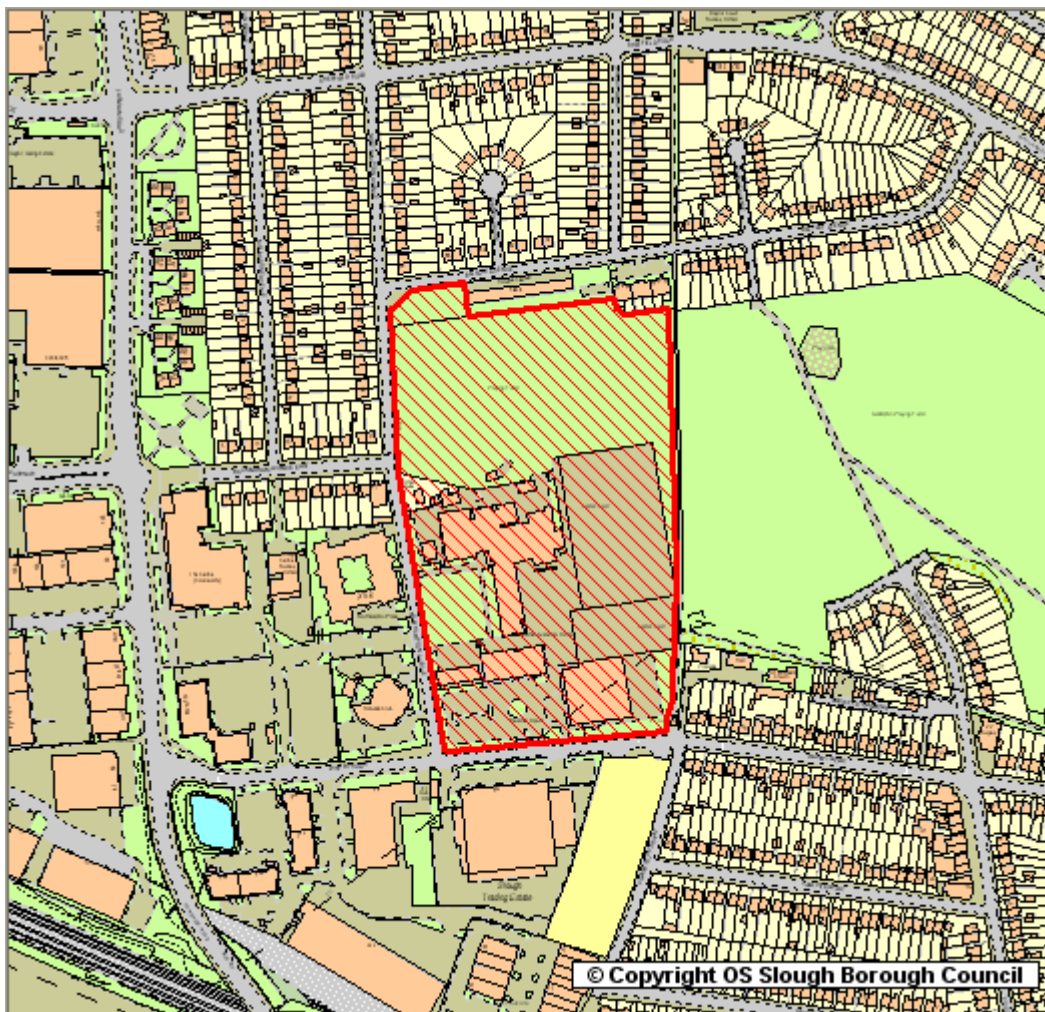


Registration Date:	29-Apr-2013	Applic. No:	P/03857/020
Officer:	Mr. J. Dymond	Ward:	Farnham, Baylis and Stoke
		Applic type:	Major
		13 week date:	29th July 2013
Applicant:	Ms. C/O Agent		
Agent:	Miss Mairi Morse, CSK Architects 93a, High Street, Eton, Windsor, SL4 6AF		
Location:	Herschel Grammar School, Northampton Avenue, Slough, SL1 3BW		
Proposal:	DEMOLITION OF EXISTING SIXTH FORM AND MODERN LANGUAGES BUILDINGS AND ERECTION OF A NEW PART TWO/PART THREE STOREY BUILDING TO PROVIDE SIXTH FORM CENTRE.		

