

**Application No:** 22/02238/FUL Author: Julia Dawson  
Date valid: 21 December 2022 ☎: 0191 643 6314  
Target decision date: 22 March 2023 Ward: Battle Hill

Application type: full planning application

**Location: Beacon Hill School, Rising Sun Cottages, Wallsend, Tyne and Wear, NE28 9JW**

**Proposal: Installation of extension of Beacon Hill School to provide 10 additional class bases on site. This is to include associated car park and external landscaping with the intention of future proofing the site for increased student and staff numbers.**

Applicant: North Tyneside Council

Agent: North Tyneside Council

**RECOMMENDATION:** Application Permitted

## **INFORMATION**

### **1.0 Summary Of Key Issues & Conclusions**

#### 1.0 Main Issues

The main issues in this case are;

- The principle of the proposed development;
- The impact on the character and appearance of the site and the surrounding area;
- The impact upon residential amenity;
- The impact on the highway; and
- The impact on biodiversity.

1.2 Consultation responses and representations received as result of the publicity given to this application are set out in the appendix to this report.

#### 2.0 Description of the Site

2.1 The site to which the application relates is Beacon Hill School in Wallsend. The application site consists of the school buildings, an access road into the school, car parking, play areas, playgrounds, MUGA and landscaped areas. The site is surrounded by housing on the northern, eastern and southern boundaries with a large area of greenspace to the immediate western boundary. The Rising Sun Country Park lies beyond the cottages on the northern boundary.

2.2 The application site is located within an area of designated Open Space and a Wildlife Corridor (Local Plan 2017).

## 2.0 Description of the Proposed Development

2.1 The proposal relates to the construction of a new detached one and two storey building with a maximum height of approximately 7.5m on the site of the existing staff car park, which is currently located within the eastern part of the site. The new building will provide 10no. classrooms and ancillary facilities. The staff car park will be re-located to the western part of the site, occupying an area of unused amenity grass and the MUGA located to the west of the existing buildings.

2.2 The new car park is to be constructed in Phase 2 of the development, with the proposed new classrooms being constructed first under Phase 1.

## 3.0 Relevant Planning History

05/04024/LAREG3 - The erection of a 120 place special school, car parking, play areas, multi-use games area with floodlighting, changing rooms, landscaping with two CCTV cameras on masts – Approved 15.03.2006

06/03039/LAREG3 - Variation of Condition 6 of 05/04024/LAREG3 to allow vehicular access to the site from 07:30hrs Monday - Friday to lessen congestion and disturbance problems on the access roads to the site. Site to remain un-operational until 08:00hrs. – Approved 13.12.2006

09/00153/LAREG3 - Construction of a model metro station as an extension to the existing facilities for road and travel training within the front grounds of Beacon Hill School - 05.03.2009

10/03041/FUL - Proposed placement of new container to site – Approved 20.01.2011

19/00535/FUL - Proposed modular accommodation at Beacon Hill School – Approved 10.06.2019

## 4.0 Development Plan

4.1 North Tyneside Local Plan (2017)

## 5.0 Government Policy

5.1 National Planning Policy Framework (NPPF) (July 2021)

5.2 National Planning Practice Guidance (NPPG) (As amended)

5.3 Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in the determination of all applications. It requires LPAs to apply a presumption in favour of sustainable development in determining development proposals. Due weight should still be attached to Development Plan policies according to the degree to which any policy is consistent with the NPPF.

## PLANNING OFFICERS REPORT

### 6.0 Main Issues

6.1 The main issues in this case are;

- The principle of the proposed development;
- The impact on the character and appearance of the site and the surrounding area;
- The impact upon residential amenity;
- The impact on the highway; and
- The impact on biodiversity.

### 7.0 Principle

7.1 The Local Plan (LP) was adopted in July 2017 to guide development in the period up to 2032. The council acknowledges that the policies contained within the LP predate the publication of the revised NPPF however, it is clear from paragraph 219 of the NPPF that "... existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)." The Council considers that the LP policies set out in this report are consistent with the NPPF and can be afforded significant weight.

7.2 Paragraph 11 of NPPF introduces a presumption in favour of sustainable development, which amongst other matters states that decision takers should approve development proposals that accord with an up-to-date development plan without delay.

7.3 Paragraph 95 of NPPF states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local authorities should give great weight to the need to create, expand or alter schools.

7.4 Paragraph 98 of NPPF states that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change.

7.5 Paragraph 99 of NPPF states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

7.6 Strategic Policy S1.4 states that proposals for development will be considered favourably where it can be demonstrated that they would accord with the strategic, development management or area specific policies of this Plan. Should the overall evidence-based needs for development already be met additional proposals will be considered positively in accordance with the principles for sustainable development.

7.7 Policy DM1.3 of the Local Plan states that the Council will work pro-actively with applicants to jointly find solutions that mean proposals can be approved wherever possible that improve the economic, social and environmental conditions in the area through the Development Management process and application of the policies of the Local Plan. Where there are no policies relevant to the application, or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise.

7.8 Policy DM5.2 states that the loss of any part of the green infrastructure network will only be considered in the following exceptional circumstances:

- a. Where it has been demonstrated that the site no longer has any value to the community in terms of access and function; or,
- b. If it is not a designated wildlife site or providing important biodiversity value; or,
- c. If it is not required to meet a shortfall in the provision of that green space type or another green space type; or,
- d. The proposed development would be ancillary to use of the green infrastructure and the benefits to green infrastructure would outweigh any loss of open space.

7.9 Where development proposals are considered to meet the exceptional circumstances above, permission will only be granted where alternative provision, equivalent to or better than in terms of its quantity and quality, can be provided in equally accessible locations that maintain or create new green infrastructure connections. Proposals for new green infrastructure, or improvements to existing, should seek net gains for biodiversity, improve accessibility and multi-functionality of the green infrastructure network and not cause adverse impacts to biodiversity.

7.10 Policy DM5.3 states that accessible green space will be protected and enhanced to be of the highest quality and value. New development should sustain the current standards of provision, quality and value as recorded in the most up-to-date Green Space Strategy. Opportunities should be sought to improve provision for new and existing residents.

7.11 Policy S7.10 states that the Council will ensure that local provision and resources for cultural and community activities are accessible to the neighbourhoods that they serve. Specifically, it advises that access to education will be enhanced and where necessary improved throughout the Borough. Existing provision will be enhanced, and multi-purpose use encouraged, providing a range of services and resources for the community, at one accessible location. Opportunities to widen the cultural, sport and recreation offer will be supported, and the quantity and quality of open space, sport and recreation provision throughout the Borough will be maintained and enhanced.

7.12 The applicant has advised that there is a requirement to provide a ten-classroom extension in order to accommodate growing number of SEN students at Beacon Hill School. This would allow the necessary resources to be provided at the application site, rather than the split site solution which is currently offered as a short-term measure at the Langdale Centre. The proposed scheme would provide eight ASD (Autism Spectrum Disorder) classrooms, a staff room and a main reception over two storeys and two PMLD (Profound and Multiple Learning Difficulties) classrooms, a shared flexible space, sensory and hygiene rooms to be provided within the single storey element. The proposed building will be located on the existing staff car park, and the car park will be replaced within the western part of the site on unused amenity space and the MUGA.

7.13 Sport England has been consulted and have raised no objection to the proposed development.

7.14 Members must determine whether the principle of building new classrooms on this site is acceptable, and whether it is in accordance with the NPPF and aforementioned Local Plan policies. Officer advice is that the application site is an existing school site located on an area of designated educational open space. Therefore, the principle of the redevelopment of the site for educational purposes is in accordance with the site's allocation in the Local Plan and it is considered that it will improve educational facilities within this part of the borough to meet the needs of the local community, in accordance with the objectives of the NPPF. The proposal will not result in the loss of any playing fields. The loss of a small area of grassed amenity land within the site will not have any harmful impact on open space provision in this locality and will not result in harm to the green infrastructure network.

## 8.0 Character and Appearance

8.1 NPPF states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Development should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping; be sympathetic to the local character and history, including the surrounding built environment and landscape setting; and establish or maintain a strong sense of place.

8.2 Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes (NPPF para. 134).

8.3 Para.199 of NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

8.3 Policy DM6.1 of the Local Plan states that applications will only be permitted where they demonstrate high and consistent design standards. Designs should

be specific to the place, based on a clear analysis the characteristics of the site, its wider context and the surrounding area.

