

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	7/2011/0245
FULL APPLICATION DESCRIPTION:	Proposed centre for autism comprising new build school and new build residential units plus conversion of existing building to form administration and residential short break accommodation.
NAME OF APPLICANT:	North East Autism Society
SITE ADDRESS:	Aycliffe Young Peoples Centre, York Road, Copeland, Newton Aycliffe DL5 6JB
ELECTORAL DIVISION:	Aycliffe East
CASE OFFICER:	David Walker, Senior Planning Officer (03000) 261054, David.Walker2@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

SITE DESCRIPTION

1. The application site is located at Newton Aycliffe to the east of the A167. This is part of a larger site measuring approximately 102 acres which also contains the newly built children's secure building and a range of other residential and office buildings associated with the children's secure unit. The application site is bounded to the east and south by agricultural land.
2. The application site which was formerly used as a secure children's secure building is approximately 7.5 acres in area and this is located within a mature landscape setting.
3. Access to the site will be via York Road off the existing entrance from the A167 and internal circulation of traffic will follow the existing routes. As part of the redevelopment of the existing secure site by North East Autism Society (NEAS) an additional access route and parking areas will be provided but the common car park will also still be shared between DCC and NEAS.

PROPOSALS

4. The scheme comprises two distinct elements the new build school and new build residential buildings and the refurbishment of and extension to the existing administration and educational buildings and the existing gym. The new centre would provide specialist facilities for upto 64 young people of nursery, primary, secondary and college age.
5. The new school building would in part be built over the 'foot print' of the existing premises which are located between the existing Copelaw building and the existing

gym. This single storey 'L' shaped building would provide a range of class rooms, break out facilities and associated educational facilities. The building has been designed with a single central 'spine' corridor which makes the building easy to use and helps the children with orientation.

6. The building entrance forms a key focal point for the building and this building has been specifically designed to provide a light and airy environment, which is particularly beneficial for children with Autism Spectrum Disorder (ASD). This also makes use of 'passive' security to provide a safe but welcoming environment.
7. The NEAS also wishes to offer residential short breaks for children with autism from the wider geographical area and for their families. The hope is that the new Centre will be attractive for families who can visit for a weekend break. Children can use all of the support facilities which include therapy, gym, pool etc whilst parents can enjoy a break in the north east.
8. It is, therefore, proposed to construct two separate residential blocks which are designed as communal type facilities based on a Danish model that NEAS have researched as best practice. The accommodation provides 2 blocks of 6 apartments each having a central communal area. The buildings are of single storey non-institutional design. These buildings would be located at the south eastern corner of the application site.
9. The new school building and the residential accommodation would be constructed from a range of materials including a mix of brickwork, render and larch cladding with a grey aluminium clad roof.
10. The existing secure offices known as the Heron building will be altered internally and refurbished to provide improved administration facilities on the ground floor. The first floor will be remodelled to provide 4 ensuite bedrooms and 1 apartment for residential short breaks for children who require supported care. Staff sleep over rooms communal kitchen, lounge and dining accommodation will also be provided here.
11. The existing gym building and swimming pool within the Aycliffe complex were key attractions of the site and these will allow NEAS to provide enhanced facilities for both the young people attending the school but also the wider Autistic community. It is proposed to over clad the gym with Kingspan flat cladding panels to extend the life of the building and improve the appearance of the building which is sited at a key location adjacent to the school entrance.
12. This application is reported to committee as it falls within the definition of a major development.

PLANNING HISTORY

13. This site was utilised for munitions production during World War Two and this has been utilised to provide services and care for children and young people since 1947. The Aycliffe Secure Unit was developed in 1979 as part of that provision, since then it has undergone a series of refurbishments.
14. The application site ceased to function as a controlled community home in 2004 and Aycliffe Board of Trustees transferred the land to Durham County Council at this time. Durham County Council currently looks after this site although a new secure unit has recently been constructed immediately to the north of this application site.

