

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(2)	24/02029/FULMAJ Newbury Town Council	20.12.2024	<p>Section 73: Variation of Condition (10) Travel Plan and (20) Vehicle Parking and Turning of previously approved application 20/02779/COMIND: Section 73 variation of conditions 2 (plans), 3 (boundary treatments), 4 (hardscaping), 6 (BREEAM), 7 (external lighting), 9 (noise from services), 11 (sport England), 12 (travel plan), 13 (cycle and scooter parking), 17 (landscaping) and 24 (E V charging points) of approved 17/03434/COMIND - Construction of a new 1 FE single-storey primary school south of the existing Newbury College, with associated soft and hard landscaping. Construction of a temporary access to the school from the Newbury College site and a permanent access from the A339 to serve the allocated strategic housing site and form the permanent access to the school. Construction of bunds adjacent to the temporary and permanent access roads to prevent access from the roads to private land.</p> <p>Newbury College Monks Lane Newbury RG14 7TD</p> <p>West Berkshire District Council</p>

The application can be viewed on the Council's website at the following link:

<https://publicaccess.westberks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SKOEVHRD0S100>

<https://publicaccess.westberks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SKOEVHRD0S100>

Recommendation Summary: To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed below.

Ward Member(s): Cllr David Marsh
Cllr Patrick Clark
Cllr Adrian Abbs

Address

**Reason for Committee
Determination:**

West Berkshire District Council major application
recommended for approval.

Committee Site Visit:

16th January 2025

Contact Officer Details

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1. Introduction

- 1.1 This application seeks planning permission for Section 73: Variation of Condition (10) Travel Plan and (20) Vehicle Parking and Turning of previously approved application 20/02779/COMIND.
- 1.2 The previous application 20/02779/COMIND was a Section 73 variation of conditions 2 (plans), 3 (boundary treatments), 4 (hardscaping), 6 (BREEAM), 7 (external lighting), 9 (noise from services), 11 (sport England), 12 (travel plan), 13 (cycle and scooter parking), 17 (landscaping) and 24 (E V charging points) of approved 17/03434/COMIND - Construction of a new 1 FE single-storey primary school south of the existing Newbury College, with associated soft and hard landscaping. Construction of a temporary access to the school from the Newbury College site and a permanent access from the A339 to serve the allocated strategic housing site and form the permanent access to the school. Construction of bunds adjacent to the temporary and permanent access roads to prevent access from the roads to private land.
- 1.3 The changes proposed within this application are summarised as follows

Condition 20 Vehicle Parking and Turning

- 1.4 The approved application currently includes the provision of 13 “kiss and drop” spaces. As of submission of this application, 7 spaces are currently built and in operation and 6 are yet to be constructed. The current condition wording requires the construction and implementation of these 6 additional “kiss and drop” spaces by 20th August 2024, prior to the school term commencing in September 2024. This has passed and they have not been constructed. The reasoning for this is set out in the below report.
- 1.5 The proposed new wording of the condition is to construct the remaining “kiss and drop spaces” prior to the new school term commencing in 2025. The changes are underlined in the below table.

Existing Condition 20

The use of the school hereby approved shall not commence until the vehicle parking and turning spaces/areas have been provided in accordance with drawing number 1967-TF-00-00-DR-L-1001. The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times. Prior to the school term commencing in September 2024, the additional kiss and drop arrangement on the northern side of the access road through the school site as shown on drawing number 1967-TF-XX-00-SK-L-20210723-05 received on 26th June 2021 shall be implemented in full. The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Proposed Condition 20

The use of the school hereby approved shall not commence until the vehicle parking and turning spaces/areas have been provided in accordance with drawing number 1967-TF-00-00-DR-L-1001. The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times. Prior to the school term commencing in September 2025, the additional kiss and drop arrangement on the northern side of the access road through the school site as shown on drawing number 1967-TF-XX-00-SK-L-20210723-05 received on 26th June 2021 shall be implemented in full. The parking and/or turning space shall

thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Condition 10 Travel Plan

- 1.6 Condition 10 currently requires a review of the original Travel Plan (submitted May 2021) to be undertaken and submitted for approval prior to 20th August 2024 and any changes implemented prior to the school term commencing in September 2024.
- 1.7 However, it is considered by the applicants that there is limited benefit in updating the Travel Plan prior to the completion of the 6 additional “kiss and drop” parking places as per the changes suggested to condition 20. Therefore, the application proposes the condition be updated/changed so that the review of the travel plan occurs in September 2025. The changes are underlined in the below table.