8.4 The Council's Design Quality SPD states that innovative design and layout will be encouraged, provided that the existing quality and character of the immediate and wider environment are respected and enhanced and local distinctiveness is generated. It also states that all new buildings should be proportioned to have a well-balanced and attractive external appearance.

8.5 The proposed building will be a combination of single storey and two storey elements, with a maximum height of approximately 7.5m. It will have a footprint of approximately 764.1sqm. The two-storey element of the scheme will be located to the north and the external elevations will be finished in timber cladding. The single storey element will be to the south and will be finished with composite cladding.

8.6 Concerns have been raised by local residents with regard to the scale, massing, appearance and two storey nature of the proposed development. It has also been suggested that the school/Council have previously promised that all school buildings would remain single storey. However, whilst these concerns are noted, the Local Planning Authority must consider the application as it is submitted and on its individual material planning considerations.

8.7 The two-storey element of the proposed development will be located at least 26m from the northern boundary and it will be located well within the school site where it will be viewed alongside existing school buildings. It will not appear out of keeping in this context and will not result in harm to the visual amenity of the site and surrounding area. The design of the proposed building is contemporary in nature and is considered to be an acceptable standard of design.

8.8. Members need to consider whether the proposed design is acceptable and whether it would harm the character and appearance of the surrounding area. It is officer advice that, on balance, the proposal is acceptable in terms of design, scale and massing; and the relationship with the surrounding area.

#### 9.0 Residential Amenity

9.1 Paragraph 185 of NPPF states that planning decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution. In doing so they should mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development, and avoid noise giving rise to significant adverse impacts on health and quality of life.

9.2 The NPPF states that planning should always seek to ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

9.3 Policy S1.4 of the Local Plan states that development proposals should be acceptable in terms of their impact upon local amenity for new or existing residents and businesses, adjoining premises and land uses.

9.4 DM5.19 states that development proposals that may cause pollution either individually or cumulatively of water, air or soil through noise, smell, smoke, fumes, gases, steam, dust, vibration, light, and other pollutants will be required to incorporate measures to prevent or reduce their pollution so as not to cause nuisance or unacceptable impacts on the environment, to people and to biodiversity. Development that may be sensitive (such as housing, schools and hospitals) to existing or potentially polluting sources will not be sited in proximity to such sources. Potentially polluting development will not be sited near to sensitive areas unless satisfactory mitigation measures can be demonstrated.

9.5 Policy DM6.1 of the Local Plan states that proposals are expected to demonstrate a positive relationship to neighbouring buildings and spaces; a safe environment that reduces opportunities for crime and antisocial behaviour; and a good standard of amenity for existing and future residents and users of buildings and spaces.

9.6 Objections have been received from the residents surrounding the application site with regard to a potential negative impact on their residential amenity, including such matters as a loss of outlook and daylight and an increase in disturbance from noise as a result of the new building and increased staff and pupil numbers. These objections are noted.

9.7 As mentioned in the previous section of this report, the proposed new building will be located at least 26m from the boundary with the front gardens of the dwellings to the north at Rising Sun Cottages. Whilst it acknowledged that the new building will be located to the south of these dwellings and it will be visible, it is considered that a sufficient separation distance will remain in order to ensure that outlook, daylight, sunlight and privacy are not compromised to an unacceptable level for the occupants of these dwellings. Furthermore, the applicant has advised that they will install obscure glazing to the first-floor windows to further protect the privacy of the occupants of these properties.

9.8 The impact of the new school building on the residents of Rea Avenue to the east and Mullen Road to the south will be minimal given that the proposed building will be located a significant distance from these properties and separated by existing school buildings.

9.9 The Environmental Health Officer has reviewed the application and raised no objection subject to conditions to address the potential impact of any new lighting at the site, any noise arising from new plant and equipment, and to control construction hours and dust suppression measures.

9.10 With regard to the impact of the construction phase of the development in terms of noise and pollution, it must be noted that some disruption is inevitable during the construction phase. However, a condition will be attached to the planning approval to require the submission of a Construction Method Statement, which will identify measures to control these issues and minimise the impact.

9.11 The applicant has advised that they will need to carry out piling work of a weekend. It is noted that this is noisy work, but that it will be for a relatively short

duration (26.05.23 to 06.05.23) and will ensure that the work be carried out during school holidays, lessening disruption for the school children. The Environmental Health Officer has considered this and suggested that construction hours are restricted during this period to between 08:00 – 18:00 Monday to Saturday, with piling work starting no earlier than 09:00. No work may be undertaken on Sundays or Bank Holidays at any time.

9.12 Members need to consider whether the impact on the amenity of the occupiers of nearby residential dwellings is acceptable. It is officer advice that the impact on amenity is acceptable subject to the suggested conditions.

## 10. Highway Impact

10.1 NPPF states that transport issues should be considered from the earliest stages of plan-making and development proposals. It states that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.

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

10.3 Paragraph 111 of NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

10.4 Local Plan Policy DM7.4 New Development and Transport states that the Council and its partners will ensure that the transport requirements of new development, commensurate to the scale and type of development, are taken into account and seek to promote sustainable travel to minimise environmental impacts and support residents health and well-being.

10.5 The Transport and Highways SPD set out the parking standards for new development.

10.6 The existing car park is to be replaced within the western part of the application site. During phase one of the development the existing car park, containing 51no. spaces, will be lost and 16no. car parking spaces will be retained within the school site. Phase 2 of the proposal will result in the creation of the new car park which will provide 59no. spaces, an increase of 8no. spaces. During construction works staff will be required to park off-site within the Barking Dog car park. Existing drop off and pick-up arrangements for pupils will remain in place. It is considered necessary and reasonable to attach a condition requiring a timetable of the phased construction works to be submitted to the LPA for approval in order to ensure that the car park is constructed within a reasonable timeframe so that incurtilage parking provision is provided as soon as possible.

10.7 Significant concerns have been raised by local residents with regard to the highway impact, as set out in paragraph 1.2 of the 'Representations' section of this report. These concerns are noted.

10.8 The applicant is aware of the resident's concerns and held a drop-in session at St. Bernadette's School to discuss these with the residents directly. The applicant has suggested a number of measures which could be put in place to alleviate the concerns, such as improved traffic management at the junction of Mullen Road and Kings Road North, working with St. Bernadette's to increase walking to school, continued working with Beacon Hill School and the Council's Transport section to reduce the number of vehicles and to consider staff travel arrangements, to remind contractors not to use Rae Avenue and a traffic survey to monitor traffic. Whilst it not considered that these suggestions can be required by planning condition, as they do not meet the tests set out in NPPF, it is considered that this demonstrates that the applicant is willing to work with the school, local residents and relevant Council departments (outside of the remit of this planning regime) to improve and monitor the situation going forward.

10.9 It is important that school children are not exposed to any danger as a result of construction vehicles accessing and egressing the site. The access road will need to be kept clear of any construction vehicles during the school drop off and pick-up times (08:15 – 09:00 and 15:30 – 16:00), a condition will be attached to ensure that this is the case.

10.9 The Highway Network Manager has commented and noted that the site is long-established. The access will remain unchanged and there is an increase in on-site parking provision to cater for the needs of the proposal. Additional drop off and pick-up parking is also available at the nearby Rising Sun car park. On this basis he has recommended conditional approval.

10.10 The Sustainable Transport Team have also commented and raised no objection to the proposed development subject to the school Travel Plan being updated to reflect increased pupil and staff numbers.

10.11 Members need to determine whether the proposed development is acceptable in terms of parking provision and the impact on highway safety. It is officer advice that it is.

#### 11.0 Impact on Biodiversity

11.1 An environmental role is one of the three dimensions of sustainable development according to NPPF, which seeks to protect and enhance our natural, built and historic environment by amongst other matters improving biodiversity.

11.2 Paragraph 174 of NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

11.3 Paragraph 180 of NPPF states that when determining planning application that if significant harm to biodiversity cannot be avoided, or as a last resort compensated for, then planning permission should be refused.

11.4 Policy DM5.5 of the Local Plan states that all development proposals should amongst other matters protect biodiversity and minimise the fragmentation of habitats and wildlife links.

11.5 Local Plan Policy DM5.6 states that proposals that are likely to have significant effects on features of internationally designated sites, either alone or in-combination with other plans or projects, will require an appropriate assessment. Proposals that adversely affect a site's integrity can only proceed where there are no alternatives, imperative reasons of overriding interest are proven and the effects are compensated.

11.6 Policy DM5.7 states that development proposals within a wildlife corridor must protect and enhance the quality and connectivity of the wildlife corridor. All new developments are required to take account of and incorporate existing wildlife links into their plans at the design stage. Developments should seek to create new links and habitats to reconnect isolated sites and facilitate species movement.