Recommendation: Delegate to of Planning Policy and Projects



1.0 **SUMMARY OF RECOMMENDATION**

- 1.1 This application has been referred to the Planning Committee for consideration as the application is for a Major Development.
- 1.2 Having considered the relevant policies set out below, the representations received from consultees and other interested parties, and all other relevant material considerations, it is recommended that the application be delegated to the Head of Planning Policy and Projects for formal determination following consideration of revisions to the travel plan, completion of a Section 106 Agreement and finalising of conditions.

PART A: BACKGROUND

2.0 **Proposal**

- 2.1 This is a full planning application for the proposed demolition of the existing sixth form centre and modern languages buildings and the erection of a new sixth form centre to provide purpose built accommodation.
- 2.2 The proposed sixth form centre would be part two/part three storeys in height. It would be erected on the site of the buildings to be demolished.
- 2.3 At ground floor level, it is proposed to provide classrooms and an exam hall. At second floor level, there would be classrooms and a sixth form common room. At third floor level, a library and function room is proposed along with a terrace.
- 2.4 This application follows the withdrawn of an application for a similar development in March 2013. This application was withdrawn to allow for information requirements regarding potential transport impact to be addressed.

3.0 **Application Site**

- 3.1 The use of the site is established for Class D1 secondary education purposes. The school buildings are grouped to the south west of the site, towards the Northampton Avenue/Whitby Road junction. The school playing fields are to the north and east. There is an indoor sports complex to the south east.
- 3.2 The surrounding area is predominantly residential in nature with employment uses to the south side of Whitby Road.

4.0 **Site History**

- 4.1 P/03857/019 DEMOLITION OF EXISTING SIXTH FORM AND MODERN FOREIGN LANGUAGES BUILDINGS AND ERECTION OF A NEW PART TWO/PART THREE STOREY BUILDING TO PROVIDE SIXTH FORM CENTRE.

Withdrawn by Applicant 01-Mar-2013

- P/03857/018 ERECTION OF A THREE STOREY STRUCTURE TO FRONT OF MAIN BUILDING TO PROVIDE WALKWAY AND LIFT ACCESS

Approved with Conditions; Informatives 25-Feb-2013

- P/03857/017 ERECTION OF A SINGLE STOREY EXTENSION TO DINING ROOM.

Approved with Conditions; Informatives 25-Feb-2013

- P/03857/016 ERECTION OF A GROUNDS STORE BUILDING WITH PITCHED ROOF

Approved with Conditions; Informatives 07-Mar-2008

- P/03857/015 ERECTION OF A SINGLE STOREY PITCHED ROOF BUILDING COMPRISING OF THREE NO. CLASSROOMS

Approved with Conditions; Informatives 21-Apr-2006

- P/03857/014 ERECTION OF A SINGLE STOREY PITCHED ROOF CLASSROOM BUILDING

Approved with Conditions; Informatives 13-Apr-2006

- P/03857/013 VARIATION OF CONDITION NO.29 OF PLANNING PERMISSION P/03857/012 IN RELATION TO SIGHT LINES ON WHITBY ROAD

Approved with Conditions; Informatives 25-Mar-2004

- P/03857/012 THE ERECTION OF A SPORT HALL AND THE LAYING OUT OF AN ARTIFICIAL SURFACE SPORTS PITCH WITH 8 NO FLOODLIGHTING COLUMNS, 4 NO TENNIS COURTS, RUGBY PITCH, CRICKET SQUARE, RUNNING TRACK AND ASSOCIATED PARKING (AMENDED PLANS RECEIVED 19/03/03)

