

ADDENDUM

Application No: 21/02389/FUL Author: Julia Dawson
Date valid: 23 November 2021 ☎: 0191 643 6314
Target decision date: 1 February 2022 Ward: Monkseaton North

Application type: full planning application

Location: Whitley Bay High School Deneholm Whitley Bay Tyne And Wear NE25 9AS

Proposal: Demolition of existing school buildings and development of a replacement school building and sports hall, along with car parking, hard and soft landscaping and access arrangements

Applicant: Department For Education, C/o Agent

Agent: Lichfields, Mr Andrew Darby Saint Nicholas Building Saint Nicholas Street
Newcastle Upon Tyne NE1 1RF

RECOMMENDATION: Minded to grant on expiry consultation

REPRESENTATIONS

5no. additional representations have been received of which 2no. are objections and 3no. are neutral (representations). The issues raised are as set out in the recommendation report, apart from the following additional matter:

- My position is neutral as I can't help but feel that much of the existing facilities are fit for purpose (albeit certain elements requiring refurbishment). However, I am supportive of the NZCiO strategy and BAMs commitment to embodied carbon. I object to the proposed demolition of the existing sports hall on the east of the site. I believe that this building is fit for purpose and demolition, its location does not interfere with the wider proposed building layout and its demolition and subsequent new construction will result in significant and unnecessary embodied carbon emissions.

- It is also not clear what (if any) BREEAM rating is targeted. I would be astounded and wholeheartedly disappointed if there is no target (I would expect Excellent as a minimum). If there is no such certification target, then I would strongly object to this application.

- The biodiversity net gain performance is positive, but I feel that the proposals could be more ambitious on this front.

EXTERNAL CONSULTEES

Sport England

Sport England does not wish to raise an objection to this application as it is considered to meet exception 4 of the above policy. The absence of an objection is subject to the following conditions being attached to the decision notice should the local planning authority be minded to approve the application:

1)The new playing field and pitch shall be constructed and laid out in accordance with the STRI consultant's report no J003416 and with the standards and methodologies set

out in the guidance note "Natural Turf for Sport" (Sport England, 2011), and shall be made available for use in accordance with the timescale set out in the STRI report unless otherwise agreed in writing with the LPA

Reason: To ensure the quality of pitches is satisfactory and they are available for use within the best achievable timescale and to accord with NPPF para 99

2) Use of the development shall not commence until a scheme for the management and maintenance of the new playing field drainage, including a management and maintenance implementation programme, shall be submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The playing fields shall thereafter be managed and maintained in accordance with the approved scheme.

Reason: To ensure the quality of pitches is satisfactorily established

3) Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the new and existing school sports facilities and include details of pricing policy, hours of use, access by non-school users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement."

Reason: To secure well managed safe community access to the sports facilities, to ensure sufficient benefit to the development of sport.

Informative: Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplications/>

Should conditions recommended above not be imposed on any planning consent, Sport England would consider the proposal to not meet exception 4 of our playing fields policy, and we would therefore object to this application.

INTERNAL CONSULTATION

Biodiversity and Landscape Officers (joint response)

1.0 Introduction

The site is located within the existing Whitley Bay High School. The application site is approximately 6.4 hectares comprising of mainly of two-storey buildings with associated playing fields, outdoor spaces and car parking. Valley Gardens Middle School and associated playing fields, outdoor spaces and car parking are immediately adjacent to the west of the site. To the east lies a public footpath and Churchill Playing Fields - an outdoor sporting facility which comprises of grass playing pitches (football and cricket), athletics tracks, tennis courts and children's play area. To the south lies a residential area including allotments.

The existing school blocks are made-up of a range of buildings varying in age and condition which are clustered on the site around the main teaching block, which provides the majority of the school's accommodation.

There is a Public Right of Way (PROW) that runs through the site which begins at Monkseaton Drive to the north joins Denholm to the south west corner. Currently vehicular site access is via Denholm to the south of the site.

The application is for the demolition of existing school buildings, design and build of a new teaching and sports block, along with associated external works and sport pitch replacement.

The site is located within open space and located within a wildlife corridor as defined by the Local Plan. Therefore the following Local Plan policies are relevant to this application:

- Policy DM6.6 Protection, Preservation and Enhancement of Heritage Assets
- Policy DM5.7 Wildlife Corridors
- DM5.2 Protection of Green Infrastructure
- S5.4 Biodiversity and Geodiversity
- DM5.5 Managing effects on Biodiversity and Geodiversity
- Policy DM 5.9 Trees, woodland and hedgerows

2.0 Ecological Impact Assessment (EclA)

An EclA has been submitted which includes a walkover survey of the site undertaken in Feb 2021 and bat activity survey on 7th May 2021. The results of the survey show that the site is dominated by school buildings and amenity grassland, with hard standing, tall ruderal/scrub, ornamental planting, and some trees along the northern boundary and scattered through the site. Overall, the site is considered of up to local value for the habitats it supports. A short Cotoneaster hedge lies on the southern boundary and Japanese rose was recorded within ornamental planting to the east; both species are listed as invasive, non-native on Schedule 9 of the Wildlife & Countryside act 1981 (as amended).

