

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 18/04267/FULL1

Ward:
Bickley

Address : Bickley Park School 24 Page Heath **Objections: Yes**
Lane Bickley Bromley BR1 2DS

OS Grid Ref: E: 542205 N: 168862

Applicant : Mr Chris Tompsett

Description of Development:

Demolition of the existing 2 storey theatre building, single storey classrooms and stores and erection of 2 storey performing arts centre together with removal of trees and replacement fencing and temporary classroom building

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 12
Smoke Control SCA 13

Proposal

Planning permission is sought for the replacement of the existing theatre building at the school with a two storey performing arts facility. The proposal consists of the following elements:

- Demolition of the existing two storey theatre building and attached single storey classrooms and store room.
- Erection of a replacement two storey performing arts building including auditorium, classroom and associated rehearsal room and facilities. The building will have a length of 34.4m and a width of 14.8m. The building will have a flat modern roof design with a height of 8.2m.
- Replacement hooped fence to front of existing sports hall and improvements to access
- Removal of two horse chestnut trees and replacement planting
- Installation of single storey temporary classroom for duration of the works only – sited to the west of the existing structure. The classroom will have a length of 12.0m and a width of 12.3m. The roof will be flat with a height of 3.0m. the classroom is indicated to have an open plan arrangement.

The proposal forms part of the school's wider plans to relocate classrooms and improve the facilities and arrangements at the school, including the relocation of the geography and history classrooms in the existing building to other parts of the school

and the consolidation of performing arts facilities into one building. The proposal would not lead to any increase in pupil numbers or intensification of the use of the site. The theatre facility will continue to be used by the community on Saturdays and outside of term times in a similar manner to the existing theatre and swimming pool facilities.

The application is accompanied by the following documents:

- Design and Access Statement
- Transport Assessment
- Noise Impact Assessment
- Sustainability Appraisal
- Arboricultural Impact Assessment

Location and Key Constraints

Bickley Park School is located over two sites along Page Heath Lane. The site close to the junction with Bickley Road is the main prep school site, with the site bounded by Clarence Road providing accommodation for pre-prep children of nursery and reception school age.

The pre-school site is located close to the junction with Bickley Road, bounded on all sides by residential properties. Parking is to the front of the site. None of the buildings within this site are locally or statutory listed. The sites are also not located within any conservation areas.

Comments from Local Residents and Groups

Nearby owners/occupiers were notified of the application and representations were received, which can be summarised as follows:

Objections:

- The school has failed to reduce the high level of noise emanating from its swimming pool, especially at weekends. The proposal would increase noise levels to the detriment of local residential amenity.
- The proposed facilities will be offered for sale or rent outside the normal school hours. This will impose a severe impact on the local neighbours right to have some respite from school activities outside of school time. Despite the application saying this will not happen recent use of facilities proves otherwise. The current theatre has recently been used for parties as well as Kendo lessons out of hours and at weekends. I cannot see this changing. More facilities more opportunities. Parking will be affected locally if this happens.
- Excessive noise generation. They have shown a consistent inability to manage noise levels. For example they have sold off the use of their Swimming Pool on both Saturdays and Sundays. They are now in use outside school hours for 4 hours on each day. I have had to ask the Public Protection Office to intervene and this is an ongoing constraint.
- Lack of need for the facility. The facility seems way over the top for the existing pupils, not to mention the financial strains it will place on the school in such unpredictable times. If it were scaled down it could readily be placed in

an area to the front of the site. We had to object to the Science Wing on similar grounds.