11.7 The site is designated as Open Space by the Local Plan and lies within a Wildlife Corridor. The applicant has submitted a Preliminary Ecological Appraisal (PEA), Biodiversity Net Gain Assessment (BNG), Arboricultural Method Statement (AMS) and detailed landscape/planting plans.

11.8 Concerns have been raised by local residents with regard to the ecological impact of the proposed development and the potential loss of trees. These concerns are noted.

11.10 The Council's Biodiversity Officer has reviewed the proposals and noted that the PEA has assessed the site as low value for the habitats it supports with a negligible impact on habitats and with no impacts on statutory/non-statutory sites. Conditions can be attached to the planning permission to mitigate for any impact and enhance provision.

11.11 The proposed development will result in the loss of 5no. trees to facilitate the development. The Biodiversity Officer has advised that the visual impact of the losses required will be minimal and that, from an arboricultural perspective the magnitude of impact from the losses required is deemed to be low and one which can be mitigated with post-development tree planting.

11.12 The proposed landscape scheme shows the provision of 12no new trees on site in addition to 2 SUDs/rain garden areas, native mixed scrub planting, ornamental shrub planting and some new wildflower areas. Off-site habitat creation is also proposed as part of the scheme within an area of modified grassland (0.2ha) to the south-west of the school site which includes 8no. medium sized trees. The Landscape Scheme will deliver an overall biodiversity net gain on and off-site of 41.62%.

11.13 The Biodiversity Officer has suggested several conditions which will be attached to the planning approval to address any impacts.

11.14 Members need to determine whether the impact of the proposed development is acceptable in terms of biodiversity and landscaping. Officer advice is that, subject to the suggested conditions, the proposed development is in accordance with policies S5.4, DM5.5, DM5.6 and the Coastal Mitigation SPD (2019).

## 12.0 Other Issues

### 12.1 Flood Risk and Drainage

12.2 NPPF states that when determining applications, local planning authorities should ensure that flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where informed by a site-specific flood risk assessment following the Sequential Test.

12.2 Policy DM5.12 Development and Flood Risk states that all new development should contribute positively to actively reducing flood risk in line with national policy, through avoidance, reduction, management and mitigation.

12.3 The site falls within Flood Zone 1, which is the lowest risk of flooding. The applicant has provided a Flood Risk Assessment and Drainage Strategy.

12.4 The Council's Local Lead Flood Authority have reviewed the application documents and advised that they have no objections subject to a condition requiring the submission of details of the discharge rate of the permeable paving area into the drainage network.

12.4 Northumbrian Water (NWL) have provided comments and raise no objections subject to the development being carried out subject to a condition that the development shall be implemented in line with the drainage scheme contained within the submitted Flood Risk Assessment and Drainage Strategy. NWL have also advised that a public combined sewer and a culverted water course crosses the site.

12.5 A concern has been raised by a local resident with regard to the culvert on the site. The applicant is aware of the location of the culvert and has advised that the proposed building has been sited in response to this. NWL have raised no objections in relation to this and have advised that they will work with the developer to establish the exact location of their assets and ensure any necessary diversion, relocation or protection measures required prior to the commencement of the development.

12.6 Members are advised that the proposed development would have an acceptable impact upon flood risk, subject to the suggested conditions.

### 12.6 Ground Stability

12.7 Paragraph 184 of NPPF states that where a site is affected by contamination of land stability issues, responsibility for securing safe development rests with the developer and/or landowner.

12.8 Policy DM5.18 'Contaminated and Unstable Land; states that where the future users or occupiers of a development would be affected by contamination or stability issues, or where contamination may present a risk to the water environment, proposals must be accompanied by a report.

12.9 A local resident has raised concerns about the location of mine shafts on the application site and has advised that development has previously been stopped for this reason. However, the application site is not located within a Coal Authority Referral Area and the Coal Authority has raised no objection to the development, subject to the attachment of an advisory informative.

12.10 The Contaminated Land Officer has been consulted and reviewed the submitted reports. She has raised no objection to the proposed development, subject to contaminated land and gas investigation surveys.

12.11 Members must determine whether the proposed development is acceptable in terms of ground stability. Officer advice is that the proposal is acceptable in this regard.

### 13.20 Sustainability

13.21 Section 14 of the NPPF sets out the Government's objectives for the planning system in terms of meeting the challenge of climate change, flooding and coastal change. Para.152 of the NPPF states that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure. Paragraphs 153 through to 158 set out measures for the planning system to address the climate change challenge, including the planning of green infrastructure, reduction of greenhouse gas emissions and increasing the use and supply of renewable and low carbon energy and heat. A planning application should be approved if its impact is, or can be made, acceptable.

13.22 Policy DM7.6 of the Local Plan states that proposals for development involving the provision of renewable and/or low carbon technologies, including micro-generation technologies, will be supported and encouraged except where the proposal would have unacceptable adverse effects that are not outweighed by the local and wider environmental, economic, social and other considerations of the development.

13.23 The proposed development is described as an 'Eco Building', which the applicant has advised has been innovatively designed using the latest developments in technology as part of the build process to help reduce environmental impact. Foundations have been designed to use a minimal amount of concrete, reducing impact, and the timber is sourced from sustainable forests. In addition, solar panels will be installed on the roof and air source heat pumps will be used. Passive ventilation will also be used within the classrooms.

13.25 It is clear from the information submitted that the design of the proposed development acknowledges the need to address climate change. It is officer advice that the proposed development is acceptable in this respect.

13.26 Members need to determine whether the proposed development is acceptable in terms of its provision of renewable and/or low carbon technologies, incorporation of green infrastructure and measures to reduce greenhouse gas emissions in accordance with Policy DM7.6 and the NPPF.

#### 14.0 Local Financial Considerations

14.1 Paragraph 11 of National Planning Practice Guidance states that Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local financial consideration as far as it is material. Section 70(4) of the 1990 Act (as amended) defines a local financial consideration as a grant or other financial assistance that has been, will or that could be provided to a relevant authority by a Minister of the Crown (such as New Homes Bonus payments) or sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy.

14.2 Whether or not 'a local financial consideration' is material to a particular decision will depend on whether it could help make the development acceptable in planning terms. It is not considered that there are any local financial considerations material to this application.

#### 15.0 Conclusion

15.1 The proposal complies with the allocation of the site within the North Tyneside Local Plan 2017 and it will improve educational facilities within the borough.

15.2 In officer opinion the principle of the proposed development is therefore acceptable along with its impact on the environment, local amenity and the highway network. It complies with national and local planning policy.

15.3 It is officer advice, that subject to the imposition of appropriate conditions, the proposed development is acceptable.

**RECOMMENDATION:     Application Permitted**

#### **Conditions/Reasons**

1. The development to which the permission relates shall be carried out in complete accordance with the following approved plans and specifications:
  - Application Form
  - Location Plan, 001, rev.C, 16.12.22
  - Site Layout Plan, P2, 19.12.22
  - Layout Plan (Scope of Work) Biodiversity Net Gain, P1, 02.11.22
  - Proposed Elevations, Rev.A 19.12.22
  - Proposed GF Plan, Rev.B 19.12.22
  - Proposed FF Plan, Rev.A 19.12.22



vehicles of site operatives and visitors; details of the site compound for the storage of plant (silos etc) and materials used in constructing the development; provide a scheme indicating the route for heavy construction vehicles to and from the site; a turning area within the site for delivery vehicles; dust suppression scheme (such measures shall include mechanical street cleaning, and/or provision of water bowsers, and/or wheel washing and/or road cleaning facilities, and any other wheel cleaning solutions and dust suppressions measures considered appropriate to the size of the development), on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires. The scheme must include a site plan illustrating the location of facilities and any alternative locations during all stages of development and include tree protection measures for the trees to be retained. The approved statement shall be implemented and complied with during and for the life of the works associated with the development.

Reason: This information is required pre-development to ensure that the site set up does not impact on highway safety, pedestrian safety, retained trees (where necessary) and residential amenity having regard to policies DM5.19 and DM7.4 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

6. Notwithstanding the details submitted, the scheme for parking shall be laid out in accordance with the approved plans. This scheme shall not be used for any other purpose and retained thereafter.

Reason: In the interests of highway safety and of the development having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

7. Notwithstanding the details submitted, the scheme for cycle parking shall be laid out in accordance with the approved plans. This scheme shall not be used for any other purpose and retained thereafter.

