of the main school block are areas of tarmac hard play, the latter being lined as courts for more formal play. To the south of the main teaching accommodation, within the red line boundary is the school playing field with a mature tree line adjacent to the site

- boundary. There are further playing fields to the west and south of the site outside of the school red line boundary.
- 2.9 The site has an abundance of tree cover throughout the site.
 - 2.10 An existing car park for staff and visitors is sited to the north of the site, close to the access on Whitby Avenue. This supports 25 spaces with an additional blue badge bay. There are approximately 80 cycle spaces for staff and 14 for staff on site currently.



EXISTING NORTH HALF OF SITE

- 2.11 The site is designated as flood zone 1, denoting a low risk of fluvial flooding. However, it is immediately adjacent to flood zone 2 and flood zone 3 areas, due to the water course that borders the site to the south. The site is also at a low risk of surface water flooding.

SURROUNDING AREA

- 2.12 The site is bordered to the north and east by residential properties, largely of single storey design. To the immediate south and west of the school boundary are a mixture of green spaces and playing fields, with residential properties beyond these.
- 2.13 To the south of the site is bordered with a winding course of Tang Hall Beck. The southeast corner of the site is shared with the Heworth Community Centre, which is accessed direct from Applecroft Road to the east.
- 2.14 Further afield to the west lie the suburbs of the City of York, Layerthorpe and Clifton, while to the east is predominately rural.



AERIAL VIEW OF SURROUNDING CONTEXT WITH SITE OUTLINED IN RED

3.0 PLANNING HISTORY

- 3.1 There are only a few planning applications relevant to the school site, all for relatively minor works. As the school was under Council ownership and management up until 2016, these planning applications were considered and approved under Regulation 3.

REF	DESCRIPTION	DECISION	DECISION DATE
15/00693/GRG3	Single storey extension to accommodate hearing impairment unit	Approved	May 2015
09/00398/GRG3	Freestanding mono-pitch canopies to reception and year one classes	Approved	May 2009
03/01571/GRG3	Alterations to existing entrance and erection of single storey flat roof extension to form additional teaching area adjacent to classroom 7, 8 and 9	Approved	June 2003
99/00979/GRG3	Erection of single storey flat roof extension	Approved	June 1999
98/02774/GRG3	Raising of height of security fencing to 2.4m	Approved	Feb 1999
98/01833/GRG3	Security fence on east boundary	Approved	Nov 1998
97/02652/GRG3	Erection of 2.4m high security fence with gate and 2.4m high weldmesh compound	Approved	Feb 1998

- 3.2 All of the above applications were approved and implemented but have little bearing on the nature of these application proposals.

4.0 THE PROPOSED DEVELOPMENT

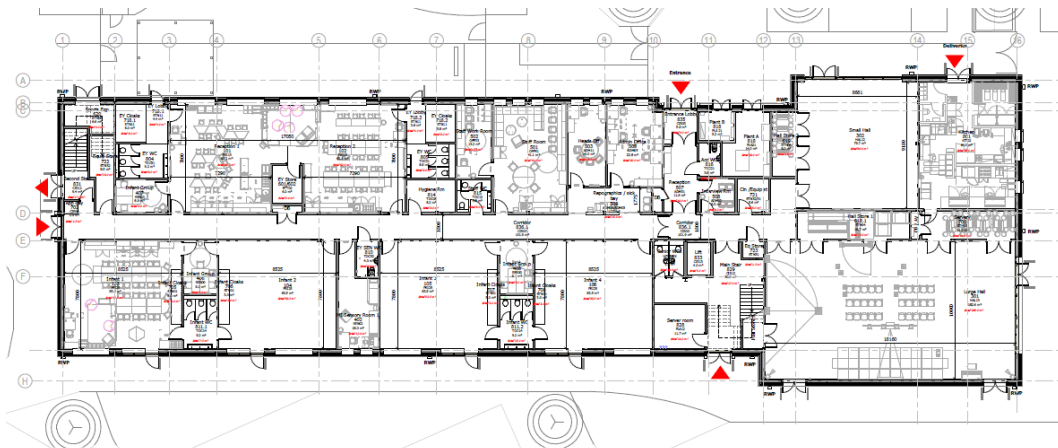
4.1 Full planning permission is sought in respect of the following development:

Demolition of existing school buildings and construction of a two-storey replacement school with associated landscaping, playspace and parking.

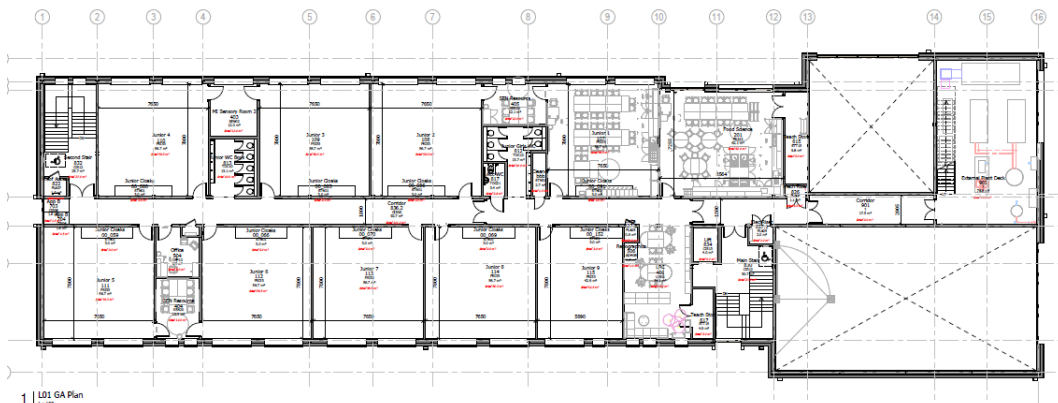
4.2 All buildings on site will effectively be demolished, with a new two storey school building erected to the immediate south of the existing main school building partly on the existing playing field. This will run in an east-west direction with a broadly rectangular footprint. This is a more consolidated and efficient development with built form on site reduced by circa 50%.

4.3 This replacement school block will meet all of the needs of Hempland Primary School, with every room and external area meeting modern Dept for Education teaching standards.

4.4 In total, this will deliver a new school building of some 2,198sqm spread over two storeys, replacing the existing school buildings of 3,410sqm. While this is a net reduction in floorspace, the quality of teaching space will be enhanced and standardised throughout. The new school block will consist of 15 classrooms, 1 Staff Room, 1 Large Hall, 1 Small Hall, 1 LRC and 1 Food Science, as well as servicing and administration spaces.

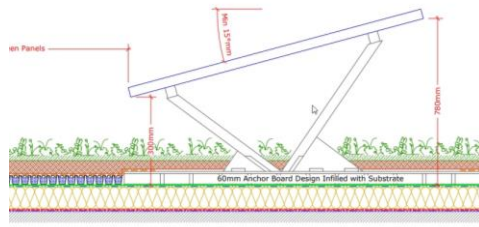


GROUND FLOOR PLAN



FIRST FLOOR PLAN

4.5 The new building be flat roofed, with a bio-solar roof, comprising a mix of green roof and solar panels.



BIOSOLAR ROOF

EXTERNAL ENVIRONMENT

4.6 In terms of landscaping, a new north playing field will be created for pupils, as well as enhanced pupil play areas. The existing Key Stage 1 playing area to the northwest of the site will be retained. The northern car park will be moved to a consolidated location on the north-east, with this area to be used an extended KS1 playing area.

4.7 A new internal road will be provided within the site, giving access to the new north-east car park and school building for servicing. The main car park will contain 35no. car parking spaces for visitors and staff. 3no. disabled spaces are provided closer to the school building.

4.8 A Key Stage 2 Garden Area will be created between the new car park and existing playing courts on the eastern boundary (which will not be impacted).

4.9 A substantial scheme of new tree planting is proposed throughout the site, with all high-quality existing trees retained.

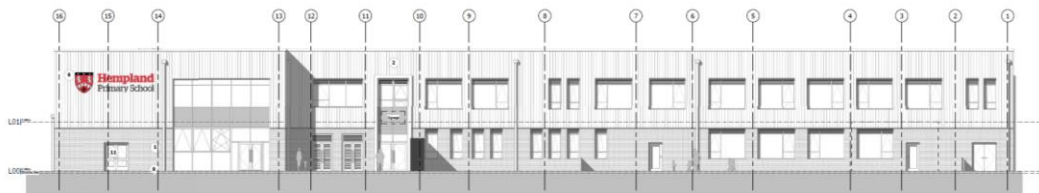
4.10 Existing boundary treatments and accesses to and from the site will not be affected by these proposals.



PROPOSED SITE PLAN

APPEARANCE

4.11 key driver for the building’s appearance is to provide a building which has both a calming and welcoming appearance for pupils, staff and the community, reflective of the sites natural and open character.



PROPOSED FRONT (NORTH) ELEVATION

- 4.12 While the applicant is required to meet stringent DfE requirements with regard durability of cladding types, a building of significant quality can be produced.
- 4.13 A simple material palette is proposed; brick banding clads the ground floor level, with a dark blue plinth, and a lighted buff brick colour extending to first floor level.
- 4.14 The upper level is clad in two types of vertical aluminium cladding, panels with natural colour choices selected to reflect the open nature of the site. A small parapet level extends to screen any roof level activities (such as PV panels and green roof).



MATERIAL PALLETTE AND SKETCH OF SCHOOL ENTRANCE

- 4.15 Attention is drawn to the school building entrance, with an oversized in-built red canopy to match the school colours of Hempland Primary School. This is repeated on the western elevation where the school's secondary western entrance is located. The front projecting wing of the small sports happy is also clad in curtain walling to add interest to this key elevation.
- 4.16 A sympathetic yet modern, and undisputedly contemporary approach will enhance the site and breathe a breath of fresh to the school who have been working within unacceptable buildings for many years now.

CONSTRUCTION PROCESS AND PHASING

- 4.17 The appointed contractor intends to start construction of the new buildings as soon as they have obtained all the necessary permits (Planning, Building Regulations etc) to ensure that the School can establish in their new premises as soon as possible.
- 4.18 The contractor is a specialist education so is aware of the challenges of working within active school sites in residential areas. Every effort will be made to eliminate nuisance to staff, pupils and residents.
- 4.19 As there is a need to keep Hempland Primary School in operation while construction occurs, the implementation of this project will need to take place in four distinct Phases:
- **Phase 1** – Tree protection will be installed. Hoarding will be erected, and construction routes identified. Demolition of minor buildings to enable site access to take place.
 - **Phase 2** - Construction of the new school block will commence and completed. During this period, staff and pupils at Hempland Primary will continue to use existing buildings and unaffected playing areas.
 - **Phase 3** – Upon completion of the new building, all staff and pupils will transfer into the new building. Hoarding will be redesigned and the process of demolition of existing school buildings will begin. Upon completion of the demolition, final landscaping proposals will be implemented, including the creation of an upgraded northern playing field, playing area and significant levels of tree planting.

- **Phase 4** – will comprise the completion of the new car park to the northeast of the site and final landscaping works.

4.20 Upon completion of the landscaping scheme, hoarding will be removed from the site and the school will be granted full access of the entire site again.



PHASED CONSTRUCTION PLANS

5.0 PRE-APPLICATION DISCUSSIONS

CITY OF YORK COUNCIL

5.1 Prior to the appointment of the chosen contractor, the Dept for Education sought formal pre-application advice from CYC.

Formal Pre-application (Feb-July 2022)

5.2 After funding was agreed for the project, the DFE Technical Advisors worked with Hempland Primary School in developing a scheme for consideration (prior to the appointment of a contractor). A draft site layout was submitted to CYC for comment (no elevations were provided). This plan is to the right:



CONTOL OPTION 1 PRESENTED

5.3 Formal pre-application advice was issued by CYC on 5th July 2022. While it was acknowledged that the advice was limited due to the lack of elevations, the following points were raised:

- Some concern with the west elevation in proximity to the site boundary.
- Detailing of building with flat roof is important to avoid the building being seen as utilitarian.
- Timber cladding could be a suitable/natural response.
- BREEAM Excellent or equivalent should be sought.
- Cycle parking should be provided.
- 5% of parking spaces should have electric charging.
- Logistics should be provided with the application to demonstrate how the school will remain operational. Noise dust and vibration should also form part of this consideration.
- Sport England advise should be sought in respect of building on playing fields.
- Community Use should be considered.
- Residential amenity is not a major concern, however planting and lighting should be appropriately considered.
- SUDS will be an important aspect of the proposals.
- Replacement trees should be provided on site.
- Noise reporting should demonstrate acceptability of the development.
- Contamination and odour issues will need to be addressed.
- Ecology enhancement should be provided, informed by assessments.
- BNG would be encouraged with a target of 10% set out.

5.4 It was concluded that *“The proposal is consistent with the land use of the site and would not when completed significantly increase activity levels or comings and goings. The Local Planning Authority is supportive of proposals to improve educational provision, however, the scheme does not include sufficient detail to fully assess whether officers consider it is likely to be recommended for approval.”* The formal pre-application advice note is attached in Appendix One.

Pre-app meeting 1 20.7.22

5.5 Following the appointment of a previous contractor, NTA Planning made contact with CYC to discuss the developed design proposals.

- 5.6 An online meeting we held between Brian Kavanagh (NTA Planning) and Neil Massey (CYC).
- 5.7 The focus of this meeting was intended to hold further discussions regarding the design of the proposed development.
- 5.8 Mr. Massey provided helpful feedback of the direction of the design and the issues which would be of most importance to CYC and the planning committee. He welcomed to informally review the design proposals as they are developed before an application is submitted.
- 5.9 The minutes of this meeting are provided in Appendix Two of this report.

Pre-app meeting 2 2.9.22

- 5.10 Following design development with the school, a further meeting was held with Mr. Massey where the revised Site Plan, floor plans, elevations and visuals were presented.



SEPT 2022 SITE PLAN



SEPT 2022 VIEW FROM WEST



SEPT 2022 AERIAL VIEW

- 5.11 Mr. Massey confirmed that he was comfortable with the design direction of the scheme. Specific matters were discussed relating to fencing and school pick-up which have been addressed within the application submission.

Pre-app meeting 3 23RD June 2023

- 5.12 Following the appointment of a new contractor and design team, the revised designs were presented to Mr. Massey before the design progressed to consultation and application stage. Draft plans, visuals and elevations were sent to CYC on 22nd June 2023.



IMAGES OF JUNE 2023 DESIGN PROPOSALS

- 5.13 A written response was provided on 23rd June 2023, indicating broad support for the design direction, with specific comments made with regard to improved tree planting, as well as ensuring that issues such as community use and sustainable transport are addressed. This feedback is provided in Appendix Three.

NORTH YORKSHIRE POLICE

Pre-application meeting 6.9.22

- 5.14 Improving security for the site is a key component of the design proposal forming this planning application. Security, safeguarding and safety are delivered to a high technical specification independent of the planning process.
- 5.15 A meeting was arranged with Richard Ball (Designing Out Crime Officer) of North Yorkshire Police on 6th September 2022, where the design of the development was well received. Enhanced fencing and massing with no recesses would undoubtedly improve the security status of the site.
- 5.16 A Designing Out Crime Report was provided to the design team on 7th September 2022. This is provided with the planning application.
- 5.17 Now in 2023, the revised design has omitted the one storey roof elements from the proposals, which further improves the security on site.

SPORT ENGLAND

Pre-application 1 (Feb-March 2022)

- 5.18 The DFE's Technical Advisors sought pre-application advice from Sport England, presenting an early stage site layout (right). The building position was broadly located to the south of the existing school building on playing field. The area created through the demolition of the school would be partly hard, partly soft playing field space.
- 5.19 Sport England indicated that the proposed layout would conflict with Sport England policy due the clear reduction in playing field area (0.17ha). Their response is provided in Appendix Four.
- 5.20 It was advised that an equivalent level of playing field space is reprovided in an area to the north. A commentary was also welcomed in respect of internal



MARCH 2022 SITE PLAN PRESENTED

playing field facilities and that a formal Community Use Agreement was also provided. This is discussed in more detail in Section 8 of this report.

Pre-application 2 (August-September 2022)

- 5.21 As the positioning of the development was solidified, a follow-up pre-application advice request was made to Sport England to ensure that the development was not falling foul of Sport England's Playing Field Policy.



- 5.22 While the proposed development involved building upon the southern playing field, a new playing field to the north of the school was being reprovided to an increased quantity.
- 5.23 A response was provided by Sport England on 13th September 2022 confirming that the proposed development has the potential to meet Exception E4, subject to the necessary detail being provided regarding the quality of the new playing field (see Appendix Five).
- 5.24 The Football Federation provided a response on 27th September 2022 (see Appendix Six) raising no objection to the proposals, subject to some clarification. This is discussed in more detail in Section 8 of this report under the topic of Playing Fields.
- 5.25 Additional consultation has taken place with the CYC Flood Risk Officer and the Drainage Board, which is outlined in the Sustainable Drainage Strategy.
- 5.26 The pre-application advice provided to the applicant throughout 2022 and 2023 has informed the design process throughout, and it is considered that a better design is submitted as part of this planning application as a result.

