

<b>Reference:</b> 22/00077/FULPSI	<b>Site:</b> Harrier Primary School Land adjacent A13 and Love Lane Aveley Essex
<b>Ward:</b> Aveley and Uplands	<b>Proposal:</b> Construction of a new 2 form entry primary school and nursery (Use Class F1) with outdoor sports areas, access, parking, landscaping and drainage.

<b>Plan Number(s):</b>		
Reference	Name	Received
146818EFFA-AVE-ZZ-XX-DR-C-0001	Proposed Drainage Scheme	18 January 2022
146818EFFA-AVE-00-XX-DR-C-0002	S278 Works	18 January 2022
146818EFAA DLA B1 GF DR A 2000 Rev P17	GA Ground Floor Plan	25 May 2022
146818EFAA DLA B1 01 DR A 2001 Rev P13	GA First Floor Plan	25 May 2022
146818EFAA DLA B1 02 DR A 2002 Rev P10	GA Roof Plan	25 May 2022
146818EFAA DLA B1 XX DR A 2020 Rev P3	External Visuals	25 May 2022
146818EFAA DLA B1 XX DR A 2020 Rev P3	Additional 3D Views	25 May 2022
146818EFAA DLA B1 XX DR A 2030 Rev P14	GA Elevation	25 May 2022
146818EFAA DLA B1 XX DR A 2035 Rev P14	GA Section	25 May 2022
146818EFAA DLA ZZ 00 DR L 9000 Rev P19	Site Plan	6 April 2022
146818EFAA DLA ZZ 00 DR L 9100 Rev P10	Site Plan BB103 Areas	18 January 2022
146818EFAA DLA ZZ 00 DR L 9102 Rev P08	Access and Security Schematic	18 January 2022
146818EFAA DLA ZZ 00 DR L 9103 Rev P06	External Works	18 January 2022
146818EFAA DLA ZZ 00 DR L 9104 Rev P07	Levels Plan	18 January 2022
146818EFAA DLA ZZ 00 DR L 9105 Rev P09	Fencing	18 January 2022

146818EFAA DLA ZZ 00 DR L 9106 Rev P07	Refuse Delivery and Fire Appliance Access	18 January 2022
146818EFAA DLA ZZ 00 DR L 9108 Rev P07	Sports Pitches	18 January 2022
146818EFAA DLA ZZ 00 DR L 9109 Rev P04	Location Plan	18 January 2022
146818EFAA DLA ZZ 00 DR L 9110 Rev P04	Site Sections	18 January 2022
146818EFAA DLA ZZ 00 DR L 9111 Rev P04	Soft Landscape Scheme	18 January 2022

The application is also accompanied by:

- Acoustic Design Strategy
- Agricultural Land Survey
- Arboricultural Impact Assessment
- BREEAM Pre-Assessment
- Car Park Management Plan
- Construction Management Plan (Draft)
- Design and Access Statement
- Flood Risk Assessment and Drainage Strategy
- Ground Investigation Report
- Landscape Study
- Planning Statement
- Preliminary Ecological Appraisal
- Reptile Survey Report
- Sequential Assessment
- Statement of Community Involvement
- Transport Assessment
- Travel Plan (outline)
- Written Scheme of Investigation for Archaeological Watching Brief

**Applicant:**

Eco Modular Buildings (on behalf of the Secretary of State for Education)

**Validated:**

18 January 2022

**Date of expiry:**

29 March 2022 (10-week target determination period applies to 'public service infrastructure' applications as of 16 July 2021)

**Recommendation:** Grant planning permission subject to submission of an application to divert the public footpath 145 under Section 257 of the Town and Country Planning Act 1990 (as amended); referral to the Secretary of State and planning conditions.

## 1.0 BACKGROUND

- 1.1 At the meeting of the Planning Committee held on 21 April 2022 Members considered a report assessing the above proposal. Members of the Planning Committee voted to defer the application. This was because a number of questions were raised by Members; these are addressed within this report.
- 1.2 A copy of the report presented to the April Committee meeting is attached.

## 2.0 CONSULTATION AND REPRESENTATIONS

- 2.1 As verbally updated at the April Committee meeting, seven additional objections received after the April agenda was published. The additional matters raised within these objections related to future plans for housing in the area and design of the building.
- 2.2 There has also been a comment of support received from the Council's Education Department.