<p>Existing Condition 10</p> <p>The Travel Plan received on 26th May 2021 shall be implemented as approved on commencement of the use as a school and its provisions shall continue to be implemented until 20th August 2024. <u>Prior to 20th August 2024 a review of that Travel Plan shall be undertaken</u> to assess whether the parking levels for the school are sufficient and shall include an investigation as to whether additional measures are required to be implemented to assist with the movement of traffic such as the provision of a "park and stride" facility. <u>That investigation is to be submitted to and approved in writing by the Local Planning Authority prior to 20th August 2024</u> and any additional measures identified shall be implemented prior to commencement of the school term in September 2024 and maintained thereafter.</p>
<p>Proposed Condition 10</p> <p>The Travel Plan received on 26th May 2021 shall be implemented as approved on commencement of the use as a school and its provisions shall continue to be implemented until 20th August 2025. <u>Prior to 20th August 2025 a review of that Travel Plan shall be undertaken</u> to assess whether the parking levels for the school are sufficient and shall include an investigation as to whether additional measures are required to be implemented to assist with the movement of traffic such as the provision of a "park and stride" facility. <u>That investigation is to be submitted to and approved in writing by the Local Planning Authority prior to 20th August 2025</u> and any additional measures identified shall be implemented prior to commencement of the school term in September 2025 and maintained thereafter.”</p>

2. Planning History

- 2.1 The table below outlines the relevant planning history of the application site.

Application	Proposal	Decision / Date
17/00158/COMIND	Construction of a new 1 F E single-storey primary school south of the existing Newbury College, with associated soft and hard landscaping. Construction of a temporary access to the school from the Newbury	Application approved 30.06.2017

	College site and a new permanent access from the A339 to serve the allocated strategic housing site and form the permanent access to the school.	
17/01990/COND1	Application for approval of details reserved by conditions 3 finish floor levels, 4 spoil, 17 arboricultural watching brief, 20 construction method statement, 27 parking and turning, 28 electric charging points, 29 route for construction vehicles, and 32 drainage of approved application 17/00158/COMIND - Construction of a new 1 F E single-storey primary school south of the existing Newbury College, with associated soft and hard landscaping. Construction of a temporary access to the school from the Newbury College site and a new permanent access from the A339 to serve the allocated strategic housing site and form the permanent access to the school.	Split decision – part approved and part refused 27/09/2017
17/03434/COMIND	Construction of a new 1 FE single-storey primary school south of the existing Newbury College, with associated soft and hard landscaping. Construction of a temporary access to the school from the Newbury College site and a permanent access from the A339 to serve the allocated strategic housing site and form the permanent access to the school. Construction of bunds adjacent to the temporary and permanent access roads to prevent access from the roads to private land.	Application Approved 16/3/2018
18/01341/COND1	Application for approval of details reserved by Conditions 23 - Parking and Turning Areas, 25 - Construction Traffic Access, 30 - Fire Hydrants and 31 - Drainage Strategy of planning permission 17/03434/COMIND.	Application approved 18/7/2018
20/02779/COMIND	Section 73 variation of conditions 2 (plans), 3 (boundary treatments), 4 (hardscaping), 6 (BREEAM), 7 (external lighting), 9 (noise from services), 11 (sport England), 12 (travel plan), 13 (cycle and scooter parking), 17 (landscaping) and 24 (E V charging points) of approved 17/03434/COMIND - Construction of a new 1 FE single-storey primary school south of the existing Newbury College, with associated soft and hard landscaping. Construction of a temporary access to the school from the Newbury College site and a permanent access from the A339 to serve the allocated strategic housing site and form the permanent access	Application Approved 25/08/2024

	to the school. Construction of bunds adjacent to the temporary and permanent access roads to prevent access from the roads to private land.	
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3. Legal and Procedural Matters

