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|  Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate | TO: | PLANNING COMMITTEE |
| | DATE: | 12 th April 2017 |
| | REPORT OF: | HEAD OF PLACES & PLANNING |
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| AGENDA ITEM: | 6 | WARD: Chipstead, Hooley and Woodmansterne |

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| APPLICATION NUMBER: | 16/02390/F | VALID: | 28th October 2016 |
| APPLICANT: | London Borough Of Croydon Place Department | AGENT: | Nathaniel Lichfield & Partners |
| LOCATION: | CHIPSTEAD VALLEY PRIMARY SCHOOL, CHIPSTEAD VALLEY ROAD, CHIPSTEAD, SURREY, CR5 3BW | | |
| DESCRIPTION: | Conversion of the existing temporary and permanent modular classroom buildings to create a permanent nursery building, including a single storey new build extension to link the two modular classroom buildings, formation of a new access path and associated works. | | |
| All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail. | | | |

SUMMARY

This is a full application for the conversion of the existing temporary and permanent modular classroom buildings to create a permanent nursery building, including a single storey new build extension to link the two modular classroom buildings, formation of a new access path and associated works. Although the school is run by Croydon Council, the school is located within this Borough, and so the application is made by the London Borough of Croydon.

Two existing modular classrooms to the eastern side of the site, behind the main infant building, that currently sit at a right angle to one another would be extended to join and create the nursery building. The design of the building would be functional and the finishing materials are considered to soften the appearance.

Due to the separation distances and existing relationship between the proposed development and neighbouring properties, the proposal is considered to have an acceptable impact upon neighbour amenity.

The proposal will enable the existing nursery, currently located off-site, to join with the Primary School. It will accommodate up to 63 children.

The site lies within the Metropolitan Green Belt which seeks to prevent inappropriate development. The proposal is not considered to fall within any exceptions to policy Co1 or the NPPF and is considered inappropriate development.

The applicant has put forward very special circumstances that will help meet the demand for extra nursery places and give parents a better choice in the diversity of education provision available. The educational need for essential additional nursery places is considered to amount to very special circumstances sufficient to outweigh the inappropriate nature of the development. The proposal thereby satisfies the provisions of policy Co1 and the NPPF.

RECOMMENDATION(S)

Planning permission is **GRANTED** subject to conditions.

Consultations:

Highway Authority:

The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements subject to conditions.

Environmental Health – no comments received

Chipstead Residents Association – no objections

London Borough of Croydon – no comments received

SCC Sustainable Drainage and Consenting – No objection subject to conditions

Representations:

Letters were sent to neighbouring properties on 28th October 2016 and two site notices were posted 8th November 2016.

1 response has been received raising the following issue:

| Issue | Response |
|--|--------------------------|
| Support – community/regeneration benefit | See paragraph 6.6 – 6.13 |

1.0 Site and Character Appraisal

- 1.1 The application site is occupied by a complex of buildings that make up Chipstead Valley Primary School. Chipstead Valley Primary School is a two form entry school with approximately 420 pupils aged from four to eleven.
- 1.2 The school fronts Chipstead Valley Road to the north-west and the Borough boundary with the London Borough of Croydon lies to the north east. The site is within the Metropolitan Green Belt. Mature trees bound the surrounding playing fields, with metal railings and hedging adjacent to the highway. The land increases in level towards the south east.
- 1.3 The recently consented development (15/02793/F) for the erection of a two storey classroom block with link blocks to the existing school buildings, demolition of the existing caretaker's house, creation of a hard surface play area, extension to the car park, and associated works is currently underway on site.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Advice given regarding the proposal not being appropriate development in the Green Belt and any future application should be supported by a case made for very special circumstances for the proposal. In regard to design, it was considered that a more traditional palette of materials should be considered given the permanence of the building
- 2.2 Improvements secured during the course of the application: Clarification was sought in terms of the need for the development and additional information was sought in regard to highway issues.

3.0 Relevant Planning and Enforcement History

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| 3.1 | 15/02793/F | Erection of a two storey classroom block with link blocks to the existing school buildings, demolition of the existing caretaker's house, creation of a hard surface play area, extension to the car park, and associated works. As amended on 14/03/2016 | Approved with conditions 22 April 2016 |
| 3.2 | 15/00709/F | Single storey modular classroom, with a cantilever canopy and a 'Soft Top' playground extension | Approved with conditions 28 May 2015 |
| 3.3 | 14/00715/F | Erection of a single storey modular classroom with soft play and covered canopy. | Approved with conditions 17 June 2014 |
| 3.4 | 12/02136/F | New single storey extension to the rear of the Special Education Needs building, provision of new passenger lift within Key Stage 2 building and wheelchair access works in various locations | Approved with conditions 8 February 2013 |

4.0 Proposal and Design Approach

- 4.1 This is a full application for the conversion of the existing temporary and permanent modular classroom buildings to create a permanent nursery building, including a single storey new build extension to link the two modular classroom buildings, formation of a new access path and associated works.

- 4.2 Two existing modular classrooms to the eastern side of the site, behind the main infant building, that currently sit at a right angle to one another would be extended to join and create the nursery building. The design of the building would be functional with a flat roof. The finishing materials would include vertical timber rainscreen cladding and colour trim/reveal and cill to the existing and new windows.
- 4.3 A new entrance is proposed along the eastern boundary of the site to give access to the nursery, this will provide pedestrian access only and vehicular access will remain as existing.
- 4.4 The proposal will enable the existing nursery, currently located off-site, to join with the Primary School. It will accommodate up to 63 children.
- 4.5 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;
Involvement;
Evaluation; and
Design.
- 4.6 Evidence of the applicant's design approach is set out below:

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| Assessment | The character of the surrounding area is assessed as to the north and east of the school are predominately residential dwellings, to the south is open countryside and to the west is the railway line, with the Midday Sun Public House and residential dwellings beyond . |
| | Site features meriting retention are listed as the existing and permanent modular classrooms to be converted and extended |
| Involvement | No community consultation took place. |
| Evaluation | The statement does not include any evidence of other development options being considered. |
| Design | The applicant's reasons for choosing the proposal from the available options were due to the site's location within the Metropolitan Green Belt, the materials and design have been carefully and sensitively considered. The existing white render present on the two modular classroom buildings will be overclad with vertical timber cladding, which is more suited for the location of the site between the open countryside and built-up areas. The timber cladding will allow the build to transition into the trees to the rear of the site. |

4.5 Further details of the development are as follows:

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|--------------|-------------------------|
| Site area | 0.96 hectares |
| Existing use | Existing Primary School |

5.0 Policy Context

5.1 Designation

Metropolitan Green Belt

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS3 (Green Belt)
CS4 (Valued Townscapes and Historic Environment)
CS5 (Valued People/Economic Development),
CS10 (Sustainable Development),
CS11 (Sustainable Construction),

5.3 Reigate & Banstead Borough Local Plan 2005

| | |
|---------------------------------|-----------|
| Landscape & Nature Conservation | Pc4 |
| Metropolitan Green Belt | Co1, |
| Community Facilities | Cf2 |
| Utilities | Ut4 |
| Movement | Mo5, Mo7, |

5.4 Other Material Considerations

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|-------------------------------------|--|
| National Planning Policy Framework | |
| National Planning Practice Guidance | |
| Supplementary Planning Guidance | Surrey Design Local Distinctiveness Design Guide A Parking Strategy for Surrey Parking Standards for Development Outdoor Playing Space Provision |

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| Other | Human Rights Act 1998 |
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6.0 Assessment

6.1 The main issues to consider are:

- Impact on Green Belt
- Very Special Circumstances
- Design appraisal
- Neighbour amenity
- Access and parking
- Drainage

Impact on Green Belt

6.2 The application site lies within the Metropolitan Green Belt which seeks to prevent inappropriate development, preserving openness, and as such consideration needs to be given as to whether the development would be appropriate.

6.3 The applicant has submitted a planning statement in support of the application. The applicant is of the view the proposed development is acceptable as it represents appropriate development through the limited infilling of a brownfield site within the Green Belt, which will not affect its openness. The Applicant puts forward the limited infilling of this site will not, therefore, harm the openness of the Green Belt and accordingly it is appropriate development within the Green Belt.

6.4 Policy Co1 of the Reigate and Banstead Local Plan 2005 provides a list of six development types that are acceptable within the Green Belt. The extension of a school building does not fall into any of these listed criteria. It is important to note that Policy Co1 was written in accordance with Planning Policy Guidance 2: Green Belts, which has since been replaced by the National Planning Policy Framework (NPPF). Paragraph 89 of the NPPF states: "A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:" the document then lists several examples of appropriate development. Bullet 3 of paragraph 89 states "the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building." Bullet 6 states: limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development

6.5 The application proposes an infill extension to a modular classroom and the retention of a temporary modular classroom to form a nursery building. The site is undoubtedly previously developed land where the principle of infill development is acceptable. The extent to which the openness of the green belt is affected is less clear. The site has a developed character and is not open or undeveloped and this mitigates the impact on openness but the

proposal does result in extensive new/retained building works and therefore an assessment of very special circumstances has been undertaken.

Very Special Circumstances

- 6.6 The National Planning Policy Framework (NPPF) advises that inappropriate development is, by definition, harmful to the Green Belt. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
- 6.7 The applicant has put forward very special circumstances in support of the application. The planning statement outlines the rise in demand for nursery places and the current forecasts show there is a shortfall in the number of places available to meet future demand.
- 6.8 The applicant notes currently, all 3 to 4-year-olds in England can get 570 hours of free early education or childcare per year. It's usually taken as 15 hours a week for 38 weeks of the year. However, from September 2017, this free entitlement will increase to 30 hours a week for families who are working. Without the relocation and expansion of Chipstead Valley Nursery, it is predicted that there will be insufficient places for the 30 hour families to access their entitlement. The proposed nursery at Chipstead Valley Primary School will therefore help meet the need for extra nursery school places. This nursery will also give parents a better choice in the diversity of education provision available.
- 6.9 At the request for further clarification on the current relevant circumstances and need for the development, the applicant confirmed the nursery presently only caters for children aged 3 to 4. The nursery is located in an old building (originally designed to be a house) and requires substantial refurbishment to bring it into line with current, modern standards, and to allow it to also cater for early years provision (children aged 2). As the London Borough of Croydon does not own the existing nursery site, it would not invest the capital required to bring it up to the required modern day standards, as without also extending the nursery, it would not be viable or suitable.
- 6.10 The applicant also noted the funding available to nursery schools is reducing and as such the London Borough of Croydon needs to look at different models of delivery. This affects the viability of all the nursery schools and solutions must be found to find alternative delivery models. This is in the context of the requirement to maintain nursery school places, heightened by the increase in pressure from the increase in educational entitlement. Chipstead Valley Primary School has a long standing relationship with Coulsdon Nursery School, from the time they delivered a federation model of a nursery school with a primary school. The provision of a new nursery school in this location would enable the delivery of early years places, and ensure a modern, high quality environment can be delivered. The nursery could then also strengthen its links with the primary school.

- 6.11 Paragraph 72 of the NPPF states 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 Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. In addition Local Authorities should give great weight to the need to create, expand or alter schools. As the NPPF represents the latest policy approach from central government, much weight is afforded to this document.
- 6.12 In this instance, the proposal would facilitate the expansion of an existing primary school site and provide 63 nursery places and will help meet the demand for extra places and give parents a better choice in the diversity of education provision available.
- 6.13 The educational need for essential additional nursery places is considered to amount to very special circumstances sufficient to outweigh the harm, should the proposal be considered inappropriate development. This is largely affected by the heavily developed nature of the site and the borderline position as to whether the proposal is appropriate by virtue of its limited infilling, or inappropriate in the development's impact on openness. Given the limited harm that would result, the very special circumstances test is considered to be met. The proposal thereby satisfies the provisions of policy Co1 of the Borough Local Plan and the NPPF.

Design appraisal

- 6.14 The existing modular buildings are of a similar appearance to one another, with a simple and functional design. The proposal would be for a permanent development and infill extension to join the two buildings. Given the permanence of the development and the transitional location to the green belt, external materials have been chosen to soften the appearance and the use of vertical timber cladding, that would replace the existing render finish, is considered to achieve this.
- 6.15 The fenestration would feature colour reveals, taking inspiration from the recently consented two storey school extension. This would allow the proposal to integrate into the site and is considered to provide a comprehensive design approach.

Neighbour amenity

- 6.16 The proposed infill extension would be screened from the neighbouring dwellings to the east by the existing swimming pool building and the neighbouring dwellings to the north by the existing school building. The proposal is therefore not considered to result in a harmful impact upon neighbour amenity in regard to overbearing, domination or loss of light.
- 6.17 The proposal would include the addition of a pedestrian entrance and access along the eastern boundary of the site and a solid timber fence is proposed to bound the eastern boundary. The access would partly be located in an

existing playground area at the front of the site, and an area containing sheds. Given the access would be sited in partly the existing playground and the existing relationship between the site and nearest neighbouring dwelling to the east, the proposal is considered to result in a similar impact in regard to noise and disturbance to that of the existing relationship and is not considered so harmful that the proposal would warrant refusal on this basis. A condition would be attached to a grant of planning permission requiring details of boundary treatments.

Drainage

- 6.18 Having reviewed the additional information supplied by the applicant, the Sustainable Drainage and Consenting Team confirm that they are able to recommend approval of the application with respect to surface water drainage subject to recommended conditions.

Highway matters

- 6.19 The County Highways Authority were consulted upon the application and made the following comments:
- 6.20 *'Following a request from the County Highway Authority (CHA), the applicant has submitted further information regarding the existing and proposed nurseries, which has enabled the transportation impacts of the proposed development to be fully assessed.'*

The proposed nursery is to replace an existing nursery located only 0.4 miles away from Chipstead Valley School, in the London Borough of Croydon. The existing nursery caters for up to 64 children with 16 staff, and mainly operates as a pre-school for 3-5 year olds, starting at 8.30am and finishing at 3.30pm. The majority of the existing nursery pupils (69%) come from the Coulsdon West Ward in the LB Croydon, while 20% come from the Chipstead, Hooley and Woodmansterne Ward in Reigate and Banstead.

The proposed nursery will be located in the Chipstead, Hooley and Woodmansterne Ward, but the site is immediately adjacent to the boundary with Coulsdon West. It is therefore likely to attract children from the same areas as the existing nursery, and it will also be similar in terms of its capacity, with up to 63 children and approximately 16 staff. It would appear from the application documents that the proposed nursery is likely to operate more as a day nursery with extended opening hours, and will accommodate younger children under the age of 3 years old.

As the proposed nursery is to replace an existing nursery, the applicant argues that the traffic generated by the development will already be on the network, so there will be no increase in vehicular traffic as a result of the application. While this may be the case in one sense, the vehicular traffic associated with the nursery will be transferred to a different part of the network, placing increased pressure on Chipstead Valley Road in the immediate vicinity of the Chipstead Valley School. However, while there is

likely to be some overlap in parent drop offs and pick ups at the proposed nursery and main primary school, day nurseries tend to start earlier and finish later, therefore some children would arrive before the school opens and leave after it closes. This will help to reduce the impact of the additional vehicular trips to and from the site.

The proposed development does not make provision for any additional car parking within the school grounds. It will therefore lead to further displacement parking on the surrounding roads by parents and staff. The parking beat surveys carried out by the applicant indicate that there is available capacity for additional parking in the survey area, however local residents claim that school staff tend to occupy all of the available parking spaces along the northern side of Chipstead Valley Road opposite the school. This frequently results in parents parking across driveways and accesses, or parking illegally in locations where waiting and/or loading restrictions apply. The proposed nursery could potentially make this existing situation worse, as parents of very young children are likely to want to park as close to the nursery as possible, especially if they are dropping their children off on their way to work. However, the CHA considers that the issue of injudicious and illegal parking is an enforcement matter, hence the lack of on site parking does not warrant a reason for refusal on highway safety grounds.

The applicant is proposing to review and update the main school Travel Plan to include the proposed nursery, and through this the applicant will continue to encourage responsible parking and take a stronger approach to managing staff travel. The School Travel Plan Review (January 2017) submitted by the applicant identifies a list of measures and actions that will be implemented to encourage sustainable travel amongst nursery pupils and staff, including promoting the use of the car park at the Hungry Horse pub as a Park & Stride facility. It also states that following the relocation of the existing nursery, travel surveys will be carried out for nursery pupils and staff, in order to confirm the baseline. The results will then be used to set objectives, targets and measures. This approach is accepted by the CHA.

For the above reasons, the CHA is satisfied that any additional traffic and parking demand generated by the proposed nursery would not lead to a material or severe impact on the local highway network, during parent drop off and pick up times in the AM and PM peak periods.'

- 6.21 The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements subject to conditions.

CONDITIONS

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 and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

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

| Plan Type | Reference | Version | Date |
|------------------|----------------------------------|----------------|-------------|
| Other Plan | E514CV-HNW_16006-02-XX-3D-A-P410 | A | 13.10.2016 |
| Section Plan | E514CV-HNW_16006-02-XX-SE-A-P360 | A | 13.10.2016 |
| Roof Plan | E514CV-HNW_16006-02-RF-GA-A-P251 | A | 13.10.2016 |
| Elevation Plan | E514CV-HNW_16006-02-XX-EL-A-P310 | A | 13.10.2016 |
| Combined Plan | E514CV-HNW_16006-02-XX-EL-A-P300 | A | 13.10.2016 |
| Section Plan | E514CV-HNW_16006-02-XX-SE-A-P350 | A | 13.10.2016 |
| Floor Plan | E514CV-HNW_16006-02-00-GA-A-P250 | A | 13.10.2016 |
| Site Layout Plan | E514CV-HNW_16006-02-XX-DR-A-P150 | A | 13.10.2016 |
| Survey Plan | E514CV-HNW_16006-02-XX-DR-A-P100 | A | 13.10.2016 |
| Floor Plan | E514CV-HNW_16006-02-00-GA-A-P200 | A | 13.10.2016 |
| Roof Plan | E514CV-HNW_16006-02-RF-GA-A-P201 | A | 13.10.2016 |
| Landscaping Plan | 1713-061-1001 | A | 13.10.2016 |
| Location Plan | XX-DR-A-P001 | A | 13.10.2016 |

Reason:

To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.

3. No development shall take place until the developer obtains the Local Planning Authority's written approval of details of both existing and proposed ground levels and the proposed finished ground floor levels of the buildings. The development shall be carried out in accordance with the approved levels.

Reason:

To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.

4. The development hereby permitted shall be carried out using only the materials specified in the application and no others without the prior written consent of the Local Planning Authority.

Reason:

To ensure that the development hereby permitted is only constructed using the appropriate external facing materials or suitable alternatives in the interest of the visual amenities of the area with regard to Reigate and Banstead Borough Local Plan 2005 policy Cf2

5. No development shall commence including groundworks or demolition until a detailed Tree Protection Plan (TPP) shall be submitted to and approved in writing by the local planning authority. The TPP shall contain details of the specification and location of tree protection (barriers and/or ground protection) and any construction activity that may take place within the protected root areas of trees/hedges shown, where retained on the TPP. The tree protection measures shall be installed prior to any development works and will remain in place for the duration of all construction works. The tree protection barriers/ground protection shall only be removed on the completion of all construction activity, including hard landscaping. All works shall be carried out in strict accordance with these details when approved.

Reason:

To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction – Recommendations' and policies Pc4 and Pc12 of the Reigate and Banstead Borough Local Plan.

6. No development shall commence on site until a scheme for the landscaping of the site including the retention of existing landscape features has been submitted to and approved in writing by the LPA. Landscaping schemes shall include details of hard and soft landscaping, including any tree removal/retention, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation and management programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing with the local planning authority.

Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, shrubs of the same size and species.

Reason:

To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4 of the Reigate and Banstead Borough Local Plan 2005.

7. Prior to construction of the drainage element of the development hereby approved the following drawings need to be supplied to and approved by the local planning authority:
- final detailed plan of all SuDS elements and other drainage features, including cross-sections, pipe diameters and respective levels
 - plan showing where exceedance flows (greater than designed for) will flow to

Reason:

To ensure that the design fully meets the requirements of the national SuDS technical standards

8. Before the commencement of the construction of the drainage element of the development hereby approved, details of how the site drainage will be protected and maintained during and after the construction of the development shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with those approved details

Reason:

To ensure that the construction works do not compromise the functioning of the agreed Sustainable Drainage System.

9. Prior to occupation, a verification report (consisting of at least a signed statement) carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Drainage System has been constructed as per the agreed scheme.

Reason:

To ensure the Sustainable Drainage System has been constructed as agreed with regards Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005 and the provisions of the NPPF.

10. No development shall commence until a Construction Transport Management Plan, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including any measures for traffic management)
 - (e) number and type of HGV deliveries and hours of operation
 - (f) measures to prevent the deposit of materials on the highway
 - (g) on-site turning for construction vehicles
 - (h) a communications plan

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. The above condition is required in order to meet the objectives of the NPPF (2012), and policy CS17 of the Core Strategy (2014).

11. During term time, there shall be no construction vehicle movements to and from the site between the hours of 8.00am and 9.00am and between 3.00pm and 4.00pm, nor shall any construction vehicles associated with the development at the site be laid up, waiting, in Chipstead Valley Road during these times.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. The above condition is required in order to meet the objectives of the NPPF (2012), and policy CS17 of the Core Strategy (2014).

12. The development hereby approved shall not be first occupied unless and until the Travel Plan for Chipstead Valley Primary School has been reviewed and updated to include the proposed nursery in accordance with the School Travel Plan Review dated January 2017, and submitted for the written approval of the Local Planning Authority. The submitted document shall include details of measures and actions to promote sustainable travel amongst nursery pupils and nursery staff, and provisions for the maintenance, monitoring and review of the impact of the Plan and its further development. The approved Travel Plan shall then be implemented upon first occupation of the development, and shall thereafter be maintained, monitored, reviewed and developed to the satisfaction of the Local Planning Authority.

Reason:

In recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012. The above condition is required in order to meet the objectives of the NPPF (2012), and policy CS17 of the Core Strategy (2014).

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.

2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.

6. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as: (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme; (ii) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them; (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours; (iv) the name and contact details of the site manager who will be able to deal with complaints; and (v) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.
7. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

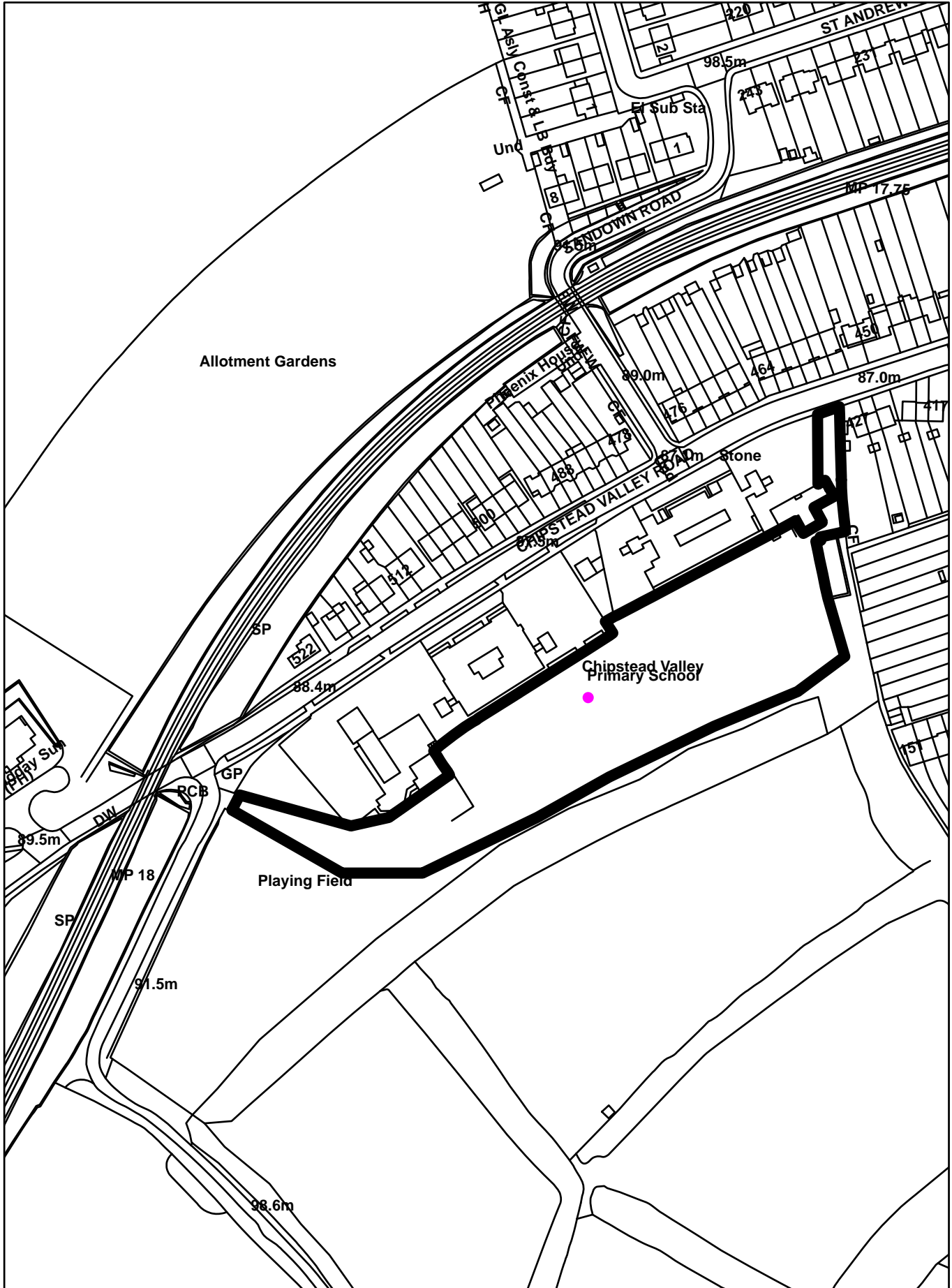
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies Pc4, Co1, Cf2, Ut4, Mo5 and Mo7 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

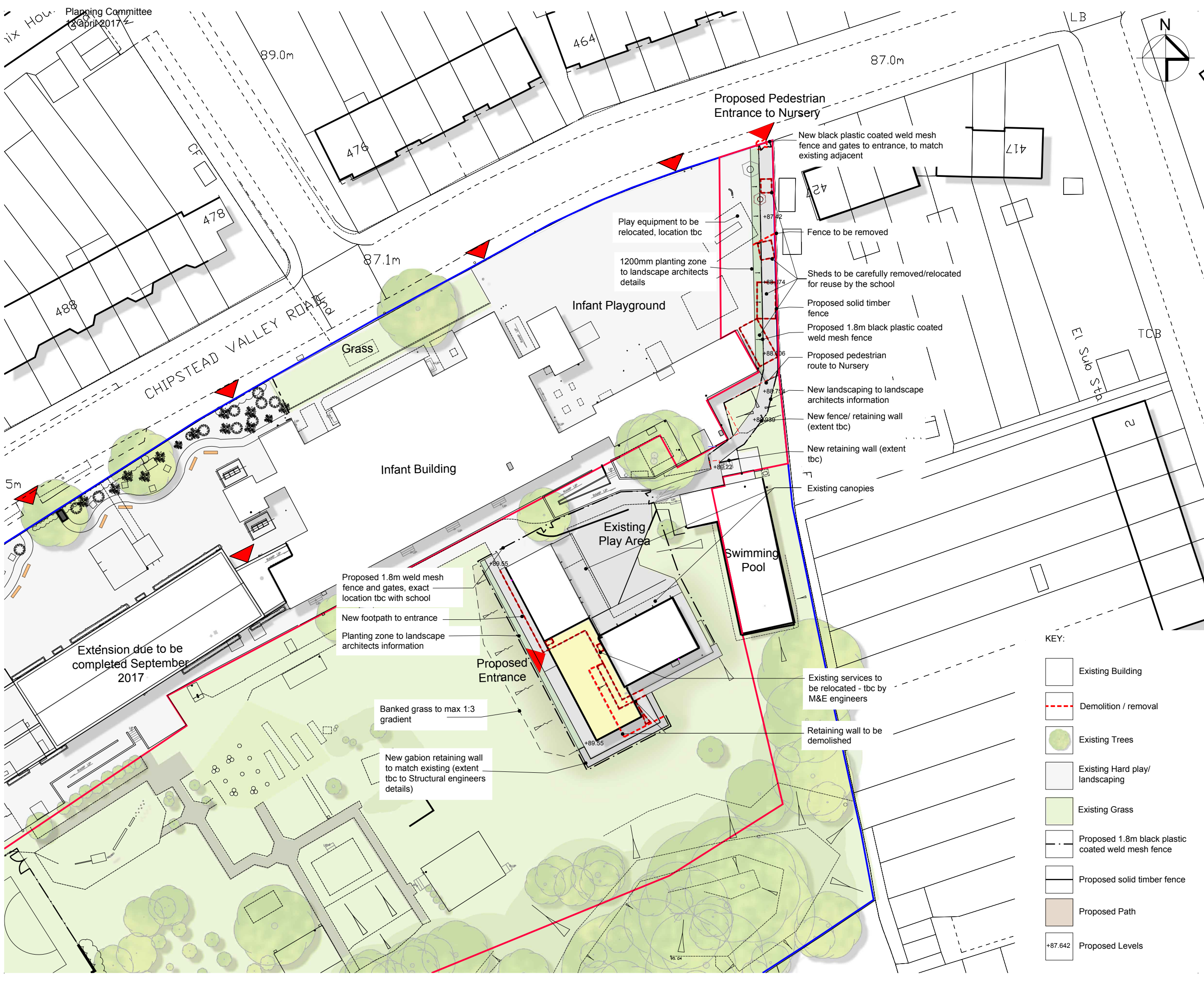
Proactive and Positive Statements

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

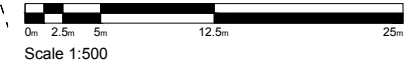
16/02390/F - Chipstead Valley Primary School, Chipstead Valley Road, Chipstead



| Rev | Amendments | By | Chkd | Date |
|-----|--------------------|-----|------|----------|
| A | ISSUED TO PLANNING | CGB | SD | 11/10/16 |



- Site information based on OS map data & Topographical survey by Shaw Colgate, dated Sep. 2016 ref. '0816-SCL-9725'
- Further review of Structural & M+E Coordination required
- Subject to Contract & Statutory Approvals



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Project
CHIPSTEAD VALLEY NURSERY
CROYDON

