

Agenda Item:

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Regulatory Committee

Dorset County Council



Date of Meeting	30 July 2015
Officer	Head of Economy
Subject of Report	To consider outline planning application WD/D/14/003209 to erect new school, soft and hard play areas, access and parking and associated highway works at Simsay Field, Alton Lane, Cerne Abbas, Dorset.
Executive Summary	The proposal is for a new school to the north-east of the Simsay Fields housing development, Alton Lane, Cerne Abbas. Outline planning permission has been granted on two previous occasions, but reserved matters details have not been advanced. The proposed development is considered to be in accordance with the development plan and there no material considerations indicating that the application should be determined other than in accordance with the development plan.
Impact Assessment:	Equalities Impact Assessment: The report concerns the determination of an application for planning permission and not any changes to any new or existing policy with equality implications.
	Use of Evidence: The recommendation has been made after consideration of the application and supporting documents, the development plan, government policy and guidance, representations and all other material planning considerations as detailed in the main body of the report.
	Budget/Risk Assessment: No budget/risk assessment implications.

Recommendation	Grant planning permission subject to the conditions set out in paragraph 8.2 of the Report.
Reason for Recommendation	The reasons for granting planning permission are summarised in paragraphs 6.26 – 6.28.
Appendices	<ol style="list-style-type: none">1. Site Location.2. Proposed Site Plan.3. Floor Plan.
Background Papers	Planning Application File WD/D/14/003209
Report Originator and Contact	Name: Mr Huw Williams Tel: (01305) 228264 Email: H.R.Williams@dorsetcc.gov.uk

1. **Background**

- 1.1 Cerne Abbas CE VC First School provides education for up to 75 pupils aged 4-9 within a Victorian school on a restricted site in Duck Street. The school buildings are in a poor condition and are too small to deliver a modern curriculum.
- 1.2 Outline planning permission 1/D/2008/0802 was granted on 21 July 2008 for a new school, soft and hard play areas, access and parking and associated highways works at Simsay Field on the eastern edge of Cerne Abbas. Whilst all matters other than siting were reserved for subsequent approval, the application was accompanied by a Landscape Appraisal, an Archaeological Evaluation, a Design and Access Statement, plans and an aerial view which provided an indication of the scale, bulk, form and layout of the school.
- 1.3 A further planning permission was granted on 05 December 2011 (Ref: 1/D/11/001001), extending the period for the submission of the reserved matter details for a further three years. The reserved matters details have not been submitted and a further grant of outline planning permission is sought.

2. **Site Description**

- 2.1 Simsay Field is an open area of pasture that is bounded by modern residential properties (Abbey Court) to the west, a cricket field to the east and the historic gardens and cemetery of Cerne Abbey to the north. The whole village (including the field) is located within the Dorset Area of Outstanding Natural Beauty (AONB). The cemetery and abbey gardens are also located within the designated Cerne Abbas Conservation Area. To the south of the western end of the field is mixed development along Long Street which adjoins the conservation area and which includes a contemporary doctor's surgery and recent housing development (Simsay Fields). At its eastern end, the field abuts Alton Lane. Both sides of this section of Alton Lane are bounded by ancient banks, hedgerow and mature trees. Access to the field is available from the Simsay Fields housing development.
- 2.2 The proposed school site comprises an area of approximately 1.3 hectares located adjacent to the cricket field and to the east of the Simsay Fields housing development. The planning application site also extends along the public highway in Simsay Fields, Alton Lane, Long Street and Piddle Lane, including sections of highway that are located within the designated conservation area. There are intermittent footways along Long Street.
- 2.3 The location and extent of the application site are illustrated at Appendix 1 of this report.
- 2.4 The school site rises gently to the north towards the abbey gardens. The abbey site is a scheduled monument. Further north, the land rises towards Giant Hill and the Cerne Abbas Giant (which is not visible from the field).
- 2.5 The whole of Simsay Field is of archaeological interest, with evidence of late Saxon, Romano-British and Medieval remains. A public footpath runs through the site adjacent to the Alton Lane and eastern boundaries.

- 2.6 Most of the buildings on the south side of Long Street are within the conservation area and a number are listed as being of particular architectural or historic interest.
- 2.7 No part of the application site is subject to any designation indicating particular nature conservation sensitivity.