## 3.0 PLANNING UPDATES, ASSESSMENT & IMPLICATIONS

- 3.1 The information below seeks to address the questions that were raised at the April Committee meeting. Questions were raised under the following headings:
  - Need for pupil places;
  - Design quality;
  - Site levels;
  - Agricultural Land Classification;
  - Emerging Local Plan policy;
  - Environmental sustainability of the buildings;
  - Travel Plan;
  - Drop-off area;
  - Name of the Academy;
  - Ecology; and

- Use of the Multi-Use Games Area.

Need for pupil places

3.2 The Council’s ‘Pupil Place Plan 2021-2025’ (published in June 2021) forecasts the following projected numbers for school year groups at Aveley and Kenningtons Primary Schools:

School	Reception Year			
	Published Admission Number	Sept. 2023	Sept. 2024	Sept. 2025
<u>Aveley</u>	60	72 (shortfall 12)	48 (no shortfall)	62 (shortfall 2)
<u>Kenningtons</u>	60	94 (shortfall 34)	60 (no shortfall)	72 (shortfall 12)
Total	120	166 (shortfall 46)	No shortfall	134 (shortfall 14)
<b>Whole School Forecast</b>				
<u>Aveley</u>	420	457 (shortfall 37)	445 (shortfall 25)	447 (shortfall 27)
<u>Kenningtons</u>	420	460 (shortfall 40)	461 (shortfall 41)	479 (shortfall 59)
Total	840	917 (shortfall 77)	906 (shortfall 66)	926 (shortfall 86)

The above table forecasts that, although there would be no shortfall in Reception places for the September 2024 intake, there are projected shortfalls in other years and across the whole-school age group. The Pupil Place Plan forecast data is based on birth data and housing developments in the pupil-planning area but there are also a number of other factors that need to be considered including in-year admissions, where children come into Thurrock mid-year (outside the normal admission rounds). Such admissions are difficult to foresee and project.

- 3.3 The Council’s Education department has commented that should the Harrier school not be constructed; the Council would be required to provide (and fund) additional ‘bulge’ classes elsewhere in the pupil planning area. If places at local schools could not be offered due to them being full in current year groups, the Council would also be required to provide and fund transport if the nearest available school with spaces was more than the statutory walking distance.
- 3.4 The proposed Harrier Primary is planned to open initially as a one-form entry school, this would be a reception class of 30 and would increase its pupil admission

number year-on-year until the school fills each year group. Harrier Primary is part of the REAch2 Academy Trust and in addition to the first reception intake the local education authority may potentially require the school to open other year groups to ensure there are sufficient in-year school places in year groups other than reception.

- 3.5 The new Harrier school would be delivered and fully funded by the Department for Education (DfE) under the Free School Programme. If the free school was not funded by the Department for Education, the provision of bulge classes and / or expansion of existing facilities would fall to the Council to fund. Although the funding mechanisms for the delivery of new schools is not strictly speaking a material planning consideration, this factor must be seen in the context of paragraph no. 95 of the NPPF and the 'Planning for School Development' Government statement.

#### Design quality

- 3.6 The applicant has held meetings with the Council's Urban Design Team and the following have been made:
- Front elevation - reduce the amount of maroon cladding to within the red line (2 junior classrooms). Additional brackets used to protrude this small section of cladding beyond the brickwork.
  - Front elevation - cladding lines centralised between brick columns.
  - Rear elevation - introduce grey brickwork between the windows to break up the long horizontal façade.
  - Main entrance - add cladding between the windows to resemble full height glazing.
  - In multiple areas of the proposed building - maroon cladding reduced and replaced by timber.
  - Main entrance - canopy walls splayed to add more interest to the entrance.
- 3.7 Within the context of the modular build type, the above elevation improvements have improved the appearance of the development. The present design is

considered to offer a number of incremental improvements over the first iteration, although the reservations about elements of the layout of the development (as expressed in the April report) remain.

#### Site levels

- 3.8 The matter of importation of materials is subject to condition 5 and 6 which would ensure any imported materials are inert and also limit the number of HGV movements.