Approved with Conditions; Informatives 28-May-2003

P/03857/011 ERECTION OF A NEW MUSIC ROOM AND DRAMA BLOCK WITH A FLAT ROOF

Approved with Conditions; Informatives 22-Jan-2001

P/03857/010 REPLACEMENT OF WINDOWS AND CLADDING WITH NEW ALUMINIUM WINDOWS AND OPAQUE PANELS

Approved with Conditions 06-Jul-1999

P/03857/009 ERECTION OF A NEW SPORTS HALL WITH CHANGING FACILITIES, BAR/ FUNCTION ROOM AND MULTI PURPOSE DANCE/DRAMA STUDIO, THE LAYING OUT OF 2NO. SYNTHETIC PITCHES WITH 15 NO. FLOODLIGHTING COLUMNS AND 2 NO. STORES AND THE FORMATION OF ACCESS AND CAR PARK (OUTLINE) (AMENDED PLANS 11/1/99)

Withdrawn (Treated As) 31-Oct-2002

P/03857/008 ERECTION OF NEW DRAMA STUDIO WITH ASSOCIATED STORAGE

Approved with Conditions 17-Dec-1997

P/03857/007 USE OF PLAYGROUND FOR CAR BOOT SALE

Approved with Conditions; Informatives 27-Jun-1995

P/03857/006 INSTALLATION OF 12 NO. TEMPORARY CLASSROOMS (AMENDED PLANS 28/04/94)

Approved with Conditions 12-May-1994

P/03857/005 RE-CLADDING OF EXTERNAL ELEVATIONS

Approved with Conditions 18-May-1994

P/03857/004 CONSTRUCTION OF FIRE ESCAPE STAIRCASE

Approved with Conditions 10-May-1993

P/03857/003 CONTINUED USE OF PLAYGROUND FOR CAR BOOT SALES ON SATURDAYS 0700-1300 HOURS.

Approved (Limited Period Permission) 03-Aug-1992

P/03857/002 USE OF PLAYGROUND FOR CAR BOOT SALES
ON SUNDAYS. 0700-1300 HOURS.

Approved (Limited Period Permission) 24-Jul-1991

5.0 **Neighbour Notification**

- 5.1
- 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, Belfast Avenue, Slough, SL1 3HF;
 - Flats 1 – 57, Northampton Place, 82, Northampton Avenue, Slough, SL1 3FT;
 - Rotunda Youth & Community Centre, Northampton Avenue, Slough, SL1 3BP;
 - 63, Whitby Road, Slough, SL1 3DP;
 - WH Smith News, 105, Whitby Road, Slough, SL1 3DR.

5.2 In accordance with Article 13 of The Town and Country Planning (Development Management Procedure) (England) Order 2010, a site notice was displayed at the site and the application was advertised in the 31st May 2013 edition of The Slough Express.

5.3 No objections received.

6.0 **Consultation**

6.1 **Environment Agency**

Application deemed to have a low environmental risk.

6.2 **Traffic and Road Safety/Highways Development**

Travel plan is of a good quality, however points need addressing. A Section 106 Agreement will be required for the implementation of the travel plan and to limit the school roll to 930 pupils.

6.3 **Tree Management Officer**

Comments provided regarding tree protection and condition recommended for the submission and approval of an arboricultural method statement.

6.4 **Principal Engineer - Drainage**

No comments received.

6.5 **Environmental Protection**

No comments received.

6.6 Thames Water

Comments provided with respect to surface water drainage and condition regarding piling. No objection with regard to water infrastructure. Informative recommended.