3. **The Proposal**

- 3.1 It is proposed to erect a new school to the north-east of the Simsay Fields housing development with soft and hard play areas, access and parking facilities and associated highway works. Access would be from Simsay Fields.
- 3.2 The application is in outline, with aspects of all matters (appearance, means of access, landscaping, layout and scale) reserved for subsequent approval. However, as previously, the application includes a Site Plan and Floor Plan and the scale, bulk and form of the building are illustrated in the Design and Access Statement, on a Site Section and by means of an Aerial View, all of which are unaltered from the previous applications.
- 3.3 The new school would comprise 2 classrooms, a reception class base, admin and library areas and a hall. There would be a hard play area to the east of the school building, an access from Simsay Fields with a turning area to the west of the building and soft play and playing field to the north-west. The Design and Access Statement notes that it is proposed that the school hall will have a traditional roof construction, whilst the classrooms and teaching accommodation will have a green roof enabling the building to blend with the landscape when viewed from elevated positions.
- 3.4 The proposed Site Plan indicates that that the building and hard play areas would be wrapped by a landscaped earth bank consisting of fill material stripped from the site. Planting is indicated to the west of the building and the trees and hedgerow along Alton Lane are shown retained.
- 3.5 The proposed Site Plan is attached at Appendix 2 of this report and the Floor Plan at Appendix 3.
- 3.6 In relation to access, the Design and Access Statement refers to improvements to the Piddle Lane junction and notes that it is proposed to ensure footpath continuity from the village centre to the school. It is further noted that the design allows for on-site vehicle parking and coach drop-off close to the school entrance. The proposed Site Plan notes that proposed highway improvements and traffic calming management scheme is to be funded by the school development and that the school must not be operational until the scheme is completed. It is also noted that the scheme will be designed to safely accommodate and facilitate the movement of vehicles and pedestrians within the area indicated and that the measures are likely to include junction tables, a shared surface (being defined by materials and street furniture) and associated signage and road markings.
- 3.7 The Landscape Appraisal notes that the creation of a hedgerow boundaries around the site is not recommended as this would break up the open character of the area, whereas lightweight fencing with little visual impact

would maintain this character. It is also noted that if bunding is required to control surface water run-off, it is recommended that the scale and form reflects the earthworks found to the north within the abbey gardens.

4. **Consultations and Representations**

4.1 The application was advertised in the press and by site notice. Consultation letters were sent to 46 properties.

4.2 **County Council Ward Member**

Agrees it is vital that we keep this planning permission alive as a new school is desperately needed in the community

4.3 **West Dorset District Council**

Considered important that County Council ensures satisfactory relationship, both in visual and residential amenity terms, between school and hall elements and adjacent affordable housing development.

Recommended that proposed earth bund be deleted since this would constitute an alien feature and would diminish the impact of the genuine historical earthworks adjacent. Noted that despite raising concerns previously in respect of this, earth bund remains part of the scheme. Consultation with landscape officer recommended.

Development in general will need to demonstrate a high quality of design/materials/detailing given visual sensitivity of site. Traffic calming measures at the Piddle Lane locality should be as visually subtly handled as is practicable.

4.4 **Cerne Valley Parish Council**

No response received.

4.5 **Highway Liaison Engineer**

No objection subject to previous conditions.

4.6 **Rights of Way**

No response received.

4.7 **Environment Agency**

No response received.

4.8 **Senior Ecologist**

Given passage of time, important to undertake another ecological assessment to understand whether ecological interests are likely to influence the development and to ensure sufficient information on which to determine the application.

Would welcome a landscape design which reflects surrounding downland landscape as there will be opportunities for additional planting of native species and modest areas of grassland habitat creation especially around the boundary areas.

Since their initial response, the County Council's Senior Ecologist has provided an updated Ecological Report which indicates that the duty to conserve and restore biodiversity set out within the Natural Environment Rural Communities Act 2006 and within the National Planning Policy Framework for Conserving and Enhancing the natural environment can be met through careful consideration of identified ecological interests.

4.9 **AONB Partnership**

No objection, but comments made previously remain of relevance to final design of the school. Previous comments can be summarised as:

- Location of school appears as an additional extension of development along Alton Lane, further compromising the integrity of the historic settlement edge. However, it is felt that, providing adequate and appropriate landscape mitigation and enhancement measures are put in place, the impact of the new development encroaching into the open countryside can be reduced to an acceptable degree.
- Landscape scheme should reflect key aspects of surrounding valley floor, maintaining a balance of open pasture and species rich dense hedgerows. Introduction of earth bank appears contrived.
- There are some long distance views into site but school will generally be viewed within the context of the existing settlement.
- Development should use high quality design, materials and standards of workmanship and promote sustainable construction and consideration of climate change mitigation and adaptation.
- Intention to use sedum roofs is welcomed as this should not only provide benefits in terms of building efficiency but should help assimilate the school within its landscape setting.

4.10 **Senior Landscape Officer**

Has no issues with the extension of time.

4.11 **English Heritage**

No response.

4.12 **Senior Archaeologist**

No response received.

4.13 **Other Representations**

1 letter of support has been received noting that the village needs a new school. 2 letters of objection and 1 letter of concern. The first letter of objection notes:

- Increased risk of accidents to both children and motorists at junction of Piddle Lane and Long Street.
- Increased level of noise pollution which is currently unacceptable at certain times of day.
- Increased risk of flooding to houses numbered 39-49 Long Street.
- Drains/sewers cannot cope at present with a sustained heavy downpour – respondent has pictures showing Long Street under water outside number 39.

The second letter of objection restates concerns raised previously relating to the highways situation and particularly the '*pinch points*' outside the Royal Oak and at the bottom of Piddle Lane. Noted that adding to traffic flow in these areas, especially for the volume related to the proposed school, would be irresponsible.