- In recent years the school has made every effort to commercialise its privately funded facilities. It has sold time to private companies and individuals for use of its theatre and swimming pool facilities. Combine this with recent planning applications and its no surprise that the current management team has totally destroyed neighbour relations. Just recently they have moved some 50+ storage lockers from inside the school to a site next to my neighbours house. All we can hear now throughout the day is the constant slamming of locker doors, from 07.50 to close of school at 17.30 There is a total disregard for the impact their decisions have on their neighbours. We have to object now as recent complaints from neighbours shows that once in place our arguments for "change of use", "excessive noise" or "outside normal school hours" are never enforced by the Planning Office.
- The disruption to the local neighbourhood would be horrendous and unnecessary. Can we be confident that the facilities will not be rented out for outside use and outside of school hours? My other concern is access for the works. St Michaels Close is exactly that and there is no access to the school grounds beyond the end of the Close - this is a totally dead end for traffic.
- This is a residential area which happens to have a small private school in the middle of it. The development is not in keeping with the local area. I am concerned that the proposed development is also excessive for the school itself and will be used to generate additional income for the school. The schools neighbours are entitled to some respite outside of school hours. If the facility is rented out then there will be no respite for neighbours and there will be additional traffic and parking problems outside of school hours. There is also the question of the blockage of light to nearby properties. The school already shows a flagrant disregard for its neighbours in relation to its swimming facilities and this will increase with this development. The school also does not seem to maintain the trees on site and I am concerned that this development will be used as an excuse to remove mature trees and shrubs
- I have read the responses to objections. They naturally are in favour of the school plans and have total disregard for the neighbours. I particularly object to the sweeping statement that st Michaels Close will be used as site access to install the "temporary" classroom and again at the end of the project. The Close should NOT be considered at all for site access. The school, planners and designers should be thinking about inconveniencing the school to find access and not the local residents. The pavements in St Michaels Close, after years of asking have finally been replaced and our crossovers block paved. Subsidence of the road due to heavy vehicle access has been repaired.
- Temporary classrooms will create additional noise and disturbance and may become permanent structures. These should be positioned elsewhere on the site.
- Temporary classrooms will impact on light and privacy to neighbouring houses
- Noise and disturbance during building works
- Impact on wildlife and loss of trees

Comments from Consultees

Environmental Health Pollution Officer: I have looked at this application and would have no objections to permission being granted.

Tree Officer: Significant trees are retained as part of the scheme and protection methods have been indicated. More detail is invited under condition as part of the Arboricultural Method Statement (AMS). I am satisfied that Council policies relating to trees are not negated subject to a condition.

Drainage Engineer: We accept the proposed use of cellular storage crate to dispose of surface water run-off. Please impose PC06.

Highways: The proposals do not therefore involve an increase in the intensification in the use of the site. There will be no increase in the number of classes per year group and there is no intention to increase pupil numbers. As there will be no increase in the intensity in the use of the site so there will consequently be no increase in traffic movements to and from the School and its environs so I would have no objection to the application. The applicant has also confirmed in his email dated 13 December 2018 that the existing Theatre is currently let out by the School to a local Theatre group on Saturdays and during holiday periods, but this has no impact on local traffic or parking as this takes place outside normal school hours and all parking is accommodated on the School's site. This arrangement is also proposed for the new facility and I have no further comments or concerns.

Education: No comments made

Leisure: no comments made.

Policy Context

Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise.

The National Planning Policy Framework was published on 24th July 2018. According to paragraph 48 of the NPPF decision takers can also give weight to relevant policies in emerging plans according to:

- a) The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- b) The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

- c) The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF

The Council is preparing a Local Plan. The submission of the Draft Local Plan was subject to Hearings from 4th December 2017 and the Inspectors report is awaited. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

The development plan for Bromley comprises the Bromley UDP (July 2006), the London Plan (March 2016) and the Emerging Local Plan (2016). The NPPF does not change the legal status of the development plan.

London Plan Policies

- Policy 3.16 Protection and enhancement of social infrastructure
- Policy 3.18 Education Facilities
- Policy 5.1 Climate change mitigation
- Policy 5.2 Minimising carbon dioxide emissions
- Policy 5.3 Sustainable design and construction
- Policy 5.5 Decentralised energy networks
- Policy 5.6 Decentralised energy in development proposals
- Policy 5.7 Renewable energy
- Policy 5.8 Innovative energy technologies
- Policy 5.9 Overheating and cooling
- Policy 5.10 Urban greening
- Policy 5.12 Flood risk management
- Policy 5.13 Sustainable drainage
- Policy 5.14 Water quality and wastewater Infrastructure
- Policy 5.15 Water use and supplies
- Policy 5.16 Waste self-sufficiency
- Policy 5.17 Waste capacity
- Policy 5.18 Construction, excavation and demolition waste
- Policy 6.3 Assessing effects of development on transport capacity
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 6.13 Parking
- Policy 7.1 Building London's neighbourhoods and communities
- Policy 7.2 An inclusive environment
- Policy 7.3 Designing out crime
- Policy 7.4 Local character
- Policy 7.6 Architecture
- Policy 7.14 Improving air quality
- Policy 7.15 Reducing noise and enhancing soundscapes

Unitary Development Plan

- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T6 Pedestrians
- T7 Cyclists
- T15 Traffic Management
- T18 Road Safety
- BE1 Design of New Development

BE10 Locally Listed Buildings
C1 Community Facilities
C7 Educational and Pre School Facilities
NE7 Development and Trees