PART B: PLANNING APPRAISAL

7.0 **Policy Background**

7.1 The following policies are considered most relevant to the assessment of this application:

National Planning Policy Framework and the Technical Guidance to the National Planning Policy Framework

The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document

Core Policy 1 – Spatial Strategy

Core Policy 5 – Employment

Core Policy 6 – Retail, Leisure and Community Facilities

Core Policy 7 – Transport

Core Policy 8 – Sustainability and the Environment

Core Policy 9 – Natural and Built Environment

Core Policy 10 – Infrastructure

Core Policy 11 – Social Cohesiveness

Core Policy 12 – Community Safety

The Local Plan for Slough, Adopted March 2004

Policy EN1 – Standard of Design

Policy EN2 – Extensions

Policy EN3 – Landscaping Requirements

Policy EN5 – Design and Crime Prevention

Policy T2 – Parking Restraint

Policy T8 – Cycling Network and Facilities

Policy OSC2 – Protection of School Playing Fields

Other Relevant Documents/Statements

Slough Borough Council Developer's Guide Parts 1-4

7.2 There are considered to be a number of issues relevant to the assessment of this application. The main issues are considered to be as follows:

- Principle of development
- Design and Impact on street scene

- Highways and transport
- Impact on neighbour amenity
- Trees and landscaping

8.0 **Principle of Development**

- 8.1 The use of the site is established for Class D1 secondary education purposes. The proposed development would replace the existing sixth form and modern languages buildings with a new building providing dedicated sixth form facilities as well as providing other additional teaching and learning facilities.
- 8.2 It is understood that the existing sixth form centre is considered to provide inadequate provision of both teaching and ancillary spaces in terms of both quality and quantity. There is also no step free access to the first floor accommodation. The proposal seeks to address these issues.
- 8.3 Pupil numbers would increase by up to 30 pupils. There are understood to be 899 pupils at the school at present. Pupils are aged between 11-18. There are 100 members of staff and there may be a nominal increase in staff numbers associated with the proposal.
- 8.4 The National Planning Policy Framework states at para. 72 that “local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education.”
- 8.5 Core Policy 6 of the Core Strategy similarly supports the provision of community facilities including education uses.
- 8.6 The supplementary text to Core Policy 5 of the Core Strategy which relates to employment identifies that there is a need for better education and training opportunities in order to improve the skills of some of the resident work force. It is envisaged that the current skills gap will be reduced over time as a result of the continuing success of students attending schools and colleges.
- 8.7 Furthermore, it is recognised that uses such as education are in themselves an important source of jobs. They are therefore classed an employment use for the purposes of the Core Strategy.
- 8.8 The proposals are considered to be acceptable in principle as they would support the continued operation of the school and provide improved and additional facilities for pupils.
- 8.9 The submitted plans show that temporary classrooms would be sited to the north of the main school building. There is considered to be no objection to the provision of this temporary accommodation

and a condition is recommended regarding the siting and use of these temporary classrooms.

- 8.10 The proposed sixth form centre would support the continued use of the site for education purposes and provide improved facilities. The proposed development is considered to comply with Core Policies 5 and 6 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

9.0 **Design and Impact on Street Scene**

- 9.1 Core Policy 8 of the Core Strategy and Policies EN1 and EN2 of The Adopted Local Plan for Slough require that development shall be of a high quality design which shall respect its location and surroundings and provide amenity space and landscaping as an integral part of the design. The National Planning Policy Framework states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 9.2 The proposed sixth form centre would be part two storey/part three storey in height.
- 9.3 The proposed building has been designed such that the three storey element would be sited adjacent to the existing four storey main school building. The lower two storey element would be sited towards Northampton Avenue and would be set back from the road.
- 9.4 The proposed building would be sited adjacent to the main school building. The siting of the proposed buildings is considered to be reasonably well related to the existing buildings on the site. The proposal is considered to respect the general pattern of development on the site in terms of maintaining the group of school buildings to the south west of the site and maintaining open playing fields to the east. Whilst the proposed building would be visible from both Northampton Avenue and Whitby Road, it is not considered that it would be overly prominent or visually intrusive and as such it is not considered to have an adverse impact on the street scene.
- 9.5 The proposed building is considered to be acceptable in design terms. Proposed materials would be white brick, and off white render. Coloured features are proposed to mark entrances. Windows and external doors would be powder coated aluminium and the proposed canopy would be metal with timber columns.
- 9.6 Associated works to the hard landscaping around the building are proposed. These works are considered to be in keeping.
- 9.7 The proposed sixth form centre is considered to be acceptable in design and street scene terms and would comply with Core Policy 8

of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008; Policy EN1 of The Adopted Local Plan for Slough 2004; and the National Planning Policy Framework.