#### Agricultural land classification

- 3.9 The DEFRA soil quality mapping system indicates the site is within Agricultural Land Classification (ALC) 1 which is the best and most versatile land (BMV). DEFRA acknowledges that their maps are on a broad scale and specific sites could differ from the indicated ALC on their maps. The applicant has had an agricultural land survey completed by an agronomist. The conclusion is that the land comprises coarse textured soil profiles over gravel. This has significant drought limitations which restrict land quality to ALC subgrade 3b. The soils of the whole of the survey area have limited moisture retention capacity, which is insufficient to supply the water needs of growing crops. This means that summer droughts are likely to lead to low average yields. CSTP21 protects land which is ALC 1, 2 or 3a and therefore the development of the site in terms of the agricultural quality of the land is acceptable.

#### Emerging Local Plan

- 3.10 The new Local Plan for Thurrock is progressing and no decisions have yet been made on locations for housing development, especially in terms of any possible Green Belt release. Due to the stage the Local Plan is at, no weight can be attached to possible future housing development as a justification for the new school. The current proposal needs to be assessed on the present need at this time.

#### BREEAM

- 3.11 The targeted BREEAM accreditation for the proposed school building is 'Very Good', as discussed at the last Planning Committee meeting. This is below the 'Outstanding' standard which is recommended within PMD12. The policy states *These requirements may be relaxed where the developer is able to prove that these requirements will be economically unviable, rendering development of the site undeliverable.*

- 3.12 The Harrier Primary Academy project has been designed in accordance with the Department for Education Output Specification which has been developed to achieve a BREEAM 'Very Good' Standard. Studies by the applicant have indicated it is not technically possible to achieve a BREEAM 'Outstanding' on the proposal. There are influences from both the type and location of the site which restricts the opportunity to attain further BREEAM credits. Examples of this relate to the accessibility of public services, sustainable transportation measures & the overall calculation through the accessible index (AI).
- 3.13 Nonetheless, the scheme achieves a number of credits from a Mechanical and Electrical perspective, these elements reflect elements of environmental sustainability, although they are not picked up as part of BREEAM., Examples of these sustainable benefits are:
- Reduction in CO2 emissions of 60% when compared to PartL2013 minimum requirements (based on SAP10 carbon emission factors).
  - Dynamic simulation modelling has been completed to assess overheating and we have engineered out the need for refrigeration based cooling for the majority of the building, making use of free-cooling.
  - Utilising low water use taps and WC's throughout the building.
  - Water shutoff to sanitary accommodation to avoid water use when unoccupied (for instance if someone left a tap on).
  - Incorporation of major water leak detection.
- 3.14 Whilst assessing the cost viability for increasing the proposed BREEAM 'Very Good' standard, the applicant reviewed a number of projects where the same assessment has been undertaken. As noted above, it is not technically possible to achieve 'Outstanding' on this project and therefore the focus was upon the viability of achieving 'Excellent'. Based on experience across delivering numerous projects to this level, the applicant has calculated that increasing the proposed BREEAM standard for Harrier Primary Academy to 'Excellent' would attract a cost increase of c.£353,000. The applicant considers that this increase in cost would render the scheme unviable and it could not be delivered due to cost constraints with building of schools. Although the projected increase of c£353,000 is useful information, it does not constitute a financial viability appraisal as referred to by Policy PMD12.
- 3.15 The applicant also considers that increasing the BREEAM requirements would introduce issues with the commercial constraints on the project and present a serious programme risk to the intended September 2023 opening date. This is due to the additional design and construction requirements this change would introduce.
- 3.16 The proposed building will achieve 'Very Good' and is projected to exceed the

minimum score for this rating and would provide sustainable measures over and above the minimum rating requirements.

#### Travel Plan

- 3.17 A draft (framework) Travel Plan has been submitted with the application, which the Travel Plan Officer has confirmed is acceptable subject to a condition to ensure a final Travel Plan is submitted and approved before operation of the school (condition 7).

#### Drop off area

- 3.18 There are 15 drop off parking spaces proposed within the site. The recently adopted Parking, Design and Development Standards, February 2022, do not require schools to have drop off/pick up areas. Therefore, the provision of 15 spaces is considered acceptable and exceeds policy requirements. Although Members will need to balance this factor within the Green Belt balance in terms of additional development and the visual harm arising from vehicular activity.