6.0 STATEMENT OF COMMUNITY INVOLVEMENT

NATIONAL GUIDANCE

- 6.1 The Localism Act (2011)—updating the Town & Country Planning Act (1990)—created new obligations on potential developers and introduced: a new requirement for developers to consult local communities before submitting planning applications for certain developments. This gives local people a chance to comment when there is still genuine scope to make changes to proposals [...] to further strengthen the role of local communities in planning.
- 6.2 The legislation places a duty on potential developers to carry out pre-application consultation on ‘large scale major applications’ and requires them to:
- Publicise the proposal and consult with residents in the vicinity of the site concerned
 - Give local people a chance to comment when there is still genuine scope to make changes
 - Have regard to the local planning authority about local good practice
 - Take account of responses to the consultation
- 6.3 Further, the National Planning Policy Framework (NPPF) requires local planning authorities to work proactively with potential developers to ensure developments improve the local area’s economic, social and environmental condition; and adds ‘early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.’
- 6.4 This SCI consultation takes place within the framework of CYC’s *Statement of Community Involvement* (published in November 2020). This states that *“The Council believes that involving communities at an early stage of document preparation (‘front loading’) helps to resolve issues and achieve a common commitment, thereby avoiding the need for lengthy independent examinations.”*
- 6.5 The planning authority’s guidance refers public participation by stating that *“Community involvement needs to feature at all stages in the preparation of planning documents and effective community involvement should provide opportunities for information, participation, consultation and feedback. With regard to planning applications, approaches should consider involvement both at the pre-application stage and once an application is submitted.”*
- 6.6 *Formal pre-application advice echoed this sentiment by stating that “A Statement of Community Involvement should be submitted with the planning application. This should include a summary of consultation undertaken and feedback on the proposals showing how issues have been addressed. This exercise usually includes the notification of Ward Members and a presentation of the scheme to the public.”*
- 6.7 Accordingly, the applicant has undertaken a series of stakeholder engagement meetings to involve the local community in the project and welcome feedback. These are detailed below:

Presentation to Cllr Ben Burton 5.7.23

- 6.8 Two members of the design team made a presentation to councillors at this meeting Points raised:
- Cllr Burton supported the development and spoke positively regarding the scheme.
 - Queried the ventilation and heating strategies.
 - Queried if there could be social value around the construction processes.
 - Queried construction nuisance – asked if any demolition could be restricted to holiday periods.

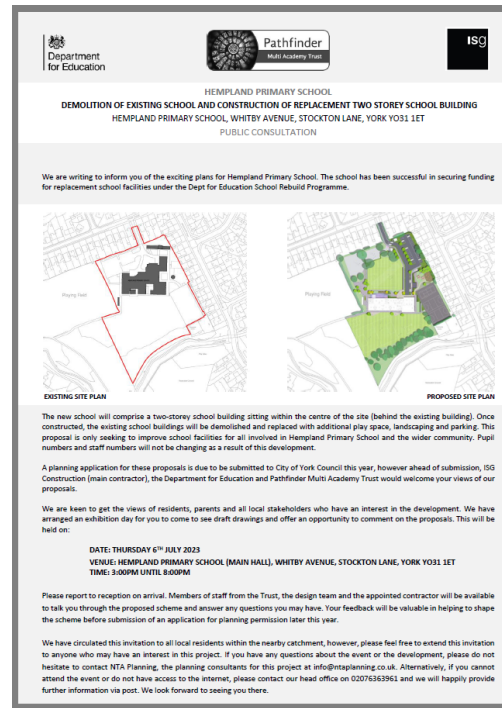
Public Consultation Event 6.7.23

6.9 In addition to presentation to Cllrs, a public exhibition was also organised, where the draft proposals were available to view by members of the public. Letters were sent to 643 nearby residents in the area, inviting them to the consultation event. If they couldn't attend, they were asked to send an email or call the agents who would arrange for paper copies to be sent to them. This was arranged for several residents.

6.10 The in-person event was held on 6th July 2023 at Hempland Primary School. Large presentation boards were on display and members of the design team were on hand to talk through the proposals with anyone who attended.

6.11 The event was very well attended, with over 67 stakeholders signing in. The majority of attendees were local residents, however the event was also attended by parents, grandparents, CYC Councillors and Parish Councillors.

6.12 Feedback forms were available to be completed at the event, or could also be sent to the agents via email if anyone wanted to provide their comments at home.



INVITATION SENT TO STAKEHOLDERS



PHOTO FROM THE CONSULTATION EVENT 6.7.23

6.13 Many attendees viewed the proposals and left the event without completing the formwork, as they were in support of the scheme, however there was still plenty of feedback received, both written and verbal. In total, we received 30 forms completed at the event and emailed to us in the following weeks.

6.14 **The general view of the public was that the provision of a new school was supported, with 82% in favour. With regard the design, the schemes were also strongly supported, with 72% of the feedback forms indicating that they liked the design.** It should also be noted that many people who were in support of the development did not feel the need to complete a form.

- 6.15 Some constructive comments were also provided, which the design team have considered and responded to as part of the consultation process. A detailed response to each comment is provided in Appendix Seven of this report. This consultation has provided valuable feedback which has helped shape the scheme submitted as part of this planning application. Changes made to the proposal as a result of the consultation include:
- Trees and wildlife was a common theme within the feedback. Some residents would prefer more tree removals while others wanted more tree retention. Following this feedback, the level of tree works associated with the application was reviewed. While it is never a preference to remove a healthy tree, some tree removal needs to occur to enable the development to be constructed. All Grade A trees within the site are retained, in addition to boundary trees. Loss of Grade B trees has been minimised, with the majority of trees being removed categorised as C or U. What is more, the proposal involves a comprehensive new tree planting scheme of 45no. new trees, delivering a net increase in trees across the Hempland Primary School site.
 - Several pieces of advice supported the designs, however there were some comments which resisted the metal cladding, likening it to corrugated metal. This was down to presentation of the material on the elevations, rather than concern with the material itself. The architects have reviewed the appearance and colour of this material type and updated the elevations and discussed this in more detailed within the submitted Design and Access Statement.
 - Much of the feedback related to concerns for parent parking, which is unrelated to this development. While this is a concern, the DFE would not fund (and CYC would not support) provision for parent parking within the site which would result in more tree loss, loss of playing field and reduce the size of the playing pitch. The school are committed to addressing this concern however and have recently updated their School Travel Plan which will focus on reducing car-based travel for parents/guardians.
 - Construction movement was also a common theme of the feedback, which has caused the contractor to prepare a robust Construction Environment Management Plan which should be considered with this application submission.
- 6.16 This consultation exercise proved a very useful exercise and has resulted in a better scheme to be submitted as part of this application.
- 6.17 Some issues were raised which could not be accommodated within the scheme, as we also needed to prioritise the operation of the school function and the funding limitations for this project which is in essence to cover new school building facilities. However, we hope that our responses provide a satisfactory rationale behind these decisions to residents who have raised these concerns.

7.0 PLANNING POLICY FRAMEWORK

NATIONAL GUIDANCE

- 7.1 Central Government guidance is contained in the National Planning Policy Framework (NPPF), which was published in 2021. The NPPF reinforces the Development Plan led system and, does not change the statutory status of the development plan as the starting point for decision making.
- 7.2 The NPPF must be considered in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. It should be noted that the NPPF requires local planning authorities to apply the presumption in favour of sustainable development when assessing and determining development proposals. The NPPF states (para.95) that *“it is important that a sufficient choice of school places is available to meet the needs of existing and new communities”*. It goes on to state that local planning authorities should:
- *give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and*
 - *work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.*
- 7.3 The creation of enhanced facilities for an existing school is given significant weight in national policy.

LOCAL PLANNING POLICIES

- 7.4 Section 70(2) of the Town and Country Planning Act 2000 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise. In the City of York Council, the Development Plan, comprises the following policy documents:
- **City of York Draft Local Plan Incorporating the 4th Set of Changes (April 2005)**
- 7.5 Other material considerations for the purposes of planning includes **the Publication Draft Local Plan (2018)** which is in the process of Examination by Independent Planning Inspectors. The policies within this document are given weight within this Planning Statement.
- 7.6 According to the CYC Proposals Map, the site has a yellow hatch (Education Establishment) while the land to the immediate west is in a dark green hatch (Open Space), while a cycle/pedestrian network runs to the south of the boundary.



PROPOSALS MAP EXTRACT

7.7 The policies in which this scheme will be assessed against are detailed below.

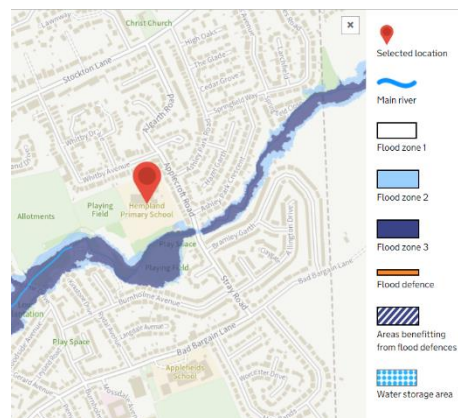
[Development Control Local Plan 2005](#)

- GP1 Design
- GP3 Planning Against Crime
- GP4A – Sustainability
- GP6 Contaminated Land
- NE1 Trees, Woodlands and Hedgerows
- NE7 Habitat Protection and Creation
- HE11 – Trees and Landscape
- T4 Cycle Parking Standards
- T5 Traffic and Pedestrian Safety
- ED1 Primary and Secondary Education
- ED11 Protection of Playing Fields
- C1 Community Facilities

[Draft Local Plan 2018](#)

- DP2 Sustainable Development
- DP2 Sustainable Communities
- HW1 Protecting Existing Facilities
- HW4 Childcare Provision
- ED6 Primary and Secondary Education
- ED8 Community Access to Sports and Cultural Facilities on Education Sites
- D1 Placemaking
- D2 Landscape and Settings
- CC1 Renewable and Low Carbon Energy Generation and Storage
- CC2 Sustainable Design and Construction of New Development
- ENV2 Managing Environmental Quality
- ENV4 Flood Risk
- ENV5 Sustainable drainage
- T1 Sustainable Access
- GI1 Green Infrastructure
- GI2 Biodiversity and Access to Nature
- GI4 Trees and Hedgerows
- GI5 Protection of Open space and Playing Fields

7.8 With reference to the EA's indicative flood maps accessed in October 2022, the majority of the site is shown to be in Flood Zone 1, with only a very small portion of the site to the south in Flood Zone 3. This flood risk is due to the close proximity to the beck at the south of the site. It should be noted that this flood risk is away from the school buildings and playing fields, and therefore only poses a low risk to the development



FLOOD MAPPING

8.0 PLANNING ASSESSMENT

8.1 The main planning matters are considered to be:

- PRINCIPLE OF DEVELOPMENT
- PLAYING FIELDS
- DESIGN AND APPEARANCE
- SUSTAINABILITY
- ENVIRONMENTAL IMPACT ASSESSMENT
- COMMUNITY USE
- ECOLOGY, BNG, TREES AND LANDSCAPING
- HIGHWAYS
- RESIDENTIAL AMENITY
- DRAINAGE AND FLOOD RISK
- CONSTRUCTION
- CONTAMINATION
- ARCHAEOLOGY

PRINCIPLE OF DEVELOPMENT

Creation of enhanced school facilities

8.2 The lawful use in planning terms is a school (Class F1) which is clearly established and will not be changing as a result of this development. which will not be changing as a result of this development. Nevertheless, we still consider the policy position on the provision of specialist education facilities when considering the proposals, to inform officers the weight upon which to attach to such proposals.

8.3 The NPPF sets out the Government’s commitment to support the delivery of new, and retention of existing, school places throughout the country. At paragraph 95, The NPPF states that “*it is important that a sufficient choice of school places is available to meet the needs of existing and new communities*”. It goes on to state that Local planning authorities should:

- *give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and*
- *work with schools’ promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.*

8.4 Policy ED1 of the 2005 Local Plan states that planning applications for new/extended primary education facilities will be granted where they 1) meet a recognised need 2) is of an scale and design which is appropriate to the character and appearance of the locality 3) provides playing fields to meet the needs of pupils and 4) incorporates community use, if possible.

8.5 Policy ED6 of the 2018 Local Plan states that “*The provision of sufficient modern education facilities for the delivery of preschool, primary and secondary school education to meet an identified need and address deficiencies in existing facilities will be facilitated.*”. It goes on to states that enhanced education facilities will be permitted if they are 1) in accessible locations and do not harm neighbouring amenity 2) have appropriate playing field provision and 3) provide community access.

8.6 The topics of playing provision, design, community use and protecting neighbouring amenity are all dealt with later in this report under the relevant section.

8.7 With regard the topic of *need* in respect of both draft and adopted policies, Hempland Primary School is already operational, providing a high quality of education to 420 pupils from the area. The “need” relates to the low quality of building facilities on site. The School had to seek funding

- for the delivery of this project from the Dept for Education (DFE) via the *DFE School Rebuilding Programme*. Schools needed to apply for funding for the delivery of upgraded facilities. Following a review of the existing school facilities on site, Hempland Primary School was approved for funding. The school is one of only 161 schools in the country who have been successful in securing funding and have been put in the second tier of priority for delivery, such is the condition of the existing school premises. Only 14% of the schools which applied for funding have been successful.
- 8.8 The existing school building and rooms within have come to the end of their functional life and no longer meet modern education standards. Initial assessments undertaken by the Dept for Education discounted any refurbishment options due to 1) poor age and condition of building, 2) inability to meet net zero carbon in operation requirements, 3) inability to meet Dept for Education area standards.
- 8.9 Based on the findings of the DFE and the successful bid for funding and a place on the School Rebuilding Programme, the school can clearly demonstrate this “need” for development, complying with adopted (and draft) policies related to need of education development in York. As a school alteration/enhancement, great weight should additionally be placed in favour of the development in accordance with Para 95 of the NPPF.
- 8.10 This is an excellent opportunity for Hempland Primary School to be supported with internal and external facilities which matches the level of teaching provided by staff.
- 8.11 In light of the above, the principle of an educational redevelopment on site is supported in adopted and draft policy.

PLAYING FIELDS

- 8.12 Paragraph 99(b) of the National Planning Policy Framework (NPPF) states that “*Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.*”
- 8.13 This position is supported by Sport England’s Playing Field Policy which generally resists the loss of sporting playing fields, unless it can be clearly demonstrated that the development falls within one of five exceptions. Exception 4 is as follows: “*The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field: • of equivalent or better quality, and • of equivalent or greater quantity, and • in a suitable location, and • subject to equivalent or better accessibility and management arrangements.*”
- 8.14 At a local level, ED1 states in part that new/extended primary education facilities will be granted provided that “*c) an area of open space and playing fields, sufficient to meet the needs of pupils is incorporated in the development*” Policy ED11 goes further stating “*The loss of playing fields associated with educational establishments will not be permitted, unless exceptional circumstances are proven to exist. Where education establishments are due to close the development of associated playing fields, will not be permitted where they can be used to address deficiencies in the surrounding area.*”
- 8.15 Draft Local Plan Policy GI5 relates to playing fields. It states “*Development proposals will not be permitted which would harm the character of, or lead to the loss of, open space of environmental and/or recreational importance unless the open space uses can be satisfactorily replaced in the*

area of benefit and in terms of quality, quantity and access with an equal or better standard than that which is proposed to be lost. Where replacement open space is to be provided in an alternative location (within the area of benefit) the replacement site/facility must be fully available for use before the area of open space to be lost can be redeveloped."

- 8.16 The site upon which the new school building is to be sited is partly part of the school’s exiting playing field. The existing plying field area measures 7,220sqm, however due to existing trees, the useable area of playing field is a smaller figure of 6,498sqm.



EXISTING TREES REDUCING PLAYING EXISTING PLAYING FIELD AREA

- 8.17 As an established school site, and a requirement to keep the existing school operational throughout construction, there was no feasible way of delivering a school on this site without resulting in some development on existing playing field land. The southern playing field will reduce in size to 4,965sqM (- 1,533sqm)
- 8.18 To mitigate for the modest loss of playing field on the land to the south, it is proposed to create a new northern playing field to the north of the new school development. 2,268sqm of new playing field is created to the north of the site. This demonstrates that there will be a net increase in playing field area at Hempland Primary School site (total 7,233sqm of usable playing field (13sqm larger than existing playing field and 735sqm larger than the existing usable playing field.
- 8.19 The School have confirmed that they will be able to operate solely from the reduced size southern playing field during the temporary period while Phase 2 of the construction is implemented and welcome the landscape design strategy on a permanent basis.



PROPOSED NORTH PLAYING FIELD



PROPOSED SOUTHERN PLAYING FIELD

- 8.20 Regarding the requirement for an enhancement to quality, the applicant has appointed turf grass agronomist STRI to assess the land to the north and advise regarding the quality of playing field provision to deliver an enhancement in terms of quality of playing field provision at Hempland Primary School. Their assessment is still ongoing, and their report will be provided to CYC during the course of the planning application, however they have prepared a letter to confirm their appointment and scope to provide officers with some assurances regarding this topic.
- 8.21 The northern playing field does not abut any residential boundaries to avoid ball strikes and avoids any areas of canopy cover for leaf drop. It is arguably in a more convenient location (adjacent to site entrance and car park) when compared to the existing playing field arrangement.