10.0 **Highways and Transport**

- 10.1 The main issues in relation to highway and traffic matters are considered to be with regard to trip generation, parking, improving pedestrian and cycle accessibility, and promoting sustainable transport to and from the site.
- 10.2 As noted above, pupil numbers would increase by up to 30 pupils. There are understood to be 899 pupils at the school at present. There are 100 members of staff and there may be a nominal increase in staff numbers associated with the proposal.
- 10.3 There are 83 no. car parking spaces on the site and these would be retained.
- 10.4 A school travel plan has been prepared and submitted with the application. The travel plan proposes measures that Herschel Grammar School will use to promote sustainable transport to and from the site.
- 10.5 The travel plan proposes measures to promote walking, cycling and car sharing. Road safety and will also be promoted. The submitted travel plan is considered to be of good quality, however points have been identified which require addressing and the applicant has been made aware of this. It is proposed to recommend that the application be delegated to the Head of Planning Policy and Projects to allow for revisions to the travel plan to be considered.
- 10.6 The Council's Transport consultant considers that a Section 106 Agreement will be required for the implementation of the travel plan and to limit the school roll numbers to 930 pupils.
- 10.7 These obligations, which are considered to comply with Regulation 122 of The Community Infrastructure Levy Regulations 2010, will be secured through a Section 106 Agreement.
- 10.8 Subject to an undertaking for a financial contribution for appropriate mitigation measures being received, it is considered that highway and transport issues would be acceptable and the development would comply with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008; Policies T2 and T8 of The Adopted Local Plan for Slough 2004 and the National Planning Policy Framework.

11.0 **Impact on Neighbour Amenity**

11.1 The nearest residential occupiers to the site are located at Northampton Place which is situated on the opposite side of Northampton Avenue.

11.2 The proposed development is not considered to have an undue impact on the amenity of neighbouring occupiers.

11.3 In terms of impact on neighbour amenity, the proposed development is considered to comply with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008 and the National Planning Policy Framework.

12.0 **Trees and Landscaping**

12.1 The Council's Tree Officer has recommended that a condition be imposed requiring the submission and approval of an arboricultural method statement. It is considered that this would be reasonable and necessary having regard to the provisions of Policy EN3 of The Adopted Local Plan for Slough 2004, Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008 and the National Planning Policy Framework.

13.0 **Process**

13.1 In dealing with the application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through pre-application discussions. The development is considered to be sustainable and is considered to accord with the requirements of the National Planning Policy Framework.

14.0 **Summary**

14.1 The proposal has been considered against relevant development plan policies, and regard has been had to the comments received from consultees and other interested parties, and all other relevant material considerations.

14.2 It is recommended that the application be delegated to the Head of Planning Policy and Projects for formal determination following consideration of revisions to the travel plan, completion of a Section 106 Agreement and finalising of conditions.

PART C: RECOMMENDATION

15.0 **Recommendation**

- 15.1 Delegate to the Head of Planning Policy and Projects for formal determination following consideration of revisions to the travel plan, completion of a Section 106 Agreement and finalising of conditions.