Emerging Local Plan

Policy 27 Education
Policy 28 Education facilities
Policy 30 Parking
Policy 31 Relieving congestion
Policy 33 Access to services for all
Policy 37 General design of development
Policy 112 Sustainable waste management
Policy 115 Reducing flood risk
Policy 116 Sustainable urban drainage systems
Policy 119 Noise pollution
Policy 120 Air quality
Policy 123 Sustainable design and construction
Policy 124 Carbon reduction, decentralise energy networks and renewable energy

Supplementary Planning Guidance

Supplementary Planning Guidance 1 – General Design Principles

Planning History

There is a considerable planning history to this site, with the most recent applications including:

06/00642/FULL1 - Two storey detached building for sports hall and classrooms – Permitted

08/03748/FULL1 - Single storey extensions to changing rooms – Permitted

08/03750/FULL1 - Single storey extension to provide 1 additional classroom and associated facilities and recladding of existing gymnasium building – Permitted

15/01205/PLUD - Conversion of 2nd floor attic to ancillary flat for teaching staff - Proposed development is lawful

15/01035/FULL1 - Demolition of two storey detached building and replacement with detached, single storey flat roofed, timber framed 252sqm building for EYFS use on independent school site – Permitted

16/05430/FULL1 - Detached single storey flat roofed timber building for relocation of years 5 and 6. Single storey side extension to science block. – Permitted.

Considerations

The main issues to be considered in respect of this application are:

- Principle

- Design
- Neighbouring amenity
- Highways
- Trees
- Sustainability
- CIL

Principle of development

UDP Policy C7, London Plan Policy 3.18 and paragraphs 91-95 of the National Planning Policy Framework (2018) set out requirements for the provision of new schools and community facilities.

The NPPF, para 91 states that:

Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

‘Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages.’

Para 94 states:

‘It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education.’

London Plan Policy 3.18 encourages new and expanding school facilities particularly those which address the current predicted shortage of primary school places.

Draft Policy 6.5 of the emerging Local Plan defines existing school sites as ‘Education Land.’ Policies 6.5 and 6.6 of the Draft Local Plan support the delivery of education facilities unless there are demonstrably negative impacts which substantially outweigh the need for additional education provision, which cannot be addressed through planning conditions or obligations. In the first instance, opportunities should be taken to maximise the use of existing Education Land. Paragraph 216 of the NPPF enables due weight to be given to emerging policies depending on their degree of consistency with the policies in the Framework. In this instance it is considered that there is significant compliance with existing policies and so greater weight can be given to the emerging policies.

UDP Policy C7 supports applications for new educational facilities or extensions to existing schools, provided they are located so as to maximise access by means other than the car. It is also noted that the school intends for the facility to be used by the wider community as well as the school, and this aspect of the proposal is also supported.

Design

Design is a key consideration in the planning process. Good design is an important aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 124 of the NPPF (2018) states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 127 of the NPPF (2018) requires Local Planning Authorities to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities). New development shall also establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

London Plan and UDP policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.

It is clear from the supporting Design & Access Statement that there is a need for a replacement of the existing theatre building with an improved performing arts facility along with the creation of a central hub to include drama, music and other related modern facilities for the school.

The proposed structure will occupy broadly the same position and footprint as the existing theatre building at the site and will be wider and longer than the building it replaces, increasing the footprint from an existing 300m² to a proposed 445m². The proposal would not therefore impede significantly into existing open areas of the site. It is therefore considered that the proposal would not result in a structure that would overdevelop the site or appear overly cramped in comparison with the existing structure.

The proposal incorporates a modern design with a flat roof with different heights and articulation designed to minimise the bulk of the building. When viewed in context with the wider school site, the structure will be comparable in height and bulk to the main school building fronting Page Heath Lane and the newer sports hall building permitted under ref. 06/00642. The building will also not be prominently visible from Page Heath Lane due to its siting to the rear of these buildings. The use of sympathetic materials will help to minimise any visual impact and the proposed materials palette is considered to assist in this regard.

The proposed temporary classroom building will be used at the site for the duration of the construction of the new facility and a condition can be imposed to ensure that it is removed upon completion. The temporary classroom will take the form of a modular building that would not have a detrimental impact on the character of the site and wider area, given its design and short-term siting at the school.

Neighbouring Amenity

Policy BE1 of the UDP seeks to protect existing residential occupiers from inappropriate development. Issues to consider are the impact of a development proposal upon neighbouring properties by way of overshadowing, loss of light, overbearing impact, overlooking, loss of privacy and general noise and disturbance.