Existing School Hall

- 8.22 During pre-application engagement with Sport England, more information was sought with regard the existing hall within the school building. While it was considered that it could be considered a loss of sports hall, this space is an assembly hall for the school and area for lunch. Existing images are below. As can be seen from the layout and paraphernalia within, this area is not suitable for formal sports. It was once lined for tennis, but this has not been used for formal sports for many years.



EXISTING SCHOOL HALL

- 8.23 To conclude, while the proposed development does involve the temporary loss of playing field to enable the new school building works, the proposed development will deliver a net increase in

playing field area following the creation of the northern playing field. The recommendations of the turf agronomist report will be implemented in full to ensure that an enhancement in quality is also achieved. The new northern playing field will result in a more accessible and useable playing field being created. The proposed development therefore meets the criteria of Exception 4 of Sport England's Playing Fields Policy and Guidance.

- 8.24 Due to the need to keep the school operational during construction, it is impossible to provide an uplift in playing field area prior to commencing on construction works of the new school building (as suggested in draft Policy GI5), there are exceptional circumstance in place which should enable officer to still support these proposals. The development therefore accords with NPPF and Sport England Exception 4, as well as adopted and draft local planning policies relating to education and playing field development.

DESIGN AND APPEARANCE

- 8.25 The NPPF states that *"the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."*
- 8.26 Paragraph 126 goes on to state that: *"Para 126 of the NPPF states that "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve."*
- 8.27 At a local level, Policy GP1 of the Local Plan states (in part) that development proposals will be expected to *"a) respect or enhance the local environment; b) be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area using appropriate building materials; c) avoid the loss of open spaces, important gaps within development, vegetation, water features and other features that contribute to the quality of the local environment; d) where appropriate incorporate informative landscapes design proposals, where these would clearly have an influence on the quality and amenity and/or ecological value of the development;"*
- 8.28 Emerging Policy D1 of the Emerging Local Plan requires developments to adhere to Urban Structure and Grain, Density and Massing, Street and Spaces, Building Heights and Views and Character and Design Standards.
- 8.29 This development is a unique proposal in many ways. It proposes less development than the existing school building in both footprint and floorspace. While much of the existing school building is single storey, there are several wings/additions which are already two-storey. By solidifying the development to the centre of the site in a more efficient layout, this has presented the opportunity to deliver a development of a scale and height which is both more efficient while also remaining respectful to the scale, height and character of development that is already on site. These efficiencies have unlocked the ability to deliver associated development benefits, such as increased playing field, ecological areas, playgrounds and parking areas for visitors and staff.
- 8.30 Another unique feature of the site is that it is set back from the streetscene, to the point that there are only fleeting views of the existing school buildings from Whitby Avenue. This development will propose a two storey building, but at a significant distance set back from Whitby Avenue. When one views into the site from the street, the building will no longer be visible. The only view from a public position will be via the public path from the west, and even from this view, the bottom half of the building will be screened by retained boundary hedgerow which is already 8ft tall. Notwithstanding this screening, the scale and height of development is considered appropriate for a site of this nature.

8.31 In terms of materiality, it proposed to use a buff brick band for the entire ground floor. The surrounding area is characterised by red and buff brick colours, and it is felt that a colour to match this would be in keeping with the character of the area.

8.32 A brown/mushroom vertical metal cladding panel is proposed for the upper levels with matching windows and door frames. This is a contemporary material, however the colour choice have been kept deliberately neutral to reflect the surrounding natural landscape.



CLADDING MATERIALS

8.33 The scale and appearance of the building results in a subtle addition to the area which will not harm the street scene. When inside the site, the appearance of the building will stand out as a school, as that is the intention, however this will not be to the detriment of the surrounding character.



VIEW OF SCHOOL FROM PLAYGROUND WITHIN THE SITE

8.34 A key enhancement of the site will be landscaping, where all landscaping materials are equally as robust but will be in keeping with the natural landscape.

- 8.35 The proposed development will ultimately be an enhancement to the area in terms of this high-quality designed school, according with both draft and adopted planning policy.
- 8.36 Policy GP3 requires development to incorporate design features do incorporate crime prevention measures in the form of satisfactory lighting and natural surveillance of public spaces.
- 8.37 Demonstration of the design's compliance with this policy is evidenced from the positive Designing Out Crime Report provided by North Yorkshire Police following review of the application proposals. The school, with its simple form layout enables passive security across the site both when in use and closed. The site will be fitted with security fencing to ensure that all children will enjoy a larger area of the site in a safe manner.

SUSTAINABILITY

Re-use of building

- 8.38 July 2022 pre-application advice stated that "It should be clearly indicated why it would not be more efficient and appropriate to renovate the existing building."
- 8.39 As stated under the topic of Principle of Development within this report, the school qualified for funding from the Dept for Education with a national 14% success rate due to the poor condition of the existing school buildings.
- 8.40 After successfully securing funding, the Dept for Education undertook an additional assessment into the potential for refurbishment which is standard procedure in terms of value exercises. The age and condition of the building was a factor which weighed significantly against refurbishment. Secondly, while the school currently has more floorspace, it is not distributed in a manner which prioritises pupils. Classrooms are over and undersized, with poor access to natural light, heating and draughts. The school has an excessive amount of storage which would be better suited for other uses if access to natural light was available. Another key factor is that it would be impossible to achieve the high sustainability targets set by the DFE (in terms of carbon reduction and urban greening).
- 8.41 Several of the existing buildings on site date from the 1960s and have surpassed their functional life. The cost of a retrofit would exceed a new build development and result in a worse performing building. A complete demolition and rebuild will ultimately deliver more education, landscape, ecology and sustainability benefits for the site.

Carbon reduction

- 8.42 Policy GP4a of the Local Plan states that proposals for development should have regard to the principles of sustainable development as summarised in criteria a-l of the policy, which includes:
- a) *Accessibility for pedestrians and cyclists*
 - b) *Social needs of the community*
 - c) *Maintain or increase the economic prosperity of the City of York*
 - d) *High quality design*
 - e) *Minimise the use of non-renewable sources*
 - f) *Minimise pollution*
 - g) *Conserve and enhance natural areas*
 - h) *Maximise the use of renewable sources*
 - i) *Provision for the storage and collection of refuse and recycling*
- 8.43 Emerging policy CC1 states new buildings must achieve a reasonable reduction in carbon emissions of at least 28% unless it can be demonstrated that this is not viable. This should be achieved through the provision of renewable and low carbon technologies in the locality of the development or through energy efficiency measures. Proposals for how this will be achieved and any viability

- issues should be set out in an energy statement. Renewable and low carbon energy generation developments will be encouraged and supported in York. CYC will work with developers to ensure that suitable sites are identified and projects developed, working with local communities to ensure developments have their support. Developments on brownfield land will be encouraged.
- 8.44 Adopted local policy does not provide specific carbon reduction criteria other than to maximise the use of renewable energy sources. Draft Policy CC1 requires a 28% reduction in carbon emissions.
- 8.45 As can be seen from the submitted roof plan, the upper roof of the site is covered in c600sqm (238 panels) of PV panels raised and angled to the south to maximise solar gain. The energy performance of the building will far exceed the policy requirement of 28% reduction and will in fact deliver a net zero carbon development. **The adoption of lean, green and clean design has resulted in negative carbon emissions for the new school resulting in a 240% reduction in emissions from the target rate.** This development complies with and far exceeds the requirements of local policy.
- 8.46 Please consider the Sustainability Statement, prepared by Ridge Consulting which demonstrates the very high sustainability standards of the development.
- BREEAM*
- 8.47 Draft Policy CC2 of the Local Plan requires *all new non-residential building with a total internal floor area of 100sqm to achieve BREEAM Excellent **or equivalent.***
- 8.48 Following detailed discussions with CYC Council during pre-application discussions, it was agreed that the proposal would be presented without a BREEAM Pre-Assessment as an alternative equivalent sustainability standard is being worked to. All schools being built under new Dept for Education Frameworks are required to meet a highly sustainable standard known as the Output Specification 21. This is mandatory design criteria which occurs independent of the planning process. These are summarised below:

DFE DESIGN REQUIREMENTS	PAGES	NOTABLE REQUIREMENTS RELATED TO BREEAM
School Specific Brief	77	All pedestrian spaces segregated from vehicles
		EV charging to vehicles
		Dedicated areas for waste and recycling
		Outdoor facilities shall be designed for rounders, running, tennis, football, netball and basketball.
		Retention of Forest School Area
		Replanting of trees and shrubs to be included alongside enhancements for urban greening.
		Robust, non-combustible cladding.
		Electronic security access to school
		Provision for CCTV, BMS, Interactive Screens and Access Control
		Be a future proof design against climate change.
		Deliver fabric first approach by applying the energy hierarchy
		Deliver Net Zero Carbon in operation, incl PV minimum performance.

		Deliver green roof to optimise biodiversity
		Deliver an increase in Urban Greening Factor across the site.
		Increase SUDS facilities
Annex 2A – Sanitaryware	31	N/A Guarantees robustness and safety of all sanitaryware to be installed.
Annex 2B – External Spaces	30	Requirement for all external school playing fields and hard surfaced playing area to meet Building Bulletin 103 requirements
Annex 2C – External Fabric	36	Green roofs and bio-solar green roofs. Robustness of cladding and fire resistance.
Annex 2D – Internal Elements and Finishes	65	Delivering a high quality of fixed internal facilities (partitions, doors, stairs, etc)
Annex 2E Daylight and Electric Lighting	45	Daylight minimum to key rooms. Provision of blinds. Interior and exterior lighting. Lighting controls.
Annex 2F - Mechanical Services and Public Health	138	Efficient heating, ventilation systems for all spaces. Thermal comfort.
Annex 2G – Electrical Services and Public Health	48	Charging points to parking spaces
Annex 2H – Energy	44	Energy and Water consumption monitoring. Net Zero Carbon in operation. Minimum energy use standards.
Annex 2I – Controls	35	Controls of all mechanical and electrical services.
Annex 2J – Sustainability	21	Creation of resilient school buildings. Delivering Net Zero Carbon in Operation. Consideration of embodied carbon. Demonstrating compliance with energy targets.
Annex 2K – Building Performance Evaluation Methodology	92	Demonstrating compliance with all DFE Output Specification Requirements.
Annex 3 Fittings, Furniture and Equipment	51	Delivering a high quality of fixed internal facilities (partitions, doors, stairs, etc)

8.49 In summary, there are a combined 713 pages of sustainable design requirements for this Dept for Education scheme, which exceed the requirements of BREEAM Excellent. Notable key requirements are:

- Enhancements to Urban Greening from 0.34 to 0.38
- Delivery of a Net Zero Carbon in Operation Development.
- Construction of bio-solar green roof.
- Delivery of SUDS enhancements.
- Inclusion of EV charging points.
- Delivery of Biodiversity Net Gain

8.50 The DFE Output Specification is rigorous in its performance-based application and sustainability and energy targets are ensured through use of Building Performance Evaluations (BPE) on every project, mandatory energy data collection and a sample review through Post Occupancy Evaluation. This full Output Specification can be provided to officers upon request.

8.51 Rather than go to the unnecessary expense of appointing a BREEAM Assessor, it is considered that the Dept for Education mandatory Output Specification is considered a reasonable equivalent standard with which to demonstrate design and sustainability compliance.

8.52 Accordingly, it is considered that this development complies with Draft Policy CC2 as a result.

Electric Vehicle Charging

8.53 CYC Council Planning standards require 5 percent of parking spaces to have sole access to a charging point.

8.54 A new car park supporting both visitors and staff is proposed to the north of the site. 35 spaces in total are provided in this car park. 5% of this figure is 1.75 spaces. Rounded up, this indicates a requirement for two EV charging points.

8.55 The location of these two charging points are shown in the image to the right.



LOCATION OF EV CHARGING LOCATION

ENVIRONMENTAL IMPACT ASSESSMENT

8.56 The proposed development has been reviewed alongside The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 ('EIA Regulations'). It is considered to fall under Schedule 2 Part 10 Infrastructure projects '(b) Urban development projects, including the construction of shopping centres and car parks, sports stadium, leisure centres and multiplex cinemas' of the EIA Regulations.

8.57 The EIA Regulations set out in Schedule 2 outline that EIA Screening would be required if the area of the development exceeds 1 hectare. Schedule 3 provides a range of criteria that should be addressed in EIA Screening in determining if the relevant Schedule 2 project is EIA development. This includes the characteristics of development, location of development and types and characteristics of the potential impact.

8.58 The proposed site area for the planning application is currently measured at approximately 2 hectares and is above the threshold contained in Schedule 2 and as a result, the scheme will require screening to determine if an EIA is required for the proposed development.

8.59 An EIA Screening Opinion was submitted to the Local Planning Authority on 27th June 2023 (ref 23/01283/EIASN). A decision to the Screening Opinion is awaited, however the requirement for an EIA is not expected, given the nature and scale of the proposed development.

COMMUNITY USE

8.60 Policy ED1 of the adopted Local Plan requires community use for new school developments. Draft Policy ED6 also requires community use provision.

8.61 Policy ED8 (Community Access to Sports and Cultural Facilities on Education Sites) of the emerging Local Plan states that community use will be expected and should be incorporated into the design so that it allows for and optimises potential use.

8.62 The DFE School Specific Brief states in Section 3.3.4 that "Areas used for community use after hours, for example school hall and small hall/studio, are to be grouped together and partitioned. A potential separate entrance or proximity to the entrance is to be considered for operational efficiency and security." This has been factored in the design of the proposed school building, both internally and externally.

8.63 As an existing primary school, the school already support the use of their premises as a community facility. It is recognised that there will potentially be some demand to use the school outside of school hours. The school would welcome community use of the premises outside of school hours, however they also recognise that there may be other established community use facilities in the vicinity which would be more attractive for activities such as sports. For example, the Heworth Community Centre is located adjacent to the school site to the south. Bunholme Sports Centre is located 0.7 miles to the south, which has a gym, studios, sports hall, and a range of outdoor pitches (grass and artificial).



BUNHOLME SPORTS CENTRE PITCHES AND SPORTS HALL

8.64 The school would never discourage community use of their premises, however they would not want a cost of having a staff member on site for extended hours facilitating community use, if demand is not there.

8.65 Additionally, as the school is located in an established residential area, the school would not want to operate extended opening hours where noise nuisance to neighbours could be introduced.

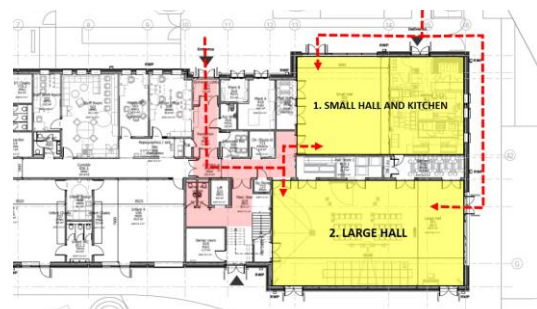
8.66 Accordingly, a draft Community Use principles document is submitted with this application, outlining areas which will be available for community use in addition to potential hours of use.

8.67 However, the school would request that discretion is allowed to enable the facilities to be let to the community whenever demand allows it.

8.68 Community use will be encouraged, and the design has actively facilitated this. This complies with Policy ED1 of the Local Plan and ED6 and ED8 of the Emerging Local Plan.



EXTERNAL COMMUNITY USE AND ACCESS



INTERNAL COMMUNITY USE AND ACCESS

ECOLOGY, BNG, TREES AND LANDSCAPING

8.69 Chapter 3 of the Adopted Local Plan seeks to conserve and enhance the natural environment for nature, wildlife and biodiversity. Policy NE6 states that “Where a proposal may have a significant effect on protected species or habitats, applicants will be expected to undertake an appropriate assessment demonstrating their proposed mitigation measures. Planning permission will only be granted for development that would not cause demonstrable harm to animal or plant species protected by law, or their habitats. The translocation of species or habitats will be an approach of last resort.” Policy NE7 states that “Development proposals will be required to retain important natural habitats and, where possible, include measures to enhance or supplement these and to promote public awareness and enjoyment of them. Within new developments measures to encourage the establishment of new habitats should be included as part of the overall scheme.”

8.70 Draft Policy GI2 of the Emerging Local Plan states that any development should ensure retention and enhancement of biodiversity and result in net gain to, and help to improve, biodiversity.

Ecology

8.71 On 5th July 2022, formal pre-application advice stated that:

It is recommended that the application site and an appropriate buffer are subject to a Preliminary Ecological Appraisal (PEA). The PEA should be carried out in accordance with current guidance (Chartered Institute of Ecology and Environmental Management (December 2017): Guidelines for Preliminary Ecological Appraisals – second edition). The PEA (and any subsequent surveys) should be undertaken by qualified professionals, experienced in ecological survey, with an understanding of nature conservation legislation and planning and recognised by a relevant professional body such as the Chartered Institute of Ecology and Environmental Management (CIEEM).

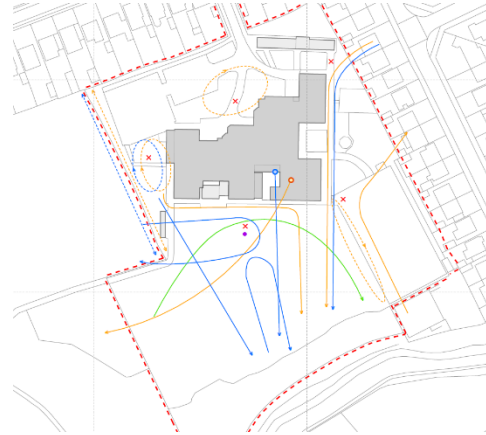
The PEA will make recommendations for design options to avoid significant effects on important ecological features, identify mitigation measures as far as possible and identify enhancement opportunities. In addition, the PEA should identify where further surveys for specific habitats and/or species are required. For example, if the existing buildings and/or trees on site are found to offer suitable features for roosting bats, further dusk emergence and/or dawn re-entry surveys will be needed to identify the presence/absence of roosting bats.

Habitats outside the redline boundary may also need to be considered and assessed for their ecological value. Due to the close proximity of Tang Hall Beck, this area should be included within the initial surveys to ensure all potential impacts of the proposed development on this valuable habitat are assessed.

The findings of any additional surveys, beyond the PEA, should be provided with the final application as the information collected and any subsequent recommendations will be used to inform ecology planning conditions.

8.72 This advice suggested that a preliminary ecology assessment would be required. A Preliminary Ecological Appraisal was undertaken by Middlemarch Environmental on the site in December 2021 (this accompanies this application submission). This report recommended habitat retention and protection, with opportunities taken for biodiversity enhancements.

8.73 A further survey for roosting bats was recommended. These surveys took place in late summer 2022 and early summer 2023. A roost was identified at the rear of the buildings in the as shown on the below plan. This is a single pipistrelle bat roost so it will be possible to apply for a low impact licence from Natural England and the mitigation will require bat boxes to be erected either on the new building and/or on retained trees.



8.74 These bat boxes have been incorporated into the proposed landscaping scheme and architectural design.

8.75 All other recommendations within the PEA will be followed ensuring compliance with Chapter 3 of the Local Plan and its policies.

IDENTIFIED BAT ROOSTS

Biodiversity Net Gain

8.76 Para 174 of the NPPF states that “Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;”

8.77 This position is echoed in Emerging Policy GI2 which also refers to biodiversity net gain.

8.78 Pre-application advice stated that:

It should be noted that the development will be required to provide biodiversity enhancements; in accordance with Paragraph 174 (d) of the NPPF (2021) developments should enhancing the biodiversity and wildlife interest of the area, enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures.

At present, values for required BNG have not been set; however, achieving 10% BNG, or as close to this value as possible is considered good practice. The applicant should work with an ecologist to ensure design and planting schemes are developed with the aim of reaching 10% BNG.

From a review of the information provided it is recommended that the applicant works to retain and enhance the exiting valuable habitats on site, such as the southern belt of trees, and also works to incorporate new ecological enhancements into the proposed ‘green’ areas, such as the garden to the east of the new school building. The final scheme of enhancements should be informed by the data collected through ecological survey work, with the aim of providing tailored improvements rather than generic recommendations.

Guidance on BNG is available in the Baker, J., et al 2019 publication Biodiversity Net Gain: Good Practice Principles for Development, with further information provided by Natural England.

8.79 Ecologists Middlemarch Environmental have also been retained to advise the design team in delivering a demonstrable Biodiversity Net Gain. An increase in habitat units of 8.86% is achieved, while an gain in hedgerow units is 117.22%. A BNG Metric Assessment is submitted with this scheme. While the increase in habitat units falls slightly short of the 10% goal advised at pre-application, the requirements for playing field and play space requirements have limited the ability to deliver a higher return in habitat units. Notwithstanding this, the proposed development

delivers a demonstrable biodiversity net gain, in accordance with NPPF and Emerging Local Plan policy.



EXISTING AND PROPOSED BIODIVERSITY NET GAIN PERFORMANCE PLANS

Trees

8.80 Adopted Local Plan Policy NE1 states that: *Trees, woodlands and hedgerows, which are of landscape, amenity, nature conservation or historical value, will be protected by: a) refusing development proposals which will result in their loss or damage; and b) requiring trees or hedgerows which are being retained on development sites to be adequately protected during any site works; and c) making tree preservation orders for individual trees and groups of trees which contribute to the landscape or local amenity; and d) making hedgerow retention notices where appropriate to protect important hedgerows and; e) ensuring the continuation of green/wildlife corridors. All proposals to remove trees or hedgerows will be required to include a site survey indicating the relative merits of individual specimens. An undertaking will also be required that appropriate replacement planting with locally indigenous species will take place to mitigate against the loss of any existing trees or hedgerows. Developments should make proper provision for the planting of new trees and other vegetation including significant highway verges as part of any landscaping scheme. In addition, other proposals to bring forward such provision will be actively encouraged.*

8.81 Emerging Policy GI4 relates to trees and hedgerows. It states that:

Development will be supported where it: i. recognises the value of the existing tree cover and hedgerows, their biodiversity value, the contribution they can make to the quality of a development, and its assimilation into the landscape context; ii. provides protection for overall tree cover as well as for existing trees worthy of retention in the immediate and longer term and with conditions that would sustain the trees in good health in maturity; iii. retains trees and hedgerows that make a positive contribution to the character or setting of a conservation area or listed building, the setting of proposed development, are a significant element of a designed landscape, or value to the general public amenity, in terms of visual benefits, shading and screening. iv. does not create conflict between existing trees to be retained and new buildings, their uses and occupants, whether the trees or buildings be within or adjacent to the site; and v. supplements the city’s tree stock with new tree planting where an integrated landscape scheme is required.



EXISTING TREE SURVEY

- 8.82 The site has a significant number of existing trees, however none are protected through Tree Preservation Order or conservation area status.
- 8.83 A detailed Arboricultural Survey was undertaken by Patrick Stileman Ltd in February 2022 to establish the number and quality of existing trees on site. In total, 78no. individual trees, 11no. groups of trees and 4no. hedgerows are existing on site. The majority of individual trees are dotted to the north of the existing school building and within an established woodland to the south. The grading of these trees are summarised below:

EXISTING TREES				
	GRADE A	GRADE B	GRADE C	GRADE U
Tree	2	39	34	3
Group	0	2	8	1
Hedge	0	1	3	0

- 8.84 To enable this development including building position and construction access, some tree loss is necessary to bring this development about. As advised during pre-application discussions, boundary trees and Category A trees are been prioritised and retained.

REMOVED TREES				
	GRADE A	GRADE B	GRADE C	GRADE U
Tree	0	11	17	3
Group	0	0	3	1
Hedge	0	0	0	0

- 8.85 Whilst any tree loss is regrettable, the applicant has sought to both minimise tree loss and retain all trees of high quality (Grade A) as a key driver. Removal of Grade B trees has been minimised through careful landscape design in co-ordinated with the contractor’s logistics proposal.

8.86 To mitigate for this level of tree loss, a landscaping scheme comprising 45no new trees and increased woodland is proposed, ensuring that there is a net uplift in tree planting across the Hempland Primary School site. This has helped deliver a tangible biodiversity net gain across the site.

8.87 All existing trees will be protected in accordance with British Standards, as evidenced in the Arboricultural Impact Assessment and Method Statement set out by Patrick Stileman Ltd.



Landscaping

8.88 Policy GP1 of the adopted Local Plan states in part that development proposals will be expected to *d) where appropriate incorporate informative landscapes design proposals, where these would clearly have an influence on the quality and amenity and/or ecological value of the development;*

8.89 Policy D2 of the Emerging Local Plan states that *"Development proposals will be encouraged and supported where they: i. demonstrate understanding through desk and field based evidence of the local and wider landscape character and landscape quality relative to the locality, and the value of its contribution to the setting and context of the city and surrounding villages, including natural and historic features and influences such as topography, vegetation, drainage patterns and historic land use; ii. conserve and enhance landscape quality and character, and the public's experience of it and make a positive contribution to York's special qualities; iii. demonstrate a comprehensive understanding of the interrelationship between good landscape design, bio-diversity enhancement and water sensitive design; iv. create opportunities to enhance the public use and enjoyment of existing and proposed streets and open spaces; v. recognise the significance of landscape features such as mature trees, hedges, and historic boundaries and York's other important character elements, and retain them in a respectful context where they can be suitably managed and sustained; vi. take full account of issues and recommendations in the most up to date York Landscape Character Appraisal; vii. include sustainable, practical, and high quality soft and hard landscape details and planting proposals that are clearly evidence based and make a positive contribution to the character of streets, spaces and other landscapes; viii. create a comfortable association between the built and natural environment and attain an appropriate relationship of scale between building and adjacent open space, garden or street. In this respect consideration will be also be given to function and other factors such as the size of mature trees; and ix. avoid an adverse impact on intrinsically dark skies and landscapes, townscapes and/or habitats that are sensitive to light pollution, keeping the visual appearance of light fixtures and finishes to a minimum, and avoiding light spill."*

8.90 Plincke have been appointed as the landscape architects within the core design team. In addition to meeting the DfE's brief requirements for outdoor play areas, their brief is also to enhance the

landscape through the delivery of this school. 10% Biodiversity Net Gain and enhancement to Urban Greening Factor were key drivers in addition to delivering external school facilities which complied with BB103 requirement. As advised at pre-application, retention of key landscape features such as mature and high-quality trees have been a priority in addition to protecting playing field spaces in accordance with Sport England guidance.

- 8.91 While the overall site is large, the proposed landscape design demonstrates a detailed understanding of the education, landscape, ecology and sustainability drivers behind this scheme. The proposed landscape scheme demonstrates high quality landscape design which is clearly informed by the existing landscape arrangement and local characteristics.
- 8.92 The landscaping scheme has been co-ordinated with the arboriculturalist and ecologist to ensure that the more appropriate landscape scheme is created, which sees an enhancement for the school as well as biodiversity and trees on site.

HIGHWAYS

- 8.93 Adopted Policy T2b states that developments that prevent the use of any part of the existing pedestrian and cycle networks will not be granted planning permission. Adopted Policy T4 requires that cycle parking provision must be provided in accordance with the standards set out in Appendix E of the Local Plan.
- 8.94 Adopted Policy T7C requires that all new built development on sites of 0.4 hectares or more should be: a) within 400 metres of a bus service offering a daytime frequency of 30 minutes or better or b) within 1000 metres of an existing railway station. As an existing school development seeking to enhance facilities, this policy should not be rigorously applied to this development. Existing bus stops are located on Stockton Lane (0.3 miles) and Ashley Park Road (0.2 miles).
- 8.95 Adopted Policy T13a requires that developments which are likely to employ more than 30 employees must submit a travel plan.
- 8.96 Emerging Policy T1 states development will be supported where it minimises the need to travel and provides safe, suitable and attractive access for all transport users to and within it, including those with impaired mobility, such that it maximises the use of more sustainable modes of transport. This will be achieved by:

“a. ensuring developments that can be reasonably expected to generate significant traffic movements are supported by frequent high quality public transport linking them to York’s City Centre and other key destination, as appropriate; and

b. requiring development proposals to demonstrate:

- i. There is safe and appropriate access to the adjacent adopted highway.*
- ii. There are safe and appropriate links to local services and facilities, the surrounding walking, cycling and public transport networks (including, where appropriate, the Public Rights of Way (PRoW) network), and that these integrate into the overall development.*
- iii. They provide suitable access, permeability and circulation for a range of transport modes whilst giving priority to pedestrians (particularly those with impaired mobility), cyclists and public transport services*
- iv. They create safe and secure layouts for motorised vehicles (including public transport vehicles), cyclists, pedestrians that minimise conflict.*
- v. They provide sufficient convenient, secure and covered cycle storage, ideally within the curtilage of new buildings.*
- vi. New roads or accesses through the development restrict access for, or otherwise discourage general motor traffic.”*

8.97 Emerging Policy T7 states All development proposals that can be reasonably expected to have a significant impact on the transport network must be supported by a Transport Statement (TS) or by a Transport Assessment (TA) and Travel Plan (TP), as appropriate, depending on the scope and scale of the development.

Access

8.98 The existing vehicular access point from Whitby Avenue to the north will not be impacted by these proposals. As the funding for this development is for the redevelopment of existing school building facilities, enhancements to existing access arrangements are not part of the funding envelope. As this access is well established, it is considered that the retention of this access point is a sensible solution.

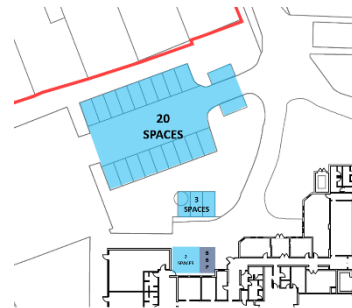


WHITBY AVENUE VIEWS

8.99 The secondary pedestrian access to the site at the west will be equally maintained as this is a well-used access point for pupils and staff which eases pressure on the Whitby Avenue entrance.

Car Parking

8.100 The existing car park is sited to the north of the site, by the Whitby Avenue entrance. Provision for 25 spaces is existing. This existing parking arrangement at the site is insufficient. Provision for visitor parking is absent, resulting in on-street pressures on the surrounding street network.



8.101 Of the 50 staff employed at the school, 29 staff members drive to school. As a result, staff park illegally in the existing car park and there is no space for visitor parking putting pressure on the surrounding street network. See some examples below:

EXISTING PARKING PROVISION



ILLEGAL PARKING AT CAR PARK AT CAPACITY

- 8.102 It is recognised that there needs to be some revision to parking provision on site to better serve the demands of the school, staff and benefit the surrounding street network. The revised parking arrangement is below:

CAR PARKING		
	EXISTING	PROPOSED
<i>Car (staff)</i>	25	35
<i>Car (visitor)</i>	0	
<i>Blue Badge</i>	1	3
<i>EV Charging</i>	0	2 (incl in 35 figure)
<i>Total provision</i>	26	38

- 8.103 The revised provision of car parking presents a reasonable uplift in parking to address deficiencies in the current car parking capacity on site. Staff who have to drive will be able to find a space and visitor parking will be introduced. Blue badge parking is increased and located adjacent to the school entrance, allowing step-free access.

- 8.104 The revised parking arrangement is a reasonable enhancement which will alleviate on street parking pressures, but not actively encourage unsustainable transport modes.

Cycle Parking

- 8.105 Adopted Policy T4 requires that cycle parking provision must be provided in accordance with the standards set out in Appendix E of the Local Plan.

- 8.106 There are approximately 80 cycle parking spaces for pupils and 14 spaces for staff. The redevelopment of the site will necessitate reorganisation of cycle facilities on site. The capacity of the school is 420 pupils with 50 members of staff.

- 8.107 Appendix E of the Local Plan sets the following cycle parking minimum standards:

Long term

1 per 10 pupils (42 spaces)

2 per 3 staff (34 spaces)

Total long term - 76 cycle spaces

Short term

1 per 45 pupils (10 cycles – i.e. 5 Sheffield stands)

- 8.108 Long term cycle parking will be proposed in three locations; one by the Whitby Avenue entrance (new), one by the western entrance (which is already existing) and one by the main entrance to the school building. This reflects the varied arrival locations of both pupils and staff.



RETAINED CYCLE STORE

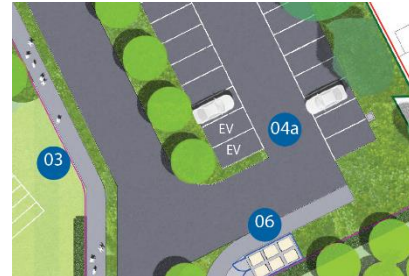


LONG TERM CYCLE PARKING SHOWN YELLOW AND SHORT-TERM CYCLE PARKING LOCATION SHOWN IN RED

- 8.109 Short terms Sheffield stands will be provided in a more convenient location adjacent to the school entrance.

EV Charging

- 8.110 The Council's own planning standards require 5 percent of parking spaces to have sole access to a recharging point.
- 8.111 The main school car park will have 35 spaces. 5% of this figure is 1.75, rounded up to 2 spaces. 2 EV charging spaces are indicated within this car park on the submitted landscape plan.



EV CHARGING LOCATION

Transport Statement and Travel Plan

- 8.112 Emerging policy T7 states that "All development proposals that can be reasonably expected to have a significant impact on the transport network must be supported by a Transport Statement (TS) or by a Transport Assessment (TA) and Travel Plan (TP), as appropriate, depending on the scope and scale of the development. Adopted policy T13a states that "Developments which meet the criteria set down in PPG13, or which are likely to employ more than 30 employees, or a residential site with more than 20 units, will be required to submit a travel plan including; modal split targets, time scales, measures and sanctions to be taken to meet these targets as well as measures to monitor the effectiveness of the plan."
- 8.113 This matter was discussed with CYC Officers during pre-application stages. It was accepted that a Transport Statement and Transport Assessment would not be required with the planning submission, provided that transport and access were sufficiently addressed within the Planning Statement and Design and Access Statement. As there will be no net increase in traffic or movements associated with this development, (as pupil/staff numbers will not be changing), this is an understandable approach.
- 8.114 As the development site is an already established school which is not proposing expanding capacity or employment levels, the School already have an active Travel Plan (rated Green according to Modeshift) which has been recently updated to indicate updated surveys, initiatives and targets. The school currently enjoy a Green Status and have applied to achieve Bronze Status which is currently being reviewed by Modeshift. Evidence of this is submitted with this application submission and follows detailed engagement with Modeshit. This demonstrates that the school are in compliance with complies with emerging policy T7 and adopted policy T13a.