PART D: LIST OF CONDITIONS

CONDITIONS:

1. The development hereby permitted shall be commenced within three years from the date of this permission.

REASON To prevent the accumulation of planning permissions, and to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority:

(a) Drawing No. 1423/G/01, Dated Dec 2012, Recd On 29/04/2013

(b) Drawing No. 1423/G/02, Dated Dec 2012, Recd On 29/04/2013

(c) Drawing No. 1423/G/03, Dated Dec 2012, Recd On 29/04/2013

(d) Drawing No. 1423/G/04, Dated Dec 2012, Recd On 29/04/2013

(e) Drawing No. 1423/G/05, Dated Dec 2012, Recd On 03/05/2013

(f) Drawing No. 1423/MFL/01, Dated Dec 2012, Recd On 29/04/2013

(g) Drawing No. 1423/MFL/02, Dated Dec 2012, Recd On 29/04/2013

(h) Drawing No. 1423/MFL/03, Dated Dec 2012, Recd On 29/04/2013

(i) Drawing No. 1423/SF/01, Dated Dec 2012, Recd On 29/04/2013

(j) Drawing No. 1423/SF/02, Dated Dec 2012, Recd On 29/04/2013

(k) Drawing No. 1423/SF/03, Dated Dec 2012, Recd On 29/04/2013

(l) Drawing No. 1423/SF/04, Dated Dec 2012, Recd On 29/04/2013

(m) Drawing No. 1423/SF/05, Dated Dec 2012, Recd On 03/05/2013

- (n) Drawing No. 1423/SF/06, Dated Dec 2012, Recd On 03/05/2013
- (o) Drawing No. 1423/SF/07, Dated Dec 2012, Recd On 03/05/2013
- (p) Drawing No. 1423/SF/08, Dated Dec 2012, Recd On 03/05/2013
- (q) Drawing No. 1423/SF/09, Dated Dec 2012, Recd On 03/05/2013
- (r) Drawing No. 1423/SF/10, Dated Dec 2012, Recd On 03/05/2013
- (s) Drawing No. 1423/SF/11, Dated Dec 2012, Recd On 03/05/2013
- (t) Drawing No. 1423/SF/12, Dated Dec 2012, Recd On 03/05/2013

REASON To ensure that the site is developed in accordance with the submitted application and to ensure that the proposed development does not prejudice the amenity of the area and to comply with the Policies in the Development Plan.

3. Samples of external materials to be used on the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority before the scheme is commenced on site and the development shall be carried out in accordance with the details approved.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

4. Samples of external materials to be used in the construction of the access road, pathways and communal areas within the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority before the scheme is commenced on site and the development shall be carried out in accordance with the details approved.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Policy EN1 of The Local Adopted Plan for Slough 2004.

5. No development shall commence on site until a detailed landscaping and tree planting scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the trees and shrubs to be retained and/or removed and the type, density, position and planting heights of new trees and shrubs.

The approved scheme shall be carried out no later than the first planting season following completion of the development. Within a five year period following the implementation of the scheme, if any of the new or retained trees or shrubs should die, are removed or become seriously damaged or diseased, then they shall be replaced in the next planting season with another of the same species and size as agreed in the landscaping tree planting scheme by the Local Planning Authority.

REASON In the interests of the visual amenity of the area and accordance with Policy EN3 of The Adopted Local Plan for Slough 2004.

6. No development shall take place until a landscape management plan has been submitted to and approved in writing by the Local Planning Authority. This management plan shall set out the long term objectives, management responsibilities and maintenance schedule for the landscape areas other than the privately owned domestic gardens, shown on the approved landscape plan, and should include time scale for the implementation and be carried out in accordance with the approved details.

REASON To ensure the long term retention of landscaping within the development to meet the objectives of Policy EN3 of The Adopted Local Plan for Slough 2004.

7. No development shall commence until tree protection measures during construction of the development for existing retained trees (as identified on the approved landscaping scheme) have been submitted to and approved in writing by the Local Planning Authority. These measures shall be implemented prior to works beginning on site and shall be provided and maintained during the period of construction works.

REASON To ensure the satisfactory retention of trees to be maintained in the interest of visual amenity and to meet the objectives of Policy EN4 of The Adopted Local Plan for Slough 2004.

8. Full details of the surface water disposal shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development hereby approved. Once approved, the details shall be fully implemented prior to the first occupation of the dwellings and retained as such thereafter.