Reason: In the interests of highway safety and of the development having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

8. Notwithstanding the details submitted, the scheme the storage of refuse and recycling bins shall be laid out in accordance with the approved plans. This scheme shall not be used for any other purpose and retained thereafter.

Reason: In the interests of highway safety and of the development having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

9. Prior to first occupation of the approved development a Travel Plan, or an updated version of the school's existing Travel Plan, must be submitted to and approved in writing by the Local Planning Authority. This must reflect the increased number of children and teachers.

Reason: In the interests of highway safety and of the development having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

10. Prior to first occupation of the approved development details of the discharge rate of the permeable paving area into the drainage network must be submitted to and approved in writing by the Local Planning Authority. The scheme must be implemented in accordance with the approved details and retained thereafter.

Reason: These details are required to ensure that the impact of the additional surface water on the existing drainage system is acceptable having regard to policy DM5.12 of the North Tyneside Local Plan 2017

11. Within one month from the start on site of any operations such as site excavation works, site clearance (including site strip) for the development, a fully detailed landscape plan and specification for on-site and off-site landscaping shall be submitted to and approved in writing by the Local Planning Authority and shall be in accordance with an approved Biodiversity Net Gain Assessment Report and Biodiversity Metric. Any trees, shrubs or grasslands that die or are removed within five years of planting shall be replaced in the next available planting season with others of similar size and species. The landscaping scheme shall be implemented in accordance with the approved details within the first available planting season following the approval of details.

Reason: To ensure a satisfactory standard of landscaping having regard to policies DM5.5, DM5.7 and DM5.9 of the North Tyneside Local Plan (2017).

12. Within 4 weeks of development commencing on site, an updated Biodiversity Metric 3.1 and Biodiversity Net Gain (BNG) Report, based on the approved Landscape Strategy Plan, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory standard of landscaping having regard to policies DM5.5, DM5.7 and DM5.9 of the North Tyneside Local Plan (2017).

13. Within 4 weeks of development commencing on site, a detailed 30 year 'Landscape and Ecological Management and Monitoring Plan' (LEMMP) for all landscaping/habitat creation within the application site, shall be submitted to and approved in writing by the Local Planning Authority. This plan shall include details of site preparation, long-term design objectives, management and monitoring objectives, management responsibilities, timescales and maintenance schedules for all newly created and enhanced habitats within the site. Thereafter, these areas shall be managed and maintained in full accordance with these agreed details unless first agreed in writing by the Local Planning Authority. The plan will include details of the following:-

- Details on the creation, enhancement and management of all habitats identified within an approved Biodiversity Net Gain Report/Biodiversity Metric and approved Landscape Plan.

- Survey and monitoring details for all target habitats identified within the approved Net Gain Assessment Report/Biodiversity Metric. Monitoring Reports will be submitted to the LPA for review in years 3, 5 and 10 and 5 yearly thereafter, and will include a Net Gain Assessment update as part of the report to ensure the habitats are reaching the specified target condition. Any changes to habitat management as part of this review will require approval in writing from the LPA. The Plan will be reviewed every 5 years in partnership with the LPA.

- Details of any corrective action that will be undertaken if habitat delivery fails to achieve the requirements set out in the approved Biodiversity Net Gain Report/Biodiversity Metric.

The LEMMP shall be implemented in accordance with the approved details on completion of the landscape scheme and thereafter for a minimum period of 30 years.

Reason: To ensure that local wildlife populations are protected in the interests of ecology and that a satisfactory standard of landscaping is provided and maintained having regard to policies DM5.5 and DM5.7 of the North Tyneside Local Plan (2017).

14. Prior to the installation of any floodlighting or other form of external lighting, a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. High intensity security lights will be avoided as far as practical and if required, these will be of minimum practicable brightness, be set on a short timer and will be motion sensitive only to larger objects. Lighting must be designed to minimise light spill to adjacent boundary features such as woodland, scrub, grassland and hedgerow habitats and should be less than 2 lux in these areas. The Scheme shall include the following information:

- a statement of frequency of use, and the hours of illumination;
- a site plan showing the area to be lit relative to the surrounding area, indicating parking or access arrangements where appropriate, and highlighting any significant existing or proposed landscape or boundary features;
- details of the number, location and height of the proposed lighting columns or other fixtures;
- the type, number, mounting height and alignment of the luminaires;
- the beam angles and upward waste light ratio for each light;
- an isolux diagram showing the predicted illuminance levels at critical locations on the boundary of the site and where the site abuts residential properties or the public highway to ensure compliance with the institute of lighting engineers Guidance Notes for the reduction of light pollution to prevent light glare and intrusive light for agreed environmental zone; and
- where necessary, the percentage increase in luminance and the predicted illuminance in the vertical plane (in lux) at key points.

The lighting shall be installed and maintained in accordance with the approved scheme.

Reason: To ensure that local wildlife populations are protected in the interests of ecology, having regard to NPPF and Policy DM5.5 of the North Tyneside Local Plan 2017

15. No vegetation removal or building works shall take place during the bird nesting season (March- August inclusive) unless a survey by a suitably qualified ecologist has confirmed the absence of nesting birds immediately prior to works commencing on site.

Reason: To ensure that local wildlife populations are protected in the interests of ecology, having regard to NPPF and Policy DM5.5 of the North Tyneside Local Plan 2017

16. Prior to construction of the approved building above damp proof course level, details (to include specification and location) of 2no.bat boxes/features and 2no. bird boxes/features shall be submitted to and approved in writing by the Local Planning Authority. The bat and bird boxes/features must be integrated into new buildings/located in suitable habitat locations within the development

site. Thereafter the development shall be carried out in accordance with the agreed details and permanently retained.

Reason: To ensure that local wildlife populations are protected in the interest of ecology, having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan 2017.

17. Prior to the commencement of the approved development a 'Precautionary Amphibian and Hedgehog Method Statement' shall be submitted and approved in writing by the Local Planning Authority. Thereafter all works shall be undertaken in accordance with the approved details.

Reason: To ensure that local wildlife populations are protected in the interests of ecology, having regard to NPPF and Policy DM5.5 of the North Tyneside Local Plan 2017

18. Any excavations left open overnight will have a means of escape for mammals that may become trapped in the form of a ramp at least 300mm in width and angled no greater than 45 degrees.

Reason: To ensure that local wildlife populations are protected in the interests of ecology, having regards to the NPPF and Policy DM5.5 of the North Tyneside Local Plan 2017.

19. Prior to the installation of any new boundary fencing associated with the approved development details of locations and specifications of hedgehog gaps must be submitted to and approved in writing by the Local Planning Authority. The hedgehog gaps (13cm x 13cm) shall thereafter be installed within the new fencing in accordance with the approved details and retained thereafter.

Reason: To ensure that local wildlife populations are protected in the interests of ecology, having regard to NPPF and Policy DM5.5 of the North Tyneside Local Plan 2017

20. Within four weeks of development commencing on site, details of SUDs features/rain gardens within the site must be submitted to and approved in writing by the Local Planning Authority. The details will include profiles, cross sections and planting details of SuDs features. Thereafter, the development must be carried out in accordance with the approved details.

Reason: To ensure that local wildlife populations are protected in the interests of ecology and that a satisfactory standard of landscaping is provided and maintained having regard to policies DM5.5 and DM5.7 of the North Tyneside Local Plan (2017).

21. No trees, shrubs or hedges within the site, other than those identified for removal on the submitted plans, shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed during the development phase other than in accordance with the approved plans or without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within three years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species until the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory standard of landscaping having regard to policies DM5.5, DM5.7 and DM5.9 of the North Tyneside Local Plan (2017).

22. Prior to commencement of works starting on site, any trees which are adjacent to and/or overhang the site and which may be affected by any part of the approved development, including drainage installation, must be protected by way of appropriate fencing. Unless otherwise agreed in writing by the Local Planning Authority this shall comprise a vertical and horizontal framework of scaffolding or post and rail fencing, to a height of 1.5 metres, well braced to resist impacts and supporting either cleft chestnut pale or chain link fencing and sited at a minimum distance from the tree equivalent to the crown spread. No operational work, site clearance works or the development itself shall commence until the fencing is installed. The protective fence shall remain in place until the works are complete or unless otherwise agreed in writing with the Local Planning Authority. The protective fence is not to be repositioned without the written approval of the Local Planning Authority.

Reason: This needs to be pre-commencement to ensure adequate protection of trees in accordance with policy DM5.9 of the North Tyneside Local Plan 2017.