#### Harrier name

- 3.19 According to the applicant, the REAch2 Trust, who would be running the school, have invested in the brand and built the name in line with their vision, ethos and strapline. The name Harrier was chosen and is based on the Marsh Harrier, a bird of prey which has increased in numbers within the local Rainham Marshes area.
- 3.20 In terms of the concern with the name being too close to 'Harris'. There are no Harris schools in Aveley. The local schools are 'Aveley Primary,' 'Kennington's,' and 'Ormiston Park'. In Thurrock, Harris schools are located in Chafford Hundred, Purfleet-on-Thames and South Ockendon.

#### Slow worms

- 3.21 A reptile survey was undertaken to accompany the application. A low number of slow worms were found on three occasions on the northern boundary. It is therefore necessary for a method statement to be produced prior to any site works. This should detail how the reptiles will be protected during site clearance and construction. The Council's Landscape and Ecology Advisor has confirmed they are happy for this to be dealt with by condition (condition 19).

#### Multi Use Games Area (MUGA) – how fits in with local area/noise etc



- 3.22 The MUGAs are proposed to be situated to the western corner of the site and this is beyond the adjacent houses at Clare Court. The MUGAs would not have any lighting and condition 18 secures none can be added without prior approval. In terms of the hours of use, this would need to be confirmed and agreed before the first use by condition 15. There is also proposed landscaping and a bund around the MUGA site. It is not considered the location of the MUGAs would affect nearby residential properties.

## 5.0 CONCLUSION

The application was deferred from last committee by members as more information was required on a number of matters. There were particular concerns regarding the need, design, agricultural land classification and BREEAM. This report has sought to update and expand on these matters. Taking into account the additional information, the recommendation is one of approval for the reasons stated in 7.0 of the July Committee report.

## 6.0 RECOMMENDATION

- 6.1 Grant planning permission subject to:

- (i) Submission of an application to divert the public footpath 145 under Section 257 of the Town and Country Planning Act 1990 (as amended);
- (ii) Referral to the Secretary of State under the terms of the Town and Country Planning (Consultation) (England) Direction 2021; and(iii) Subject to the application not being called-in by the Secretary of State for determination, grant planning permission subject to the following conditions:

### TIME LIMIT

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of The Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

### PLANS LIST

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

<b>Plan Number(s):</b>
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146818EFAA DLA ZZ 00 DR L 9104 Rev P07	Levels Plan	18 January 2022
146818EFAA DLA ZZ 00 DR L 9105 Rev P09	Fencing	18 January 2022
146818EFAA DLA ZZ 00 DR L 9106 Rev P07	Refuse Delivery and Fire Appliance Access	18 January 2022
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Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the details as approved with regard to policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

### **DETAILS OF MATERIALS**

- 3 Notwithstanding the information on the approved plans, no development shall commence above ground level until written details of all materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out using the materials and details as approved.

Reason: In the interests of visual amenity and to ensure that the proposed development is integrated with its surroundings in accordance with policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

### **CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN (CEMP)**

- 4 No construction works shall commence until a Construction Environmental Management Plan [CEMP] has been submitted to and approved in writing by the local planning authority in writing. The CEMP should contain or address the following matters:
  - (a) Hours and duration of works on site
  - (b) Wheel washing and sheeting of vehicles transporting aggregates on to or off of the site
  - (c) Details of construction access
  - (d) Details of any temporary hard standing
  - (e) Details of any temporary hoarding
  - (f) Water management including waste water and surface water drainage
  - (g) Road condition surveys before demolition and after construction is completed; with assurances that any degradation of existing surfaces will be remediated as part of the development proposals. Extents of road condition surveys to be agreed as part of this CEMP
  - (h) Details of method to control wind-blown dust

Works on site shall only take place in accordance with the approved CEMP.

Reason: In order to minimise any adverse impacts arising from the construction of the development in accordance with policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

## **HGV BOOKING SYSTEM**

- 5 HGV movements from the site associated with the importation phase shall be limited to a maximum of:
- Weekly limit of 60 two-way movements, Monday to Friday only between 9.30am and 2.30pm (30 in and 30 out);
  - Daily limit of 20 two-way movements, Monday to Friday only between 9.30am and 2.30pm (10 in and 10 out).

A log of HGV movements shall be kept and submitted to the local planning authority for review upon written request. This log shall record details of the registration, origin, destination and operators of each HGV entering and leaving a plot within the site and the time of such movements.

Reason: In the interests of amenity and highway and pedestrian safety, in accordance with policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

## **MATERIAL**

- 6 Only non-contaminated, suitable material shall be used for the purposes of infilling and restoration. The material will be that which is within Environment Agency permitting regime and/or the CL:AIRE Code.

Reason: To prevent the possible contamination of the groundwater and to protect the amenities of neighbouring properties in accordance with Policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

## **PARKING PROVISION – AS SHOWN ON THE APPROVED PLANS**

- 7 The development hereby permitted shall not be first occupied until such time as the vehicle parking area shown on the approved plans, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out as shown on the approved plans. The vehicle parking area(s) shall be retained in this form at all times thereafter. The vehicle parking area(s) shall not be used for any purpose other than the parking of vehicles that are related to the use of the approved development.

Reason: In the interests of highway safety and to ensure that adequate car parking provision is available in accordance with policies PMD8 and PMD9 of the adopted

Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

### **CAR PARK MANAGEMENT**

- 8 Prior to the first use or operation of vehicle parking areas, a written scheme for the management of those areas shall be submitted to and approved in writing by the local planning authority. The scheme shall, in particular, include measures for the restriction of unauthorised car parking and details of management community use activities. The approved scheme shall be operated on the first use or operation of the vehicle parking areas and maintained during the operation of the school thereafter.

Reason: In the interests of highway safety and to ensure that adequate car parking provision is available in accordance with policies PMD8 and PMD9 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

### **TRAVEL PLAN**

- 9 Prior to the to the first operation of the school buildings hereby permitted, a Travel Plan shall be submitted to and agreed in writing with the local planning authority. The Travel Plan shall include detailed and specific measures to reduce the number of journeys made by car to the school buildings hereby permitted and shall include specific details of the operation and management of the proposed measures. The commitments explicitly stated in the Travel Plan shall be binding on the applicants or their successors in title. The measures shall be implemented upon the first operational use of the building hereby permitted and shall be permanently kept in place unless otherwise agreed in writing with the local planning authority. Upon written request, the applicant or their successors in title shall provide the local planning authority with written details of how the agreed measures contained in the Travel Plan are being undertaken at any given time.

Reason: To reduce reliance on the use of private cars, in the interests of sustainability, highway safety and amenity in accordance with Policy PMD10 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

### **LANDSCAPE MANAGEMENT PLAN**

- 10 Prior to the first opening of the school a landscape management plan, including management responsibilities, maintenance schedules for the upkeep of all landscaped areas, including management of the wildflower grassland, shall be

submitted to and approved in writing by the local planning authority. The landscape management plan shall be implemented in accordance with the details as approved from first opening of the school and retained thereafter, unless otherwise agreed in writing with the local planning authority.

Reason: To secure appropriate landscaping of the site in the interests of visual amenity and the character of the area in accordance with policies CSTP18 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

### **LANDSCAPE PLANTING PLANS**

- 11 The development hereby permitted shall be constructed and completed in accordance with plan 146818EFAA DLA ZZ 00 DR L 9111 Rev P04 Soft Landscape Scheme prior to the first operational use of the development and maintained and operated thereafter in accordance with the approved Landscape Management Plan.

Reason: To secure appropriate landscaping of the site in the interests of visual amenity and the character of the area in accordance with policies CSTP18 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

### **COMMUNITY USE AGREEMENT**

- 12 Prior to first occupation of the development, a community use agreement shall be submitted to and approved in writing by the Local Planning Authority in consultation with Sport England, and a copy of the completed approved agreement will be provided to the Local Planning Authority. The agreement shall apply to the school building, the natural turf playing field, multi-use games areas and supporting ancillary facilities and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement.

Reason: To secure well managed, safe community access to the sports and other community facilities and to ensure sufficient benefits to the development in accordance with policies CSTP9, CSTP10 and PMD5 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

## **TURFING**

- 13 No development of the natural turf playing field shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:

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

(ii) Based on the results of the assessment to be carried out pursuant to (i) above, a detailed scheme which ensures that the playing field will be provided to an acceptable quality. The scheme shall include a written specification of soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full and in accordance with a timeframe agreed with the Local Planning Authority. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason: To ensure amenity space within the development is provided in accordance with policies CSTP18, CSTP20, PMD2 and PMD5 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

## **MULTI-USE GAMES AREA**

- 14 No development of the multi-use games area shall commence until details of the multi-use games area design specifications including the surfacing and line markings have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The multi-use games area shall not be constructed other than in accordance with the approved details.