The letter of concern notes that any traffic calming work in Long Street should be subject to consultation with residents as agreed in the 2008 Committee Report and that any traffic calming work could result in loss of parking for residents and at the same time actually make Long Street more dangerous as it could generate speed runs due to there being no parked cars which tend to have a natural traffic calming effect where Long Street narrows. Any alterations to increase road height could also be detrimental to properties

when standing water is present if Long Street floods. Similar issues would also apply to Alton Lane and Piddle Lane.

- 4.2 Following an amendment to the description of the proposed development, the application was the subject of further publicity and consultation. Any further representations will be reported at Committee.

5. **Planning Policy Framework**

- 5.1 Applications for planning permissions must be determined in accordance with the development plan unless material considerations indicate otherwise. In considering whether to grant planning permission which affects a listed building or its setting, local planning authorities are to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. With respect to any buildings or land in a conservation area, special attention is to be paid to the desirability of preserving or enhancing the character or appearance of that area.

- 5.2 The development plan includes the saved policies of the West Dorset District Local Plan originally adopted in 2006. The term '*material considerations*' is wide ranging, but includes national and emerging planning policy documents. Material to all applications is the *National Planning Policy Framework* (the NPPF) issued in March 2012 which sets out the Government's planning policies for England and how these are expected to be applied and the associated online Planning Practice Guidance. Also material is the emerging West Dorset, Weymouth and Portland Local Plan, which has reached an advanced stage of preparation. The most relevant policies and provisions listed below.

5.2 National Planning Policy Framework, March 2012 (the NPPF)

- Achieving sustainable development – paragraphs 6-10 and 14.
- Promoting sustainable transport – paragraph 32.
- Requiring good design – paragraph 56.
- Promoting healthy communities – paragraph 69, 70 and 72.
- Meeting the challenge of climate change, flooding and coastal change – paragraphs 99, 100 and 103.
- Conserving and enhancing the natural environment – paragraphs 109, 115, 116 and 118.
- Conserving and enhancing the historic environment – paragraphs 128-141.
- Decision-taking - paragraph 186, 187 and 197.

5.3 West Dorset District Local Plan, 2006 (the District Local Plan)

- Saved Policy SA1 – Area of Outstanding Natural Beauty.
- Saved Policy SA3 – Landscape Character Area.
- Saved Policy SA12 – Species Protection.
- Saved Policy SA20 – Setting of Listed Buildings.
- Saved Policy SA21 – Protection of Character and Appearance of Conservation Areas.
- Saved Policy SA23 – Sites of National Archaeological Significance.
- Saved Policy SA24 – Sites of Regional or County Archaeological Significance.

- Saved Policy SS3 – Development Outside Development Boundaries.
- Saved Policy C5 – New Community Facilities.
- Saved Policy TRAN5 – Parking Provision.
- Saved Policy TRAN8 – Cyclists and Pedestrians.
- Saved Policy TRAN12 – Travel Plans.
- Saved Policy DA1 – Retention of Trees, Hedgerows and Other Important Landscape Features.
- Saved Policy DA2 – Landscape Schemes.
- Saved Policy DA5 – The Scale and Position of Buildings.
- Saved Policy DA6 – Privacy, Daylight and General Amenity.
- Saved Policy DA7 – Detailed Design and Materials.
- Saved Policy DA8 – Lighting Schemes.
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- Saved Policy SU1 – Energy Efficiency.
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5.4 West Dorset, Weymouth and Portland Draft Local Plan

- Draft Policy INT1. Presumption in Favour of Sustainable Development.
- Draft Policy ENV 4. Heritage Assets.
- Draft Policy ENV 5. Flood Risk.

6. **Planning Assessment**

6.1 Having regard to the provisions of the development plan, the information submitted in support of the application and the representations received, the main issues in the determination of the application relate to:

- (i) the acceptability in principle of the proposed development, having regard to the location of the site with the Dorset AONB;
- (ii) impact on scenic beauty, character and visual amenity;
- (iii) impact on heritage assets and archaeological resources, including the character, appearance and setting of the Cerne Abbas Conservation Area;
- (iv) traffic impact and highway safety; and
- (v) drainage and flood risk.

6.2 The NPPF provides that the purpose of the planning system is to contribute to the achievement of sustainable development and that to achieve this, economic, social and environmental gains should be sought jointly and simultaneously (paragraphs 6 and 8). Planning authorities are advised to approach decision taking in a positive way to foster the delivery of sustainable development (paragraph 186), looking for solutions rather than problems and to approve applications for sustainable development where possible (paragraph 187). Development proposals that accord with the development plan should be approved with out delay (paragraph 14).

6.3 The proposed development site lies outside the development boundary defined for Cerne Abbas in the West Dorset District Local Plan. Saved Policy SS3 seeks to protect land outside defined development boundaries from

development and provides that such development will be strictly controlled, having regard to other policies. The reasoned justification explains that the District Council seeks to protect the land outside defined development boundaries from development, limiting development to that which requires such a location or which is necessary to meet identified local needs of overriding importance. It is further noted that it is essential that any development that is permitted outside development boundaries should respect its countryside location and be designed in such a way as to be in harmony with the surrounding area and any adjoining buildings. It must not harm the amenity of neighbouring uses or cause a detrimental effect on road safety.

6.4 Saved Policy C5 allows for the development of new local community facilities adjoining villages or within reasonable and safe walking distance of its main catchment population, provided:

- (i) the proposal would either serve a largely local catchment or, by reason of its scale or character, would not give rise to additional traffic on local roads to the detriment of rural amenities or generate significant single purpose trips by private car; and
- (ii) the proposal would not undermine the commercial viability of shops or facilities in nearby local centres or an existing village shop which is better placed to service the needs of its surrounding community.

6.5 It has previously been accepted that the proposed development meets these exceptions criteria and is permissible under saved Policy C5. The proposed school site abuts the village boundary and is within reasonable walking distance of the school's main catchment population. As a replacement facility, the new school would also not give rise to additional trips on local roads to the detriment of rural amenities, nor undermine the viability of other facilities better placed to service the needs of the local community. However, the site is located within the Dorset AONB and paragraph 116 of the NPPF provides that planning permission should be refused for major development in AONBs other than in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:

- (i) the need for the development, including impact on the economy;
- (ii) the cost of and scope for developing elsewhere outside the designated area, or meeting the need in some other way; and
- (iii) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which these could be moderated.

6.6 Major development is identified to include development carried out on a site having an area of 1 hectare or more and hence the application proposal constitutes major development.

6.7 Saved Policy SA1 of the West Dorset District Local Plan provides that development which would harm the natural beauty of the AONB will not be

permitted and that development will only be permitted if its scale, siting and design conserves the quality of the landscape.

Need to Replace the Existing School

- 6.8 Paragraph 72 of the NPPF states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities and that planning authorities should take a proactive, positive and collaborative approach to meeting this requirement and to development that will widen choice in education, giving great weight to the need to create, expand or alter schools.
- 6.9 The existing Victorian school is too small to meet current curriculum needs. There is restricted hard play and the playing field is located on the opposite side of the road. Children have to walk to the village hall for PE. The main school building is in a poor condition, and is supplemented by flat roofed additions and a range of temporary classrooms which would need to be replaced at some stage in the near future.
- 6.10 In the circumstances, it is considered that the need to replace the school has been demonstrated, that the proposal is unlikely to have a significant adverse impact on the local economy and that great weight should be given to meeting the educational need. Any beneficial economic impacts also weigh in favour of granting planning permission.

Providing the Facility Elsewhere

- 6.11 The whole of Cerne Abbas and the school catchment falls within the Dorset AONB. In consequence, it is not be practicable to provide a village school outside the AONB. If provision were to be made outside the AONB, it would then be necessary to transport children to a school or schools some distance from the village, contrary to the education authority's strategy for village schools and contrary to sustainable travel objectives including the policies contained in the NPPF.
- 6.12 A detailed assessment of alternative sites was undertaken and it was concluded that other available sites, including land at Duck Street and the Abbey Barn, were not preferable and that the only available and reasonably flat site close to the village boundary was the subject site. Accordingly, the acceptability the proposal of rests on the consideration of any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which these could be moderated.

Effect on the Environment

- 6.13 The previous applications were screened to determine whether the development would be likely to have a significant impact on the environment and the conclusion drawn that the development was not EIA development i.e. that the proposed development is unlikely to have a significant impact on the environment.
- 6.14 Detailed assessments of the potential impact of the development on the landscape, biodiversity and on archaeological resources have been

undertaken and, subject to mitigation, the potential impacts have previously been found to be acceptable; this remains the case.

- 6.15 Construction of a new school on the edge of the village would impact on the landscape character of this part of the AONB, but this would be mitigated by landscape measures and sensitive design treatment.
- 6.16 Saved Policy DA5 requires new development to respect the relationship with adjoining development, to respect the scale of, and be in harmony with, adjoining development and the area as a whole, and reflect the purpose for which it is proposed. Saved Policy DA7 requires new development to display a high quality of design that complements and respects the distinctive character of the locality by ensuring that materials are sympathetic to the natural and built surroundings. These matters will be assessed in detail at the reserved matters stage.
- 6.17 Development on the western Simsay site would be closer to the village, but it would also be closer to the abbey gardens and there are concerns that it would compromise significant archaeological interests. The eastern Simsay site would extend the linear form of the village currently culminating in the Simsay Fields housing development, and would be more prominent when viewed from Giant Hill, but the school would be screened from the south by the mature trees and hedgerows along Alton Lane and from the north by planting and Giant Hill. The site would be visible from the cricket ground to the east but, subject to sensitive school design and appropriate landscaping, the development need not detract from either the wider landscape or the setting of the Cerne Abbas Conservation Area. The submitted drawings indicate a mainly single storey building, located close to the retained mature trees running along Alton Lane. It is proposed to use a green sedum roof to reduce the impact on the AONB.
- 6.18 Precise details of the footway improvements and traffic calming measures are not yet available, but such measures would be unlikely to impact on the character, scenic beauty or recreational amenity of the AONB and can be implemented sensitively to preserve and/or enhance the character and appearance of the conservation area and nearby listed buildings. Such measures will be the subject of consultation with the local community.
- 6.19 Saved Policy SA20 (Setting of Listed Buildings) provides that development which would adversely affect the setting of a listed building will not be permitted and saved Policy SA21 (Protection of Character or Appearance of Conservation Areas) provides that proposals for development within a Conservation Area, or outside but which would affect its setting or views into or out of the Area, will not be permitted unless they preserve or enhance the character or appearance of the Area by being appropriate in mass, proportions, use, detailed design and materials to the site and its surroundings. It is not considered that the proposed school will in principle fail to preserve or enhance the character or appearance of the conservation area. Again, it is considered that policy compliance can be secured at the reserved matters stage.
- 6.20 Concern has been expressed in response to both this and the previous applications relating to access and highway issues. The only vehicular access to the site would be via the Simsay Fields off Long Street and concern

has been expressed that the provision of traffic calming measures along Alton Lane would reduce car parking for local people and introduce signage and works which would detract from the character and appearance of the village. However, the Highway Liaison Engineer is satisfied that a safe route can be provided for parents and children walking to the school subject to appropriate traffic calming and it is not considered that the proposed relocation of the school would unacceptably impair the amenities of local residents. Some additional traffic is likely along Alton Lane, but this would be offset by less traffic in the vicinity of the existing school.

- 6.21 The District Council has raised concern in relation to the suggested creation of an earth bund that might form part of the landscaping of the site and/or provide for the control of surface water. Landscaping is a reserved matter and the comments of the District Council will be taken into consideration at the detailed design stage.
- 6.22 Concern has also been expressed in relation to drainage arrangements and flood risk. The application site lies within a ground water source protection zone and in an area recognised at being of risk of groundwater flooding. The school site is within Floodzone 1 (i.e. low risk of flooding), but parts of Long Street are subject to higher risk (Flood Zones 2 and 3).
- 6.23 Paragraph 103 of the NPPF notes that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere. It is further stated a site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1. Draft Policy ENV 5 of the West Dorset, Weymouth and Portland Draft Local Plan provides that new development or the intensification of existing uses should be planned to avoid risk of flooding by steering development towards the areas of lowest risk, avoiding inappropriate development in the higher flood risk zones, and ensuring development will not generate flooding through surface water run-off and/or exacerbate flooding elsewhere.
- 6.24 The soil found on the application site is of the Winterborne Serries, which is loamy/clay on the surface and stony clay below. The soil tends to be seasonally waterlogged because water is held up by slowly permeable chalk. A winterbourne stream occasionally runs through the site. Bunding around the school building has been suggested as a means of directing water away from the building, but a detailed drainage design has yet to be developed.
- 6.25 The Environment Agency has previously agreed that a detailed flood risk assessment is not necessary in support of the outline proposal for this site. Conditions have previously been attached requiring the submission and approval of drainage arrangements and it is recommended that such conditions are maintained. The need for the suggested bunding and any appropriate design treatment can then be considered at the reserved matters stage.

Conclusion

- 6.26 For the reasons set out above, the proposed development is considered to be in accordance with the development plan and there no material considerations indicating that the application should be determined other than

in accordance with the development plan. Accordingly, planning permission can and should be granted.

6.27 Although the development is proposed outside the development boundary it meets the criteria for community development set out in saved Policy C5 of the West Dorset District Local Plan and so complies with saved Policy SS3. The replacement village school constitutes major development in the AONB, but no other sites are available in the village that would better meet the development need and development outside the AONB would require school children to travel away from the village, contrary to sustainable travel policies and the County Council's policy for village schools.

6.28 The development would not adversely affect known items of archaeological or ecological interest and any impact on the landscape and the character and appearance of the area would be, at least, preserved by the design of the school, landscaping and the design of the traffic calming scheme.

7. **Human Rights Implications**

7.1 The provisions of the Human Rights Act and principles contained in the Convention of Human Rights have been taken into account in reaching the recommendation contained in this report. The articles/protocols of particular relevance are:

(i) Article 8 - Right to respect for private and family life; and

(ii) The First Protocol, Article 1 - Protection of Property.

7.2 Having considered the impact of the development, as set out in the assessment above as well as the rights of the applicant and the general interest, the opinion is that any effect on human rights does not outweigh the granting of the permission in accordance with adopted and prescribed planning principles.

8. **Recommendation**

8.1 Grant planning permission subject to the conditions set out in paragraph 8.2 below.

8.2 SCHEDULE OF CONDITIONS

Reserved Matters

1. Prior to the commencement of the development hereby approved details of the reserved matters (that is any matter in respect of which details have not been given in the application and which concern the appearance, means of access, landscaping, layout and/or scale of the development) shall have been submitted to and approved by the local planning authority.

Reason

Having regard to Article 4 of the Town and County Planning (General Development Procedure) Order 1995 and to saved Policies SA1, SA3, SA20, SA21, SS3, C5, DA5 and DA7 of the West Dorset District Local Plan.

Timescale for Reserved Matters

2. Application for approval of any reserved matter must be made not later than the expiration of three years beginning with the date of this permission.

Reason

In accordance with section 92 of the Town and Country Planning Act 1990.

Time Limit – Commencement of Development

3. The development to which this permission relates must be begun not later than whichever is the later of the following dates:
 - (i) the expiration of three years from the date of the grant of outline planning permission, or
 - (ii) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason

In accordance with section 92 of the Town and Country Planning Act 1990.

Highway Drainage

4. Prior to the commencement of the development hereby permitted a scheme to prevent the discharge of surface water from the development site onto any highway shall be submitted to and approved in writing by the local planning authority. The development shall be undertaken in accordance with the approved scheme.

Reason

In the interests of appropriate drainage of development having regard to draft Policy ENV 5 of the West Dorset, Weymouth and Portland Draft Local Plan.

School Travel Plan

5. Prior to the occupation of the school hereby permitted, details of a School Travel Plan setting out measures to be implemented to encourage the use of sustainable modes of transport shall be submitted to and approved in writing by the local planning authority. The Travel Plan shall include a programme for implementation of the proposed measures and provision for periodic review, including opportunities for consultation with local residents. The Plan shall be implemented in accordance with the details as approved.

Reason

To secure the implementation of practical measures for achieving sustainable transport objectives having regard to paragraph 32 of the National Planning Policy Framework and saved Policy TRAN12 of the West Dorset District Local Plan.

External Lighting

6. Prior to the first occupation of the school building hereby permitted details of all external lighting shall be submitted to and approved in writing by the local planning authority and the lighting shall be installed in accordance with the approved details.

Reason

In the interests of the amenities of the area having regard to saved Policies SA12 and DA6 of the West Dorset District Local Plan.

Materials

7. No works shall commence on the construction of any building until details/samples of external materials have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details.

Reason

In the interests of the character and appearance of the area having regard to saved Policies SA1, SA3 and DA7 of the West Dorset District Local Plan.

Construction Management Plan

8. Prior to the commencement of the development hereby permitted a Construction Management Plan and programme of works shall be submitted to and approved in writing by the local planning authority. The Plan shall include a scheme for access and egress by construction traffic and operatives, arrangements for the management of construction related traffic, hours of operation, contractors' arrangements (compound, storage, parking, turning, surfacing, drainage and wheel wash facilities, etc) and measures for the suppression of noise and dust. The development shall be carried out in accordance with the approved Construction Management Plan.

Reason

In the interests of local amenity having regard to saved Policy DA6 of the West Dorset District Local Plan.

Landscape Design Proposals

9. Notwithstanding the submitted information, no works or development shall take place until full details of both hard and soft landscape proposals have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include, as appropriate:
 - (i) Proposed finished levels or contours.
 - (ii) Hard surfacing materials.
 - (iii) Planting plans.
 - (iv) Written specifications (including cultivation and other operations associated with plant and grass establishment).
 - (v) Schedules of plants, noting species, planting sizes and proposed numbers/densities, where appropriate.
 - (vi) Fencing of the site, and fencing of the hard surfaced play areas.
 - (vii) Implementation timetables.All hard and soft landscape works shall be carried out in accordance with the approved details and to a standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or otherwise in accordance with the timetable approved in writing by the local planning authority. Any trees or plants that, within a period of five

years after planting, are removed, die or become, in the opinion of the local planning authority, seriously damaged or defective shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved unless the local planning authority gives its written consent to any variation.

Reason:

To ensure the provision of amenity afforded by appropriate landscape design having regard to saved Policies DA1 and DA2 of the Adopted West Dorset District Local Plan.

Landscaping Protection

10. All existing trees, shrubs and other natural features not scheduled for removal shall be fully safeguarded during the course of the operations (see guidance notes enclosed and BS 5837: 1991). No work shall commence on site until all trees and other features to be protected are fenced along a line which shall first have been approved by the local planning authority and including: (a) 1.2m minimum height chestnut paling to BS 1722 Part 4 securely mounted on 1.2m minimum height timber posts driven firmly into the ground; or (b) 2.4m minimum height heavy duty hoardings securely mounted on scaffold poles. Such fencing shall be maintained during the course of the works/operations on site. No unauthorised access or placement of goods, fuels or chemicals, soil other materials shall take place inside the fenced area.

Reason

In the interest of the character and appearance of the area having regard to saved Policies DA1 and DA2 of the West Dorset District Local Plan.

Highway Works

11. Prior to the commencement of the development hereby permitted details of the traffic management/calming measures for Long Street, Alton Lane and Piddle Lane shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason.

In the interests of highway safety and the character and appearance of the Cerne Abbas Conservation Area having regard to saved Policies SA20, SA21 and TRAN8 of the West Dorset District Local Plan.

Parking and Turning

12. The development hereby permitted shall not be occupied until space has been provided within the site to accommodate parking and turning of vehicles clear of the highway and such space has been properly laid out and paved in accordance with details submitted to and approved in writing by the local planning authority. Such space shall be maintained thereafter free of any impediment to its designated use.

Reason

In the interests of road safety and in accordance with Policy TRAN5 of the West Dorset District Local Plan.

Archaeology.

13. Before the development commences the applicant shall undertake a programme of archaeological work in accordance with a written scheme of investigation which has been first submitted to and approved in writing by the local planning authority. This scheme shall cover archaeological fieldwork together with post-excavation work and publication of the results.

Reason

In the interests of the archaeology of the area having regard to saved Policies SA23 and SA24 of the West Dorset District Local Plan.

Surface Water Drainage and Flooding

14. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme shall include details of how the drainage scheme shall be maintained and managed after completion of the development. The scheme shall be implemented in accordance with the approved details.

Reason

To prevent the risk of flooding, to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system having regard to Policy ENV 5 of the West Dorset, Weymouth and Portland Draft Local Plan.

Water Efficiency

15. No development shall take place until a scheme for installation of water efficient systems and fittings (e.g. dual-flush toilets, water butts, water saving taps, etc) has been submitted to and approved in writing by the local planning authority. The submitted scheme should include detailed information (capabilities, consumption rates etc.) on proposed water saving measures. The scheme shall be implemented in accordance with the agreed details.

Reason

In the interests of sustainable development and the prudent use of natural resources having regard to saved Policy SU1 of the West Dorset District Local Plan.

8.3 INFORMATIVES

Statement of Positive Involvement

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Dorset County Council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions. The Council worked with the applicant/agent in a positive and proactive manner by:
 - (i) providing a pre-application advice service;
 - (ii) updating the applicant's agent of issues as they arose in the processing of the application;
 - (iii) discussing possible solutions to material concerns raised; and
 - (iv) providing the applicant with the opportunity to address issues of concern with a view to facilitating a recommendation to

grant permission.

Further Information

2. Further details including application documents and the Planning Officers report can be viewed by entering the application reference given above in to the relevant search field at the following url:
www.dorsetforyou.com/ePlanning/searchPageLoad.do.

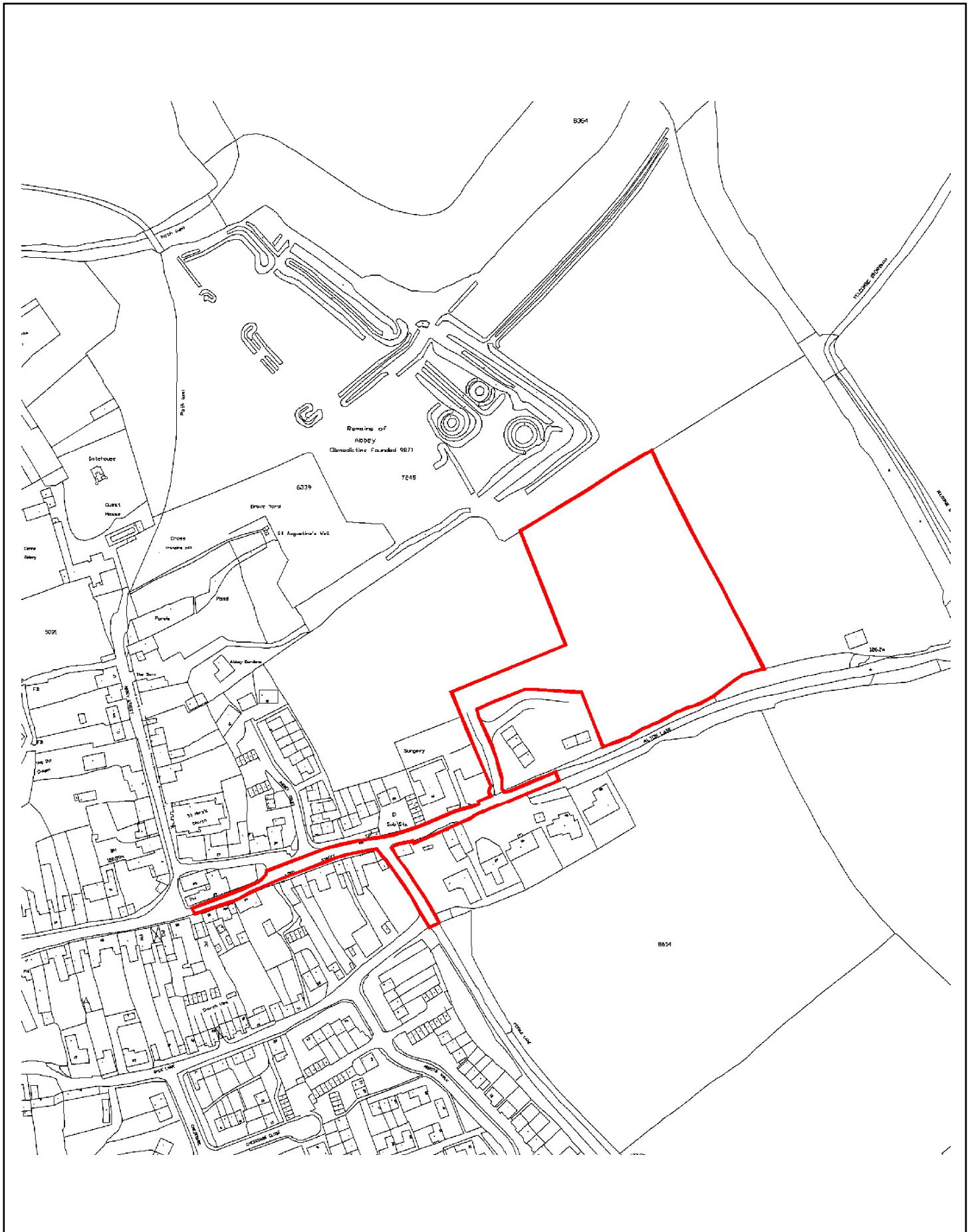
Water Efficiency

3. The development should include water efficient systems and fittings. Grey water recycling and rainwater harvesting should be considered. The applicant is s are advised to refer to the following for guidance
<http://www.environment-agency.gov.uk/homeandleisure/drouight/31755.aspx>
<http://www.saveewatersavemoney.co.uk/>

Matthew Piles

Head of Economy

July 2015



Appendix 1: Site Location

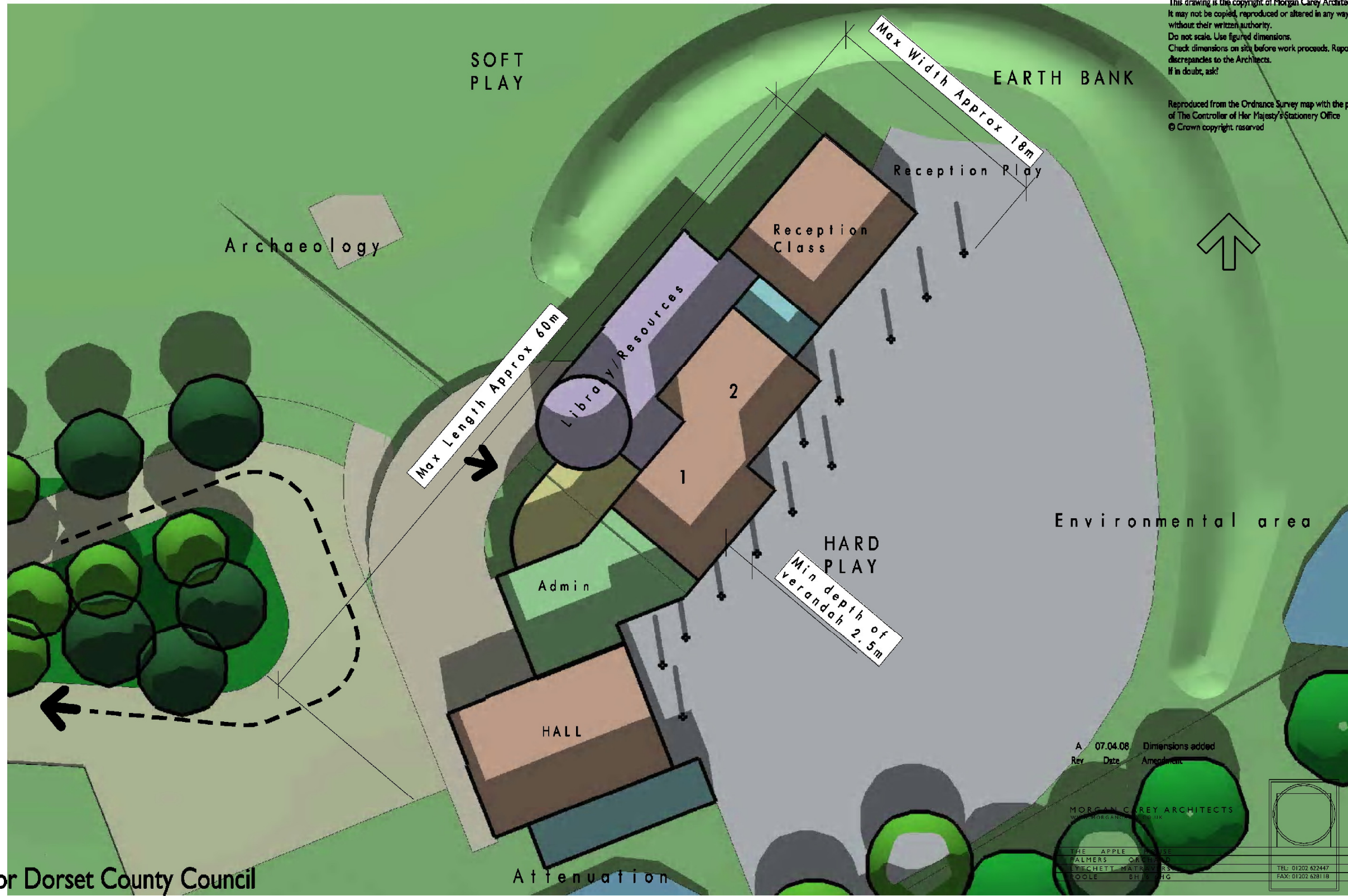
Application No: WD/D/14/003209 - Simsay Field, Cerne Abbas.
New school, soft and hard play areas, access and parking and associated highway works.



Dorset County Council

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AND THE ECONOMY**

Matthew Piles
Head of Economy



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for Dorset County Council

Cerne Abbas CE VC School - Simsay East Site

Floorplan

Date Jan 08
 Scale 1:250

Drawing File: P:\0301-0399\0301\0303-D.dwg

0303.53A

Appendix 3: Floor Plan

Application No: WD/D/14/003209 - Simsay Field, Cerne Abbas.

New school, soft and hard play areas, access and parking and associated highway works.



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