- 3.1 **Environmental Impact Assessments (EIA):** Given the nature, scale and location of this development, it is not considered to fall within the description of any development listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, EIA screening is not required.
- 3.2 **Publicity:** Publicity has been undertaken in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, and the Council's Statement of Community Involvement. Site notice displayed on 17/10/2024 at the junction to the main road and the school; the deadline for representations expired on 07/11/2024.
- 3.3 A public notice was displayed in the Newbury Weekly News on 17/10/2024.
- 3.4 **Local Financial Considerations:** Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. Whether or not a 'local finance consideration' is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision based on the potential for the development to raise money for a local authority or other government body. No local financial considerations are material to this application.
- 3.5 **Community Infrastructure Levy (CIL):** CIL is a levy charged on most new development within an authority area. The money is used to pay for new infrastructure supporting the development of an area by funding the provision, replacement, operation or maintenance of infrastructure. This can include roads and transport facilities, schools and education facilities, flood defences, medical facilities, open spaces, and sports and recreational areas. CIL will be charged on residential (C3 and C4) and retail (A1 - A5) development at a rate per square metre (based on Gross Internal Area) on new development of more than 100 square metres of net floorspace (including extensions) or when a new dwelling is created (even if it is less than 100 square metres).
- 3.6 CIL liability will be formally confirmed by the CIL Charging Authority under separate cover following the grant of any permission. More information is available at www.westberks.gov.uk/cil.
- 3.7 **Public Sector Equality Duty (PSED):** In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The Council must have due regard to the need to achieve the following objectives:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 3.8 Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—
- (a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
 - (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;
 - (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.
- 3.9 The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. Whilst there is no absolute requirement to fully remove any disadvantage, the duty is to have regard to and remove or minimise disadvantage. In considering the merits of this planning application, due regard has been given to these objectives.
- 3.10 There is no indication or evidence that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.
- 3.11 **Human Rights Act:** The development has been assessed against the provisions of the Human Rights Act, including Article 1 of the First Protocol (Protection of property), Article 6 (Right to a fair trial) and Article 8 (Right to respect for private and family life and home) of the Act itself. The consideration of the application in accordance with the Council procedures will ensure that views of all those interested are taken into account. All comments from interested parties have been considered and reported in summary in this report, with full text available via the Council’s website.
- 3.12 This recommendation is based on the consideration of the proposal against adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

4. Consultation

Statutory and non-statutory consultation

- 4.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council’s website, using the link at the start of this report.

Greenham Parish Council	No objections
Newbury Town Council	No response within the 21 day consultation period.
WBC Highways Authority	Regarding the car parking, six out of 13 car parking spaces have been provided for parents. All 13 were meant to be in place by September 2024, but it is understood that currently

	only 50% of the school is in use, and therefore it is requested that the full 13 car parking spaces be provided by September 2025. Highways officers have no objection to this
WBC Transport Policy	No objections
WBC Archaeology officer	No objections
WBC Environmental Health Officer	No objections
WBC Ecology Officer	No response within the 21 day consultation period.
Forestry Commission	No comment
Ministry of Defence (MOD)	No objections
Sport England	No objections
WBC Tree Officer	No objections
WBC Lead Local Flood Authority	No objections
Active Travel England	No comment

- 4.2 No responses were received from Newbury Town Council, Berkshire Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT) ,Berkshire Gardens Trust, WBC Housing Officer, WBC Education Officer ,Natural England ,Fire Service Consultation No response within the 21 day consultation period , WBC Conservation Officer, WBC Planning Policy, The Woodland Trust, Exolum Oil Pipeline, Thames Water Utilities, Disable Access Officer ,Thames Valley Police ,Royal Berkshire Fire And Rescue Service ,WBC Environment Team ,WBC Economic Development Team, Berkshire Newt Officer, WBC Waste Management, SPOKES.

Public representations

- 4.3 No letters of representation have been received to the application.