In terms of impact upon neighbouring amenity, the proposed structure would be located within a relatively centralised position within the school site, however it will be sited to the north of the nearest residential property at No. away from most neighbouring boundaries. The application would have the most impact upon the neighbouring property at No. 7 Stratford House Avenue. The proposal will replace the existing building that has a height of 5.8m with a replacement one that will have a height of 8.2m, however the roof height will be at its lowest at the south eastern corner adjacent to the boundary of the site (4.9m). It is noted that there is some mature vegetation along the southern boundary of the site, much of which is located outside of the site within the garden of No. 7. This vegetative screen obscures the view of the existing building and therefore it is considered that there would not be any additional visual impact as a result of the proposal. As the structure will be sited to the north of this house, it is not considered that the proposal would result in a loss of sunlight.

In regard to noise and disturbance, a Noise Impact Assessment has been submitted with the application to assess the impact of the relocation of the classrooms to this part of the site, including the acoustic qualities of the proposed performing arts building. The building will also perform the same function as the existing theatre building at this part of the site. The report concludes that the survey informed the robust glazing specification and that neighbouring residential properties are not likely to be affected by noise breakout from the auditorium or the classroom. No objections are raised from an environmental Health perspective in regards to the Noise Impact Assessment accompanying the application.

The proposed temporary classrooms will have a low height and will be sited adjacent to the western side boundary of the site on the existing tennis courts. This part of the site is adjacent to properties on St Michael's Close however there will be a retained separation of 6.5m to the side boundary of the site. The result is that the classroom will not have a detrimental impact on residential amenities in terms of visual impact. The classroom will also not generate significant noise and disturbance over and above the existing use of this part of the site, which is used for outdoor recreation.

The proposal includes the replacement of the fencing at the front of the sports hall building and associated improvements to pedestrian access. These aspects of the proposal are considered to be acceptable and would improve the appearance of the school by providing an open frontage including hooped non-solid metal fencing.

Highways

The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. The NPPF clearly states that transport issues should be considered from the earliest stage of both plan making and when formulating development proposals and development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

The NPPF states that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed

London Plan and UDP Policies encourage sustainable transport modes whilst recognising the need for appropriate parking provision. Car parking standards within the London Plan, UDP and emerging draft Local Plan should be used as a basis for assessment.

The proposals do not involve an increase in the intensification in the use of the site. There will be no increase in the number of classes per year group and there is no intention to increase pupil numbers. As there will be no increase in the intensity in the use of the site so there will consequently be no increase in traffic movements to and from the School and its environs so the proposal is considered unlikely to impact in terms of highway safety.

Trees

The Council's Arboricultural Officer has commented that significant trees are retained as part of the scheme and protection methods have been indicated. More detail is invited under condition as part of the Arboricultural Method Statement (AMS). The Tree Officer is satisfied that Council policies relating to trees are not negated. A planning condition is recommended to ensure the protection of trees at the site.

Sustainability

The NPPF requires Local Planning Authorities to adopt proactive strategies to mitigate and adapt to climate change. London Plan and Draft Local Plan Policies advocate the need for sustainable development. All new development should address climate change and reduce carbon emissions.

Policy 5.3 Sustainable Design and Construction of the London Plan states that the highest standards of sustainable design and construction should be achieved in London to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime. Policy 5.2 Minimising Carbon Dioxide Emissions of the London Plan states that development should make the fullest contribution to minimising carbon dioxide emissions in accordance with the hierarchy; Be Lean: use less energy; Be clean: supply energy efficiently and Be green: use renewable energy.

The application is accompanied by a Sustainability Appraisal that demonstrates that the proposed development addresses the requirements of national planning guidance, the London Plan Chapter 5 / Building Regulation Part L baselines for non residential developments, and relevant policies of the London Borough of Bromley

draft Local Plan. The Sustainability strategy focusses on the implementation of sustainable systems for energy, CO2, water, waste management, and construction management. Much attention has been given to reducing the environmental impact throughout the lifetime of the building, during construction, refurbishment and operation. The site's potential environmental impacts have been considered, and this report details how those impacts will be managed and mitigated. The approach to assessing, designing and constructing a sustainable scheme, will result in a development which addresses the identified policies discussed above, whether national, London wide or local.

CIL

The Mayor of London's CIL is a material consideration. CIL is payable on this application and the applicant has completed the relevant form.

Conclusion

It is considered that the proposal is acceptable in that it would provide an upgraded facility for the school and wider community that would not impact harmfully on the character of the area or the amenities of neighbouring properties. No impact on significant trees would result from the proposal.

Background papers referred to during production of this report comprise all correspondence on the files set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.**

Reason: To comply with Section 91 of the Town and Country Planning Act 1990

- 2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.**

Reason: In order to comply with Policy BE1 of the UDP and in the interests of visual and residential amenity.