Reason: To ensure amenity space within the development is provided in accordance with policies CSTP18, CSTP20, PMD2 and PMD5 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

## **HOURS OF USE – OUTDOOR PLAY FACILITIES**

- 15 Prior to the first use or operation of the development, details of the proposed hours of use of the outdoor play facilities shall be submitted to and agreed in writing with the local planning authority. The play facilities shall thereafter be used in accordance with the agreed details, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of residential amenity and to ensure that the development can be integrated within its immediate surroundings in accordance with Policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

## **NOISE**

- 16 The mitigation measures within Noise Assessment by Apex Acoustics “ Harrier Primary Academy, Aveley BB 93 Acoustic Design Strategy” Reference 9066.1 Revision B dated 20th May 2021, shall be implemented before the use of the school commences and shall be permanently retained in the agreed form, unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of amenity and to ensure that the proposed development is integrated within its immediate surroundings as required by policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

## **LIMITATIONS ON NOISE**

- 17 The level of noise emitted from the site shall not exceed LA90 background noise level as measured at the nearest noise sensitive receptor.

Reason: In the interests of the amenity and to mitigate the impact of development in accordance with by policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

## **NO LIGHTING – UNLESS OTHERWISE AGREED**

- 18 No means of external illumination of the site shall be installed unless otherwise agreed in writing by the local planning authority. The external illumination shall be maintained and retained in accordance with the approved details thereafter.

Reason: In the interests of amenity and to ensure that the development can be integrated within its immediate surroundings in accordance with Policies PMD1 and



PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

### **UNFORESEEN CONTAMINATION**

- 19 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy PMD1 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

### **ARCHAEOLOGY - TRIAL TRENCHING AND EXCAVATION**

- 20 No development or preliminary groundworks of any kind shall take place until the completion of a two-phase programme of archaeological evaluation identified in the approved Written Scheme of Investigation and confirmed by the Local Authorities archaeological advisors.

A mitigation strategy detailing the excavation / preservation strategy shall be submitted to the local planning authority following the completion of the archaeological evaluation.

No development or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation strategy, and which has been approved in writing by the local planning authority.

The applicant will submit to the local planning authority a post excavation assessment (to be submitted within six months of the completion of the fieldwork, unless otherwise agreed in advance with the Planning Authority). This will result in the completion of post excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

Reason: To ensure appropriate assessment of the archaeological implications of the development and the subsequent mitigation of adverse impacts in accordance with Policy PMD4 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

### **REPTILE TRANSLOCATION**

- 21 Prior to the commencement of development, a scheme for the capture and translocation of reptiles from the site shall be submitted to and approved in writing by the local planning authority. The capture and translocation of reptiles shall be undertaken in accordance with the approved scheme, unless otherwise agreed in writing by the local planning authority.

Reason: In order to ensure that the interests of ecology and biodiversity or protected species are addressed in accordance with policy PMD7 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

### **SURFACE WATER MAINTENANCE PLAN**

- 22 No works shall take place until a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority. Should any part be maintainable by a maintenance company, details of long term funding arrangements shall be provided and be implemented for all times thereafter.

Reason: To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk in accordance with policy PMD15 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

### **BREEAM**

- 23 The development hereby permitted shall be built to the "Very Good" Building Research Establishment Environmental Assessment Method (BREEAM) rating. Within three months of the first use or operation of the development a copy of the Post Construction Completion Certificate for the building verifying that the "Very Good" BREEAM rating has been achieved shall be submitted to the local planning authority.

Reason: In order to reduce carbon dioxide emissions in the interests of sustainable development, as required by policy PMD12 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

## **RENEWABLE ENERGY**

- 24 Unless otherwise agreed in writing by the local planning authority, prior to the construction above ground level of any of the buildings, details of measures to demonstrate that the development will achieve the generation of at least 20% of its energy needs through the use of decentralised, renewable or low carbon technologies shall be submitted to and approved in writing by the local planning authority. The approved measures shall be implemented and operational upon the first use or operation of the development and shall thereafter be retained in the agreed form.

Reason: To ensure that development takes place in an environmentally sensitive way in accordance with policy PMD13 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (as amended 2015).

Informative(s)

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) - Positive and Proactive Statement:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant/Agent, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

### **Documents:**

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

[www.thurrock.gov.uk/planning](http://www.thurrock.gov.uk/planning)