PLANNING POLICY

15. NATIONAL POLICY:

Planning Policy Statement 1: Delivering Sustainable Development and Climate Change sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system. The key principles including ensuring high quality development through good and inclusive design, and efficient use of resources.

Planning Policy Statement 5: Planning for the Historic Environment sets out the Government's policy on archaeological remains on land, and how they should be preserved or recorded both in an urban setting and in the countryside.

Planning Policy Statement 9: Biodiversity and Geological Conservation: sets out planning policies on protection of biodiversity and geological conservation through the planning system.

Planning Policy Guidance note 13: Transport seeks to integrate planning and transport at the national, regional, strategic and local level and to promote more sustainable transport choices both for carrying people and for moving freight.

Planning Policy Statement 22: Renewable Energy sets out the Government's policies for renewable energy to which Planning Authorities should have regard when making planning decisions.

Planning Policy Statement 23: Planning and Pollution Control sets out the relationship between pollution control and the planning process under the overall heading of Sustainable Development.

Planning Policy Statement 25: Development and Flood Risk explains how flood risk should be considered at all stages of the planning and development process. It sets out the importance of the management and reduction of flood risk in planning, acting on a precautionary basis and taking account of climate change.

The above represents a summary of those policies considered most relevant. The full text can be accessed at: <http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements>

16. REGIONAL POLICY:

The North East of England Plan - Regional Spatial Strategy to 2021 (RSS) July 2008, sets out the broad spatial development strategy for the North East region for the period of 2004 to 2021. The RSS sets out the region's housing provision and the priorities in economic development, retail growth, transport investment, the environment, minerals and waste treatment and disposal. Some policies have an end date of 2021 but the overall vision, strategy, and general policies will guide development over a longer timescale.

Policy 2 (Sustainable Development) sets out that proposals should seek to promote sustainable development through social, economic and environmental objectives.

Policy 3 (Climate Change) sets out the regional policy on contributing to the mitigation of climate change and assisting adaptation to the impacts of climate change.

Policy 4 (Sequential Approach to Development) provides that a sequential approach to the identification of land for development should be adopted to give priority to previously developed land and buildings in the most sustainable locations.

Policy 7 (Connectivity and Accessibility) seeks to minimize the need to travel by promoting public transport, travel plans, cycling and walking. Green Travel Plans are encouraged.

Policy 8 (Protecting and Enhancing the Environment) seeks to protect and enhance the environment. This in part should be achieved through promoting high quality design in all development and that it should be sympathetic to the surrounding area.

Policy 24 (Delivering Sustainable Communities) seeks to ensure that all development within the Region should be designed and located to deliver sustainable communities.

Policy 35 (Flood Risk) requires consideration to be given to the flood risk implications of development proposals.

Policy 38 (Sustainable Construction) sets out the regional policy to support sustainable construction in planning proposals.

Policy 39 (Renewable Energy Generation) requires at least 10% of the energy requirements of development proposals to be met by decentralized and renewable or low carbon sources.

The above represents a summary of those policies considered most relevant. The full text can be accessed at:
<http://www.gos.gov.uk/nestore/docs/planning/rss/rss.pdf>

17. LOCAL PLAN POLICY:

As this application is located within the former Sedgefield Borough Council area the Local Plan Policies are contained within the Sedgefield Borough Local Plan (1996). The Local plan does not include a specific land use classification relating to the application site.

Policy D1 General Principles for the Layout and Design of New Developments sets out several key principles for the layout and design of new developments.

Policy D2 Design for People requires developments to take account of personal safety and security of property, access needs of users and provision of appropriate facilities such as toilets, baby changing facilities, public seating etc.

Policy D3 Designed with pedestrians, cyclists, public transport aims to ensure that new developments are accessible and safe for pedestrians, cyclists, public transport, cars and other vehicles.

Policy E15 Safeguarding of Woodlands, Trees and Hedgerows expects proposals to retain areas of woodland, important groups of trees, copses and hedgerows wherever possible and replace any trees which are lost.

