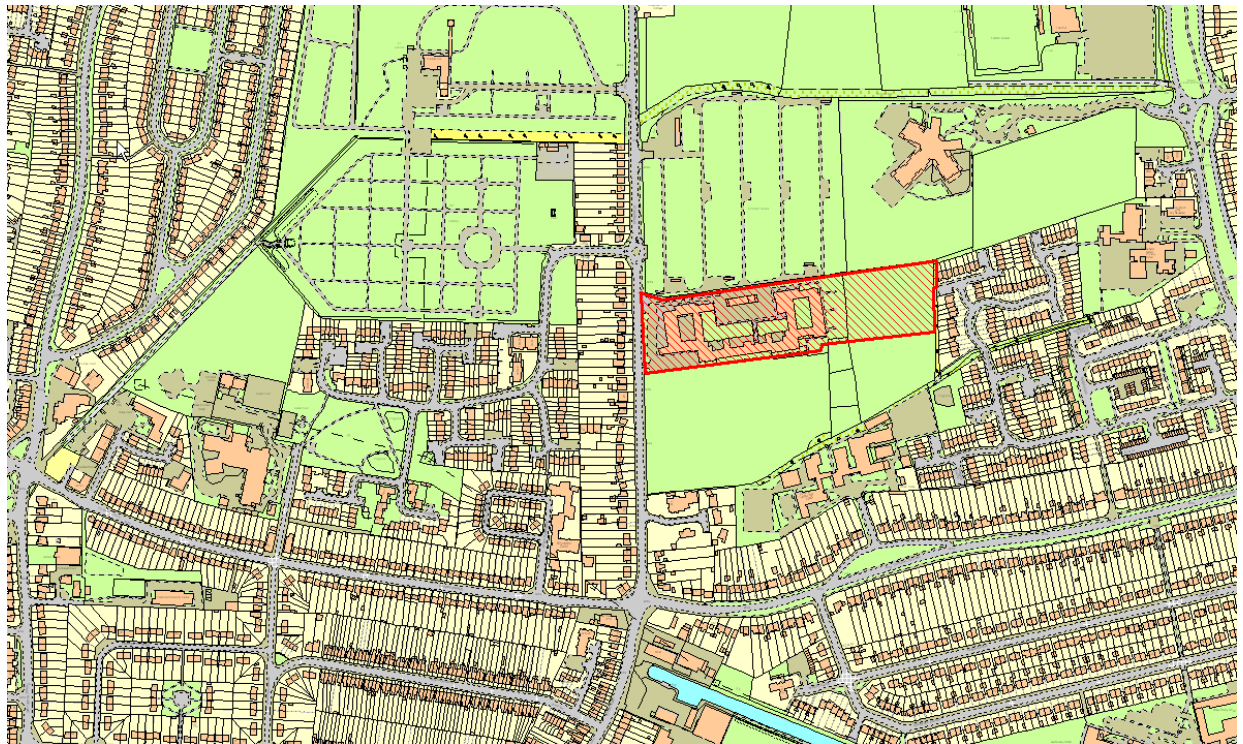


Registration Date:	25-Nov-2014	Applic. No:	P/03896/003
Officer:	Mr. Albertini	Ward:	Elliman
Applicant:	McAvoy Group Limited		
Agent:	Mr. Tim Byrne, Jones Lang LaSalle 30, Warwick Street, London, W1B 5NH		
Location:	Former Arbour Vale School, Stoke Road, Slough, Berkshire		
Proposal:	APPLICATION FOR FULL PLANNING PERMISSION FOR THE DEMOLITION OF THE EXISTING BUILDING AND ERECTION OF A NON-RESIDENTIAL INSTITUTION (USE CLASS D1) FOR USE AS A SECONDARY SCHOOL INCORPORATING BUILDING AND ERECTION OF A THREE STOREY ACADEMIC BUILDING, ANCILLARY SPORTS HALL AND FACILITIES, AND PLAYING FIELDS TOGETHER WITH NEW CAR PARKING AREAS AND LANDSCAPING.		

Recommendation: Delegate to the Acting Planning Manager



1.0 SUMMARY OF RECOMMENDATION

Delegate to the Acting Planning Manager, subject to completion of a satisfactory Section 106 planning obligation, submission of additional information /revisions, variation and addition of planning conditions and subject to the planning application not being called in by the Secretary of State for Communities and Local Government.

PART A: BACKGROUND

2.0 Proposal

- 2.1 The proposal comprises demolition of the existing building and construction of a mainly three storey secondary school with ancillary parking and games areas. The total floorspace will be 8718 sqm (gross internal area).
- 2.2 At the rear of the building will be a 4 court sports hall. Next to this will be two small multi use games areas and at the east end of the site a 100 x 64 m MUGA. All the games area will be lit and the big one will have six 18 metre high floodlights.
- 2.3 The relatively narrow building is orientated west – east. Along the north side is parking and outdoor teaching, eating and social space. On the south side is an entrance plaza and parking stretching down to the sports hall. The main entrance is on the south side and a coach bay at west end of the building.
- 2.4 The main vehicular access off Stoke Road will be shared with the proposed new stadium development and is located where one of the West Wing access points is now. The second West Wing access at the north end of the site will be narrowed and be used as entry point for coaches and staff.
- 2.5 108 car parking spaces will be provided plus 57 covered cycle stands. The school will be able to make use of the adjacent stadium car park at opening and closing times. The proposed school car park can be available as an overflow stadium car park.
- 2.6 An existing hard surfaced track along the north boundary will be extended and used as a foot and cycle link from Stoke Road to Moray Drive to encourage non car modes of travel. It could link to Khalsa Primary School also.
- 2.7 The main access will include a ghosted right turn facility on Stoke Road. This will involve the loss of some mature trees but the remainder of the Stoke Road frontage trees will remain.
- 2.8 Off site works will include a combination of measures associated with the proposed stadium development comprising a zebra crossing on Stoke Road adjacent to the site; improvement of the existing Public Right of Way link between Stoke Poges Lane and Stoke Road. The two nearest bus stops on Stoke Road will be upgraded; and parking restrictions will be implemented on part of Stoke Road.
- 2.9 A travel plan is also proposed to encourage use of non car modes of travel.
- 2.10 To reduce carbon emissions from the buildings at least 10% of the projected energy demand will be from renewable technologies. At this stage, it is anticipated that the energy solution for the development may include ground-source heat pump, biomass, combined heat and power and solar PV panels. It will also be built to BREEAM very good standard.

- 2.11 The main building will be 12.7 metres high with a lower height sports hall behind. 12.7 m is higher than the existing two storey building but lower than the 3 storey tower which is about 15 metres high.
- 2.12 The materials for the elevations have been selected to create a distinct identity for the school. A limited palette of materials are proposed comprising wood polyethylene composite panels, render and coloured glazing to emphasise particular elements. Redwood colour timber will be used for much of the elevations and charcoal coloured timber for the top storey. The south side will have a two storey height brise soleil with full height projecting feature to mark the entrance.
- 2.13 The proposal has been designed by the same architect as the stadium proposal next door and a master plan ensures respective layouts are coordinated and the architecture of each, although different, is complementary.
- 2.14 The Academy school will when fully occupied provide places for 1,140 pupils aged 11 – 19 with 150 members of staff. The school opened in temporary accommodation at Lynch Hill Primary School in September 2014. The new school is expected to take 240 pupils initially. The school day will run from 8.15 to 6 pm but not all classes will take place over this range of hours.
- 2.15 It is intended that the sports and community facilities would be open until 10 pm Monday to Friday and until 6pm Saturday and 4 pm Sunday.
- 2.16 The school is being proposed by Lynch Hill Enterprise Academy which is linked to Lynch Hill School Primary Academy. It is a Free School and will be delivered by the Government's Education Funding Agency. The Agency have engaged McAvoy Group Ltd, the applicant, to construct the development. The School will be non-selective focussing on science, technology and maths and working closely with local businesses.
- 2.17 Limited space at the primary school means the Enterprise Academy searched for a new permanent site. 40 sites were looked at. They were unsuccessful in getting permission for their chosen site at Farnham Lane, within South Bucks District Council area. The Arbour Vale site was identified as having the most potential to accommodate the school it being still education land and allocated for community use.
- 2.18 Supporting information submitted includes :
- Planning Statement
 - Design and Access Statement
 - Transport Assessment
 - Arboricultural Statement ;
 - Ecology Report
 - Flood Risk Assessment
 - Landscape and Visual Impact Assessment
 - Acoustic Report
 - Preliminary Geoenvironmental Assessment
 - Archaeology Assessment
 - Lighting Report

3.0 **Application Site**

- 3.1 The 2.87 hectare site comprises the West Wing arts centre at the west end of the site.

This is 2 storey with a large three storey tower. In the middle is rough hardstanding where the old Arbour Vale School stood until 2012 and at the east end overgrown playing field land. The site is relatively flat and has trees along the west and northern boundary plus a thick shrub belt on the east boundary plus scrub where the old building was.

- 3.2 To the south is St. Joseph's secondary school playing field and the rest of the overgrown playing field. To the east are homes in Moray Drive. To the west on the opposite side of Stoke Road are mainly two storey suburban detached and semi detached homes.
- 3.3 The site is located 1.2km (0.7miles) north of Slough Town Centre. Slough rail and bus stations are located approximately 1km (0.6 miles) away down Stoke Road. The wider area is generally residential in nature but beyond the West Wing to the north are allotments and open land spreading into South Bucks District Council area.

4.0 **Site History**

- 4.1 None relevant. Application for new stadium and sports hall submitted for site to the south S/00587/005.

5.0 **Neighbour Notification**

- 5.1 Stoke Road 191 – 255 odd, 204, 196.
Stokesay 1
Moray Drive 55 – 81 odd
St. Joseph's School, Shaggy Calf Lane
Khalsa Primary School, Wexham Road
- 5.2 Notice in local paper and on site.
- 5.3 1 letter received from a resident of Stoke Road raising traffic, environmental and social issues :

The School will bring in bus loads of pupils plus staff and parent drop off cars etc. Area already used for St. Josephs drop off; area will be saturated and impede residents. Reports underestimate the problem. Response – See Section 9

Stoke Road/Elliman Ave/Shaggy Calf Lane junction – existing parking problems; accident waiting to happen with increased children crossing. Response – See Section 9

Stadium and new school will create too much traffic for the site. Better to retain green belt land as recreation use allied to revised stadium and increased parking and small area of housing. Response – See Section 9

Stoke Road – parked cars moved off the curb recently resulting in congestion and narrow lanes for traffic leaving pedestrians at risk from fast moving vehicles. Response – See Section 9

Increased traffic impacts on air quality. Response – the scale of additional traffic is small to warrant restrictions because air quality concerns. The site is not in an identified air quality management area.

Loss of green belt quoting National Planning Policy Framework and what the local planning authority should have regard to re inappropriate development in the green belt. Response - 7

Questions the applicants conclusion re impact of scheme on green belt and character of the area, privacy and amenity of local residents, ecology. Response – see section 7 and 10.

Loss of habitat and corridors for wildlife. Response – see para 10

Loss of privacy and access for local residents and stress related issues. Response – the change to privacy and access is not so great to warrant restriction of the development.

Impact on property prices. Response – this is not a planning matter.

6.0 **Consultation**

6.1 Traffic /Highways

Full comments to be on amendment sheet. No fundamental objections subject to a planning obligation for off site works and financial contributions and travel plan. Further information and revised drainage proposals required.

6.2 Environmental Protection

Any comments will be on the meeting amendment sheet.

6.3 Tree Officer

The development will result in the removal of some trees. There is scope to mitigate this by suitable new tree planting. Trees on the boundaries are of high amenity so protection for retained trees during construction is needed. New tree planting should be a minimum of heavy standard in size and the loss of a class A beech tree to accommodate the right turn lane needs to be mitigated by a semi mature replacement. Discrepancy between drawings re retention or not of trees on north boundary.

6.4 Environment Agency

No objection. Highlight need for Local Authority to consider surface water drainage issues.

6.5 Theatres Trust

Unable to support application in its current form. In order to meet requirements of the National Planning Policy Framework and Council planning policy the Council must be satisfied that the current West Wing user groups are adequately catered for in either the development or a nearby facility. If there is still a public need recommend amendment of the application or conditions to ensure community access and facilities for cultural and arts purposes.

6.6 Berkshire Archaeology

No objection. Request condition to ensure archaeological investigation carried out.

6.7 South Bucks District Council

Ho objection subject to conformity with national and local Green Belt, transport, historic environment and ecological policies.

PART B: PLANNING APPRAISAL

7.0 **Policy Background – Green Belt**

7.1 An issue for this application is that the proposal is within the Green Belt. Under the Government's National Planning Policy Framework the proposed building is technically "inappropriate development in the Green Belt" and should not be approved except in "very special circumstances". Openness of the site is a key factor when considering Green Belt policy and much of the site is open the old school building having been mostly cleared.

7.2 However the Framework list exceptions including the following :

“ Limited infilling or the partial or complete redevelopment of previously developed sites, whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt and the purpose of including land within the existing development ”.

7.3 This exception is substantially applicable on the basis that the building proposed is on the site of an existing building and a building demolished in 2012. The footprint will be similar and it is within the overall envelope of the former school building inclusive of the part now the West Wing. It will have greater height along the length of the building than the old building but this has minimal effect on the openness of the site.

7.4 The proposal is a complete redevelopment of a previously developed site and it would not have a greater impact on the openness of the site compared to the situation prior to demolition in 2012. Consequently the building would not be inappropriate development in the Green Belt.

7.5 The Framework notes that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is outweighed by other considerations.

7.6 Had the building been considered inappropriate development in the Green Belt for it to be treated as 'very special circumstances' the degree of harm would need to be assessed and other considerations taken into account that might outweigh the harm identified.

7.7 There are five purposes of the Green Belt which are set out below together with their relevance to this site. Only one, number 1, has any relevance to the site and to a very limited degree so the harm to Green Belt is modest.

7.8 1 - To check the unrestricted sprawl of large built-up areas. This is partly relevant as the site, which is partly open land, is on the edge of the built up area. But this relevance is weak because the site has a building on part of it and until 2012 was substantially covered by the old Arbour Vale School building. Consequently the contribution this site makes to this purpose of the green belt is very limited.

2 - To prevent neighbouring towns merging into one another. Not relevant as the strategic gap between Slough and Stoke Poges is substantial.

3 - To assist in safeguarding the countryside from encroachment. Not relevant. The site is not within the countryside.

4 - To preserve the setting and special character of historic towns. Not relevant.

5 - To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. This is not relevant as the part of site to be developed with a building is previously developed land. It also forms part of a site allocation in a Development Plan (SSA18 referred to in para 8.1 below) where some development is promoted.

7.9 In terms of the very special circumstances that can apply to this proposal it is necessary to be aware of why the site was chosen, what other sites could be used and what advantages are there to the proposal that should be considered.

7.10 The Education Funding Agency have looked at other sites and dismissed 27 as being not suitable for a school and considered 13 in more detail. A key factor is proximity to the associated Lynch Hill School Primary Academy and availability of the site. Some details of the 13 sites have been provided but the Agency does not disclose all details for confidentiality reasons. The applicant has concluded that there are no other suitable sites available nearby in the near future. The Council has been looking for school sites also and it is aware of the very limited choice of available sites.

7.11 Regarding what advantages are there to the proposals key benefits will include the following :

Provision of much need extra secondary school places in Slough.

Deliver highly skilled secondary students in science, technology, engineering and maths.

Makes use of a vacant previously developed site.

Provision of community facilities that can be used by the public – sports hall, all-weather pitch with changing facilities, theatre and arts space, dance studio.

New pedestrian footpath linking Stoke Road to Moray Drive to improve home to school travel and encourage non-car mode of travel.

Local economic benefits – job creation and increased local spend.

7.12 A further consideration is the 2011 Government Policy Statement – Planning for School Development. Its states that the planning system should operate in a positive manner when dealing with proposals for state-funded school. It also lists various principles to be followed including a presumption in favour of development of state-funded schools and Council's giving full and thorough consideration to the importance of enabling state-funded schools in their planning decisions.

7.13 Regarding Green Belt matters in conclusion it is considered that the redevelopment exception in the National Planning Policy Framework applies to this scheme such that the development would not be inappropriate development in the Green Belt.

7.14 Even if this exception did not apply very exceptional circumstances do exist for

development in the Green Belt to take place. The harm to the Green Belt is modest and not particularly significant because of the nature of the site. In addition the benefits of the proposal outweigh the modest harm likely to be caused.

- 7.15 Further more it is relevant that a Government policy statement asks Council's to be positive about school proposals. In addition the site is allocated for development in the Site Allocations Development Plan – see 8.1 below.
- 7.16 Despite this conclusion the application is still a departure from the Council's Core Strategy & Site Allocations Development Plan as outlined in Section 8 below and under planning regulations the application must be notified to the Secretary of State in case he wishes to decide the application himself. The Council can resolve to support the proposal but it cannot decide the application unless the Secretary of State states that he does not wish to decide it himself.

8.0 Policy Background – Local Plan

- 8.1 The Proposals Map of 2010 and the Site Allocations Development Plan of 2010 allocate the site for development – site SSA 18 inclusive of the St. Josephs playing field to the south. The Site Allocations Plan refers to use of brownfield land for housing and ensure the existing community facility is retained or adequately replaced.
- 8.2 Amongst other site requirements it seeks to ensure new development is within the envelope of former buildings; buildings ancillary to sport use will be acceptable subject to normal green belt policy; retain openness and setting of green belt; limit impact of floodlights on residential use; retain trees near site boundaries ;no loss of former Arbour Vale playing fields unless surplus in accordance with planning policy guidance 17 (Open space, sport, recreation(now superseded)). Any development proposals must demonstrate 'very special circumstances' in line with green belt policy.
- 8.3 The planning application substantially complies with the site requirements but is contrary to the reason for the allocation – family housing.
- 8.4 Community uses in the West Wing arts centre will be relocated. The Dance Academy will relocate to the old Orchard youth centre. The Curve building, due to open in January 2015, will include a theatre space. In addition the new Academy School will have a dance studio and theatre spaces that can be used by the community. This satisfies the Site Allocation site requirement and Local Plan policy OSC 17 which resists loss of community facilities.
- 8.5 The Council's Core Strategy policy 1 (Spatial Strategy) and 2 (Green Belt) aim to restrict inappropriate development in the Green Belt but the special circumstances referred to above together with consideration of the Government Policy Statement – Planning for School Development referred to in para. 7.9 above justify a departure from the Core Strategy and justify relaxation of the housing requirement of the Site Allocations Plan.

Both these plans are Development Plans and as indicated in para 7.13 above any departure from these Plans must be notified to the Secretary of State before a decision is made.

9.0 Transport, Access and Parking

- 9.1 The main access (entry and exit) and additional 'entry only ' access are acceptable for the type and quantity of traffic expected. The localised road widening of Stoke Road is needed at the main access to form a right turn lane to limit queuing when vehicles are

waiting to turn into the Stadium site.

- 9.2 The sharing of the main access with the proposed new stadium development adjacent is supported as this will limit the number of access points onto Stoke Road and make it easier for the car parks of each development to be shared.
- 9.3 The development combined with the stadium development will result in more traffic movements than the old school but peak flows will not conflict. However to limit congestion in Stoke Road and provide convenient and safe pedestrian access off site highway works are required in connection with the combined stadium and new school development. These works comprise changes to the signal controlled junction at Stoke Road/Shaggy Calf Lane, zebra crossing near the main entrance, parking restrictions on part of Stoke Road (double yellow on east side; single yellow on west side adjacent to right turn lane period 0800 – 1800), upgrading two bus stops nearby. The applicant has agreed to these.
- 9.4 The two new path links are supported as these will encourage non car modes of travel to school. The short cut between Stoke Road and Moray Drive is within the site. In addition the applicants state Muddy Land path will be improved to make it easier to walk from Stoke Poges Lane. This will also encourage people to walk to the site.
- 9.5 The travel plan will be an important part of the package of measures to encourage non car modes of travel. The Academy will be within walking distance of the railway and bus station just over 1 km away. Sufficient cycle stands are proposed.
- 9.6 The 108 car parking spaces is sufficient to deal with expected staff. Space for school drop off/pick up car parking on site is normally resisted at new schools to encourage use of other modes of travel and the difficulty of getting enough space to cope with demand. On site space will be accepted for this proposal if the 100 space stadium car park is built.
- 9.7 Subject to the off site works, mitigation for additional traffic, travel plan and shared parking being secured the proposal will comply with Core Strategy Policy 7 transport and Local Plan policy T8 cycling facilities.

10.0 **Design, Layout and Environment Matters**

- 10.1 The 35 metre set back of the building from Stoke Road is greater than existing. This counterbalances the bulk of the east façade being greater than existing. The narrow fronted building lessens its impact on the character of Stoke Road. The extra bulk at upper level, when viewed from open land to the north and south, is counterbalanced with extra length of the former school building on the site. However the 18 metre high flood light towers will be visible from many nearby areas.
- 10.2 Retention of many of the frontage trees and replacement of those lost will be controlled by condition to help soften the appearance of the building as viewed from homes opposite.
- 10.3 The loss of a good quality beech on the frontage is difficult to avoid if a satisfactory shared access is to be incorporated. Replacement with a semi mature tree will be controlled by condition.
- 10.4 North boundary vegetation is overgrown and needs to be cut back to allow for the link path to Moray Drive but existing boundary trees will be retained which soften the appearance of the building when viewed from open land to the north.

- 10.5 A lighting study concludes that the floodlights proposed are designed to reduce the potential spill light affecting surrounding properties.. Some homes in Moray Drive to the east will experience a change compared to now when floodlights are on in the evening as the homes currently back onto an unlit playing field. Boundary vegetation and small trees will help block some light spill. The applicant's report indicates some windows in 7 homes would be on the recommended upper limit regarding vertical luminance.
- 10.6 A condition will be applied to restrict hours of operation of the lamps – 10 pm has been suggested. This will ensure compliance with Core Policy 8 and Local Plan policy OSC 13 that cover light pollution and affect on living conditions.
- 10.7 The main playing pitch will be about 18 to 20 metres from the rear of homes in Moray Drive. Having a pitch close to homes is not an unusual situation and is considered acceptable in principle. Residents will therefore experience some noise compared to now; The applicant's report states 'reasonable' internal noise levels can be met in open window conditions. The need for ball stop fence will be investigated once the existing thick shrub and tree belt along the boundary as been inspected.
- 10.8 There are no significant ecological constraints other than timing of clearance work to avoid nesting season. There will be a loss of vegetation on the site. New planting can, potentially create new habitat particularly for birds if appropriate plant species are chosen. Planting details will be the subject of planning conditions.
- 10.9 The design of the buildings is contemporary and distinctive. It is appropriate to have a distinctive design for a community building.
- 10.10 Overall the proposal complies with Local Plan Policy 1 Design, EN 3 Landscape; Core Policy 8 Sustainability and Environment; Core Policy 9 Natural and Built Environment; Core Policy 12 community Safety subject to the changes or further information requested above.
- 11.0 **Planning Obligations**
- 11.1 As the site is still owned by the Council it is not appropriate for a Section 106 planning obligation to be signed by the Council. However a draft agreement can be agreed for it to be signed by the new owners when transferred. The obligations needed to make the development acceptable are :
- Car park (and access) to be shared with stadium adjacent.
 - Financial contribution toward off site highway and transport improvement works.
 - Sign a Section 278 Highway Agreement for of site works.
 - Financial contribution for travel plan monitoring.
 - Travel Plan to be submitted, implemented and reviewed.
- 11.2 As community use of recreation facilities are important for the exception to planning policy to be made such use needs to be secured together with relocation of West Wing dance and theatre use. Planning conditions can be applied. However land owner agreements will no doubt cover the community use matters such that the shared use may be secured in the obligations referred to above. Similarly relocation of West Wing will be addressed by the Council as land owner.

PART C: RECOMMENDATION

12.0 **Recommendation**

- 12.1 Delegate to the Acting Planning Manager, subject to completion of a satisfactory Section 106 planning obligation, submission of additional information /revisions, variation and addition of planning conditions and subject to the planning application not being called in by the Secretary of State for Communities and Local Government.

PART D: LIST OF 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. Approved plans

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

TO BE COMPLETED

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. Details of Materials

Details of external materials and samples of cladding (timber) 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. Landscaping Scheme

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. New trees shall be a minimum of heavy standard and the beech tree shown as to be removed at the site entrance shall be replaced with a semi-mature tree.

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.

5. Tree protection

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 implemented in accordance with approved measures. The approved measures shall comprise details in the Arboricultural Method Statement (Section 4.3 of ECUS report dated November 2014 but excluding drawing number L5092/02) submitted with the application and :

(i) a revised drawing detailing tree protection measures and

(ii) details of no dig construction

that have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved measures 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.

6. Boundary treatment

No development shall commence on site until details of the proposed boundary treatment including position, external appearance, height and materials have been submitted to and approved by the Local Planning Authority. Before the development hereby permitted is occupied the approved boundary treatment shall be implemented on site prior to the first occupation of the development and retained at all time on the future. [The boundary treatment shall include a ball stop fence adjacent to the east boundary TO BE REVIEWED AFTER SITE INSPECTION].