23. All works within the RPA of the retained trees that include (but not limited to) kerb installation, fence post installation, lighting and drainage, are to be carried out in complete accordance with the Arboricultural Method Statement, BS 5837:2012 and the National Joint Utilities Group (NJUG) 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees'. The AMS is to form part of the construction method statement regarding the proposed construction works with works being undertaken by hand or suitable method such as an air spade to ensure works will not damage to the root systems of the retained trees. Cabins, storage of plant and materials, parking are not to be located within the RPA of the retained trees as defined by the Tree Protection Plan, which shall be maintained for the duration of the works.

Reason: To ensure adequate protection of trees in accordance with policy DM5.9 of the North Tyneside Local Plan 2017.

24. Prior to the installation of any external plant or equipment a noise scheme must be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with BS4142 and must determine the current background noise levels for daytime, evening and night (if the plant or equipment is operating for 24 hours) without the plant operating, at the boundary of the nearest residential premises and include appropriate mitigation measures, where necessary, to ensure the rating level of all external plant and equipment does not exceed the background noise levels. Thereafter the plant must be installed and maintained in accordance with the approved details.

Reason: To safeguard the amenity of nearby residents having regard to policy DM5.19 of the North Tyneside Local Plan (2017) and National Planning Policy Framework

25. Within one month of the installation of any external plant and equipment acoustic testing shall be undertaken to verify compliance with condition no.23 of this approval and the results submitted in writing for the approval of the Local Planning Authority. Thereafter, the plant and equipment shall be operated in complete accordance with the approved details and maintained in working order.

Reason: In order to protect the residential amenity of the nearby residents having regard to policy DM5.19 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

- |                                    |        |   |
|------------------------------------|--------|---|
| 26. Remediation Method Statement   | CON005 | * |
| 27. Validation Report              | CON006 | * |
| 28. Unexpected Hotspots            | CON007 | * |
| 29. Gas Investigate no Development | GAS006 | * |

30. Within 4 weeks of the commencement of development a timetable for construction works in relation to Phase 2 of the approved development must be submitted to and approved in writing by the Local Planning Authority. The timetable must clearly set out the timescales with regard to construction of the car park, setting out when works will commence on the car park and when it will be brought into use. Thereafter, the development must be carried out in accordance with the approved timetable.

Reason: In the interests of highway safety and of the development having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

**Statement under Article 35 of the Town & Country (Development Management Procedure) (England) Order 2015):**

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirements in Paragraph 38 of the National Planning Policy Framework.

**Informatives**

The applicant is advised that they should contact the occupants of the nearest noise sensitive properties ahead of the pile driving being undertaken to make them aware when it is going to take place.

Building Regulations Required (103)

Advice All Works Within Applicants Land (129)

The applicant is advised that it is an offence to obstruct the public highway (footway or carriageway) by depositing materials without obtaining beforehand, and in writing, the permission of the Council as Local Highway Authority. Such obstructions may lead to an accident, certainly cause inconvenience to pedestrians and drivers, and are a source of danger to children, elderly people and those pushing prams or buggies. They are a hazard to those who are disabled, either by lack of mobility or impaired vision. Contact [Highways@northtyneside.gov.uk](mailto:Highways@northtyneside.gov.uk) for further information.

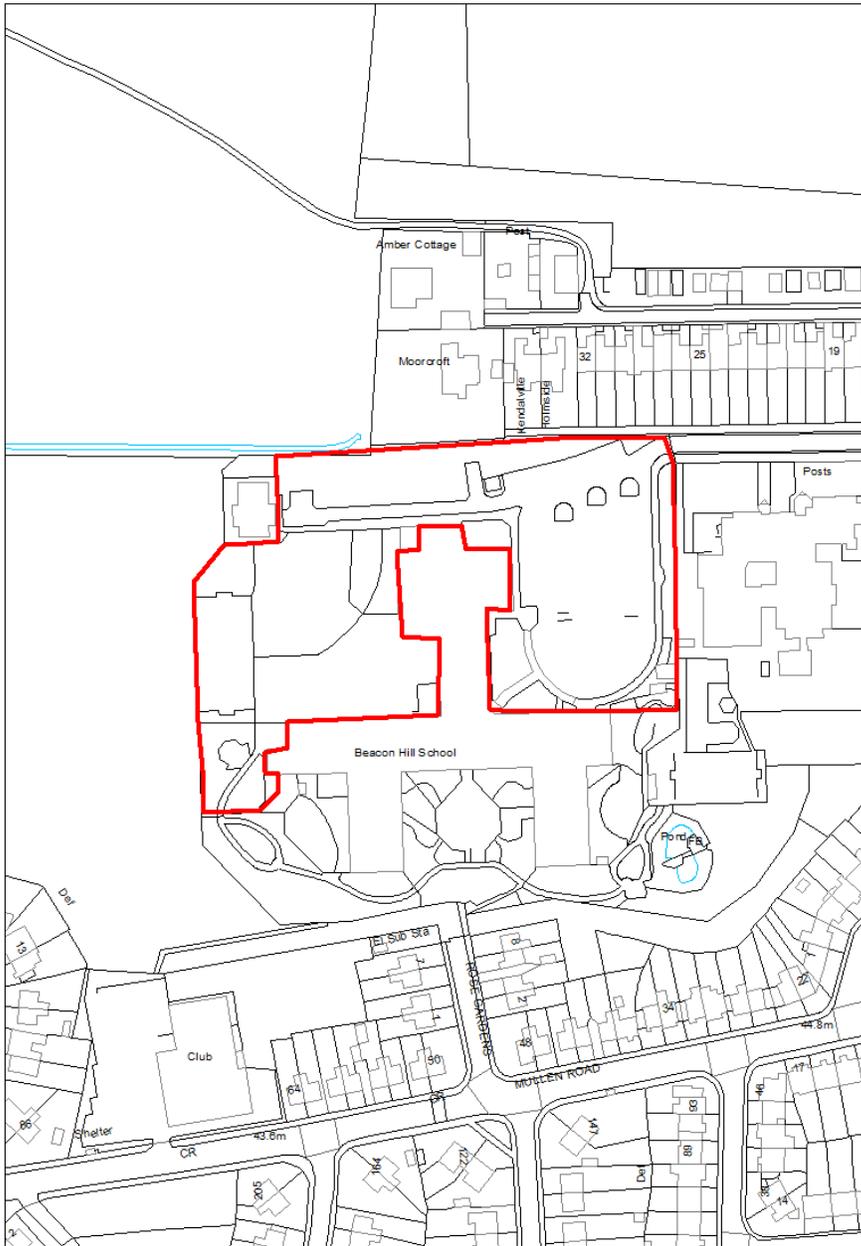
The applicant is advised that a license must be obtained from the Local Highway Authority for any scaffold placed on the footway, carriageway verge or other land forming part of the highway. Contact [Streetworks@northtyneside.gov.uk](mailto:Streetworks@northtyneside.gov.uk) for further information.

The applicant is advised that, the site abuts adopted highway, if access to this highway is to be restricted during the works the applicant must contact the Local Highway Authority to obtain a temporary footpath closure. Contact [Streetworks@northtyneside.gov.uk](mailto:Streetworks@northtyneside.gov.uk) for further information.

The applicant is advised that they should contact the Local Highway Authority to arrange for an inspection of the highways adjacent to the site. The applicant should be aware that failure to do so may result in the Council pursuing them for costs of repairing any damage in the surrounding area on completion of construction. Contact [Highways@northtyneside.gov.uk](mailto:Highways@northtyneside.gov.uk) for further information.

The applicant is advised that no part of the gates or doors may project over the highway at any time. Contact [New.Developments@northtyneside.gov.uk](mailto:New.Developments@northtyneside.gov.uk) for further information.

Coal Mining Standing Advice (FUL,OUT) (144)



**Application reference: 22/02238/FUL**

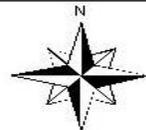
**Location: Beacon Hill School, Rising Sun Cottages, Wallsend, Tyne And Wear**

**Proposal: Installation of extension of Beacon Hill School to provide 10 additional class bases on site. This is to include associated car park and external landscaping with the intention of future proofing the site for increased student and staff numbers.**

Not to scale

Date: 02.03.2023

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## **Appendix 1 – 22/02238/FUL Item 3**

### **Consultations/representations**

#### **1.0 Representations**

10no. objections from 8no. individual properties have been received. These are summarised below:

#### **1.1 Residential Amenity**

- Two storey building directly in front of our property will reduce our daylight and privacy.
- Highly visible, overbearing and a dominant building when viewed from our garden and front windows, which are all habitable rooms
- Disturbance from increased noise and fumes.
- Noise disturbance due to increase in staff and pupil numbers.
- Increase in litter.
- Out of hours activities will lead to an increase in noise, parking and highway safety issues.
- Noise, dust, vibration problems during the construction phase.
- No noise assessment has been submitted.
- A lighting assessment should be submitted to show illuminance levels and extent of light spill in relation to the building and any new lighting columns in parking areas. Any lighting should be on a timer so that they are switched off when the school is shut.
- Potential disturbance from alarm in new building.