Policy H22 Planning permission will normally be granted for sheltered accommodation, residential care homes and nursing homes within the towns of Newton Aycliffe, Spennymoor, Ferryhill and Shildon.

Policy L11 New Leisure and Community buildings states that new or improved leisure and community facilities will normally be approved in key towns including Newton Aycliffe provided that these do not detrimentally affect residential amenity, these are appropriate in scale and make suitable provision for car parking.

The above represents a summary of those policies considered most relevant in the Development Plan the full text, criteria, and justifications of each may be accessed at: <http://www2.sedgefield.gov.uk/planning/SBCindex.htm>

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

18. Great Aycliffe Town Council has stated that they fully support this proposal which is well screened by existing planting and would improve the visual appearance of the existing buildings. The opportunity to provide a specialist unit of this nature which is specifically designed to cater for the needs of autistic people and their families was also welcomed. The presence and proposed removal of Japanese Knotweed on the site was noted and the developer was asked to ensure that controls to prevent its spread are rigidly enforced.
19. The Highways Agency has reviewed both the predicted traffic generation arising from the proposed development within the Traffic Assessment and the existing / anticipated traffic flows on the Strategic Road Network. Because Junction 59 of the A1(M) is not at capacity and the level of traffic arising from this proposal travelling towards junction 59 is unlikely to exceed 30 entering the A1 (M) they have no objection regarding this proposal.
20. The Highway Authority has stated that the applicant appears to have created a sensible and practical access and car parking arrangement to serve the separate elements of the proposals. It was felt that sufficient car parking would be provided to accommodate the proposed uses and the cycle parking facilities proposed were welcomed.

Although it was considered that the initial Transport Assessment should have been based upon a 10 year design rather than the 5 year provided, it was felt that the addition of a further 5 years of growth in background traffic the junction would still operate satisfactorily.

However, reservations were expressed regarding the analysis of the traffic signal junction at Central Avenue / A167. The consultant's report identifies current queues and delays at these signals and it was considered important that the consultant is requested to demonstrate that the signals will operate within capacity at both peak periods for the 10 year projection. Further detailed modelling has subsequently been carried out, this confirmed that *traffic presently queues form and backs upto the development access / egress. This situation would be compounded with development peak traffic ... this queuing through the junction at peak times from the development could hinder south bound flow. It is therefore recommended that a yellow box junction is applied to the exit junction.* This arrangement can be secured via the imposition of a suitably worded planning condition.

A number of detailed comments have also been provided as to how the proposed Travel Plan could be improved and made more robust. The Travel Plan has been revised and this is deemed acceptable subject to the imposition of a planning condition.

21. Environment Agency has no objections to the proposal but have recommended that planning conditions be attached requiring the submission of details in relation to surface water disposal.

22. Northumbrian Water Limited has confirmed that the drainage is private and, as such, Northumbrian Water has no objection to offer.
23. Natural England has raised no objection to the proposal but has provided their standing advice relating to bats, this includes consideration of both the survey and mitigation requirements. In conclusion, based upon the information provided it was concluded that "permission could be granted (subject to constraints)" and that the authority should "consider requesting enhancements".

INTERNAL CONSULTEE RESPONSES:

24. The Ecology Section has reviewed the extended phase 1 survey and protected species survey submitted with the planning application and the additional details showing how and where the bat mitigation measures are to be built into the scheme. As a result, the proposals are deemed to be satisfactory subject to planning conditions being attached requiring a detailed mitigation scheme being submitted to and agreed by the local Planning Authority prior to the commencement of works.
25. The Landscape Section has stated that the landscaping scheme would benefit from the re-instatement of a native hedgerow along the eastern boundary of the site. It was also suggested that the species mix for the tree planting be revised to include more native species and tree planting also be extended along part of the southern boundary. These improvements have now been incorporated within the revised landscape plan.
26. The Archaeology Section has reviewed the written scheme of investigation for archaeological monitoring and has raised no objection to this scheme subject to two planning conditions being attached with regard to the monitoring and the subsequent reporting and publication of any finds.

PUBLIC RESPONSES:

27. Although this planning application has been advertised via a press notice, the posting of site notices and via direct neighbour notification no written representations have been received in respect of this proposal.

APPLICANTS STATEMENT:

28. The North East Autism Society (NEAS) have been providing high quality specialist autism services within their existing properties at various locations within Sunderland and the Trustees have for a considerable time held the desire to combine all of their services within a single site in order to provide a more focused and higher level of service to the wider community, to raise the bar in terms of their education provision and unlock community support potential.
29. The coming to market of the existing seven acre children's secure centre at Newton Aycliffe due to the construction of Durham County Council's new secure facility has provided an excellent opportunity for North East Autism Society to fulfil their vision and consolidate their operations.
30. The new Aycliffe Centre for Autism comprises construction of a new purpose-built school which links into the existing education building constructed in 2004 and the design looks to existing best-practice models within the UK and further afield with the aim to provide first class specialist education tailored specifically towards children on the autistic spectrum.

31. In addition, the facility will provide much needed community services which will make use of the existing swimming pool and gym facilities as well as the extensive green spaces within the site to provide outdoor activities for the children. Also forming part of this community aspect will be the provision of high quality residential short break accommodation to provide much needed support for parents and the existing building will be completely refurbished to provide this important aspect as well as the normal administrative functions. Other areas of the existing young persons centre will be demolished to facilitate proper development of the site.
32. The new Aycliffe Centre for Autism will place excellence at its core and become known as a benchmark for autism education and support services within both the North East and the UK as a whole.
33. The following list is a summary list, but not exhaustive, of some of the key points considered in the provision of this new Centre for Autism:
- Meets the requirements of legislation for children on the autism spectrum.
 - Capable of providing safe, modern, stimulating environment for staff and young people
 - Provide an aesthetically pleasing external image, optimising the site's existing natural features.
 - Be secure by nature of design rather than imposition.
 - Be innovative in the use of space and light within the new school building.
 - Be energy efficient and cost effective to maintain and operate.
 - Achieve Breeam targets for the new build education building.
 - Be environmentally friendly and sustainable both in construction and in operation.
 - Set vocational and educational facilities at the heart of the building
 - Use colour, materials, texture and form to create a stimulating and safe place.
 - Be welcoming, bright and modern to meet the needs of young people and staff.
 - Optimise the site's natural features by retaining and enhancing much of the existing landscaping.
 - Avoid the use of security fences by utilising the external walls of buildings and courtyards enhanced by CCTV.
 - Create the correct mix of accommodation both within the new school building and the existing buildings.
 - Extend the life span of the existing buildings through refurbishment.
34. Overall the design aims to provide a first class facility to meet the educational and leisure needs of autistic children within the wider community and to provide much needed support for their parents. The centre is designed specifically for the needs of the North East Autism Society to suit its operational requirements.

PLANNING CONSIDERATIONS AND ASSESSMENT

35. In assessing this proposal against the requirements of the aforementioned planning policies, and having regard to all material planning consideration, including representations received, the main planning issues in this case are as follows:
- Principle of Development;
 - Layout and Design;
 - Residential Amenity;
 - Traffic, Access and Parking;
 - Ecology, Landscape and Archaeology;
 - Sustainability; and,

- Economic and Social Benefits

Principle of Development

36. Although situated outside the settlement boundary of Newton Aycliffe and not allocated for any specific purpose in the Local Plan, this brown field site is long established as a centre for the provision of education and care for children and young people. It is therefore considered that the proposed site is suitable in principle for use as a school for young people with Autism in accordance with Policy L11 of the Sedgefield Borough Local Plan.
37. The proposed residential element of the scheme to provide a total of 12 new build apartments within the site is directly related, and ancillary to, the educational facilities provided on site by the applicant. Bearing in mind the existing brown field nature of the site and the direct linkage between the educational and residential use it is considered that this proposal complies with Policy H22 of the Sedgefield Borough Local Plan and, as such, this proposal is considered to be satisfactory.

Layout and Design

38. National, Regional and Local Plan Policy all seek to ensure high quality design is adopted in new development and that the layout and design of new development is sympathetic to the surrounding area.
39. The layout of the proposed new buildings has been influenced by a range of factors including the specific needs of the young people attending the school, the desire to make best use of the existing buildings on site and need to pay due regard to the retained buildings and the existing mature tree cover within the site.
40. The new facility has also been designed so that this provides a safe and positive environment for the young people. The layout of the new buildings have been designed to reflect best practice for autistic users and their carers. Whilst there is a need to provide a safe environment for users this has been achieved using passive design within the overall framework of the layout, thereby, significantly improving upon the design of parts of the existing building which are currently secured by 5m high security fencing.
41. The agent has also used the design of the buildings and external material palette to identify key focal points at the entrance to the new school building to provide added interest and provide practical visual markers for visitors. The continuity of design is also aided by the sensitive use of common materials between the newly built school and residential accommodation and the refurbished buildings which are to be retained.
42. In the wider context the new school buildings are seen in the context of the existing two storey development whilst the residential units have been sensitively located within the site so that these do not detrimentally affect the existing mature woodland within the site and so that the scale of development on the south eastern corner of the application site does not appear overly dominant when viewed from the agricultural land to the south and west.
43. In terms of design and layout therefore, the proposed facility would represent a significant visual and operational improvement on the structures that are to be replaced and would provide a development form that can be successfully integrated on the site and within the wider locality. The proposal would therefore accord with Policy D1, D2 and E15 of the Local Plan regarding design principles and Policies 8 and 24 of the Regional Spatial Strategy.

Residential Amenity

44. The nearest off site residential properties to the proposed facility High Copelaw Farm would be located approximately 290m to the south of the application site. No.1 Low Copelaw Farm Cottage and Low Copelaw Farm are located to the north and north east of the site and are approximately 420m and 570 m away respectively. The nearest properties to the west at Welbury Grove are located approximately 400m, across the A167 which separates the site and the settlement of Newton Aycliffe. With the exception of High Copelaw Farm and Low Copelaw Farm the proposed development would be well screened by the existing mature woodland within the site.
45. There are also several existing houses within the site to the west; the nearest properties at Brough Close are approximately 90 metres away. Bearing in mind that the application site has previously been used as a secure unit for young people it is felt that the proposed redevelopment and refurbishment for educational purposes would not detrimentally affect residential amenity. This situation has been assisted by the low rise nature of the development proposals, the generous distances between the site and the adjacent residential properties and the mature woodland within the site.

Traffic, Access and Parking

46. Vehicular access to the site would as now be from a priority controlled junction with a protected right turn lane on the A167. The junction is located approximately 100m south of a signal controlled junction with the B6443 Central Avenue. The Transport Assessment has demonstrated that the existing signal controlled junction is capable of accommodating the traffic flows anticipated by this development subject to these being further improved via the implementation of a yellow box junction on the A167. These improvements are to be secured via the imposition of a planning condition prior to first occupation of the educational / residential buildings hereby approved.
47. In addition the site is well served by public transport with nearby bus stops located on the A167. The site is just over a 30 minute walk from the Rail Station and just over a 15 minute walk from Newton Aycliffe town centre. On site facilities will also be designed to facilitate easy movement for pedestrians including those with mobility impairments and will be well connected to the external footway and cycle networks.
48. From this, it can be seen that walking, together with public transport and cycle use, will provide a safe, convenient alternative transport mode for trips to and from the development
49. An initial travel plan has, nevertheless been submitted as part of the application providing a preliminary framework to encourage travel to the facility via public transport, car sharing, walking and cycling rather than being reliant solely on the private car.
50. This proposal also involves the creation of a new drop off area for both the new school and the refurbished community services building. A 12 bay car park is to be constructed to serve the 12 residential units whilst a 34 space car park is also proposed to supplement the large existing shared car parking facility on site.
51. The internal access and parking arrangements are also deemed to be satisfactory.

Ecology, Landscape and Archaeology

52. An extended Phase 1 and Protected Species Survey were carried out on the site. The Phase 1 survey found the habitat to be of local to parish value. No evidence of protected species including great crested newt, otter, badger was found during the extended walkover survey. No bat roosts were found on site and no bats were seen on site during the daytime inspection and the two dusk surveys undertaken. Notwithstanding this it has been proposed that a range of measures can be taken to safeguard breeding birds, bats and badgers during construction works and enhance the ecological value of the site following construction. This proposal is, therefore, considered to be acceptable subject to the imposition of planning conditions restricting the times of vegetation clearance and detailing precise mitigation measures.
53. The proposal has been designed so that it will have a minimal effect upon the landscape. As such, the new buildings have been located in such a way, as to ensure that the mature trees within the site have where possible been retained and safeguarded, thereby, providing a high degree of screening when viewed from the west and north. The new residential buildings at the south eastern corner would be visible from the east and some vistas from the south, however, replacement planting in this location will assist in filtering views of these buildings. In addition, the single storey nature of these buildings helps to minimise their prominence within the landscape while the use of larch cladding on parts of the external walls also helps to break up the appearance of the buildings and integrate the built development with the perimeter planting. The removal of the existing 5m high security fencing from this exposed part of the site is also considered to make a positive contribution to the visual amenity of the site.
54. Additional lighting will occur from the new residential buildings in the south east corner and the external lighting within the site. However, light spill from the site can be minimised via the imposition of a planning condition.
55. The County Archaeologist has raised no objection to this proposal subject to planning conditions being attached to ensure suitable archaeological monitoring is carried during ground works and that any finds are recorded.

Sustainability

56. This proposal involves the demolition of an existing office building within the site and the construction of a new school and residential accommodation together with the re-use and refurbishment of a series of older buildings which are now showing a need for investment to extend their lifespan and bring these upto modern construction standards. Further investigation as to how to best incorporate a range of zero / low carbon technologies is currently being undertaken and as such it is recommended that a planning condition be applied requiring, a minimum of 10% embedded renewal energy to be incorporated, in compliance with Policy 39 of the Regional Spatial Strategy.

Economic and Social Benefits

57. The proposed school would provide a bespoke educational resource and community facilities for young people with Autism and their families. The proposed school would provide education for upto 64 children and young people from primary to college age serving the north east region.

58. As a result, it is anticipated that 115 staff would be employed on site teaching children and providing ancillary support with regard to administrative duties, the on site sports facilities, catering and cleansing. Whilst many of these staff are likely to be transferred from the charity's existing base at Sunderland, a number of new employment opportunities are likely to arise, with likely employment benefits to the local area.
59. It is, therefore, considered that this proposal would provide an important opportunity to improve educational facilities for people with Autism within County Durham and this would also provide potential employment and training opportunities for local residents.

CONCLUSION

60. In conclusion, it is felt that this proposal would provide a high quality educational resource for autistic young people and their families in the north east of England. This scheme would introduce a new long term use into this redundant brown field site.
61. The layout and design of the buildings are considered to be well thought out being specifically designed for the needs of the pupils but also being sympathetic to the mature landscape setting in which the buildings would be located, but without detrimentally affecting residential amenity or protected species. This proposal would lead to the demolition of the older buildings which are in relatively poor condition and lead to the redevelopment and refurbishment of several existing buildings to extend their life span and bring these upto modern construction standards. This proposal would, if implemented, provide important social and economic benefits to the local area and County Durham as a whole.
62. It is therefore concluded that the proposal would accord with Policies L11, H22, D1, D2, D3 and E15 of the Sedgefield Borough Local Plan and Policy 39 of the Regional Spatial Strategy and should be supported.

RECOMMENDATION

That the application be **APPROVED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby approved relates to details of development as shown on the approved plans

SD-001 Overall Existing Site Plan
SD-002 Overall Existing Ground Floor Plan (Excluding Copelaw building)
SD-003 Overall Existing Ground Floor Plan
SD-004 Existing Ground Floor Plan
SD-005A Existing Site Demise Drawing
SD-006 Existing Topographical Survey
SD-007 Existing Elevations Sheet 1
SD-008 Existing Elevations Sheet 2
SD-009 Existing Elevations Sheet 3
DD001F Proposed Ground Floor Plan
DD002C Proposed First Floor Plan
DD003R Proposed Site Plan
DD004F Proposed Ground Floor Admin and Community
DD005F Proposed First Floor Admin and Community
DD006J2 Proposed Ground Floor Plan – Education new build Block A
DD007H Proposed sections – Education new build Block A

DD008F Proposed elevations – Education new build Block A
 DD009B Proposed education Works to existing building
 DD010B Proposed elevation works to existing buildings
 DD011C Proposed elevation works to existing buildings
 DD012 Proposed Drawings RES B1
 DD013 Proposed Drawings RES B2
 DD014A Existing Buildings sections
 DD015 Proposed 3D views
 DD016 A Proposed site features
 DD017 Proposed roof plans
 DD018 Proposed Pool Block (Phase 1)
 DD019A Proposed Gym Elevations (Phase 1)
 DD020 Demolitions to existing buildings B, C & D Ground Floor
 DD021A Demolitions to existing buildings B, C & D First Floor
 4689 –L104 Rev. C Landscape Proposals

Except insofar as such details may be inconsistent with any conditions attached hereto when such condition shall prevail.

3. Notwithstanding any details of materials submitted with the application no development shall commence until samples of the external walling and roofing materials have been submitted to and approved in writing by the Local planning authority. The development shall be constructed in accordance with the approved details.
4. The drop off points and car parks shown on the plan hereby approved shall be constructed and marked out and made available for use prior to the development hereby approved being brought into operation, in accordance with details to be agreed with the Local planning authority. Thereafter the car parking spaces shall be used and maintained in such a manner as to ensure their availability at all times for the parking of private vehicles.
5. Prior to being discharged into any watercourse, surface water or soak away system, all surface water drainage from parking areas and hard standings shall pass through an oil interceptor designed and constructed in accordance with a scheme to be submitted to and approved in writing by the Local planning authority.
6. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The principle of the scheme shall be to ensure there is no increase in surface water runoff to watercourses from the site. The submission shall also include details of how the scheme shall be maintained and managed after completion for the design life of the site. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first available planting season following the practical completion of the development (or occupation of buildings or commencement of use) and any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
8. No construction work shall take place, nor any site cabins, materials or machinery be brought on site until all trees and hedges, indicated on the approved tree protection plan as to be retained, are protected by the erection of fencing, placed as indicated on

the plan and comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, and supporting temporary welded mesh fencing panels or similar approved in accordance with BS.5837:2005 unless otherwise agreed by written consent of the local planning authority

No operations whatsoever, no alterations of ground levels, and no storage of any materials are to take place inside the fences, and no work is to be done such as to affect any tree, without the prior written agreement of the local planning authority.

No removal of limbs of trees or other tree work shall be carried out unless approval has been sought and granted by the local planning authority.

No underground services trenches or service runs shall be laid out in root protection areas, as defined on the Tree Constraints Plan, without the prior written approval of the local planning authority. Any agreed works must be undertaken in accordance with the National Joint Utilities Group ('Guidelines for planning, installation and maintenance of utility services in proximity to trees'), and BS 5837:2005 'Trees in Relation to Construction'

The tree works hereby approved shall be carried out in accordance with BS 3998: Recommendations (2010).