5. Planning Policy

- 5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

- Policies ADPP1, ADPP2, CS5, CS13, CS14, CS15, CS16, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS)
- Policies OVS6 and TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007)

- 5.2 The following material considerations are relevant to the consideration of this application:

- National Planning Policy Framework (NPPF)

- Planning Practice Guidance (PPG)
- North Wessex Downs AONB Management Plan 2019-24
- WBC House Extensions SPG (2004)
- WBC Quality Design SPD (2006)
- Planning Obligations SPD (2015)
- Newbury Town Design Statement (2018)

Principle of development

- 5.3 The principle of the proposal has been established through the granting of planning permission 20/02779/COMIND, and this is an extant permission.
- 5.4 The application is seeking to adjust the details of the Highways consideration of the application. The principle of the application is accepted, and the proposal is also considered in accordance with the following material considerations.

Highways Matters

- 5.5 The application is seeking to adjust the details of the Highways consideration of the application. The section 73 application seeks to vary Condition (10) Travel Plan and (20) Vehicle Parking and Turning of the previously approved application 20/02779/COMIND
- 5.6 The approved application currently includes the provision of 13 “kiss and drop” spaces. As of submission of this application, 7 spaces are currently built and in operation and 6 are yet to be constructed. The condition wording currently requires the construction and implementation of these 6 additional “kiss and drop” spaces by 20th August 2024, prior to the school term commencing in September 2024.
- 5.7 However, it has been established that the 13 “kiss and drop spaces” approved will only be necessary in practice once the school is running at its full capacity of pupils. The new intake of pupils in September 2024 has brought the total number of pupils in the school to just over 50% according to the applicant. The 7 “kiss and drop” spaces currently built are therefore seen as sufficient in meeting the current need according to the applicant. In addition to the above, the applicant outlines it has not been possible to resource the works required under condition 20 due to budget constraints. It is considered feasible that the works can be undertaken prior to the new school term commencing in September 2025.
- 5.8 Therefore, as a result of the above and in discussion with WBC Officers, it is necessary to vary condition 20 under Section 73 of the Town and Country Planning Act (1990) to allow for the implementation of the additional “kiss and drop” spaces prior to the school term commencing in September 2025.
- 5.9 Highways Development Control Officers raise no objections to the variation of timings to the delivery of the 13 “kiss and drop” spaces. The development will receive the correct number of spaces, they have been spaced out in time to reflect the intake of students.
- 5.10 The Councils Transport Policy Team have commented that given Highways Development Control officers are happy with the proposed variation to condition 20, the proposed changes to condition 10 (Travel Plan) are acceptable. Currently condition 10 requires a review of the approved (2021) Travel Plan to be undertaken and submitted for approval prior to August 2024, with any changes implemented prior to the commencement of the September 2024 school term.

- 5.11 However, the applicant considers that there would be little benefit in undertaking the Travel Plan assessment until the six additional drop off spaces are completed, to which Transport Policy Officers agree. Suggested revised wording for condition 10 would extend the coverage of the existing Travel Plan to August 2025, which would fit within the proposed timescales for the provision of the additional drop off spaces. The proposed changes to the condition would require a review to be undertaken prior to 20th August 2025, with any additional measures implemented ahead of the commencement of the September 2025 school term.
- 5.12 Providing the additional drop off spaces are implemented as per the proposed amendment; Transport Policy Officers would agree with the revised approach for the Travel Plan and have no objection to the proposed revised wording for condition 10.
- 5.13 Therefore, the changes proposed in this application receive no objections from both Highways and Transport Policy Officers. They are considered acceptable and in accordance with TRANS.1, CS13 and P1. of the development plan.

6. Planning Balance and Conclusion

- 6.1 The changes to the condition vary the timings of the requirements of the conditions. These are related to the Highway considerations of the application and no other material considerations are implicated. Both Highways and Transport Policy officers raise no objections with the application. It is therefore considered the variations accord with the local development plan policies TRANS.1, CS13 and P1.
- 6.2 The application is recommended for APPROVAL.

7. Full Recommendation

- 7.1 To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed below.

Conditions

1.	<p>Approved plans</p> <p>The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:</p> <ul style="list-style-type: none"> • Site Location and Existing Site Plan drawing number PL 002 rev. C; • Landscape Proposals General Arrangement drawing number 1967-TF-00-00-DR-L-1001 Rev 13; • Proposed Ground Floor drawing number PL004 rev. 1; • Roof Plan drawing number 18026-RFT-00-01-DR-A-0202 Rev CR2; • Sections drawing number PL007 rev. 1; • Elevations drawing number 18026-RFT-00-ZZ-DR-A-0300 Rev CR2; • Elevations drawing number 18026-RFT-00-ZZ-DR-A-0301 Rev CR2; • Proposed Road Layout Signals drawing number PL011-27599-010 rev. B; • Site Sections Plan drawing number 1967-TF-00-00-DR-L-5001 Rev 6; • Site Sections Plan drawing number 1967-TF-00-00-DR-L-5002 Rev C02; • Tree Retention & Protection Plan drawing number LLD919/04 rev. 04; • Boundary Plan drawing number 1967-TF-00-00-DR-L-1003 Rev 04; • External Lighting Plan drawing number 180730/001/E08; • Hard Landscape and Fencing Plan drawing number 1967-TF-00-00-DR-L-2001 Rev 10;
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	<ul style="list-style-type: none"> • Hard Landscape and Fencing Plan drawing number 1967-TF-00-00-DR-L-2002 Rev 04; • Hard Landscape and Fencing Plan drawing number 1967-TF-00-00-DR-L-2003 Rev 02 • Foul and Surface water Drainage (Sheet 1 of 3) drawing number 101:1 rev. P3; • Foul and Surface water Drainage (Sheet 2 of 3) drawing number 101:2 rev. P1; • Foul and Surface water Drainage (Sheet 3 of 3) drawing number 101:3 rev. P1. Reason: For the avoidance of doubt and in the interest of proper planning. <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
2.	<p>Boundary Treatments</p> <p>The school hereby approved shall not be bought into use until the boundary treatments, to include external boundaries around the site and internal boundaries within the site, have been erected in accordance with the details shown on drawing numbers 1967-TF-00-00-DR-L-1003 Rev 04, 1967 TF-00-00-DR-L-2001 Rev 10, 1967-TF-00-00-DR-L-2002 Rev 04 and 1967-TF-00-00-DR-L-2003 Rev 02. The boundary treatments shall thereafter be retained in accordance with the approved details.</p> <p>Reason: The boundary treatments are an important element in the design of the scheme. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).</p>
3.	<p>Hardstanding</p> <p>The school hereby approved shall not be bought into use until the areas of hard standing have been constructed in accordance with the details shown on drawing numbers 1967-TF-00-00-DR-L-2001 Rev 10, 1967-TF-00-00-DR-L-2002 Rev 04 and 1967-TF-00-00-DR-L-2003 Rev 02. The areas of hard surfacing shall thereafter be retained in accordance with the approved details.</p> <p>Reason: The areas of hardstanding are an important element of the design of the scheme. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).</p>
4.	<p>External Lighting</p> <p>The school hereby approved shall not be bought into use until the external lighting to be used around the school and on the access road has been installed in accordance with drawing number 180730/001/E08 and either, drawing number D41196(003)/PMU/A (bollard lighting) and datasheet Deco 2.0, or, drawing number D41196(003)/PMU/A/RF (column lighting) and datasheet Viva-City Pro. No external lighting shall be installed on the building or across the site except for that expressly authorised by the approval of details as part of this condition. The approved external lighting shall thereafter be retained.</p> <p>Reason: To have regard to the setting of the development and to protect the amenity of neighbouring occupiers and wildlife. This condition is imposed in accordance with</p>