#### **1.2 Highways**

- Impact of increase of number of cars in the neighbourhood.
- Traffic congestion.
- Exacerbation of existing traffic problems on Mullen Road.
- Impact on access to residential properties.
- Exacerbation of existing vehicle fumes, dangerous to health.
- Lack of access for emergency vehicles.
- The development will accommodate increased staff numbers (21), but only eight new car parking spaces (net) will be provided.
- Proposal will result in overspill parking on surrounding streets.
- Potential highway safety issues caused by poor and inconsiderate parking.

#### **1.3 Flooding/Drainage/Subsidence/Land Stability**

- The field and car park are on top of a natural culvert and mine shafts.
- Danger from increase in flooding and subsidence, previous house building was halted for this reason.

#### **1.4 Trees/Landscaping/Open Space/Ecology**

- I really struggle to believe that all trees and hedging will be left untouched.
- We were previously assured that the two lime trees at the north of the site would remain.
- Additional parking will lead to the loss of open space within the site which has an ecological and visual impact.
- No assessment of how this will affect wildlife.

### 1.5 Character and Appearance

- All buildings should be single storey.
- Design, scale and materials are completely out of character and context with the existing school building and wider school site and do not reflect the character of the historic Rising Sun Cottages.

### 1.6 Other

- Increase in carbon emissions in a centralised zone and place of local beauty and interest.
- No numbers are given relating to the size of this significant increase in terms of students.
- Lack of public consultation.
- Letters sent out over the Christmas period when they could have been missed.
- Lack of pre-application consultation by the applicant with neighbouring residents.
- A public meeting should be held.
- No details of biodiversity net gain have been provided.
- There is no confirmation if the building will be used out of normal school hours, including weekends.

### 2.0 Internal Consultees

#### 2.1 Highway Network Manager

2.2 This application is for an extension of Beacon Hill School to provide 10 additional class bases on site, with associated car park and external landscaping and the intention of future proofing the site for increased student and staff numbers

2.3 The site is long-established, access remains unchanged and there is an increase in on-site parking provision to cater for the needs of the proposal. Additional drop off and pick up parking is also available at the nearby Rising Sun car park.

2.4 Recommendation - Conditional Approval

2.5 Conditions:

2.6 Notwithstanding the details submitted, the scheme for parking shall be laid out in accordance with the approved plans. This scheme shall not be used for any other purpose and retained thereafter.

Reason: In the interests of highway safety and of the development having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

2.6 Notwithstanding the details submitted, the scheme for cycle parking shall be laid out in accordance with the approved plans. This scheme shall not be used for any other purpose and retained thereafter.

Reason: In the interests of highway safety and of the development having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

2.8 Notwithstanding the details submitted, the scheme the storage of refuse & recycling bins shall be laid out in accordance with the approved plans. This scheme shall not be used for any other purpose and retained thereafter.

Reason: In the interests of highway safety and of the development having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

2.9 No part of the development shall be occupied until details of cycle storage has been submitted to and approved by in writing the Local Planning Authority. This scheme shall be implemented in accordance with the approved details and retained thereafter.

Reason: In the interests of highway safety

2.10 Notwithstanding Condition 1, no development shall commence until a Construction Method Statement for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall: identify the access to the site for all site operatives (including those delivering materials) and visitors, provide for the parking of vehicles of site operatives and visitors; storage of plant and materials used in constructing the development; provide a scheme indicating the route for heavy construction vehicles to and from the site; a turning area within the site for delivery vehicles; a detailed scheme to prevent the deposit of mud and debris onto the highway and a dust suppression scheme (such measures shall include mechanical street cleaning, and/or provision of water bowsers, and/or wheel washing and/or road cleaning facilities, and any other wheel cleaning solutions and dust suppressions measures considered appropriate to the size of the development). The scheme must include a site plan illustrating the location of facilities and any alternative locations during all stages of development. The approved statement shall be implemented and complied with during and for the life of the works associated with the development.

Reason: This information is required pre-development to ensure that the site set up does not impact on highway safety, pedestrian safety, retained trees (where necessary) and residential amenity having regard to policies DM5.19 and DM7.4 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

2.11 Informatives:

2.12 The applicant is advised that it is an offence to obstruct the public highway (footway or carriageway) by depositing materials without obtaining beforehand, and in writing, the permission of the Council as Local Highway Authority. Such obstructions may lead to an accident, certainly cause inconvenience to pedestrians and drivers, and are a source of danger to children, elderly people and those pushing prams or buggies. They are a hazard to those who are disabled, either by lack of mobility or impaired vision. Contact [Highways@northtyneside.gov.uk](mailto:Highways@northtyneside.gov.uk) for further information.

2.13 The applicant is advised that a license must be obtained from the Local Highway Authority for any scaffold placed on the footway, carriageway verge or other land forming part of the highway. Contact [Streetworks@northtyneside.gov.uk](mailto:Streetworks@northtyneside.gov.uk) for further information.

2.14 The applicant is advised that, the site abuts adopted highway, if access to this highway is to be restricted during the works the applicant must contact the Local Highway Authority to obtain a temporary footpath closure. Contact [Streetworks@northtyneside.gov.uk](mailto:Streetworks@northtyneside.gov.uk) for further information.

2.15 The applicant is advised that they should contact the Local Highway Authority to arrange for an inspection of the highways adjacent to the site. The applicant should be aware that failure to do so may result in the Council pursuing them for costs of repairing any damage in the surrounding area on completion of construction. Contact [Highways@northtyneside.gov.uk](mailto:Highways@northtyneside.gov.uk) for further information.

2.16 The applicant is advised that no part of the gates or doors may project over the highway at any time. Contact [New.Developments@northtyneside.gov.uk](mailto:New.Developments@northtyneside.gov.uk) for further information.

#### 2.17 Local Lead Flood Authority

2.18 I have carried out a review of the surface water drainage proposals submitted with planning application 22/02238/FUL, I can confirm in principle that I have no objections to the proposals as the development will be providing attenuation within the curtilage of the site via the use of rain gardens and permeable paving which will provide surface water attenuation for 1in100 year rainfall event inc 45% allocation for climate change. The surface water from the development will then connect into the existing schools surface water drainage network at a restricted discharge rate of 3.5l/s which then connects to the culverted watercourse which runs through the school grounds.

2.19 I do have one concern which will need to be addressed if the application is successful. It would appear that the proposed permeable paving area is to connect directly into the existing drainage network and does not have a controlled discharge rate. I would expect this permeable paving area to have a controlled discharge rate in order to reduce the impact this additional surface water will have on the existing drainage system it is proposed to connect into.

#### 2.20 Sustainable Transport

2.21 This application is related to the installation of the extension of Beacon Hill School to provide 10 additional class bases on site. This includes associated car parking and external landscaping with the intention of future proofing the site for increased student and staff numbers.

2.22 A Travel Plan has not been submitted as part of this application. It is envisaged that the school will already have a travel plan but this will need updated to reflect the increased number of children and teachers.

#### 2.23 Biodiversity Officer

2.24 The proposal is for the construction of an additional building at Beacon Hill School to provide 10 additional class bases on site, including associated car park and external landscaping with the intention of future proofing the site for increased student and staff numbers.

2.25 The proposed scheme lies within the school grounds to the north of Mullen Road in Wallsend. A primary school is adjacent to the eastern boundary, housing

to the south, open fields to the west and north-west and the boundary of the Rising Sun Country Park and cottages to the north of the school site. The site is designated as open space and is also within a Wildlife Corridor as shown on the Local Plan Policies Map 2017.

#### 2.26 Preliminary Ecological Appraisal (PEA):

2.27 The proposed development areas within the site are primarily hard surfaces and species-poor amenity grassland of low nature conservation value. There will be minimal tree and shrub loss other than for small areas of ornamental planting. The site is assessed as low value for the habitats it supports with a negligible impact on habitats and with no impacts on statutory/non-statutory sites.