REASON To ensure that the proposed development is satisfactorily drained in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

9. No development shall begin until details of a scheme (Working Method Statement) to control the environmental effects of construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (i) control of noise
- (ii) control of dust, smell and other effluvia
- (iii) control of surface water run off
- (iv) site security arrangements including hoardings
- (v) site lighting
- (vi) proposed method of piling for foundations
- (vii) construction working hours, hours during the construction phase, when delivery vehicles taking materials are allowed to enter or leave the site
- (viii) the route of construction traffic to the development

The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.

REASON In the interests of the amenities of the area in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

10. No development shall take place until details in respect of measures to:

- (a) Minimise, re-use and re-cycle waste, including materials and waste arising from any demolition;
- (b) Minimise the pollution potential of unavoidable waste;
- (c) Dispose of unavoidable waste in an environmentally acceptable manner;
- (d) Have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented during the course of building operations and the subsequent use of the buildings.

REASON In the interests of the amenities of the area in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

11. No construction work shall take place outside the hours of 08:00 - 18:00 hrs Monday to Friday, 08:00 - 13:00 hrs on a Saturday and no working at all on Sundays or public holidays.

REASON In the interests of the amenities of the area in

accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

12. Prior to the development hereby approved first being brought into use, a scheme shall be submitted to and approved in writing by the Local Planning Authority for external site lighting including details of the lighting units, levels of illumination and hours of use. No lighting shall be provided at the site other than in accordance with the approved scheme.

REASON In the interests of safeguarding the amenities of neighbouring properties in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

13. Prior to the development hereby approved first being brought into use, details of the cycle parking provision (including location, housing and cycle stand details) shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in accordance with these details prior to the first occupation of the development and shall be retained at all times in the future for this purpose.

REASON To ensure that there is adequate cycle parking available at the site in accordance with Policy T8 of The Adopted Local Plan for Slough 2004, Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

14. Prior to the occupation of the development hereby granted permission, a school travel plan shall be submitted to the Local Planning Authority for approval in writing. This plan shall set out measures and targets to reduce car travel to the school, based on Slough Borough Council guidance. The travel plan shall set out a five year programme of scheme and initiatives, identified in conjunction with Slough Borough Council and it shall be reviewed on an annual basis in accordance with the timescale laid out in the plan.

REASON To reduce travel to work by private car, to meet the objectives of Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

15. No impact piling shall take place until a piling method statement

(detailing the type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

REASON In the interests of safeguarding underground sewerage utility infrastructure in close proximity in accordance with Core Policies 8 and 10 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008. Piling has the potential to impact on local underground sewerage utility infrastructure.

16. No temporary classrooms shall be sited until such time as details have first been submitted to the Local Planning Authority and approved in writing as to the siting, size, design, external appearance, duration of use and restoration of land following removal of the temporary classrooms. The temporary classrooms shall only be sited and used strictly in accordance with the approved details.

REASON In the interests of providing suitable temporary classrooms, and in the interests of visual amenity and transport, in accordance with Core Policies 7 and 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

17. At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low-carbon energy sources (as described in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007)). Details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing to the Local Planning Authority prior to commencement of the development hereby permitted. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

REASON In order to comply with the requirements of Core Policy 8 of the Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008 and Policy NRM11 of the South East Plan, May 2009.

18. Following practical completion of the building hereby permitted, the building shall not be occupied until details of compliance

with the Building Research Establishment BREEAM (or subsequent equivalent quality assured scheme) overall 'Very Good' has been achieved.

REASON In order to comply with the requirements of Core Policy 8 of the Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008 and Policy CC4 of the South East Plan, May 2009.

INFORMATIVES:

1. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.
2. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.
3. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
4. It is the view of the Local Planning Authority that the proposed development does improve the economic, social and environmental conditions of the area for the reasons given in this notice and it is in accordance with the National Planning Policy Framework.