Drawing Title
PROPOSED SITE PLAN

Drawing Status
PLANNING

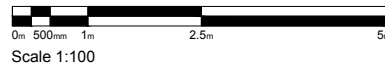
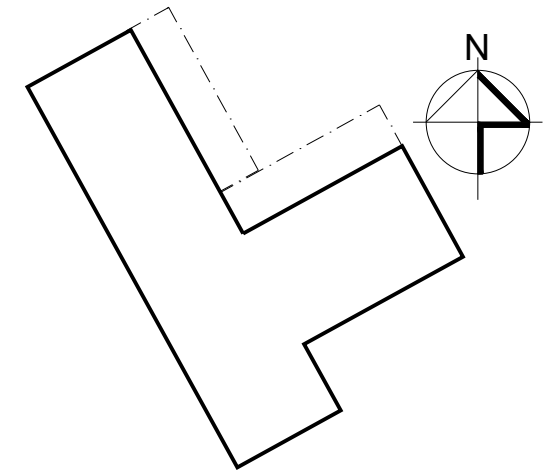
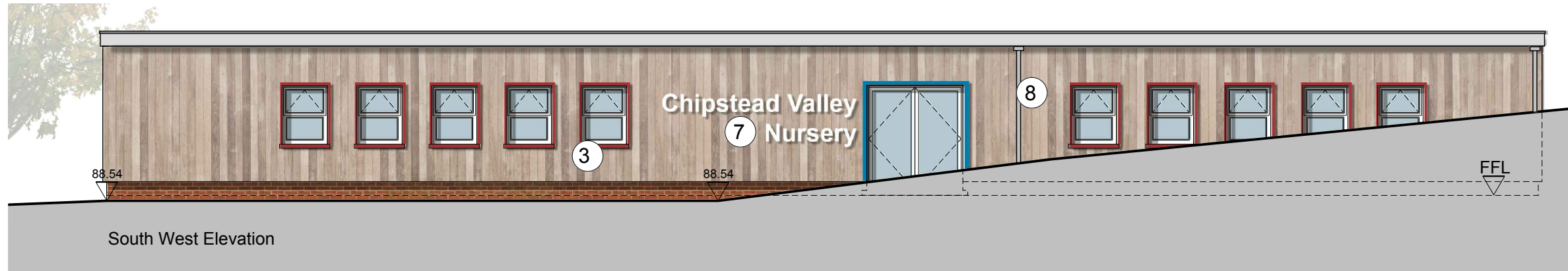
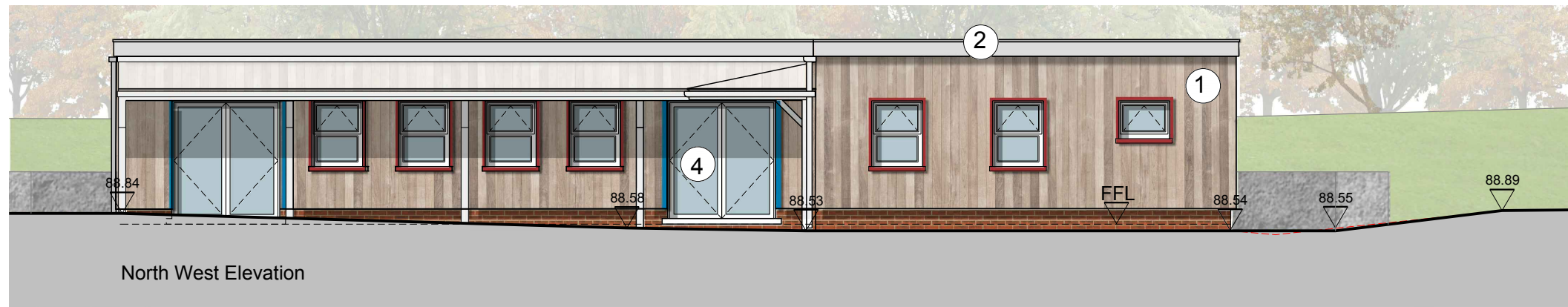
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Drawn By: CGB Checked By: IS Date: JUL 2016

Project No.: E514CV-HNW_16006-02-XX-DR-A-P150 Drawing No.: A Revision: A

- KEY:
- Existing Building
 - Demolition / removal
 - Existing Trees
 - Existing Hard play/ landscaping
 - Existing Grass
 - Proposed 1.8m black plastic coated weld mesh fence
 - Proposed solid timber fence
 - Proposed Path
 - Proposed Levels

| Rev | Amendments | By | Chkd | Date |
|-----|--------------------|-----|------|----------|
| A | ISSUED TO PLANNING | CGB | SD | 11/10/16 |



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Project
CHIPSTEAD VALLEY NURSERY
CROYDON

Drawing Title
PROPOSED NURSERY ELEVATIONS

Drawing Status
PLANNING

Scale
A3 - 1:100

Drawn By: CGB Checked By: SD Date: SEPT 2016

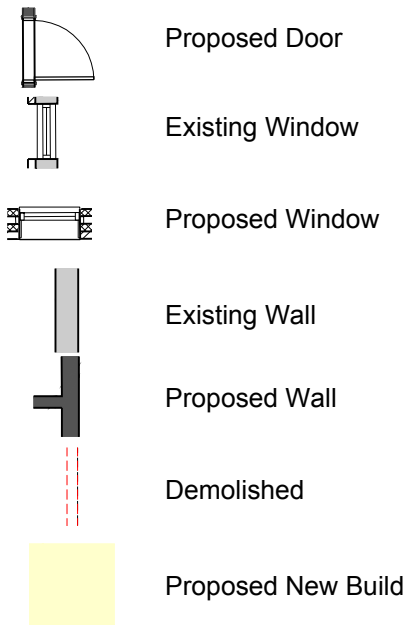
Project No.: E514CV-HNW_16006-02-XX-EL-A-P310 Drawing No.: A Revision: A