- 3 (a) Prior to commencement of above ground works, details (including samples) of the materials to be used for the external surfaces of the building which shall include roof cladding, wall facing materials and cladding, window glass, door and window frames, decorative features, rainwater goods and paving where appropriate shall be submitted to and approved in writing by the Local Planning Authority.**

(b) The development shall be carried out in accordance with the approved details.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area

4 No development shall commence on site (including demolition) until such time as a Construction and Environmental Management Plan has been submitted to and approved in writing by the local planning authority. As a minimum the plan shall cover:

(a) Dust mitigation and management measures.

(b) The location and operation of plant and wheel washing facilities

(c) Measure to reduce demolition and construction noise

(d) Details of construction traffic movements including cumulative impacts which shall demonstrate the following:-

(i) Rationalise travel and traffic routes to and from the site as well as within the site.

(ii) Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction related activity.

(iii) Measures to deal with safe pedestrian movement.

(iv) Full contact details of the site and project manager responsible for day-to-day management of the works

(v) Parking for operatives during construction period

(vi) A swept path drawings for any tight manoeuvres on vehicle routes to and from the site including proposed access and egress arrangements at the site boundary.

(e) Hours of operation

(f) Other site specific Highways and Environmental Protection issues as requested on a case by case basis

(g) The development shall be undertaken in full accordance with the details approved under Parts a-f

Reason: Required prior to commencement of development to ensure sufficient measures can be secured throughout the whole build programme in the interests of pedestrian and vehicular safety and the amenities of the area. In order to comply with Policies BE1, T5, T6, T7, T15, T16 & T18 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

5 (a) Prior to commencement of the development hereby approved (excluding any ground clearance or demolition) a scheme for the provision of surface water drainage shall be submitted and approved in writing by the local planning authority.

(b) Before the details required to satisfy Part (a) are submitted an assessment shall be carried out of the potential for disposing of

surface water by means of a sustainable drainage system (SuDS) to ground, watercourse or sewer in accordance with drainage hierarchy contained within the London Plan Policy 5.13 and the advice contained within the National SuDS Standards.

(c) Where a sustainable drainage scheme is to be provided, the submitted details shall:

i. provide information about the design storm period and intensity, the method employed to delay (attenuate) and control the rate of surface water discharged from the site as close to greenfield runoff rates (8l/s/ha) as reasonably practicable and the measures taken to prevent pollution of the receiving groundwater and/or surface water

(d) The drainage scheme approved under Parts a, b and c shall be implemented in full prior to first occupation of the development hereby approved

Reason: Details are required prior to the commencement of any new operational development in order to ensure that a satisfactory means of surface water drainage, to reduce the risk of flooding can be achieved before development intensifies on site and to comply with the Policy 5.13 of the London Plan.

- 6 Prior to commencement of development (excluding demolition) details of the proposed slab levels of the building(s) and the existing site levels shall be submitted to and approved in writing by the Local Planning Authority . The development shall be completed strictly in accordance with the approved levels.

Reason: Required prior to commencement in order to ensure that a satisfactory form of development can be undertaken on the site in the interest of visual amenity and to comply with Policy BE1 of the Unitary Development Plan.

- 7 The temporary classroom hereby permitted shall be removed within 3 months of the completion of the arts facility development hereby permitted.

Reason: In order to comply with Policies BE1 of the Unitary Development Plan and in order to prevent the overdevelopment of the site.

- 8 Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.

Specific issues to be dealt with in the TPP and AMS:

a) location and installation of services/ utilities/ drainage.

- b) methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.**
- c) details of construction within the RPA or that may impact on the retained trees.**
- d) a full specification for the installation of boundary treatment works.**
- e) a full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.**
- f) detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.**
- g) a specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.**
- h) a specification for scaffolding and ground protection within tree protection zones.**
- i) tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.**
- j) details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires.**
- k) boundary treatments within the RPA**
- l) methodology and detailed assessment of root pruning**
- m) arboricultural supervision and inspection by a suitably qualified tree specialist**
- n) reporting of inspection and supervision**
- o) methods to improve the rooting environment for retained and proposed trees and landscaping**
- p) veteran and ancient tree protection and management**

The development thereafter shall be implemented in strict accordance with the approved details.

Reason: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and

enhance the appearance and character of the site and locality. Required to ensure that all existing trees to be retained are adequately protected and to comply with Policy NE7 of the Unitary Development Plan. and pursuant to section 197 of the Town and Country Planning Act 1990.

You are further informed that :

- 1 The following British Standards should be referred to:**
 - a) BS: 3998:2010 Tree work - Recommendations**
 - b) BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations**