

**Riverview C Of E Primary School Riverview Road Ewell Surrey KT19 0JP**

Demolition of existing life-expired buildings and the erection of a two-storey building containing new teaching accommodation and associated staff, dining and welfare facilities, including multi-purpose sports hall, alterations to north east elevation of retained Children's Centre, including installation of graphic wall; reconfiguration of external spaces to provide new and improved hard and soft play areas with associated landscaping, including part-retention/improvement of hard play area adjoining western boundary; minor reconfiguration of internal service delivery access and other associated improvements.

<b>Ward:</b>	<b>Ewell Court</b>
<b>Contact Officer:</b>	<b>John Robinson</b>

**1 Summary**

- 1.1 The application site forms part of Riverview Church of England Primary School, situated on the western side of Riverview Road in West Ewell. The application seeks permission for the demolition of the existing principle school building, and the erection of a two-storey building containing new teaching accommodation and associated staff, dining and welfare facilities, alterations to the north east elevation of the retained children's centre, reconfiguration of the external spaces to provide new and improved hard and soft play areas with associated landscaping, minor reconfiguration of internal service delivery access and other associated improvements.
- 1.2 **The application is recommended for APPROVAL.**

**2 Site description**

- 2.1 Riverview Church of England Primary School is situated on located on the western side of Riverview Road in West Ewell. The "L" shaped site accommodates a part two/part single storey main school building, which has a broadly "l" shaped footprint. The building is attached to a later addition single storey children's centre situated on its southern side.
- 2.2 The school buildings are set back some distance from the highway frontage and behind an area of hard and soft play arranged between two car parks which serve the school and the children's centre, both of which are accessed in turn directly off Riverview Road. A further two classrooms (housed in modular buildings) are situated in the adjoining grounds which are set predominantly to the rear and side and comprise a hard play area (adjoining the western boundary) and open playing fields to the north.
- 2.3 The overall site is bounded to south west by the rear gardens of residential properties fronting Bridle Close, to the west and north by the rear gardens of dwellings fronting Riverview Road and to the north east by the Hogsmill Local Nature Reserve.

### **3 Proposal**

- 3.1 The application seeks permission for the following:
- 3.2 Demolition of all of the existing school buildings with the exception of the retained (and part-altered) children's centre.
- 3.3 Construction of a new two-storey replacement school building containing 9 classrooms with associated facilities in a largely modular, traditional steel-frame building which would be located broadly to the rear of the existing building complex and would utilise part of the current hard and soft play area demise. The building would have a rectangular footprint.
- 3.4 The new teaching block would be of a contemporary design and would be articulated with a mix of coloured metal panels, render and brick. The materials palette would utilise a mixture of neutral coloured render at high level and brick at low level to the south and east with the north and east elevations clad in a factory finished panellised metal in a mix of dark grey and neutral blues.
- 3.5 Reconfiguration of the external spaces to provide an overall increase in the amount of soft and hard play area from 9,881m<sup>2</sup> to 12,043m<sup>2</sup>.
- 3.6 Minor alterations to the north east elevation of the children's centre, including the installation of a graphic wall.
- 3.7 Reconfiguration of the existing service route accessed from the south road entrance to serve the new building.
- 3.8 The application is supported by the following documents
  - Schedule of Accommodation;
  - Planning Statement
  - Design and Access Statement
  - Transport Statement
  - Drainage Statement
  - Arboricultural Survey Report
  - Extended Phase 1 Habitat Survey (February 2014)
  - BREEAM Pre-Assessment
  - Statement of Community Involvement

### **4 Comments from third parties**

- 4.1 The application was advertised by means of a press advert, site notice and letters of notification to 56 neighbouring properties. To date (28.01.2016) 3 letters of objection have been received regarding:
  - Highway safety:
  - Loss of privacy and overshadowing (To Nos & 12 11 Bridle Close)
  - Visual Impact

**5 Consultations**

- 5.1 Highways: No objections. The development proposed is a replacement of the existing school building with no increase in pupil numbers.
- 5.2 Policy Officer: No objection in policy terms.
- 5.3 Contaminated Land Officer: No comments
- 5.4 Surrey County Council (Sustainable Drainage): No objection. Should planning permission be granted, appropriate conditions should be applied to ensure that the SuDS Scheme is properly implemented and maintained throughout the lifetime of the development.
- 5.5 Tree Officer: No objections.

**6 Relevant planning history**

<b>Application number</b>	<b>Decision date</b>	<b>Application detail</b>	<b>Decision</b>
96/00499/CMA	06.09.1996	Installation of one demountable classroom unit and erection of outside canopy for nursery cloakroom and with hardsurfaced enclosed play area.	GRANTED
97/00586/FUL	10.10.1997	Installation of portable building to provide storage and meeting room.	GRANTED
07/00307/FUL	26.07.2007	Construction of new disabled access ramps to existing prefabricated classroom buildings and to the rear entrance to the school together with associated works.	GRANTED
07/00931/CMA		Construction of single storey extension and 8 new parking spaces to provide children's centre.	WITHDRAWN
08/00171/FUL	26.06.2008	External alterations to front entrance and car park, including the formation of new car parking spaces. Granted, 26 June 2008.	GRANTED

**7 Planning Policy**

Core Strategy 2007

Policy CS1	Sustainable Development
Policy CS5	The Built Environment
Policy CS6	Sustainability in New Developments
Policy CS13	Community Facilities
Policy CS16	Managing Transport & Travel

Development Management Policies Submission Document November 2014

Policy DM4	Biodiversity and New Development
Policy DM9	Townscape Character and Local Distinctiveness
Policy DM10	Design Requirements for New Developments
Policy DM17	Contaminated Land
Policy DM19	Development and Flood risk
Policy DM 20	Environmentally Sustainable Development Standards/Renewable Energy
Policy DM24	Employment Uses Outside of Existing Employment Policy Areas

Policy DM34    New Social Infrastructure  
Policy DM35    Transport and New Development

Supplementary Planning Document 2012  
Sustainable Design

## **8 Planning considerations.**

### Principle of Development

- 8.1 Core Strategy Policy CS13 and Policy DM34 of the Development Management Policies Document both positively encourage the provision of new and improved school infrastructure to meet quantitative and qualitative needs.
- 8.2 The applicants submit that the Education Funding Agency (EFA) has identified the old school buildings as being in a poor and deteriorating condition, which is contributing to increasingly unmanageable maintenance and repair costs that are no longer sustainable. The EFA has determined that the only practical means of addressing this problem and securing the ongoing viability of the school would be to demolish the “life-expired” buildings and build a new facility that would deliver the necessary qualitative improvements to the teaching accommodation and school infrastructure.
- 8.3 They submit that the consolidation of the school accommodation into a single two-storey building would also provide the opportunity to increase the amount of soft and hardplay area on the site and provide a more expansive setting for the school.
- 8.4 The principle of a replacement educational building is therefore acceptable, subject to other policies of the Local Plan.

### Visual Impact

- 8.5 The proposed new building would be set back some 80m from the Riverview Road boundary and around 30m from the shared south western flank boundary with the rear gardens of residential properties fronting Bridle Close. Consequently views of the proposed building would be relatively “distant” from the public domain.
- 8.6 Whilst the design would represent a departure from the neighbouring properties, the avoidance of pastiche is welcomed and supported. The modern, contemporary design and the proposed mix of render, brick and coloured metal finish would reflect the institutional nature of the use. It would complement the character and appearance of the area generally.

Neighbour Amenity

- 8.7 Concerns have been raised regarding loss of privacy, overlooking and overshadowing of the rear gardens of Nos 11 and 12 Bridle Close. The two floor two windows (serving a corridor and a classroom respectively) in the western elevation of the new building would face the rear gardens of the affected properties at a distance of around 35m, and their rear elevations at a distance of some 50m. This gap would be considerably in excess of the minimum (22m) usually considered adequate to avoid significant loss of privacy. Impact on daylight would be negligible.
- 8.8 It is therefore concluded that the proposed scheme would not have a materially harmful impact on neighbour amenity in terms of overlooking, loss of privacy, daylight or being overbearing in their outlook.

Sustainability

- 8.9 8.27 Core Strategy Policy CS6 requires proposals to demonstrate how sustainable construction and design can be incorporated to improve the energy efficiency of development. An energy statement and sustainability statement have been submitted in support of this application. A BREEAM pre-assessment submitted with the current application indicates that a 'very good' rating could be potentially achieved.
- 8.10 The proposal is indicative in the main and an appropriate planning condition is recommended to secure their inclusion.

Ecology/Biodiversity

- 8.11 An 'Extended Phase 1 Habitat Survey' report (February 2014), was submitted in support of this application.
- 8.12 The principle findings of the report were as follows:
- 8.13 All of the existing buildings that are proposed to be demolished are considered to have negligible potential to support roosting bats. This also applies to the existing hedgerows and trees and as such it is not considered necessary to undertake any bat activity surveys. The proposed development would nevertheless offer the opportunity to provide enhanced roosting opportunities through the installation of bat boxes on trees.
- 8.14 In accordance with policy DM4, the new development could provide biodiversity enhancements by providing roosting and foraging opportunities for bats, and birds (bird and bat boxes integrated within the west elevation of the new building), the details of which will be secured under an appropriate planning condition.

Highways and Parking

- 8.15 It is not proposed to increase the overall capacity of the school beyond the current maximum roll number, which would continue to be maintained. The proposed development would therefore have a material impact on the surrounding highway network, as the overall traffic impact would remain unchanged.
- 8.16 An updated (draft) Travel Plan has been submitted, details of which would be secured by an appropriate condition.
- 8.17 The Highway Authority supports the scheme subject to appropriate safeguarding conditions imposed on any permission granted

Community Infrastructure Levy

- 8.18 The proposed scheme would not be liable for CIL

Sustainable Drainage System (SuDS)

- 8.19 SuDS became a material planning consideration on 6th April 2015 whereby details of proposed SuDS must be considered as part of the planning process and it must be demonstrated that the development would have no adverse impact on flood risk. This approach is supported by Policy CS6 which states that new development should avoid increasing the risk of flooding and Policy DM19 which requires development to reduce the volume and rate of surface water run off through the incorporation of appropriately designed SuDS.
- 8.20 The applicant has submitted information with regard to the provision of SuDS as part of their application. The SuDS scheme proposes that surface water run-off from the new building, reception play and hard play areas would be re-routed to belowground attenuation tanks where this would either percolate into the ground(subject to infiltration results) or be gradually released over time into the existing drainage system.
- 8.21 The Lead Local Flood Authority at Surrey County are satisfied that the proposed drainage scheme would meet the requirements set out in paragraphs 051, 079 and 080 of the revised NPPF Planning Practice Guidance (PPG) for Flood Risk and Coastal Change. They recommend that should planning permission be granted, that suitably worded conditions are applied to ensure that the SuDS Scheme is properly implemented and maintained throughout the lifetime of the development.

Flood Risk

- 8.22 The application site is situated in Flood Zone 1, which is defined as having a less than 1 in 1,000 annual exceedance probability of river or sea flooding. As such, the proposed development is not considered to be at risk of fluvial flooding.

Trees/Landscaping

- 8.23 This application is supported by an Arboriculture Survey Report.
- 8.24 Three of the twenty four surveyed trees on the main school site are proposed to be felled to facilitate the proposed development of which are of low quality and value (Category C). Two 'low quality' hedgerows are also proposed to be removed as part of the overall scheme.
- 8.25 The Tree Officer has raised no objections subject to an appropriate landscape condition being imposed.

**9 Conclusion**

- 9.1 The proposal seeks to erect a new educational building in a location which is considered to be appropriate. The new building would not harm the wider character of the area, nor lead to a loss of neighbouring residential amenities. In light of the above it is recommended that planning permission is granted.

**10 Recommendation**

- 10.1 Planning permission granted subject to the following conditions:

**Conditions:**

- (1) **The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

**Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.**

- (2) **Prior to the commencement of development, details and samples of the materials to be used for the external surfaces of the development shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.**

**Reason: To secure a satisfactory appearance in the interests of the visual amenities and character of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM9 and DM10 of the Development Management Policies Document 2015.**

- (3) **No development shall take place until full details, of both hard and soft landscape proposals, including a schedule of landscape maintenance for a minimum period of 5 years, have been submitted to and approved in writing by the local planning authority. The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the development hereby approved and thereafter retained.**



**Reason:** To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality in accordance with Policy DM10 of the Development Management Policies Document 2015.

- (4) No development including any works of demolition or preparation works prior to building operations shall take place on site until a Construction Transport Management Plan has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period and shall include:
- (a) parking for vehicles of site personnel, operatives and visitors
  - (b) loading and unloading of plant and materials
  - (c) storage of plant and materials
  - (d) programme of works (including measures for traffic management)
  - (e) provision of boundary hoarding behind any visibility zones
  - (f) HGV deliveries and hours of operation
  - (g) vehicle routing
  - (h) measures to prevent the deposit of materials on the highway
  - (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
  - (j) no HGV movements to or from the site shall take place between the hours of 8.30 and 9.15 am and 3.00 and 3.30 pm nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in Riverview Road, Huntsmoor Road, Bridle Close Ruxley Lane during these times
  - (k) on-site turning for construction vehicles has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

**Reason:** To ensure that the development does not prejudice the free flow of traffic and conditions of safety on the highway or cause inconvenience to other highway users in accordance with Policy CS16 of the Core Strategy (2007) and Policy DM35 of the Development Management Policies 2015.

- (5) The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles / cycles to be parked and for the loading and unloading of vehicles and for vehicles to turn so that they may

enter and leave the site in forward gear. Thereafter the parking / loading and unloading / turning areas shall be retained and maintained for their designated purposes.

(b) The existing vehicle parking and turning areas at the premises as shown on the application drawings shall be permanently retained and maintained for their designated purposes.

**Reason:** To ensure that the development does not prejudice the free flow of traffic and conditions of safety on the highway or cause inconvenience to other highway users in accordance Policy CS16 of the Core Strategy (2007) and Policy DM35 of the Development Management Policies 2015.

(6) Prior to the commencement of the development the applicant shall:

(a) Submit for the written approval of the Local Planning Authority a Travel Plan in accordance with the aims and objectives of PPG13 (March 2001) and the Government White Paper (July 1998) and in general accordance with the 'Heads of Travel Plan' document included in the transport assessment.

(b) The applicant shall then implement the approved travel plan on occupation of the new school buildings and thereafter maintain and develop the travel plan to the satisfaction of the Local Planning Authority.

**Reason:** To encourage travel by means other than private motor vehicles in accordance with Policy CS16 of the Core Strategy 2007 and Policy DM36 of the Development Management Policies 2015

(7) Prior to the commencement of the development details of sustainability measures shall be submitted to and approved in writing by the local planning authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials including means of providing the energy requirements of the development from renewable technologies. The development shall be carried out in strict accordance with the approved details prior to the first occupation of the building, shall be maintained as such thereafter and no change shall take place without the prior written consent of the local planning authority.

**Reason:** To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development in accordance with Policy CS6 of the Core Strategy (2007).

(8) Works related to the construction of the development hereby permitted, including works of demolition or preparation prior to building operations shall not take place other than between the hours of 08.00 to 18.00 hours Mondays to Fridays; 08.00 to 13.00 hours Saturdays; with

no work on Saturday afternoons (after 13.00 hours), Sundays, Bank Holidays or Public Holidays.

**Reason:** In order to safeguard the amenities of the occupiers of neighbouring properties in accordance with Policy DM10 of the Development Management Policies 2015.

- (9) No development shall take place until a scheme to enhance the biodiversity interest of the site has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved and thereafter maintained.

**Reason:** To enhance biodiversity and nature habitats in accordance with Policy CS3 of the Core Strategy (2007) and Policy DM4 of the Development Management Policies 2015.

- (10) Before the commencement of the construction of the development hereby approved, details of how the Sustainable Drainage System will be protected and maintained during construction shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with those approved details

**Reason:** To ensure that the construction works do not compromise the functioning of the agreed Sustainable Drainage System, in accordance with Policy CS6 of the Epsom and Ewell Core Strategy (2007) and Policy DM19 of the Development Management Policies 2015.

- (11) Before the commencement of the construction of the development hereby approved, details of how the Sustainable Drainage System will cater for system failure or exceedance events, both on and offsite, must be submitted to and approved by the local planning authority.

**Reason:** To ensure that the proposal has fully considered system failure in accordance with Policy CS6 of the Epsom and Ewell Core Strategy (2007) and Policy DM19 of the Development Management Policies 2015.

- (12) Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Drainage System has been constructed as per the agreed scheme.

**Reason:** To ensure that the Sustainable Drainage System has been constructed as per the agreed scheme, in accordance with Policy CS6 of the Epsom and Ewell Core Strategy (2007) and Policy DM19 of the Development Management Policies 2015.

- (13) Prior to construction of the development hereby approved, details of the proposed maintenance regimes for each of the SuDS elements and

confirmation of who will own and maintain these features must be submitted to and approved by the local planning authority. The Sustainable Drainage System shall be implemented and thereafter managed and maintained in accordance with the agreed details supplied within the submitted Maintenance Document.

**Reason:** To ensure an acceptable maintenance regime is in place for the Sustainable Drainage System within the development over its lifetime, in accordance with Policy CS6 of the Epsom and Ewell Core Strategy (2007) and Policy DM19 of the Development Management Policies 2015.

- (14) The development hereby permitted shall be carried out in accordance with the following approved plans:

1630\_S2A\_A\_00\_00\_DR\_(01)\_010D Proposed Site Plan  
1630\_S2A\_A\_00\_00\_DR\_(01)\_013B Site Plan Levels  
1630\_S2A\_A\_10\_00\_DR\_(01)\_100F Main Building – Ground Floor  
1630\_S2A\_A\_10\_01\_DR\_(01)\_101F Main Building – First Floor  
1630\_S2A\_A\_10\_02\_DR\_(01)\_102F Main Building – Roof Plan  
1630\_S2A\_A\_20\_00\_DR\_(01)\_110A Children’s Centre (Ground Floor)  
1630\_S2A\_A\_00\_ZZ\_DR\_(01)\_201A Proposed Site Sections (AA & BB)  
1630\_S2A\_A\_10\_ZZ\_DR\_(01)\_300C Main Building – Elevations  
1630\_S2A\_A\_20\_ZZ\_DR\_(01)\_301B Children’s Centre – Elevations  
Arboricultural Survey Report, prepared by Waterman Energy,

Environment & Design Limited (Drawing Nos WIB14306-100-AA-77-004-B Tree Survey; 1630-S2A-A-00-00-DR-(01)-010-B-Site Plan; WIB14306-100-AA-77-005-B-Tree Removal and Protection)

**Reason:** For the avoidance of doubt to ensure that the development is carried out in accordance with the approved plans.

**Informative:**

- (1) The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.