	<p>the National Planning Policy Framework (March 2012), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).</p>
5.	<p>Mechanical Plant</p> <p>The school hereby approved shall not be brought into use until the mechanical air handling plant and chillers have been installed in accordance with the following details:</p> <ul style="list-style-type: none"> • Attenuator Drawings dated 3/6/2020; • Hall AHU Summary Fan Data Sheet; • i-Max Chiller Heat Pumps; • Kitchen Extract Summary Fan Data Sheet; • Kitchen Supply AHU Summary Fan Data Sheet; • Maxa i-HP Data Sheet; • Maxa i-HP Performance Tables; • MSY-TP35V Comms Room System data sheet; • MTS001-ASHP-AC data sheet; • Noise Assessment dated 12th June 2020; • PLA-ZM50 Cassette IT Suite System; • Roof Plant Layout Plan drawing number LO-Y34-R1-50-01 Rev C1. <p>Noise resulting from any other plant, machinery or equipment to be installed shall not exceed a level of 5dB(A) below the existing background level (or 10dB(A) below if there is a particular tonal quality) when measured according to British Standard BS4142, at a point one metre external to the nearest noise sensitive premises.</p> <p>Reason : In the interests of the amenities of neighbouring occupiers in accordance with Policy OVS5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) and Policy CS14 of the West Berkshire Core Strategy 2006-2026 and the guidance within the National Planning Policy Framework.</p>
6.	<p>Construction Hours of Work</p> <p>No construction works shall take place outside the following hours: 7.30 am to 6.00 p.m. on Mondays to Fridays 8.30 am to 1.00 p.m. on Saturdays and no work shall be carried out on Sundays or Bank Holidays</p> <p>Reason: In the interests of the amenities of neighbouring occupiers in accordance with Policy CS14 of the West Berkshire Core Strategy 2006-2026 and the guidance within the National Planning Policy Framework.</p>
7.	<p>Playing Field Construction</p> <p>The school hereby approved shall not be bought into use until the playing field and MUGA within the school site have been provided in accordance with drawing numbers HWC-MAC-DR-L(90)100 Rev C01, HWC-MAC-DR-L(90)101 Rev C01, HWC-MAC-DR-L(90)102 Rev C02, HWC-MAC-DR L(90)103 Rev C02, HWC-MACXX- XX-RP-L1000 and 1967-TF-00-00-DR-L-4001.</p> <p>The playing field and MUGA shall thereafter be provided and maintained in accordance with the approved details.</p> <p>Reason: To ensure the quality of the pitches is satisfactory, in accordance with Policy CS18 of the West Berkshire Core Strategy 2006-2026 and the guidance within the National Planning Policy Framework.</p>

<p>8.</p>	<p>Travel Plan</p> <p>The Travel Plan received on 26th May 2021 shall be implemented as approved on commencement of the use as a school and its provisions shall continue to be implemented until 20th August 2025. Prior to 20th August 2025 a review of that Travel Plan shall be undertaken to assess whether the parking levels for the school are sufficient and shall include an investigation as to whether additional measures are required to be implemented to assist with the movement of traffic such as the provision of a "park and stride" facility. That investigation is to be submitted to and approved in writing by the Local Planning Authority prior to 20th August 2025 and any additional measures identified shall be implemented prior to commencement of the school term in September 2025 and maintained thereafter.</p> <p>Reason: To ensure the efficient function of the site and to promote sustainable forms of transport. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
<p>9.</p>	<p>Cycle and Scooter Parking</p> <p>The school shall not be brought into use until the cycle and scooter parking and storage spaces have been provided in the location shown on drawing number 1967-TF-00-00-DR-L-1003 in accordance with drawing numbers SK00714 Rev A and BXMW-SJ-1.02[A] and the spaces shall be retained for this purpose at all times.</p> <p>Reason: To ensure that there is adequate and safe cycle and scooter storage spaces within the site. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026 and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
<p>10.</p>	<p>Tree Protection</p> <p>Protective fencing shall be implemented and retained intact for the duration of the development in accordance with the tree and landscape protection scheme identified on approved drawing number LLD919/04 rev. 04. Within the fenced areas, there shall be no excavations, storage of materials or machinery, parking of vehicles or fires.</p> <p>Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the National Planning Policy Framework and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.</p>
<p>11.</p>	<p>Arboricultural Watching Brief</p> <p>The development (including site clearance and any other preparatory works) shall be carried out in accordance with the Arboricultural Supervision 'Watching Brief', dated 12th July 2017 produced by Lizard Landscape Design and Ecology and Supplementary letter reference - LLD1220/KM/14.08.2017.</p> <p>Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the National Planning Policy Framework and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.</p>