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

7. New access

No development shall commence until construction details of the new means of access are submitted to and approved in writing by the Local Planning Authority and the access shall be formed, laid out and constructed in accordance with the details approved prior to occupation of the development. Means of access means both the entry point and the main, shared, access shown on the approved layout.

REASON To ensure that the proposed development does not prejudice the free flow of traffic or conditions prejudicial of general safety along the neighbouring highway in accordance with Core Policy 7 of the Core Strategy 2006 - 2016.

8. Off site highway works

The development shall not be occupied until the following works have been completed :

TO BE COMPLETED

REASON To ensure that the proposed development does not prejudice the free flow of traffic or conditions prejudicial of general safety along the neighbouring highway and to encourage non-car modes of travel in accordance with Core Policy 7 of the Core Strategy 2006 - 2016.

9. Path to Moray Drive

The development shall not be occupied until the north boundary path from Stoke Road to Moray Drive has been completed in accordance with the landscape details approved pursuant to condition X and is available for use.

REASON To ensure that the proposed development does not prejudice the free flow of traffic or conditions prejudicial of general safety along the neighbouring highway and to encourage non-car modes of travel in accordance with Core Policy 7 of the Core Strategy 2006 - 2016.

10. Cycle parking

The development shall not be occupied until the cycle parking provision shown on the approved layout drawing has been provided in accordance with the approved layout drawing and in accordance with details of cycle stands and cover that shall have first been submitted to and been approved in writing by the Local Planning Authority. The cycle parking 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, and to meet the objectives of the Slough Integrated Transport Strategy.

11. Internal access roads and parking

Prior to first occupation of the development, the internal access roads footpaths and vehicular parking and turning provision shall be provided in accordance with approved plans.

REASON To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general safety on the local highway network in accordance with Policy 7 of the Core Strategy.

12. Floodlights cut off

The 6 floodlights for the multi use pitch (at east end of site) shall not be on between the hours of 10 pm and 9 am.

REASON In the interest of the living conditions of residents adjacent to or near to the site.

13. Floodlights detail

The stadium floodlights shall be installed in accordance with the details in the

submitted report - Lighting Impact Assessment and report dated Nov 2014 by Avoca.

REASON In the interest of the living conditions of residents adjacent to or near to the site.

14. Archaeology

No development shall take place until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the planning authority.

Reason: The site lies in an area of archaeological potential, particularly in relation to prehistoric and post-Roman remains.

15. Surface Water Drainage

Development shall not commence until details of surface water drainage have been submitted to and been approved in writing by the local planning authority. No building shall be occupied until the drainage system has been constructed in accordance with the approved details.

REASON In the interest of avoiding flooding on or off the site that affects property or highways.

16. Sustainable Development

Development shall not commence until a certificate, from an accredited BREEAM assessor, has been submitted to the Local Planning Authority confirming that the development has been designed to achieve a standard of BREEAM Very Good. The development shall be constructed so as to achieve a standard of BREEAM Very Good and confirmation of compliance from an accredited BREEAM assessor shall be submitted to the Local Planning Authority within one month of completion of each of the two buildings on the site.

REASON In the interest of sustainable development in accordance with policy 8 of the Core Strategy

17. Low or zero carbon energy

Construction work shall not commence until a low or zero carbon energy scheme has been submitted to and been approved in writing by the local planning authority. The scheme shall include details of energy to be generated on the site from low or zero carbon sources equivalent to 10% of the buildings estimated carbon emissions as measured by the Target Emission Rate of the Building Regulations Part L. The scheme shall be implemented as approved and the building shall not be occupied until its associated energy generating equipment has been installed and is operational.

REASON In the interest of sustainable development in particular reducing carbon emissions and in accordance with policy 8 of the Core Strategy 2008. .

18. Community Use

TO BE COMPLETED

Community use of sports hall, multi use games area, dance studio, main hall/dance studio.

19. Joint use of car park

TO BE COMPLETED

Provide for the car park to be used for overflow from the stadium development if built on the site to the south.

20. Hours of construction

During the site clearance and construction phase of the development hereby permitted, no work shall be carried out on the site outside the hours of 08.00 hours to 18.00 hours Mondays - Fridays, 08.00 hours - 13.00 hours on Saturdays and at no time on Sundays and Bank/Public Holidays.

REASON To protect the amenity of residents within the vicinity of the site in accordance with policy 3 of the Slough Core Strategy 2006-2026.