9. Notwithstanding the North East Autism Society, Aycliffe Framework Travel Plan Rev. 1, a Travel Plan to include staff survey data and targets and a car park management strategy development shall be submitted to and approved in writing by the Local Planning Authority, 3 months prior to occupation. The development shall thereafter be implemented in accordance with the approved details
10. A scheme for the implementation of a yellow box junction on the A167, at its junction with the main access road to the Centre for Autism, must be submitted in writing to and for approval by the Local Planning Authority, within a minimum of 6 months prior to the occupation of the Centre for Autism. The yellow box junction must be created on the A167 prior to the occupation of the Centre for Autism'.
11. The residential accommodation hereby approved shall be used for purposes ancillary to the main educational use of the site only and shall not be occupied separately.
12. Details of the height, type, position and angle of external lighting shall be submitted to and approved in writing by the Local planning authority prior to the development hereby permitted being brought into use. The lighting shall be erected and maintained in accordance with the approved details.
13. Prior to the commencement of the development a scheme to minimise energy consumption shall be submitted to and approved in writing by the Local planning authority. The scheme shall consist of energy from renewable or low carbon sources provided on-site, to a minimum level of at least 10% of the total energy demand from the development, or an equivalent scheme that minimises carbon emissions to an equal level through energy efficiency measures. Thereafter the development shall be carried out in complete accordance with the approved scheme prior to first occupation and retained so in perpetuity.
14. No development shall take place unless in accordance with the mitigation detailed within Section D the protected species report An extended Phase 1 and protected species survey of North East Autism site, Newton Aycliffe undertaken by E3 (Rev. RO3) including, but not restricted to the use of the appended Method Statement (Section F); pre-commencement checking surveys for breeding birds; installation of 10 bat bricks,

and fascia board access points in 10 places (as per Proposed site plan 09152 DD003 Rev. R); the hand strip of features of residual risk of bat use; maintenance of a short grass sward throughout the site; mitigation to reduce impact on foraging badgers; appropriate treatment and monitoring of Japanese knotweed; and use of sensitive lighting (adherence to guidance by the Bat Conservation Trust) to the north west of the site to minimise impact on bat foraging areas.

15. No scrub clearing or tree felling shall be undertaken during the bird breeding season (1 March -31 August inclusive) at any time during the construction phase unless a checking system has been undertaken by qualified ecologist prior to the commencement of works and no active nests are found.
16. 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, as defined in the approved document "Archaeological watching brief; written scheme of investigation DS10.237rev (ASDU June 2011)" submitted by the applicant in 2011.
17. Prior to the development being beneficially occupied, a copy of any analysis, reporting, publication or archiving required as part of the WSI shall be deposited at the County Durham Historic Environment Record.

REASONS FOR THE RECOMMENDATION

1. The development was considered acceptable having regard to the following development plan policies: -
 - L11 New Leisure and Community buildings
 - H22 Sheltered accommodation and residential
 - D1 General Principles for the Layout and Design of New Developments
 - D2 Design for People
 - E15 Safeguarding of Woodlands, Trees and Hedgerows
 - 8 Protect and enhance the environment
 - 24 Delivering Sustainable Communities
 - 39 Renewable Energy Generation
2. In particular the development was considered acceptable having regard to social and economic benefits of the proposal and taking into consideration of layout and design, highway safety, ecology, landscape and sustainability.
3. There have been no third party representations received.

BACKGROUND PAPERS

- Submitted Application Forms and Plans.
- Design and Access Statement, Planning Statement, tree report, extended phase 1 and protected species survey, geotechnical and ground contamination desk top review. Flood risk assessment, Travel Plan and Transport Assessment.
- North East of England Plan Regional Spatial Strategy to 2021 (RSS) July 2008
- Sedgfield Borough Council Local Plan 1996
- Planning Policy Statements / Guidance, PPS1, PPS5, PPS9, PPG13, PPG16, PPS22 and PPS23.
- Responses from Statutory / external consultees, internal consultees.