12.	<p>Tree Retention</p> <p>No trees, shrubs or hedges shown as being retained on the Tree Retention & Protection Plan (drawing number LLD919/04 rev. 04) shall be pruned, cut back, felled, wilfully damaged or destroyed in any way without the prior consent of the local planning authority. Any trees, shrubs or hedges felled, removed or destroyed, or any that die, become seriously damaged or diseased within five years from completion of the approved development, shall be replaced with the same species in the next planting season unless the Local Planning Authority gives written consent for any subsequent variation.</p> <p>Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the National Planning Policy Framework and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.</p>
13.	<p>Landscaping</p> <p>The Landscaping Scheme shall be implemented in full in accordance with drawing numbers 1967-TF-00-00-DR-L-3002 Rev 05, 1967-TF-00-00-DR-L-1005 Rev 01 and 1967-TF-00 00-DR-L-3001 Rev 04 including the planting of a wildflower mix on the proposed bunds and will be managed and maintained in accordance with the Landscape Management Plan (ref: 1967-TF-00-ZZ RE-L-8001).</p> <p>Reason: To ensure an acceptable landscaping scheme is implemented and managed and maintained in accordance with the objectives of the National Planning Policy Framework and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
14.	<p>Construction Management Plan</p> <p>The demolition and construction works shall incorporate and be undertaken in accordance with the approved Construction Management Plan and addendum dated February 2018.</p> <p>Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy 2006-2026 and Supplementary Planning Document Quality Design (June 2006).</p>
15.	<p>Access Contribution</p> <p>Prior to the new access from the A339 being brought into use, the applicant shall enter into a Legal Agreement to secure a contribution of £142,872 towards highways mitigation works.</p> <p>Reason: To ensure adequate mitigation to accommodate additional traffic on the A339. This condition is imposed in accordance with the National Planning Policy Framework and Policies CS13 and CS14 of the West Berkshire Core Strategy 2006-2026.</p>
16.	<p>Stopping Up of Temporary Access Road to Vehicles</p> <p>Upon completion of the access onto the A339, the existing vehicular access serving the school via Newbury College shall be stopped up to all vehicles at a location south of Newbury College.</p>

	<p>Reason: In the interest of avoiding excessive traffic congestion upon the Monks Lane / Newtown Road Roundabout. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy 2006-2026.</p>
17.	<p>A339 Link Road</p> <p>Within two years of the school opening, the vehicular, pedestrian and cycle access via the A339 and associated engineering operations shall be constructed in accordance with the approved drawings.</p> <p>Reason: To ensure that the A339 access into the site is constructed before the school intake increases beyond an acceptable level capable of being served via the Newbury College access in the interest of highway safety and in the interest of avoiding excessive traffic congestion upon the Monks Lane Newtown Road Roundabout. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy 2006-2026.</p>
18.	<p>Vehicle Parking and Turning</p> <p>The use of the school hereby approved shall not commence until the vehicle parking and turning spaces/areas have been provided in accordance with drawing number 1967-TF-00-00-DR-L-1001. The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times. Prior to the school term commencing in September 2025, the additional kiss and drop arrangement 5 on the northern side of the access road through the school site as shown on drawing number 1967-TF-XX-00-SK-L-20210723-05 received on 26th June 2021 shall be implemented in full. The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.</p> <p>Reason: To ensure the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026 and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
19.	<p>Electric Vehicle Charging Points</p> <p>The school hereby approved shall not be brought into use until the electric vehicle charging points have been delivered in accordance with the EV Charging points datasheets received 13th February 2018 or equivalent and shall remain available for the purpose of charging electric vehicles in association with the school at all times.</p> <p>Reason: To ensure the development provides for the use of ultra-low emission vehicles by users of the development. This condition is imposed in accordance with Policy CS13 of the West Berkshire Core Strategy 2006-2026, Policy P1 of the Housing Site Allocations DPD and policies LTP SC3, LTP P3 and LTP K5 all of the Local Transport Plan for West Berkshire (2011-2026).</p>
20.	<p>Construction Traffic Access</p> <p>The development hereby approved shall be undertaken in accordance with the Construction Management Plan Rev G and Addendum, together with the email from Michael Thurlow dated 13th July 2018.</p>