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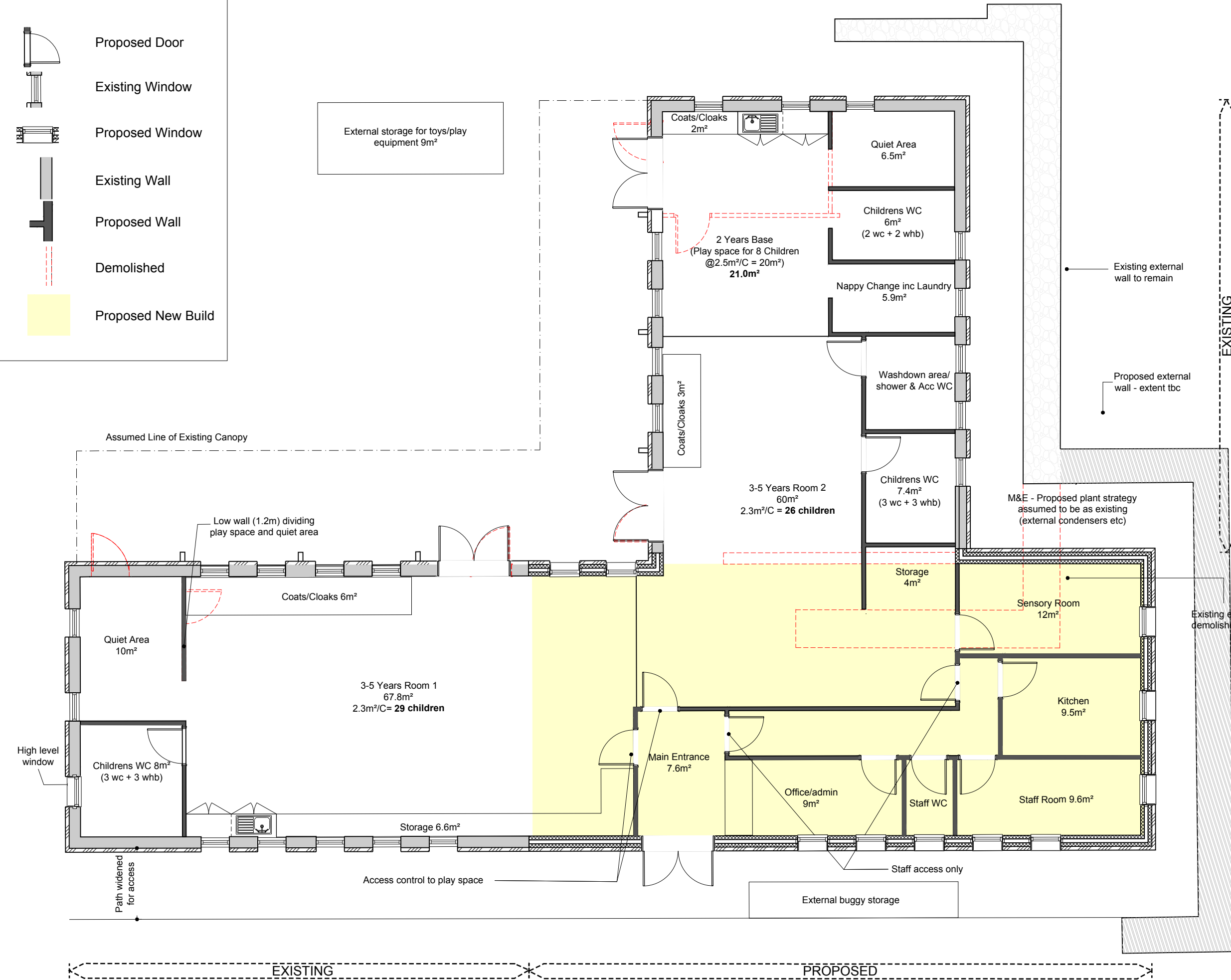
List of Materials

1. Vertical timber rainscreen cladding applied to new & existing facades
2. Grey PPC aluminium flashings and copings
3. Coloured trim/reveal and cill to existing and new window/door thresholds
4. New white UPVC doors
5. New white UPVC windows, to match existing adjacent finish
6. Existing white canopies (retained)
7. Indicative location for PPC Aluminium non-illuminated signage
8. UPVC Rainwater pipes to match existing

KEY



External storage for toys/play equipment 9m²



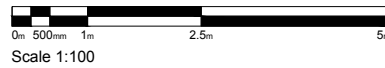
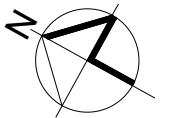
| Rev | Amendments | By | Chkd | Date |
|-----|--------------------|-----|------|----------|
| A | ISSUED TO PLANNING | CGB | SD | 11/10/16 |

Notes

- Preliminary layout only
- Areas based upon: BB103 Guidance and Statutory Framework for EYFS for numbers received from LBC/MMD (COR-002)
- All subject to review + consultation with stakeholders
- Confirmation of external items; play equipment storage, buggy store, scooter store TBC.
- Subject to planning and statutory approvals.

Existing GIA of Mobile Classrooms: 172m²
Proposed New GIA: 119m²
Proposed Total GIA: 291m²

Existing GEA: 195m²
Proposed New GEA: 135m²
Proposed Total GEA: 330m²



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Project
CHIPSTEAD VALLEY NURSERY
CROYDON

Drawing Title
PROPOSED NURSERY PLANS

Drawing Status
PLANNING

Scale
A3 - 1:100



Drawn By: CGB Checked By: SD Date: MAR 2016

Project No. E514CV-HNW_16006-02-00-GA-A-P250 Drawing No. A Revision

HNW Architects Ltd - Registered No. 358990-95

| Rev | Amendments | By | Chkd | Date |
|-----|--------------------|-----|------|----------|
| A | ISSUED TO PLANNING | CGB | SD | 11/10/16 |



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Project
CHIPSTEAD VALLEY NURSERY
CROYDON

Drawing Title
PERSPECTIVE VIEW OF
NEW NURSERY

Drawing Status
PLANNING

Scale
A3 - NTS



| Drawn By | Checked By | Date |
|----------|------------|----------|
| RW | IS | OCT 2016 |

| Project No. | Drawing No. | Revision |
|----------------------------------|-------------|----------|
| E514CV-HNW_16006-02-XX-3D-A-P410 | | A |