8.115 This development meets the strategic and specific transport policies in both adopted and emerging policy.

RESIDENTIAL AMENITY

8.116 Local Plan policy ED3 states that education developments will be supported provided that they have a minimal impact on surrounding residential amenity. Policy GP1 states that developments will be expected to “i) ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures;”

8.117 Residential amenity includes several topics

- Privacy and Overbearing
- Daylight/sunlight
- Noise
- Lighting
- Odour

Privacy and Overbearing

8.118 Overbearing is a subjective term, but it generally means that developments should not cause an obtrusive environment for existing neighbours.

8.119 The proposed development is two storey and sits further away from the boundaries of nearby houses to the north and west, thus ensuring that issues such as privacy, overbearing and enclosure issues will not occur.

Daylight/sunlight

8.120 British Research Establishment *Site layout planning for daylight and sunlight: a guide to good practice*, 2022 advises when technical daylight/sunlight assessments should be required, following the 25 degree rule.

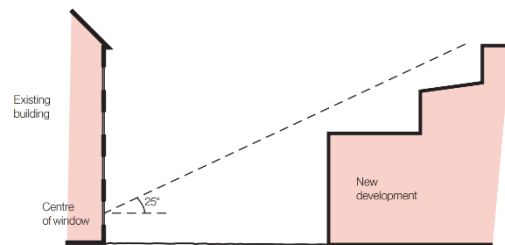


Figure 14: Section in plane perpendicular to the affected window wall

8.121 The new school building is sited further away from neighbouring properties on Whitby Avenue to the north and Applecroft Road to the east.

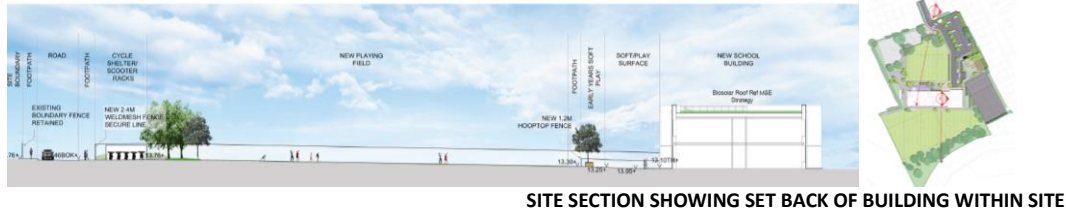
25 DEGREE RULE EXTRACT FROM BRE GUIDANCE

8.122 While the existing school has a comfortable relationship with the surrounding uses, the siting of the proposed development will have less of an impact on surrounding residents. The building will be 70m from the boundary shared with houses on Whitby Avenue to the north and almost 40m from the boundary shared with Applecroft Road to the east.



DISTANCE TO NEIGHBOURING BOUNDARIES

8.123 As a two-storey building, the proposed development will come nowhere near infringing with daylight/sunlight levels, and will have no impact on daylight/sunlight enjoyed by surrounding residents.



SITE SECTION SHOWING SET BACK OF BUILDING WITHIN SITE

Noise

- 8.124 Noise is a valid concern which was raised by officers during pre-application advice stages, and by residents during public consultation events. With the introduction increased playing field and play spaces to the north of the site on the existing building footprint, noise impacts needs further investigation with mitigation measures included if necessary.
- 8.125 Acoustic Consultants Sol Acoustics have prepared a detailed Acoustic Design Report which accompanies this application. This report assesses the design proposals in its local context and advises if the development can comply with Building Bulletin 93. An initial assessment sets out acoustic performance requirements which must be adhered with to meet BB93. The recommendations set out within this report will be complied with (which is a separate DFE requirement).
- 8.126 In addition to building and plant performance, Sol Acoustics have considered other acoustic impacts, such as traffic and playing field. As the proposed development will not increase capacity at the site, noise produced by the development will result in a negligible change to the noise climate at the surrounding noise sensitive receptors. Accordingly, a full noise impact assessment was not considered necessary for the purposes of planning.
- 8.127 No increased acoustic mitigation is required to provide an acceptable acoustic environment to residents, which is welcomed.

Lighting

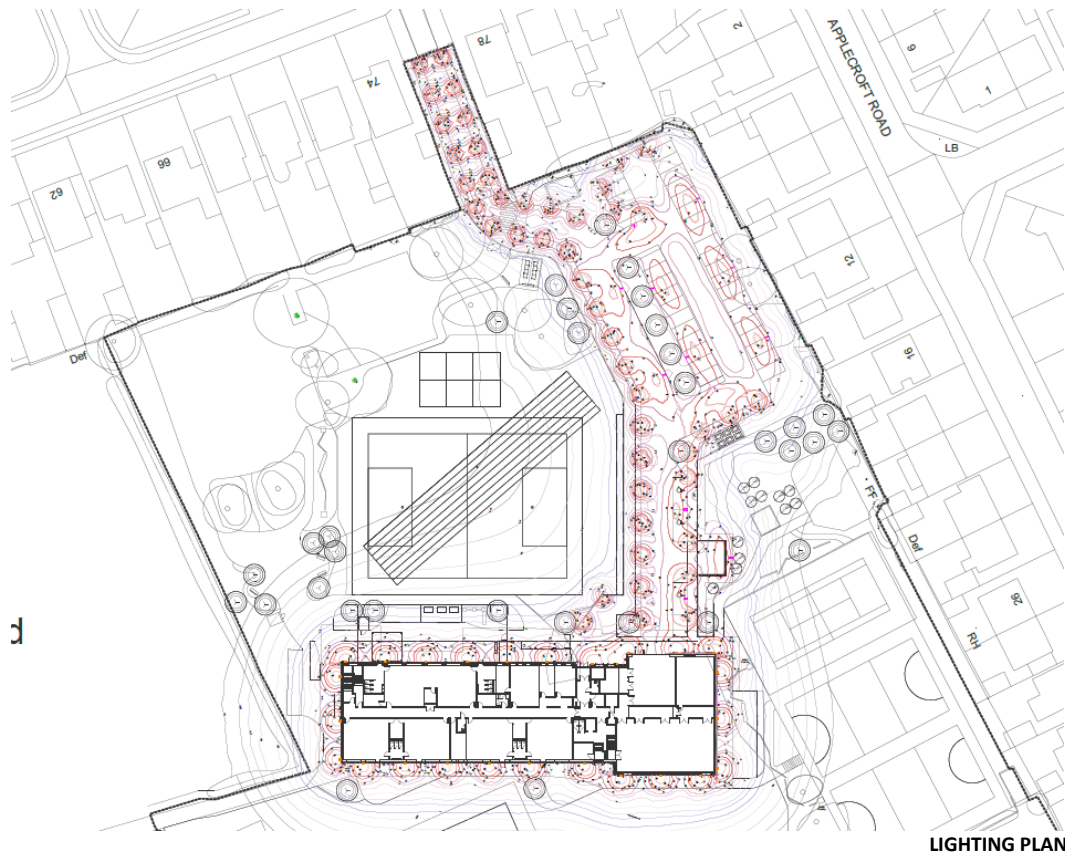
8.128 Pre-application advice stated:
Details of any proposed external lighting scheme should be submitted with the application to assess the impact upon neighbouring occupiers.

8.129 Some lighting will be installed on the site for safety and wayfinding purposes, but no floodlighting is proposed to the site.

8.130 DFE requirements require low level lighting to be provided for the car park to ensure a safe and well-lit environment is created during periods of darkness (during winter period) when the car park is still in use. There is also some lighting affixed to the building above door height to provide both lighting around the building, but also act a security/sensory lighting outside of school hours.

8.131 A detailed lighting plan with lux levels is included within the planning package, prepared by Ridge Consulting. This shows that the lux plan will not extend into neighbouring properties. This Strategy has also been considered by our ecology consultants who confirmed that the proposals accord with BCT Lighting Guidance.





Odour

8.132 Pre-application advice stated:

If the proposal includes a commercial kitchen there shall be adequate facilities for the treatment and extraction of cooking odours. A condition would typically require details of the extraction plant or machinery and any filtration system required shall be submitted to the local planning authority for written approval.

8.133 The proposed development does include a kitchen as part of the proposals, located at ground floor level in the north-east corner of the building.

8.134 As per the DFE Output Specification 21, there are very high specifications and design standards which must be followed in order to pass DFE design criteria. Annex 2F lists various requirements for kitchen design which ensures that odour would not cause nuisance to the school users or surrounding neighbours.

8.135 Section 7.2 of Annex 2F sets out school ventilation requirements, with Section 7.2.2 covering grease filters and odour control. See below extract.

7.2.2. Grease Filters and Odour Control

7.2.2.1 Grease extracted by the ventilation system shall be collected and removed so that it does not accumulate in either the canopy or the ductwork system. Removable baffle type grease filters shall be installed to be accessible for cleaning and maintenance.

7.2.2.2 DW/172 and Defra guidance summarise the available odour control, filtration, and noise control technologies.

7.2.2.3 The priority shall be to provide simple technologies that are easily maintained by the School and to provide adequate efflux velocity and flue height to provide good

dispersal rather than to employ expensive odour control and filtration systems with a lower flue height and efflux velocity.

7.2.2.4 The flue shall terminate at least 1m above the roof or any air inlet at an efflux velocity of at least 10m/s as recommended in DW/172.

7.2.2.5 For requirements for gas services including interlocks and carbon dioxide detectors; See Section 9.

- 8.136 The below kitchen design complies with the high DFE standards regarding grease and odour control, ensuring that the site and neighbours will not suffer odour nuisance as a result.

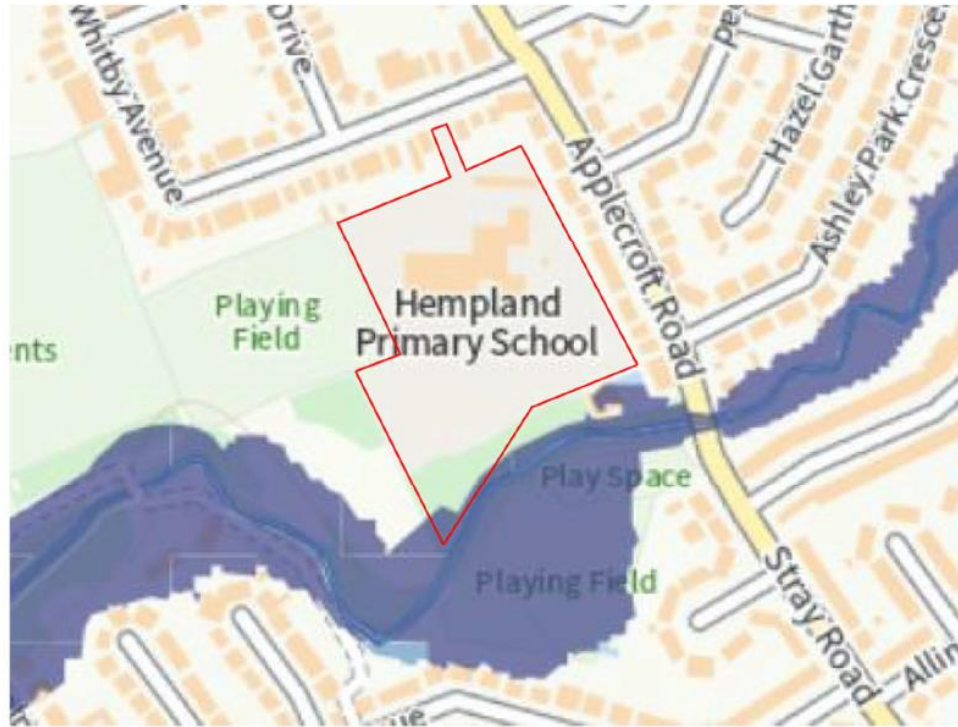


DRAINAGE AND FLOOD RISK

- 8.137 Adopted Local Plan Policy GP15a states that all applications in the low-medium risk or high-risk areas should submit a Flood Risk Assessment (FRA) providing an assessment of additional risk arising from the proposal and the measures proposed to deal with these effects.
- 8.138 Emerging Policy ENV4 states that new development shall not be subject to unacceptable flood risk and shall be designed and constructed in such a way that mitigates against current and future flood events. An assessment of whether proposed development is likely to be affected by flooding and whether it will increase flood risk locally and elsewhere in the catchment must be undertaken.
- 8.139 Emerging policy ENV5 relates to Sustainable Drainage, It states for all development on brownfield sites, surface water flow shall be restricted to 70% of the existing runoff rate (i.e. 30% reduction in existing runoff), unless it can demonstrated that it is not reasonably practicable to achieve this reduction in runoff.

Flooding from rivers and sea

- 8.140 The site is mostly within Flood Zone 1, meaning that it is at the least likelihood of flooding. A small part of the site to the south adjacent to the river is designated as Flood Zone 3, however no works are proposed in this designated area. Notwithstanding Flood Zone designations, a Flood Risk Assessment is still required by virtue of the site being more than 1ha in size.



Extent of flooding from rivers or the sea

● High ● Medium ● Low ● Very low ⊕ Location you selected

FLOODING FROM RIVERS AND SEA

8.141 *Surface Water Flooding* Additionally, most of the application site is a Very Low Risk of surface water flooding, with no areas identified within the site being at low/medium/high risk.



Extent of flooding from surface water

● High ● Medium ● Low ○ Very low ⊕ Location you selected

FLOODING FROM SURFACE WATER

- 8.142 A Flood Risk Assessment was carried out by Mott Macdonald to confirm the risk of flooding and advise regarding design parameters. This report confirms that:
- due to the reduction in build footprint, there will be a reduction in runoff profile of the site.
 - SUDS should be considered as a primary means of collection of surface water runoff as various means are viable.
 - Raised floor levels will not be required for the building to tackle flood risk, given the safe site characteristics identified.

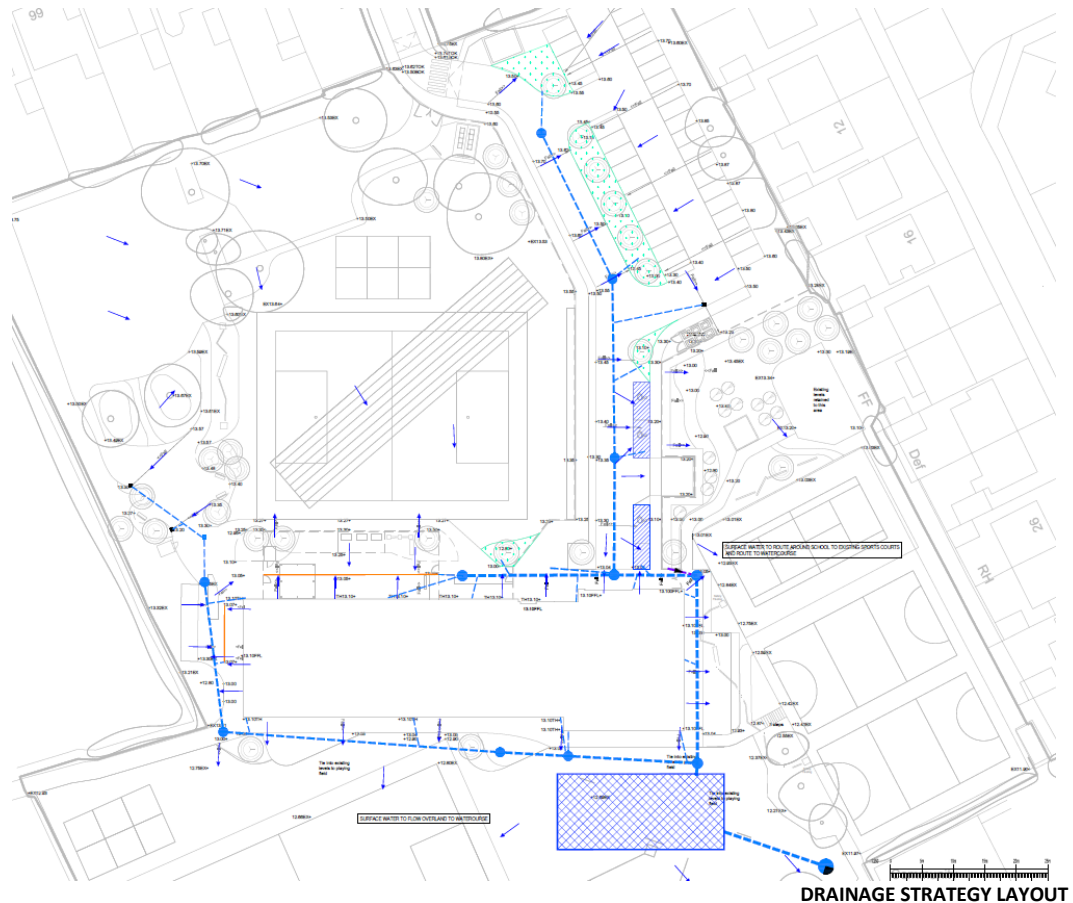
SUDS/Drainage Strategy

- 8.143 A detailed drainage strategy has been developed for this site which considers and incorporates SUDS. This has been prepared while in dialogue with Yorkshire Water and the CYC Flood Risk Manager. Detailed drainage advice was provided as part of the pre-application submission. This is provided in the table below and commented upon in the right hand column.