	<p>Reason: To ensure that the access for construction traffic is provided in the interest of highway safety. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy 2006-2026.</p>
21.	<p>Drainage Strategy</p> <p>The school hereby approved shall not be brought into use until the drainage measures set out in drawing numbers 101:1 Rev P3, 101:2 rev P1 and 101:3 Rev P1 and the 'Impact Study on Existing Attenuation Basin' produced by Archibald Shaw as well as the Sewage Impact Study produced by Thames Water have been implemented in full.</p> <p>The sustainable drainage measures shall be maintained and managed in accordance with the approved details thereafter.</p> <p>Reason: To ensure that surface water and waste water will be managed in a sustainable manner; to prevent the increased risk of flooding and to improve and protect water quality and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policies CS5 and CS16 of the West Berkshire Core Strategy 2006 2026, and Part 4 of Supplementary Planning Document Quality Design (June 2006).</p>
22.	<p>Access Road SuDS</p> <p>Prior to the school term commencing in September 2025, a surface water drainage scheme for the proposed access into the site from the A339 to the western boundary shall be submitted to the Local Planning Authority. The scheme shall incorporate 'sustainable urban drainage' (SUDS) methods and attenuation measures, to restrict run-off from the site to no more than the equivalent greenfield rate, based on a 1 in 100 year storm plus 40% for possible climate change. The scheme shall also include measures to prevent any contamination from entering the soil or groundwater and an associated maintenance plan.</p> <p>When approved the drainage scheme shall be implemented in accordance with a timetable for implementation that has been agreed in writing with the Local Planning Authority as part of the details submitted for this condition.</p> <p>The drainage scheme shall be maintained and managed in accordance with the approved details thereafter.</p> <p>Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding and to improve and protect water quality and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy 2006-2026, and Part 4 of Supplementary Planning Document Quality Design (June 2006).</p>
23.	<p>Ecology</p> <p>The development hereby approved shall be carried out in accordance with the recommendations contained within the Preliminary Ecological Appraisal by RSK dated October 2016 and the Bat Emergence Survey by Lizard Landscape Architecture dated 26th May 2016.</p>

	Reason: To ensure the works do not impact on any protected species in the event they are found during construction works in accordance with Policy CS17 of the West Berkshire Core Strategy 2006-2026.
24.	<p>Fire Hydrants</p> <p>The school hereby approved shall not be brought into use until the fire hydrants, or other suitable emergency water supplies have been implemented in accordance with drawing number P15228-ELE-XX-XX-DR-ME-96001 Rev P1 and shall be retained thereafter.</p> <p>Reason: There are no available public mains in the area to provide a suitable water supply in order to effectively fight a fire. The fire hydrants are required to protect the amenities of future occupants of the application site and adjacent land in accordance with Policy CS14 of the West Berkshire Core Strategy 2006-2026.</p>

Informatives

1.	This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has worked proactively with the applicant to secure and accept what is considered to be a development which improves the economic, social and environmental conditions of the area.
2.	The decision to grant planning permission has been taken because the development is in accordance with the development plan and would have no significant impact on the character and appearance of the area, amenities of neighbouring properties, ecology, trees, flooding and drainage. This informative is only intended as a summary of the reason for the grant of planning permission. For further details on the decision please see the application report which is available from the Planning Service or the Council website.
3.	All bats are protected by The Wildlife and Countryside Act 1981 (WCA) (as amended) & The Conservation of Habitats and Species Regulations 2010. Should you find bats during development, all work must stop until advice has been sought from Natural England. Their local contact number is 0300 060 3886.
4.	The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Health and Licensing Manager.
5.	In relation to Tree T02, the applicant is asked to give consideration to retaining the trunk of the tree on site in as large a section as possible to allow it to decay naturally for the local wildlife.