2.28 The school buildings are of negligible bat roost suitability; however, no changes are proposed to the existing building and no structures or trees with a bat roost risk would be affected by the proposals. The habitats to be lost are of poor quality for foraging bats, but development proposals should aim to retain a dark commuting corridor for bats leading northwards to the country park.

2.29 There are no nearby records for great crested newts within or close to the site and the proposed development is primarily affecting areas of tarmac and amenity grassland which is of poor suitability for terrestrial amphibians. Adverse effects on great crested newts are considered unlikely, however, a precautionary amphibian method statement is recommended to address the residual low risk to common amphibian species. Small numbers of common urban birds would be expected to use the tree and hedge habitats around the boundaries of the development site and the site also provides some suitable opportunities for hedgehog.

2.30 A number of mitigation measures and enhancement opportunities are recommended within the Report and these will be conditioned as part of the application.

#### 2.31 Landscape Strategy:

2.32 A Landscape Strategy Plan (DWG:400 Rev A) has been submitted as part of the application and shows both on and off-site landscaping associated with the scheme. The Plan indicates the provision of 12no new trees on site in addition to 2 SUDs/rain garden areas, native mixed scrub planting, ornamental shrub planting and some new wildflower areas. There are also 8no. urban trees being planted off-site as part of the scheme. The Landscape Scheme will deliver a biodiversity net gain and will enhance the wildlife corridor and current open space areas.

#### 2.33 Biodiversity Net Gain Report/Metric:

2.34 A BNG Report and Biodiversity Metric 3.1 calculation (BSG February 2023) have been submitted to support the application. The scheme results in the loss of some modified grassland and trees resulting in the loss of 0.82 biodiversity units (BU). Post development landscaping includes a SUDs scheme and a small area of neutral grassland (735m<sup>2</sup>) delivering 0.84 BU with an on-site net gain of 2.83%. Off-site habitat creation is also proposed as part of the scheme within an area of modified grassland (0.2ha) to the south-west of the school site which

includes 8no. medium sized trees. This will result in an additional 1.11BU off-site that results in an overall biodiversity net gain on and off-site of 41.62%.

2.35 The submitted Landscape Strategy Plan (DWG:400 Rev A) also indicates that a number of trees will be planted on the development site (12no), as well as some mixed native scrub and ornamental shrubs, however, these are not reflected in the Biodiversity Metric calculation or the BNG Report. Given the fact that a net gain above 10% will be achieved it is considered acceptable in this instance to attach a condition to the application, to ensure the Metric and BNG Report are updated in accordance with the approved Landscape Strategy Plan, as any updates are likely result in a further increase in net gain.

The scheme meets the requirements of biodiversity net gain in accordance with Local Plan Policy DM5.5 and the NPPF and will also enhance existing open space and the wildlife corridor.

2.36 AIA/Method Statement:

2.37 An AIA/Method Statement (Elliot Consultancy Ltd Dec 2022) has been submitted to support the application. The AIA identifies 5no. trees that need to be removed to facilitate the proposed layout. These include:

2.38 Tree 18 (Cat B); and Trees 19 and 23 (Cat C) to create the new parking area and trees 24 and 25 (Cat C) to enable construction of the proposed school building. The visual impact of the losses required will be minimal. From an arboricultural perspective the magnitude of impact from the losses required is deemed to be low and one which can be mitigated with post-development tree planting. It is proposed to plant 8no. medium sized urban trees on grassland to the south-west of the school and these will be managed in good condition via net gain requirements. These are considered to provide adequate mitigation for the loss of the 5no. small trees within the site curtilage.

2.39 In addition, parking bays are proposed within the root protection areas of Trees 10 and 13, both mature, Category B Ash. To mitigate the potential impact to the roots, the parking bays will be constructed using a no-dig system. The Report states that details of this will be determined by the applicant.

2.40 The AIA also states that no new utility runs must be located within any of the retained trees root protection areas and any works to existing utilities will be undertaken with regard to retained tree cover in accordance with appropriate guidelines.

2.41 Appropriate tree protection measures should be conditioned as part of the application.

2.42 Drainage:

2.43 The development provides attenuation within the curtilage of the site via the use of rain gardens and permeable paving. The surface water from the development will then connect into the existing schools surface water drainage network which then connects to the culverted watercourse that runs through the school grounds. The Councils Drainage Engineer has confirmed no objections to these SUDs proposals.

2.44 The following conditions should be attached to the application:

2.45 Within one month from the start on site of any operations such as site excavation works, site clearance (including site strip) for the development, a fully detailed landscape plan and specification for on-site and off-site landscaping shall be submitted to and approved in writing by the Local Planning Authority and shall be in accordance with an approved Biodiversity Net Gain Assessment Report and Biodiversity Metric. Any trees, shrubs or grasslands that die or are removed within five years of planting shall be replaced in the next available planting season with others of similar size and species. The landscaping scheme shall be implemented in accordance with the approved details within the first available planting season following the approval of details.

2.46 Within 4 weeks of development commencing on site, an updated Biodiversity Metric 3.1 and Biodiversity Net Gain (BNG) Report, based on the approved Landscape Strategy Plan, shall be submitted to and approved in writing by the Local Planning Authority.

2.47 Within 4 weeks of development commencing on site, a detailed 30 year 'Landscape and Ecological Management and Monitoring Plan' (LEMMP) for all landscaping/habitat creation within the application site, shall be submitted to and approved in writing by the Local Planning Authority. This plan shall include details of site preparation, long-term design objectives, management and monitoring objectives, management responsibilities, timescales and maintenance schedules for all newly created and enhanced habitats within the site. Thereafter, these areas shall be managed and maintained in full accordance with these agreed details unless first agreed in writing by the Local Planning Authority. The plan will include details of the following:-

- Details on the creation, enhancement and management of all habitats identified within an approved Biodiversity Net Gain Report/Biodiversity Metric and approved Landscape Plan.
- Survey and monitoring details for all target habitats identified within the approved Net Gain Assessment Report/Biodiversity Metric. Monitoring Reports will be submitted to the LPA for review in years 3, 5 and 10 and 5 yearly thereafter, and will include a Net Gain Assessment update as part of the report to ensure the habitats are reaching the specified target condition. Any changes to habitat management as part of this review will require approval in writing from the LPA. The Plan will be reviewed every 5 years in partnership with the LPA.
- Details of any corrective action that will be undertaken if habitat delivery fails to achieve the requirements set out in the approved Biodiversity Net Gain Report/Biodiversity Metric.

2.49 Prior to the installation of any floodlighting or other form of external lighting, a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. High intensity security lights will be avoided as far as practical and if required, these will be of minimum practicable brightness, be set on a short timer and will be motion sensitive only to larger objects. Lighting must be designed to minimise light spill to adjacent boundary features such as woodland, scrub, grassland and hedgerow habitats and should be less than 2 lux in these areas. The Scheme shall include the following information:

- a statement of frequency of use, and the hours of illumination;
  - a site plan showing the area to be lit relative to the surrounding area, indicating parking or access arrangements where appropriate, and highlighting any significant existing or proposed landscape or boundary features;
  - details of the number, location and height of the proposed lighting columns or other fixtures;
  - the type, number, mounting height and alignment of the luminaires;
  - the beam angles and upward waste light ratio for each light;
  - an isolux diagram showing the predicted illuminance levels at critical locations on the boundary of the site and where the site abuts residential properties or the public highway to ensure compliance with the institute of lighting engineers Guidance Notes for the reduction of light pollution to prevent light glare and intrusive light for agreed environmental zone; and
  - where necessary, the percentage increase in luminance and the predicted illuminance in the vertical plane (in lux) at key points.
- The lighting shall be installed and maintained in accordance with the approved scheme.

2.50 No vegetation removal or building works shall take place during the bird nesting season (March- August inclusive) unless a survey by a suitably qualified ecologist has confirmed the absence of nesting birds immediately prior to works commencing on site.

2.51 2no. bird boxes/features will be integrated into new buildings within the development site. Details of bird box/features specifications and locations must be submitted to and approved in writing by the Local Planning Authority within 4 weeks of development commencing on site and will be installed in accordance with the approved plans on completion of works and permanently retained.

2.53 2no. bat boxes/features will be integrated into new buildings within the development site. Details of bat box/features specifications and locations must be submitted to and approved in writing by the Local Planning Authority within 4 weeks of development commencing on site and will be installed in accordance with the approved plans on completion of works and permanently retained.

2.54 A 'Precautionary Amphibian and Hedgehog Method Statement' shall be submitted to the LPA for approval in writing prior to development commencing on site. All works shall be undertaken in accordance with the submitted details.

2.55 Any excavations left open overnight will have a means of escape for mammals that may become trapped in the form of a ramp at least 300mm in width and angled no greater than 45°.

2.56 Hedgehog gaps (13cmx13cm) will be provided within any new fencing within the scheme. Details of the locations and specification of the hedgehog gaps shall be submitted to the LPA for approval within 4 weeks of development commencing on site and will be installed in accordance with the approved plans on completion of works and permanently retained.

2.57 Details of SUDs features/rain gardens must be submitted to the Local Authority for approval within 4 weeks of works commencing on site. Details will include profiles, cross sections and planting details of SuDs features.

2.58 No trees, shrubs or hedges within the site, other than those identified for removal on the submitted plans, shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed during the development phase other than in accordance with the approved plans or without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within three years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species until the Local Planning Authority gives written consent to any variation.

2.60 Prior to commencement of any works starting on site, the trees within or adjacent to and overhang the site that are to be retained are to be protected by fencing and in the locations shown and detailed in the Tree Protection Plan unless otherwise agreed in writing by the Local Planning Authority. No operational work, site clearance works or the development itself shall commence until the fencing is installed. The protective fence shall remain in place until the works are complete or unless otherwise agreed in writing with the Local Planning Authority. The protective fence is NOT to be repositioned without the approval of the Local Authority.

2.61 All works within the RPA of the retained trees that include (but not limited to) kerb installation, fence post installation, lighting and drainage, are to be carried out in complete accordance with the Arboricultural Method Statement, BS 5837:2012 and the National Joint Utilities Group (NJUG) 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity To Trees'. The AMS is to form part of the contractors method statement regarding the proposed construction works with works being undertaken by hand or suitable method such as an air spade to ensure works will not damage to the root systems of the retained trees.

2.62 The contractors construction method statement relating to traffic management/site compounds/contractor access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires must be submitted in writing and approved by the Local Planning Authority and include tree protection measures for the trees to be retained. Cabins, storage of plant and materials, parking are not to be located within the RPA of the retained trees as defined by the Tree Protection Plan and maintained for the duration of the works.

#### 2.63 Environmental Health (Pollution)

2.64 Thank you for consulting Pollution with regard to this application for the Installation of extension of Beacon Hill School to provide 10 additional class bases on site. This is to include associated car park and external landscaping with the intention of future proofing the site for increased student and staff numbers. The site is located adjacent to residential properties at Rising Sun Cottages and I have concerns regarding potential noise from any external plant and equipment installed as part of this development.

2.65 The layout plans suggest that new plant and equipment is to be installed within a plant room and will consist of air source heat pumps. If located internally then noise from the plant and equipment should be screened by the building. However, a condition is recommended if planning consent is to be given to ensure a noise scheme is submitted for any new external plant and equipment to ensure no increase in existing background noise levels.

2.66 If planning consent is to be given I would recommend the following conditions:

2.67 New External Plant:

2.68 No new external plant or equipment to be installed at the premises unless a noise scheme has been submitted in accordance with BS4142 to determine the background noise level without the plant noise operating at the boundary of the nearest residential premises and appropriate mitigation measures taken where necessary to ensure the rating level of plant and equipment does not exceed the background noise. It will be necessary following installation of the external plant and equipment that acoustic testing is undertaken to verify compliance with the noise emission level at 1 m from façade of nearest sensitive receptor within one month of its installation and submitted for written approval prior to the operation of the plant and thereafter maintained in working order.

2.69 LIG01 for any new external lighting

2.70 SIT03 and HOU04

#### 2.71 Contaminated Land Officer

2.72 I note on page 24 that: Risk Assessment Guidelines - Human Health, "The human health risk assessment has been undertaken using the guidance provided in the Environment Agency's publication CLR11, Model Procedures for the Management of Contaminated Land, published in September 2004". This publication was withdrawn on 8 October 2020 and replaced with Land contamination risk management (LCRM). The report needs to be assessed against this and confirmation provided that the report adheres to LCRM.

2.73 Area A - Forms the principal investigation area and the site for the proposed new educational facility building and currently comprises an area within the main school car park.

Area B - Forms the secondary investigation area and the site for the proposed new car parking area (to replace that currently provided by Area A) and comprises an area within the current school field/MUGA.

2.74 Sand layers are a pathway for gas, two rounds of gas monitoring is insufficient. Based on the reading from the adjacent site investigation there is the potential for carbon dioxide and depleted oxygen levels. An addition 4 round of gas monitoring required to be submitted.

Of the determinants tested for, a number of recorded values higher than their relevant GAC for human health for a residential setting, however, these exceedances were encountered within the superficial Made Ground within Area A (beneath the Asphalt car park surfacing) and it is considered plausible that these

results may relate to a degree of cross contamination between the Asphalt and the underlying Made Ground.

2.75 End Users of the Site (long-term exposure):

Whilst elevated concentrations of a limited number of PAHs were encountered within the Made Ground in Area A at shallow depth (0.5m bgl), these are not considered to pose a direct risk to end-users of the site as Area A is currently covered by hardstanding and as such there is no pathway for contaminant migration to end-users. Furthermore, it is understood that a raft foundation and reduced level dig is likely to be adopted for the proposed development which will result in the removal of the majority (if not all) of the Made Ground and the resulting completed development does not comprise any substantial soft landscaping.

2.76 Verification of the reduced level dig needs to be submitted and proof that the impacted made ground was removed off site to a suitably licensed facility.

2.77 Based on the above the following conditions should be attached: Con 005; Con 006; Con 007; Gas 006

### 3.0 External Consultees

#### 3.1 Northumbrian Water Ltd

3.2 In making our response Northumbrian Water assesses the impact of the proposed development on our assets and assesses the capacity within our network to accommodate and treat the anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control.

3.3 We do not have any issues to raise regarding capacity to serve the new development, provided the application is approved and carried out within strict accordance with the document and drawings entitled "Flood Risk Assessment" and "Drainage Strategy". This document / drawing reflects our preplanning enquiry advice.

3.4 We request that documents and drawings "Flood Risk Assessment" and "Drainage Strategy" forms part of the approved documents list as part of any planning approval and the development is implemented in accordance with this document

3.5 It should be noted that we are not commenting on the quality of the flood risk assessment as a whole or the developer's approach to the hierarchy of preference. The council, as the Lead Local Flood Authority, needs to be satisfied that the hierarchy has been fully explored and that the discharge rate and volume is in accordance with their policy. The required discharge rate and volume may be lower than the Northumbrian Water figures in response to the National and Local Flood Policy requirements and standards.

3.6 We can inform you that a public combined sewer and a culverted water course crosses the site and may be affected by the proposed development. Northumbrian Water does not permit a building over or close to our apparatus. We will work with the developer to establish the exact location of our assets and

ensure any necessary diversion, relocation or protection measures required prior to the commencement of the development. This is an informative only and does not materially affect the consideration of the planning application.

### 3.7 Tyne and Wear Archaeologist

3.8 I have checked the application site against the Historic Environment Record and historic maps. The site of Beacon Hill School was formerly agricultural land, and medieval ridge and furrow (HER11647) survived prior to the development of the school in in the early 1980s. The construction of the school and associated playing fields is likely to have truncated any earlier deposits and structures. I therefore consider the site to have low archaeological potential, and no archaeological work is required.

### 3.9 Sport England

3.10 The proposed development does not fall within either our statutory remit (Statutory Instrument 2015/595), or non-statutory remit (National Planning Policy Guidance (PPG) Par. 003 Ref. ID: 37-003-20140306), therefore Sport England has not provided a detailed response in this case,

### 3.11 The Coal Authority

3.12 The application site does not fall within the defined Development High Risk Area and is located instead within the defined Development Low Risk Area. This means that there is no requirement under the risk-based approach that has been agreed with the LPA for a Coal Mining Risk Assessment to be submitted or for The Coal Authority to be consulted.

3.13 In accordance with the agreed approach to assessing coal mining risks as part of the development management process, if this proposal is granted planning permission, it will be necessary to include The Coal Authority's Standing Advice within the Decision Notice as an informative note to the applicant in the interests of public health and safety.

### 3.14 Newcastle International Airport

3.15 The proposal has been assessed by the Aerodrome Safeguarding Team and given its location and modest nature it is not considered that the proposal would result in any detriment to the safe operations of the Airport. NIA would not therefore offer any objection to this application.