PRE-APP ADVICE	RESPONSE
The foul drainage solution should be in accordance with the requirements of Yorkshire Water and surface water in accordance with the City Council's Sustainable Drainage Systems Guidance for Developers where in the first instance infiltration methods must be explored by way of carrying out site specific infiltration testing to BRE Digest 365 (2016) which must be witnessed by the Council's Flood Risk Engineer, should be carried out prior to determination of the application and cannot be conditioned. This testing must be site specific and BGS survey data will not be permitted.	See Drainage Strategy Section 2.1.6.4 Infiltration has been discounted due to the presence of clay on site. A representative from City of York Council has attended site and confirmed that soakaway tests will not be required for planning as soakaways are not viable on the site.
With regards to existing connected impermeable areas, to agree a permitted surface water discharge rate, these must be proven to connect by way of carrying out site specific CCTV/Dye survey. This should be done prior to determination of the application. The drainage information will be submitted for comment to the Environment Agency, Yorkshire Water and the York Consortium of Internal Drainage Boards.	A CCTV survey has been undertaken to confirm the condition of existing drainage on site. This information is provided with this planning application.
As the existing building will not be demolished until the new building has been constructed the drainage details should indicate the phasing of the various drainage works/alterations and highlight that this will not have any significant impacts on foul and surface water drainage infrastructure.	The proposed drainage layout can be implemented without relying on the demolition of the existing building. Please see Section 4.1.7 of the Drainage Strategy

- 8.144 The drainage solution has interrogated and applied the drainage hierarchy, while also ensuring that a safe school drainage design is created. The proposed surface water scheme includes the use of 3no rain gardens to collect surface water from external areas where levels allow. The surface water is proposed to discharge to Tang Hall Beck utilising the existing 300mm diameter connection if in suitable condition. The discharge rate to proposed to be limited to 47 l/s by the use of a hydrobrake flow control as this rate is less than 70% of the existing brownfield rate (+ climate change allowance) and allows the existing 300mm diameter pipe to be utilised.

- 8.145 Approximately 241.7m³ of below ground attenuation storage is required to meet the proposed discharge rate. It is proposed that the storage is provided in a geocellular attenuation tank in the space between the proposed building and the watercourse.
- 8.146 This design exceeds the 30% requirement as set out in Emerging Policy ENV5. This will be a demonstrable enhancement to drainage across the site and wider area.



CONSTRUCTION

- 8.147 It was advised during pre-application stages that a detailed CEMP must be provided with detailed measures. A CEMP forms part of the planning application which includes:

- Construction routes
- Hours of operation.
- Swept path analysis.
- Site logistics.
- Foundation detail.
- Control of dust and noise.
- Considerate Constructors Scheme.
- Neighbour consultation.
- Details of staff personnel.

- 8.148 The provision of this CEMP is provided up front to 1) inform the LPA and residents of the safe construction practices being proposed and 2) to avoid this condition being attached as precommencement.

9.0 SUMMARY AND CONCLUSIONS

9.1 Full planning permission is sought in respect of the following development.

Demolition of existing buildings and construction of a part one, part-two storey SEND school with associated landscaping, MUGA, playspace and parking.

9.2 This project is funded by the Dept for Education under the DFE MMC Offsite Framework (School Rebuild Programme) and will be delivered by the chosen contractor ISG Construction Limited, a specialist education contractor who are responsible for securing planning permission and implementing the scheme.

9.3 The site is Hempland Primary School, an existing two-form entry primary school (420 pupils), operated by the Pathfinder Multi Academy Trust. The school currently operates from one main building which sits centrally on site, in a part one, part two storey development which has been extended on several occasions since its establishment in the 1960s.

9.4 The existing school buildings are failing in several locations and have come to the end of their functional life. Accordingly, planning permission is sought for the redevelopment of the school site, with all buildings demolished. A new two storey school block is proposed within the centre of the site. The school will benefit from a new northern playing field to compensate for the reduction in playing field to the south.



VIEW OF NEW SCHOOL FROM NORTH PLAYING FIELD

9.5 An uplift and upgrade in vehicle and cycle parking is proposed to benefit both staff, visitors and servicing, with a new car park to the north-east of the site. New and enhanced play spaces will be created throughout to benefit pupils. A substantial new landscaping scheme also forms part of this development.

9.6 The development will be Net Zero Carbon in Operation, will deliver an uplift in Urban Greening Factor and will deliver Biodiversity Net Gain of over 8%.

9.7 This proposal will not increase capacity, with a two-form entry primary school maintained on site. The school will remain in operation while the development is carried out in phases. Once the new building is erected, the school will transfer to the new building, with demolition and landscaping then taking place.

9.8 A full assessment of the proposals has been made against existing national and local planning policies and is considered to be compliant. In accordance with section 38(6) of the Planning and Compulsory Purchase Act (2004) and the presumption in favour of sustainable development supported in national and local planning policy, this planning application should therefore be approved.

APPENDIX ONE

CYC PRE-APPLICATION ADVICE NOTE 5.7.22

1

DRAFT RESPONSE**22/00339/PREAPP – HEMPLAND PRIMARY SCHOOL**

I am writing to confirm the Local Planning Authority's planning position with regard to the proposed demolition and replacement of Hempland County Primary School in accordance with the proposed site plan Design Control Option 0102 rev P9.

The Site and Surroundings

The site is approximately 2.2 hectares in area and is located within a suburban residential area approximately 2 km northeast of the city centre. The area bounding the school to the north and east contains low density housing. The area to the south and west consists of open space. A beck runs along the southern boundary of the school grounds. The site is not located in a conservation area or within the Green Belt. The southern edge of the site is within Flood Zones 2 and 3 (medium and high risk).

The site existing school buildings are within the northern area of the site with associated parking and hard surfaced areas. The south of the site mainly comprises a grass playing field with a wooded area to the southern boundary.

Description of Development

It is proposed to redevelop the site to provide a replacement school. The proposed building would be two storeys in height with a flat roof design. It would be located immediately to the south of the existing school. It would be necessary to retain the existing school building on the site whilst the new school is constructed.

Once the new school is completed a small grassed area will be re-located to the north of the site to compensate for the loss of part of the playing field land. The outdoor court areas will largely remain as existing. Car parking will be located to the north-east of the site and in front of the school.

Review of Planning History

The planning history of the site since the late 1990's includes minor alterations and works including fencing, extensions and freestanding canopies.

Planning Policy

Key policies are as follows:

Relevant sections of the National Planning Policy Framework

8. Promoting healthy and safe communities.
9. Promoting Sustainable Transport.
12. Achieving well Designed Places.
14. Climate change and Flooding.
15. Conserving and Enhancing the Natural Environment.

Publication Draft Local Plan 2018

5.4 The Publication Draft Local Plan 2018 ('2018 Draft Plan') was submitted for examination on 25 May 2018. Phase 1 of the hearings into the examination of the Local Plan took place in December 2019. In accordance with paragraph 48 of the NPPF the 2018 Draft Plan policies can be afforded weight according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the previous NPPF published in March 2012. (NB: Under transitional arrangements plans submitted for examination before 24 January 2019 will be assessed against the 2012 NPPF).

Key policies:

D1 Placemaking

D2 Landscape and Setting.
D11 Alterations and Extensions to Buildings.
G11 Green Infrastructure.
G12 Biodiversity and Access to Nature.
G14 Trees and Hedgerows.
G15 Protection of Open space and Playing Fields.
CC1 Renewable and Low Carbon Energy Generation and Storage
CC2 Sustainable Design and Construction of New Development
ENV2 Managing Environmental Quality.
ENV4 Flood Risk.
ENV5 Sustainable Drainage.
T1 Sustainable Access.
ED6 Pre-School, Primary and Secondary Education.

Local Plan Proposals Map (North)

The School and grounds are indicated as an Existing Educational Establishment (including Playing Fields). The open land to the south and west is annotated as existing open space. Other land in the vicinity is white land. The site is not in the Green Belt.

Planning Policy Analysis and Planning Issues/Objectives

Design and Appearance

The proposal does not include elevation details and as such it is not possible to comment on the external details of the building. In respect to design issues in general, there is some concern regarding the proximity of the south-west elevation to the site boundary and adjacent fields. It would be preferable if additional space were retained to the site boundary to allow the impact of the building on the adjacent public open space to be softened by planting. It is understood that the proposed building is to have a flat roof – the detailing of this should be carefully considered to avoid the building appearing unduly utilitarian. As the new school building would sit within and adjacent to a mainly landscaped area the incorporation of timber cladding could be a suitable approach on some elevations, particularly close to the western boundary of the site.

It is noted that existing trees within the site would generally be retained.

Archaeology

The Council's Archaeologist has confirmed that we would not require the application to be accompanied by any archaeological reports.

Sustainability

It should be clearly indicated why it would not be more efficient and appropriate to renovate the existing building. Policy CC2 (sustainable Design and Construction of New Development) of the emerging Local Plan requires all new non-residential buildings with a total internal floor area of 100 sqm to achieve BREEAM Excellent (or equivalent).

Provision should be made for good quality covered and secure cycle parking. The re-use of surface water falling on roofs etc. should be explored.

In respect to vehicle charging points and cabling regard will need to be had to Approved Document S of the National Building Regulations. The Council's own planning standards require 5 percent of parking spaces to have sole access to a recharging point. This figure is rounded up so that a 26 space car park would require 2 charging points and 11 spaces 1 charging point.

Access and Parking

It is noted that vehicular access arrangements to Whitby Avenue will remain as existing as will the pedestrian access from the west. The Council's parking standards for schools and nurseries are set out in appendix E of the 2005 Development Control Local Plan. The car parking standards are 2 spaces per 3 staff. Visitor spaces standards are 1 space per 9 pupils for nursery and 1 space per 45 children for primary. Minimum cycle parking standards are 1 space per 45 pupils for nursery and 1 space per 10 pupils for primary. For staff it is indicated as 2 spaces per 3 staff.

As part of the submission it should be indicated what work has been undertaken to reduce the need for staff and children to travel to the school by car.

Obviously the development is significant in scale and has logistical complication due to the need to operate at a time that the existing building is operational. It is considered that the implications of this on

highway safety and highway movement and the convenience of neighbours will be a material consideration of the application. It is considered that this matter should be addressed as part of the application submission. The precise details could be covered by a condition, however, it would need to be clear that the site can be re-developed in a way that would not have safety implications or create unacceptable conditions on the highway or unduly harm neighbours' living conditions.

I do not have information regarding turning provision for large vehicles such as coaches, delivery lorries or bin lorries to visit the site and turn within it. The application should show how these matters will be suitably addressed.

Because the proposal relates to a replacement school building of a similar scale, an extended Design and Access Statement will suffice rather than a full Traffic Impact Assessment. A Travel Plan will be required to accompany the application.

Sports Provision

It is noted that Sport England do not object to the revised layout, although raise questions regarding community use and use during construction. Policy ED8 (Community Access to Sports and Cultural Facilities on Education Sites) of the emerging Local Plan states that community use will be expected and should be incorporated into the design so that it allows for and optimises potential use.

I think it would be reasonable in the physical design of the site and buildings to have regard to the potential that there could be future community use of the site. If the school do not currently wish to provide for community use it would be helpful if the application could include details of suitable alternative sports and community provision in the locality, including information regarding spare capacity.

Residential Amenity/Lighting

It is acknowledged that the school exists and the proposal does not intend to significantly increase pupil numbers. In respect to the proposed building, there would appear sufficient separation to surrounding homes and gardens to avoid any significant harm in respect to privacy, outlook or overshadowing.

The layout does not introduce significant new hard surfaced play areas or courts close to boundaries. It would not be expected that the new grass sports area to the north of the site would be so intensively used to create concerns.

The proposed parking area at the north-east of the site is for staff parking and as such should not have significant levels of coming and going through the day. It would though be worth exploring options for introducing suitable planting within the vicinity of the parking area to help enhance visual amenity and secure wider ecological gains.

Details of any proposed external lighting scheme should be submitted with the application to assess the impact upon neighbouring occupiers.

Drainage/Flood Risk

The foul drainage solution should be in accordance with the requirements of Yorkshire Water and surface water in accordance with the City Council's Sustainable Drainage Systems Guidance for Developers where in the first instance infiltration methods must be explored by way of carrying out site specific infiltration testing to BRE Digest 365 (2016) which must be witnessed by the Council's Flood Risk Engineer, should be carried out prior to determination of the application and cannot be conditioned. This testing must be site specific and BGS survey data will not be permitted.

With regards to existing connected impermeable areas, to agree a permitted surface water discharge rate, these must be proven to connect by way of carrying out site specific CCTV/Dye survey. This should be done prior to determination of the application. The drainage information will be submitted for comment to the Environment Agency, Yorkshire Water and the York Consortium of Internal Drainage Boards.

As the existing building will not be demolished until the new building has been constructed the drainage details should indicate the phasing of the various drainage works/alterations and highlight that this will not have any significant impacts on foul and surface water drainage infrastructure.

Landscape

Where trees are removed replacements should be provided on site. There is no record of Tree Preservation Orders within the grounds. Existing trees should be shown on the site plan. It would be helpful to

indicate new areas of planting on the landscape plan though the specific details could be dealt with by condition.

Environmental Protection and Land Contamination

The City Council's Public Protection Team have raised the following matters:

Noise

The building should have appropriate sound insulation and plant and machinery should be designed and located to ensure that noise from the use does not cause any adverse impact to residential uses. A noise assessment should be submitted with any application taking account of BS4142:2014 as well as considering BS8233:2014 and WHO guidelines on community noise for nearby residential use.

Construction Noise and Dust

As there are residential properties close to the proposed site we would recommend that controls are put in place to minimise noise, vibration and dust during any demolition and construction.

Land Contamination

An appropriate contamination assessment should be submitted with the planning application. As a minimum, we would expect the contamination assessment to include a Phase 1 Report (comprising a desk study, a site walkover survey and a preliminary risk assessment). Please note that this should be undertaken by a competent person with a recognised relevant qualification and sufficient experience in contaminated land i.e. an environmental consultant. Further information can be found in the Yorkshire and Lincolnshire Pollution Advisory Group's guidance for 'Development on Land Affected by Contamination', which is available to download from the council's website

<https://www.york.gov.uk/contaminated-land/contaminated-land-planningapplications>.

Odour

If the proposal includes a commercial kitchen there shall be adequate facilities for the treatment and extraction of cooking odours.

A condition would typically require details of the extraction plant or machinery and any filtration system required shall be submitted to the local planning authority for written approval.

Ecology

The City Ecologist has submitted the following comments:

It is recommended that the application site and an appropriate buffer are subject to a Preliminary Ecological Appraisal (PEA). The PEA should be carried out in accordance with current guidance (Chartered Institute of Ecology and Environmental Management (December 2017): Guidelines for Preliminary Ecological Appraisals – second edition). The PEA (and any subsequent surveys) should be undertaken by qualified professionals, experienced in ecological survey, with an understanding of nature conservation legislation and planning and recognised by a relevant professional body such as the Chartered Institute of Ecology and Environmental Management (CIEEM).

The PEA will make recommendations for design options to avoid significant effects on important ecological features, identify mitigation measures as far as possible and identify enhancement opportunities. In addition, the PEA should identify where further surveys for specific habitats and/or species are required. For example, if the existing buildings and/or trees on site are found to offer suitable features for roosting bats, further dusk emergence and/or dawn re-entry surveys will be needed to identify the presence/absence of roosting bats.

Habitats outside the redline boundary may also need to be considered and assessed for their ecological value. Due to the close proximity of Tang Hall Beck, this area should be included within the initial surveys to ensure all potential impacts of the proposed development on this valuable habitat are assessed.

The findings of any additional surveys, beyond the PEA, should be provided with the final application as the information collected and any subsequent recommendations will be used to inform ecology planning conditions.

Biodiversity Net Gain (BNG)

It should be noted that the development will be required to provide biodiversity enhancements; in accordance with Paragraph 174 (d) of the NPPF (2021) developments should enhance the biodiversity and wildlife interest of the area, enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures.

At present, values for required BNG have not been set; however, achieving 10% BNG, or as close to this value as possible is considered good practice. The applicant should work with an ecologist to ensure design and planting schemes are developed with the aim of reaching 10% BNG.

From a review of the information provided it is recommended that the applicant works to retain and enhance the existing valuable habitats on site, such as the southern belt of trees, and also works to incorporate new ecological enhancements into the proposed 'green' areas, such as the garden to the east of the new school building. The final scheme of enhancements should be informed by the data collected through ecological survey work, with the aim of providing tailored improvements rather than generic recommendations.

Guidance on BNG is available in the Baker, J., et al 2019 publication Biodiversity Net Gain: Good Practice Principles for Development, with further information provided by Natural England

Construction Environmental Management Plan (CEMP)

Due to the close proximity of value habitats to the south of the application site, including; Tang Hall Beck, the woodland belt, Heworth Stray and the Green Infrastructure Corridor, the provision of a CEMP will be a likely condition if planning permission is granted. The CEMP should be used to facilitate the protection of notable/sensitive ecological features and habitats on the application site and within the local area.

Lighting Scheme

Any lighting scheme should be ecologically sensitive. When designing external lighting its potential impacts on light sensitive species should be

taken into account. Advice on lighting design for light sensitive species is available from the Bat Conservation Trust.

Public Consultation

A Statement of Community Involvement should be submitted with the planning application. This should include a summary of consultation undertaken and feedback on the proposals showing how issues have been addressed. This exercise usually includes the notification of Ward Members and a presentation of the scheme to the public.

Submission Documents

The range and scope of the planning application submissions which will be required in support of a full planning application includes:

- Proposed and existing plans and elevations.
- Design and Access Statement (to explain the need for and benefits of the scheme)
- Tree Survey and Landscape Plan
- Construction Management Plan including traffic movement.
- Updated Travel Plan
- Land Contamination - Phase 1 Report.
- Noise Assessment
- Drainage Strategy and Flood Risk Assessment;
- Sustainability Statement
- Preliminary Ecological Appraisal (PEA)
- Assessment of alternative local sport and community provision.
- Results from Public Consultation

Conclusion

The proposal is consistent with the land use of the site and would not when completed significantly increase activity levels or comings and goings. The Local Planning Authority is supportive of proposals to improve educational provision, however, the scheme does not include sufficient detail to fully assess whether officers consider it is likely to be recommended for approval.

It is considered that a number of matters are outstanding and the following issues, particularly, still need clarifying/justifying should an application be submitted:

- Is the demolition and re-development acceptable when considering sustainable construction methods?
- Are elevation details, materials and distances to the western boundary acceptable?
- Has safe and positive pedestrian and cycle movement been placed at the heart of the proposal?
- Has it been shown that the new school can be constructed at the same time that the existing school is operational without impacting on highway safety, pupil safety and neighbour amenity?
- Is it acceptable to disregard policy requirements relating to community use?

Please note that the views given above are at this stage informal, based on information provided and represent an officer opinion only, they cannot therefore be taken to influence or bind the Council on any future planning application.

Neil Massey

APPENDIX TWO

CYC PRE-APPLICATION MEETING MINUTES 20.7.22



NTA PLANNING LLP
TOWN PLANNING CONSULTANTS

TELECON WITH NEIL MASSEY (CITY OF YORK COUNCIL)
20.7.22 @ 12 NOON ON MS TEAMS

Generally positive meeting with helpful advice

LPA will not require a further pre-app submission from appointed contractor. Once the plans/elevations have been developed and supported by the school, send to LPA officer for informal comment before we go to public consultation with cllrs and residents. We agreed that a further pre-app stage would not be necessary and that he could provide informal comments on site plans and building appearance informally.

Given the nature of the DFE new developments (zero carbon, etc), BREEAM can be omitted from the planning application pack, but Planning Statement should clearly make the case as to how the development will meet equivalent BREEAM standards.

Design – Building Corner - NM advised that the south-west corner and west elevations will need to be softened as this view will be seen from the wider landscape to the south and west. Focus should be on softening this corner.

Design - Cladding - NM is not against colour for the elevations, but did suggest that it is not too extreme given the site context. He would be happy with a timber-like cladding panel rather than natural timber.

Design - CGIs - Visuals to be provided for front of building, but also from the playing field to the south/SW.

Sport England – NM advised complying with their position to avoid a contentious planning app.

EIA Screening will be required as development is more than 1ha. NTA to submit EIA Screening once design has been developed and we are to go public with the scheme for consultation.

Policies - Draft policies are given some weight, but the NPPF and 2005 Local Plan are still given full weight. Weight should still be given to the 2018 Draft Local Plan.

Trees - Boundary trees should be protected, as should Grade A trees within the site. Tree loss should be reprovided 1:1 (this is not a policy, but cllrs commonly look at tree replacement in figures which can cause issues at committee.

Committee - it is important to demonstrate the sustainable and ecological benefits of this development as this is of interest to councillors.

Parking – increase in parking is not resisted to bring it closer to realistic needs. We do not need to provide the max parking standard according to policy, but should meet the needs of staff and visitors to prevent on-street pressures. I think you should refer to a need to understand current issues regarding parking and drop off/collection in the immediate residential area and outline how the scheme will impact on this - whilst also promoting pedestrian and cycle travel.

Public consultation exercise is welcomed – Many residents are elderly and will have concerns about noise, traffic and construction.

Community Use – is a topic which needs to be addressed. He mentioned that there may not be appetite for it from the school, but he will need to address it.

- o We should consult with residents if there is interest as part of the consultation.

- o We should also consider alternative sites in the area where community use (such as sports centres) is already provided, therefore negating the need for community use.
- o I think should also design the site (particularly the ability for external access to sports hall and changing rooms/toilets) so does not prohibit community use in the future.

The school may already rent the space for community use, but not in a formal way agreed with the council. NTA to query this with the school at the next School Engagement Meeting.

Drainage - Important to liaise with Yorkshire Water and CYC Flood Risk manager at an early stage. If soakaways not used need to show that they are not viable – CYC Flood risk manager will want to witness test. Reducing surface water run-off rates a key priority in the city.

APPENDIX THREE

CYC PRE-APPLICATION ADVICE 23.6.23

From: Massey, Neil <Neil.Massey@york.gov.uk>
Sent: Friday, June 23, 2023 12:11 PM
To: Brian Kavanagh <bk@ntaplanning.co.uk>
Subject: RE: Hempland Primary School | 22/00339/PREAPP

Hi Brian

Thank you for sending through the details.

I think my views would be pretty much the same as raised previously.

I think the main entrance section of the building is reasonably attractive, though much of the rest is fairly utilitarian in appearance. As discussed previously, I think the key public view is from the open land to the west and south-west. If there was scope for some tree planting near the perimeter here it would be helpful. Some planting should grow to be a height to break the long and uniform roof line and ideally should include appropriate evergreen species. I think I would be looking to state that though functional in appearance it is for the most part a fairly quiet and low-key building and its scale and impact would be broken up by planting when viewed from public land. It might be helpful to include a 'before and after' photomontage of the view of the school from the open space to the west to indicate how 'dominant' it would be when viewed from here and how the colours of the cladding and windows would relate to their surroundings.

In terms of the interior layout, is there scope to design it so that after hours the main halls can be accessed without entering the rest of the school and users have access to a unisex/disabled toilet? This would be helpful when looking at policy issues in regard to the potential for community use.

In respect to highways issues I think you'll need to show that you have maximised opportunities to make it convenient to travel to the school on foot or by bike, but will also need to look at the issue of car parking and ensure that the levels of provision are reasonable taking account of the needs of the school, council standards, desire not to encourage car use and any parking issues on nearby streets.

I hope this is of assistance.

Regards

Neil

Neil Massey | Planning Officer
Work Days: Monday, Tuesday and Friday.

Where possible please include the planning reference on emails.

t: 01904 551352 | e: neil.massey@york.gov.uk
Economy and Place Directorate
City of York Council: 01904 551550
email: planning.enquiries@york.gov.uk

APPENDIX FOUR

SPORT ENGLAND RESPONSE 10.3.22

From: Sharron Wilkinson <Sharron.Wilkinson@sportengland.org>
Sent: Thursday, March 10, 2022 3:48 PM
To: William Whiting <William.Whiting@mottmac.com>
Subject: Sport England Ref: PA/22/Y/YC/60947 - New school build development at Hempland Primary School, Heworth, York

Dear Will Whiting

Thank you for consulting Sport England on the above pre-application proposal.

Sport England –Statutory Role and Policy

The site is considered to constitute playing field therefore Sport England advises that this proposal would require statutory consultation, under the terms of the Town and Country Planning (Development Management Procedure) (England) Order 2015, at the formal planning application stage.

Sport England considers proposals affecting playing fields in light of the National Planning Policy Framework (NPPF) (in particular paragraph 99 and the presumption that playing fields should not be built on) and against its own playing fields policy, which is presented within its 'Playing Fields Policy and Guidance Document:' www.sportengland.org/playingfieldspolicy

Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of all/part of a playing field unless one or more of the five exceptions stated in its policy apply (listed below).

Sport England Policy Exceptions	
E1	A robust and up to date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.
E2	The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.
E3	The proposed development affects only land incapable of forming part of a playing pitch and does not: <ul style="list-style-type: none"> ▪ reduce the size of any playing pitch; ▪ result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas); ▪ reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality; ▪ result in the loss of other sporting provision or ancillary facilities on the site; or ▪ prejudice the use of any remaining areas of playing field on the site.
E4	The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field: <ul style="list-style-type: none"> ▪ of equivalent or better quality, and ▪ of equivalent or greater quantity, and ▪ in a suitable location, and ▪ subject to equivalent or better accessibility and management arrangements.
E5	The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.

The Proposal and Assessment against Sport England Policy

The proposal entails the redevelopment of Hempland Primary School through the construction of a single teaching accommodation block located to the south of the existing teaching blocks. Once occupied, all of the existing buildings on the site would be demolished.

The proposed single block would involve the loss of playing field. The planning definition of playing field is the whole of the site that contains a pitch. Sport England's Playing Fields Policy covers the entire playing field site and not just the areas currently marked out with pitches. This is because playing field is seen as a resource for pitches to be marked out on, repositioned to allow areas of the playing field to rest from over play, and to change from one pitch sport type to another to meet demand. The site contains football and athletics.

The proposed scheme would result in the loss of approximately 0.17 hectares of playing field. The google earth image below shows that in 2014 part of the land to be lost has been marked out with two football pitches and their associated safety runoff margins. The playing field is also registered in Sport England's Active Places Power Database as providing grass junior football pitches.



From the information submitted with the pre-application enquiry it is unclear whether the redevelopment of the school would also result in the loss of existing internal sports facilities from the site.

York City is currently updating its Playing Pitch Strategy (PPS). It is unlikely that a surplus of playing field in the area can be demonstrated at the present time to meet exception E1. Therefore, E4 should be explored to create new playing field. To meet E4, replacement must represent a genuine replacement i.e. creation of a new playing field. Improvements to existing playing field do not represent a genuine replacement because the quantity element of the exception has not been addressed only the quality element. The quantity element can be addressed by bringing into use areas of an existing playing field that are currently incapable of supporting a pitch or pitches without significant works, or creating new playing field on land that is not currently playing field. These areas must be assessed by a suitably qualified sports turf specialist/agronomist to provide the evidence required to show these areas will represent a genuine replacement of playing field.

From the information available Sport England cannot find any reference to the playing field being replaced. The Design Control Option Drawing No: 3047-54-RCA-00-00-DR-A-0102 Rev P5 and the text in your covering email does indicate the following new sports facilities proposed as part of this redevelopment scheme: two hardcourts measuring some 21.4 metres x 37 metres. However, these facilities would not meet exception E4 as they are not grass playing field.

Paragraph 99 also states that existing sports and recreational buildings should not be built on unless the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. In view of the above, the current proposal would not meet any of the exceptions in Sport England's Playing Field Policy as overall the proposal would represent a loss of playing field and (maybe) internal sports facilities in terms of quantity and quality compared to existing. As such the proposal would be contrary to paragraph 99 of the NPPF and to Development Plan policy. Therefore, as the proposal currently stands Sport England would be minded to raise an objection if we were formally consulted on the planning application.

Possible Resolution

In order to avoid an objection from Sport England the applicant should address the following matters:

1. Provide an equivalent amount of playing field as existing and of a quality which is equivalent or better than the existing playing field to be lost.
2. Provide an equivalent amount of internal sports facilities as existing and of a quality which is equivalent or better than the existing.
3. Provide a formal CUA for all the proposed and retained sports facilities on the site.
4. Provide further details on the continuity of use of the indoor and outdoor sports facilities for the school and any community use during the construction phase.

Replacement Playing Field

A possible resolution could be for the area of land shown as hard play area (see below) to form part of the replacement playing field with any trees/vegetation in this area to be removed to form a continuous field. A replacement tree planting scheme could be provided elsewhere within existing landscaped areas of the site.



In order for the qualitative aspect to exception 4 to be met the area of new playing field must be of at least the same quality. Sport England would seek the imposition of conditions relating to the qualitative aspect when the application was formally submitted which is explained further in the link below:

https://sportengland-production-files.s3.eu-west-2.amazonaws.com/s3fs-public/equivalent-quality-assessment-of-playing-fields-briefing-note.pdf?otW_LLi0FixRqExiAuzHXdiyKW9mHvcr

To ensure that the quality of the playing field is equivalent or better, Sport England would expect its model planning conditions 10a and 10b to be attached to the decision notice - https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport?section=planning_applications.

Sports Hall

As set out above, the situation with regards to the loss of the existing sports hall has been explained. Further information is required on the proposed sports hall. Any new facilities should be built in accordance with Sport England's technical guidance notes, copies of which can be found at:

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Community Use Agreement (CUA)

Since new school developments such as this are built with public money it is reasonable to expect the sports facilities they contain should be available for (managed) community use. At present Sport England's Active Places Power Database suggests none of the school's sports facilities are available for community use. Sport England would wish to see this changed as part of the school's redevelopment would expect the school's design and layout to facilitate managed community access. The Design and Access Statement submitted in support of any forthcoming application should detail what indoor and outdoor sports facilities are being made available for community use and how the building design and site layout relates to the offer.

The link below contains a template CUA produced by Sport England. A further condition (model condition 16) would also be sought if there is no formal community use agreement already in place at the site - https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport?section=planning_applications.

Construction Phase

It is unclear from the option provided how sport activities can and would be accommodated during the construction period, so a continuity of use scheme would be required. Any contractors compound should be shown on the plans and should be located outside of the existing playing field. It would assist at the planning application stage if a phasing programme is provided to ascertain when the existing school blocks would be demolished and when the new sports facilities would be available for use. Please note that the above resolutions are suggestions only and Sport England would consider other proposals that meet our Playing Fields Policy.

Sport England would be pleased to comment on further information/amended plans/documentation that address the issues outlined above.

Sport England reserves the right to object to any subsequent planning application if it does not meet our Planning Fields Policy or Paragraph 99 of the NPPF.

Yours sincerely,

Sharron Wilkinson MRTPI

Planning Manager

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APPENDIX FIVE

SPORT ENGLAND RESPONSE 13.9.22

From: Richard Fordham <Richard.Fordham@sportengland.org>
Sent: Tuesday, September 13, 2022 11:35 AM
To: Brian Kavanagh <bk@ntaplanning.co.uk>
Subject: Sport England Ref: PA/22/Y/YC/60947 - New school build development at Hempland Primary School, Heworth, York

Dear Brian,

Thank you for your email and attachment of the 31 August 2022 (copy attached for ease of reference) in response to Sport England's comments of the 15 August 2022 (copy below).

The amended proposal now shows and a new area of playing field (annotated as 13 on the landscape plan) will be provided to the north of the new school. This will accommodate a U7/U8 pitch along with a running track and training grids. It is noted that the formal planning submission will be accompanied by a Turf Grass Agronomist Report to ensure that the new area of playing field will be fit for purpose.

The new revised proposal has the potential to meet exception E4 of Sport England's Playing Fields Policy and as such, we would be minded to have no objection to the proposal, subject to any comments received from the Football Foundation.

In any formal planning application consultation, Sport England will seek the views of the relevant National Governing Bodies for Sport. These Governing Bodies act as Sport England's technical advisors in respect of their sport and their sport facilities. In the case of this proposal, Sport England would seek the views of the Football Foundation (FF) who provide comments on behalf of the Football Association.

Now that you have a proposal that has the potential to meet E4, Sport England would advise you to share these with the FF. Sport England keeps pre application enquiries confidential, therefore we have not sought their views. If you would like Sport England to seek their views on the most recent proposal, please respond given Sport England permission to confidentially seek their views on the proposal.

Please note that Sport England reserves the right to object to any planning application if we do not consider that it meets our Playing Fields Policy or paragraph 99 of the NPPF.

Your sincerely,

R. Fordham
Richard Fordham BA(Hons), DipTP, MTP, MRTPI, AIPROW
Planning Manager
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APPENDIX SIX

SPORT ENGLAND RESPONSE 27.9.22

From: Richard Fordham <Richard.Fordham@sportengland.org>
Sent: Tuesday, September 27, 2022 11:37 AM
To: 'bk@ntaplanning.co.uk'
Subject: Sport England Ref: PA/22/Y/YC/60947 - New school build development at Hempland Primary School, Heworth, York

Dear Brian,

Thank you for your email of the 13 September 2022 (copy attached for ease of reference) giving Sport England permission to confidentially seek the views of the Football Foundation (FF), following Sport England's comments of the 13 September 2022 (copy below).

The FF provide comments on behalf of the Football Association and act as Sport England's technical advisors in respect of their sport and their sport facilities. The comments of the FF have been summarised as:

- *FF has no challenges to the proposal, which would see a net increase in playing field land.*
- *FF advice on the design of the replacement playing field:*
 - *Design - A qualified and suitably experienced sports turf consultant, agronomist, soil scientist or land drainage engineer must be employed to carry out a feasibility study, design and specification of the Natural Turf Pitches.*
 - *Construction –The construction of Natural Turf Pitches should be project managed and/or signed off by the same registered agronomist or sports turf consultant that produced the design. The pitches should be constructed by a specialist pitch contractor and not a general civil engineering contractor.*
 - *Quality – Pitches should pass a PQS assessment to a 'Good' standard for football as defined by the Grounds Management Association (GMA) Pitch Grading Framework before they are used. The assessment should be carried out, by the site owner/operator/maintainer via the Football Foundation's PitchPower app. The on-going quality of the pitch/es should then be tracked using the PitchPower app twice a year. Please follow this link to PitchPower <https://footballfoundation.org.uk/pitchpower/how-it-works>*
 - *Maintenance - In order to keep the quality of the pitches, an appropriate maintenance programme is agreed in-line with the design consultant recommendations. A 12-month defect period which includes contractor led/priced maintenance should be included within the construction contract.*
 - *Dimensions – As proposed, the pitch should meet FA recommended dimensions with run-off areas: Mini-Soccer U7 and U8 (5v5) 37 x 27m (43 x 33m including safety run-off area).*
- *Consideration should be given to how potential community users (and pupils) might easily access toilet provision whilst using the pitches, without having to travel fully through the school building.*
- *North Riding Football Association affiliation data does not identify any football community users of the site. Community use could service use by local clubs Elmpark (2 teams) and Huntington Rovers (26 teams), though both are based at their own sites.*

As can be seen from the comments of the FF above, they have not raised any fundamental concerns. They have provided guidance on the design of the replacement playing field, including details of how this should be managed. The Turf Grass Agronomist report will be able to address and incorporate the FF's comments in respect of the new area of playing field.

The FF have raised a comment in respect of how community users will access toilet provision when using the site without having to travel fully through the building and it would be worth addressing this matter in the formal planning submission.

Finally, the FF have made reference to football teams who could make use of the site through a community use agreement. Community use was mentioned in Sport England's representation of the 10 March 2022 (copy below) and this could be secured by way of a planning condition (if the Local Planning Authority were minded to approve the application).

Community use is the managed use of the site by the local community who would pay a reasonable fee to use the facility. The ability to access good pitches within the local community is vital to any sports organisation, yet many clubs struggle to find places to play and train. A large number of sporting facilities are located on school sites and making these available to sports clubs can offer significant benefits to both the school and the local clubs. There is a free online resource from Sport England (Use Our School) that offers further guidance and information for local authorities and other education providers on how to make the best use of school facilities for the benefit of the local community. It is especially useful for those who have responsibility within a school for establishing, sustaining and growing community activity on school sites. 'Use Our School' can be accessed on this [link](#).

In light of the above, and provided the comments made by the FF are addressed in the formal planning submission, the proposal is considered to meet Exception E4 of Sport England's Playing Fields Policy and as such, we would be minded to have **no objection** to the application.

Sport England reserves the right to object to any planning application if we do not consider that it meets our Playing Fields Policy or paragraph 99 of the NPPF.

Your sincerely,

R. Fordham**Richard Fordham BA(Hons), DipTP, MTP, MRTPI, AIPROW**

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APPENDIX SEVEN
RESPONSE TO CONSULTATION COMMENTS (JULY 2023)

HEMPLAND PRIMARY SCHOOL - CONSULTATION FEEDBACK (9.7.23)



WHAT BEST DESCRIBES YOU		
	Number	Percentage
Pupil	1	
Parent	12	
Resident	18	
Staff	0	
Other	3	

DO YOU SUPPORT THE DEMOLITION AND CONSTRUCTION OF NEW SCHOOL BLOCK AT HEMPLAND PRIMARY SCHOOL		
	Number	Percentage
Support	23	
Do not have a view	2	
Do not support	3	

DO YOU LIKE THE DESIGN OF THE PROPOSED DEVELOPMENT		
	Number	Percentage
Like the design	18	
Do not have a view	3	
Do not like the design	4	

COMMENTS/SUGGESTIONS	
Comment	Response
CONSTRUCTION (17)	
<i>My main concern is access of construction vehicles. Parents parking is not very considerate, and I can imagine things being very chaotic and thus having difficulty getting in and out of our properties.</i>	Construction traffic was an understandable concern raised during construction. A detailed Construction Environment Plan accompanies this submission which indicates traffic management procedures.
<i>Main concerns are traffic and potential vandalism.</i>	
<i>Management of the construction process will be a critical issue for a live school in order to minimise disturbance.</i>	A banksman will be on site to manage construction vehicles (and also eradicate illegal parking which could prevent access).
<i>Concern about noise for local residents, vehicle movement in local roads and on Stockton Lane, etc.</i>	
<i>You will do what you want anyway. Out main concern is the traffic during construction and demolition on what is a narrow suburban street.</i>	Construction movements will avoid peak drop-off/pick up hours for obvious reasons. Only one construction delivery will occur at a time, with waiting vehicles parking in a layby on a road several miles away before being called to site.
<i>Construction traffic is of concern. Use of the existing access will be a problem, suggest consideration given to alternative from community centre on Stray Road. I also have a concern re securing of construction materials after hours.</i>	
<i>A point of contact for residents would be useful.</i>	The site will enclosed in security hoarding and locked at night, with all materials away. It is in the contractors' interests that the site is secure.
<i>Concern over noise and disruption to lessons due to the proximity of the two sites. Fee more acoustic insulation could be considered.</i>	This will be provided within the Construction Environment Management Plan
<i>As parents, we are concerned about the amount of noise, but it can't be avoided unfortunately and it's great that the kids can remain on the existing site as this will provide continuity for them in a familiar environment.</i>	As an education specialist who is experienced in working on constrained sites in residential areas, management of noise is a key issue that needs to be dealt with. The Site Manager will be in constant dialogue with the school to ensure that any noisy activities are minimised and outside of their requested time frames (such as during holidays). It is not the intention to have any harmful impact on the pupils education while construction takes place.
<i>My only concern being the disruption to learning in terms of noise during construction. Presumably this has been a big consideration during planning and thoroughly thought through.</i>	
<i>18 month build schedule. <input checked="" type="checkbox"/></i>	Comment welcomed. No response required.
<i>It all seems very well planned and thought out for safety and how it affected residents.</i>	Comment welcomed. No response required.
<i>Re: connection to utilities – very concerned about excavating school driveway adjacent to my property at 74 Whitby Avenue. Liver her for 5 years and in April 2019, without prior warning, the driveway was excavated from 7:30am on a Saturday morning with a mechanical digger and the irritation was excessive and may have caused hairline cracks in my ceilings which I cannot prove. I will certainly be on notice if this is a feature of the new build/demolition. Re-assurances are required.</i>	This local knowledge and advice is welcomed and noted. Should ground works be required adjacent to this property, the contractor will engage with this resident.

COMMENTS/SUGGESTIONS	
Comment	Response
<i>I think a small playground for the whole school is too little for a full year. I am concerned the children will miss essential outdoor time. Could the material be stored in a different place</i>	The design of the proposed development, both during construction and permanent, has been undertaken in constant dialogue with the school who are happy regarding the operational requirements of the school at all stages.
<i>Concern on outdoor play areas not being sufficient during construction – especially during winter.</i>	
Height of fence next to classrooms a worry, blocking light in classrooms.	Hoarding will be 2.4m in height at a distance of 6m from the classrooms, ensuring that light into classrooms will not be impacted.
DESIGN (23)	
<i>All looking good.</i>	Comment welcomed. No response required.
<i>I think you have done a brilliant job with the design. Its more efficient, less sq. footage but classrooms maintained. The timeline for getting the kids in the new school for January 2025 is reassuring.</i>	Comment welcomed. No response required.
<i>Very pleased with proposed layout, eco friendly features and increased sports facility.</i>	Comment welcomed. No response required.
<i>Great addition to the school.</i>	Comment welcomed. No response required.
<i>The proposed design seems adequate and is well produced.</i>	Comment welcomed. No response required.
<i>There has clearly been a good deal of thought that has gone into the planning and scheduling of the works.</i>	Comment welcomed. No response required.
<i>The design looks excellent and there is a bonus of additional green space and green design/operation.</i>	Comment welcomed. No response required.
<i>New building to replace existing. <input checked="" type="checkbox"/> Building finish is easy on the eye <input checked="" type="checkbox"/></i>	Comment welcomed. No response required.
<i>It seems like a well-thought through plan.</i>	Comment welcomed. No response required.
<i>Two storey footprint <input checked="" type="checkbox"/></i>	Comment welcomed. No response required.
<i>Looks well thought out.</i>	Comment welcomed. No response required.
<i>I like the carbon neutral design.</i>	Comment welcomed. No response required.
<i>Cladding is very functional, can anything be attached to be made by children, staff parents, etc?</i>	As can be seen from this feedback, the comments around design have been varied, however there have been more supportive comments of the design than not (72% support)
<i>I think that the look of the proposed building is not very welcoming.</i>	
<i>I don't like the metal cladding personally.</i>	
<i>The design is of poor quality, looking more like a cheap office block than a place which would inspire learning. A higher quality design with a better appeal should be considered – especially one which is more child centred.</i>	The architect has sought to strike a right balance between delivering a contemporary school development to the site, meeting high standards of robustness, while also employing the use of natural colour tones which complement the natural surroundings of the site.

COMMENTS/SUGGESTIONS	
Comment	Response
	Since these comments were received, a more comprehensive review of the materiality proposed has been developed within the Design and Access Statement submitted.
<i>I am also concerned that classrooms are becoming smaller.</i>	The existing school has an inconsistent size of classroom with some larger and some smaller as it has developed over time. In addition to inconsistencies of area, classrooms will have varied qualities in terms of natural light, heat and draughts. The layout of this school will deliver a consistent sized classroom with area, lighting, ventilation, heating and draughts all delivered to the high specifications of the Dept for Education in 2023.
<i>Clean design with additional outside space is a huge positive. Solar panels are an excellent feature as well as the large glass sections for natural light. The safe division of sites is brilliant. Hopefully the project will be delivered on time so pupil disruption is minimised.</i>	Comment welcomed. No response required.
<i>I like the better design of classrooms and teaching facilities</i>	Comment welcomed. No response required.
<i>The school definitely needs replacing. The plans look very good.</i>	Comment welcomed. No response required.
<i>It is good that mechanical ventilation is being installed but what about natural ventilation – functional windows to have proper fresh air. It was a massive let down in Covid time and we could end up needing the same again during the building lifetime.</i>	While the school will be fitted with mechanical ventilation, it will also be able to rely on openable windows and natural ventilation. The Strategy is a mixed mode ventilation strategy with Mechanical Ventilation with Heat Recovery (MVHR) in winter and natural ventilation (non-attenuated cross or side ventilation) in summer.
Better lighting near allotment/entrance path (and any steps to reduce cars)	Improved lighting for this area does not fall under the funding envelope of this project, as the funding supports the replacement of the existing school buildings. As this area is unaffected by the development, funding cannot be drawn down for improvement, however this matter will be passed onto the school to consider independently of this process.
Please do the Eco thing. We like the solar roof. What about a heat pump, rainwater harvesting, swift bricks. All that stuff.	In addition to the solar roof, this will have a green roof beneath. In addition, a variety of SUDS will be employed throughout the site. Bat and bird boxes are also a key part of our proposed landscape strategy to promote biodiversity benefits of the scheme.
TRANSPORT (7)	
<i>Relocate bike shed to ease access (especially during build)</i>	2no cycle stores will be provided on site. The western store will be retained, with a larger store proposed by the entrance on Whitby Avenue totalling provision of 80 cycle in total
<i>If I had one thing that could be improved, it would be the bike and scooter shed near the back entrance being replaced and increased in size. Its currently very busy. That said, this is a little thing, and the big picture is very positive.</i>	
<i>One area which is not covered is a possible extra parking area for parents to share rather than the Whitby Ave or Whitby Drive which is always used. Some other</i>	

COMMENTS/SUGGESTIONS	
Comment	Response
<i>roads and cul-de-sacs are also used to park and residents have always been concerned about access to their own properties.</i>	Whilst provision for parent pick-up/drop-off does not form part of the scope of this application, the proposed development increases parking on site for staff and visitors which will now meet the school/staff needs. The school are also updating their Travel Plan which will actively promote sustainable transport modes. This will be implemented with specific reduction targets set out.
<i>My reason for not supporting the development is that it does nothing to alleviate the traffic problems in the local area caused by parents parking their cars in Caedmon Close which creates a traffic hog and all cars from this close have to exist the Close into Whitby Drive have to do so on the wrong side of the road. Surely you and the school should arrange for a drop off place for parents.</i>	
<i>There should be further parking provided for parents to park on site to alleviate the parking on Whitby Avenue and other residential areas.</i>	
<i>The school is in an area full of houses and so the traffic at peak times causes great problems for all concerns. But I am worried there will be a fatal accident because of the problems parents have to park their car when they are collecting or dropping their children. Could a large area be given in the new design for this school to have a parking area of its own and so accidents will be brought to a minimum.</i>	Due to the need to retain playing field quantity, retain existing high quality trees on site and keep the school in operation during construction, the provision of such an area would be unfeasible. Secondly, proposing a car park for parents on the site would only encourage car use which the school and CYC would not support.
Shelter outside for parents at drop-off and pick-up	Unfortunately, such a feature falls outside of DFE funding, but this request will be passed on to the school to consider.
GENERAL (10)	
<i>I cant wait to see what it will be like/my child will be excited too!</i>	Comment welcomed. No response required.
<i>Only downside is there is no capacity to increase pupil numbers if the local plan includes new houses in the immediate locality.</i>	The funding for this project is for replacement school facilities rather than any planned expansion.
<i>Clearly supportive of upgrading the facilities.</i>	Comment welcomed. No response required.
<i>A good presentation today – thank you.</i>	Comment welcomed. No response required.
<i>Please consider making halls and communal area for community use</i>	This has been designed into the proposals, and the school would welcomed community use. A Community Use Principles document accompanies the application submission.
<i>Where will Caddell/Deaf Unit be.</i>	The school intend to use the multifunctional Food/Science Room for these activities.
<i>Are interior design suitable for autism.</i>	While this is not a SEN school, the layout and classrooms do accommodate provisions for SEN pupils in the form of specific breakout teaching rooms and Sensory rooms. The use of colour internally will also be muted so as to not cause any concern for all children.
<i>Please can you email me the process to research and remove asbestos so I can reassure local residents who are concerned (i.e a statement of process + rough time lines)</i>	Emailed to resident on 10.7.23
<i>Looks brilliant and better for future children.</i>	Comment welcomed. No response required.
<i>Please no delays!</i>	Comment welcomed. No response required.

COMMENTS/SUGGESTIONS	
Comment	Response
LANDSCAPE (6)	
<i>Green spaces increased, trees to be replanted</i> <input checked="" type="checkbox"/>	Comment welcomed. No response required.
<i>Can Burholme Gardening Club be asked for advice + help re gardening.</i>	Should planning permission be granted, this would be an excellent collaboration. This will be progressed post-planning permission.
<i>Just a small point, I live at 80 Whitby Avenue and back onto to where the bike sheds are. There is a Willow tree, very large which I hope is going to be cut back as it is scary when windy.</i>	This tree (T78) is noted. As part of the new car park application, this tree is to be removed which will alleviate concerns.
<i>All the trees alongside the playground need to stay to keep our view and cover up this new school if it is built. For over 25 years we've looked out onto greenery and open views, and these trees. There's seven trees. Save them!</i>	<p>The trees referred to are trees T8-T14 in the submitted tree survey. It is proposed to remove T8-T11 (0xA 3xB 1xC). This is necessary as there is no alternative way of accessing the site without construction movements travelling via the eastern playing court. Any alternate route to access the site would require demolition of the existing school building or removal or more (and higher quality) existing trees elsewhere on the site.</p> <p>Whilst any tree loss is regrettable, these trees are not protected and not Grade A. To compensate for this tree loss the proposed landscaping scheme delivers an uplift in tree planting throughout the site.</p>
<i>I would like as many trees as possibly left on the site + also green spaces.</i>	<p>This is also the strategy which has been employed by the design team, landscape architect and arboricultural consultant.</p> <p>All Grade A trees have been retained, as have mature and semi-mature boundary trees.</p> <p>Some tree loss has to occur to enable the development, however this has been minimised. To compensate for tree loss, a landscaping scheme comprising 45 new trees is proposed, resulting in a net increase of trees on site.</p>
<i>I like the returning/adding better use of green space</i>	Comment welcomed. No response required.