The buildings on site were considered to be of low or negligible suitability for bats. No evidence of a roost was recorded during the May 2021 survey. The site is considered of up to local value for nesting birds and hedgehog. Other species are likely to be absent.

The Report identifies a number of mitigation measures to address any impacts associated with the scheme. These should be conditioned as part of any planning approval.

3.0 Biodiversity Net Gain (BNG) Assessment

An updated BNG Assessment and Metric 3.0 calculation (E3 Ecology Feb 2022) has been submitted by the applicant along with updated landscape proposals (General Arrangement Overview plan DWG No. 5480-OBE-XX-XX-DR-L-001 Rev 03 and Planting Strategy DWG No. 5480-OBE-XX-XX-DR-L-051 Rev 03)

The Biodiversity Metric 3.0 calculation sets out baseline habitats within the school site, the extent of habitat that will be retained and lost and post development habitat creation. Habitat creation proposed within the site includes species rich grassland, bioswales with species rich damp grassland, amenity grass, mixed native scrub and hedgerows and 77no. trees. On-site baseline habitats for the site provide 19.77 habitat units (HU) and post-development landscaping within the site will provide 23.29 units for habitats, and 0.67 units for hedgerows. This equates to a net gain of 17.81% in habitats and 100% net gain in hedgerow which meets local and national planning policies in relation to net gain.

The landscaping proposals referenced in the BNG Assessment must be correctly implemented and managed through a 'Landscape and Ecology Management &

Monitoring Plan' (LEMMP) which will be secured via a condition attached to the application. The LEMMP will cover a minimum period of 30 years and identify the parties responsible for achieving the necessary post-development habitat conditions referenced in this document. The LEMP will also include monitoring of the success of habitat creation/enhancement measures and identify contingency measures to address any failures.

4.0 Tree Survey

An Arboricultural Survey, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan has been submitted by Elliot Consultancy Ltd in accordance with British Standard 5837:2012 'Trees in Relation to Design, Demolition & Construction'. Tree cover within the site is mostly limited to trees on the present boundaries, with occasional small trees within the grounds themselves and within the central courtyard of the existing main building.

The impact of the development on trees and existing landscape features are:

- Loss of trees due to the construction of the new layout
- Damage to trees during the construction process
- Damage to trees during installation of utilities
- Damage to trees following construction due to landscaping

Trees 1-6, 13, 17-24, and 36-48 (28 trees in total) require removal to allow construction and to provide adequate clearances to new buildings. The trees are a mix of species including Laburnum, Swedish whitebeam, Cypress, pear, cherry, hawthorn, birch, and rowan. There are 13no. cypress trees to be removed and have all been categorised under BS 5837 as category C trees. Of the remaining trees to be removed 9no trees are category B and 6no trees are category C trees.

Trees 1-6 are all small trees located within a raised bed within the central courtyard of the existing main building which is to be demolished so any retention of these trees is impracticable. T13 is a small Silver Birch (category B) also to be removed although it is considered to have low arboricultural impact and any minor visual impact will be masked by the retained adjacent trees. Trees 17-24 are all Cherry trees located along the northern boundary to Monkseaton Drive. Unfortunately, these trees along with the linear line of conifer trees (T36 to 47) have been removed. Tree 48 is a mature Sycamore with a significant section of basal decay and compromised structural integrity which was classified as a Category U tree that requires removal in the interest of safety.

None of the trees are protected by a TPO or located within a conservation area, however trees are an important feature in urban environment and make a significant contribution to the character and quality of our landscape. The importance of retaining and protecting trees in the landscape is now recognised as playing an important role in absorbing and storing carbon emissions as well as providing screening, filtering traffic noise and absorbing dust and other pollutants. Trees are also important for biodiversity providing valuable habitat for a range of species including breeding birds, commuting and foraging bats and a range of invertebrates and amphibians.

Therefore, the development should, in the first instance, seek to retain, preserve and protect any existing healthy tree structure as first consideration in any design. Unfortunately, this proposal looks to remove a very large number of category B trees

and on a recent site visit it was noted that the majority of the category B trees along the northern boundary of the site had already been removed.

Details of the protective fencing to retained trees has been provided within the Tree Protection Plan (Appendix 7). Section 5.5 of the reports also includes the appointment of a delegated site representative at the beginning of the construction phase, who shall be responsible for checking the protective fencing to ensure it remains compliant with the exclusion zone

5.0 Drainage Strategy

A proposed drainage plan (079553 CUR XX XX DR C 92002 P04) has been submitted which shows that new drainage runs will impact on retained trees (north eastern corner of the site). As detail of the impacts have not been considered in the AIA, details will need to be submitted to include how new drainage runs or construction works for the SUD's area will be installed without impacting on retained trees. This information can be provided on condition.

6.0 Lighting Strategy

The Proposed Lighting Scheme indicated on DWG No. D44205/RD/B (10 November 2021) is broadly acceptable as it minimises light spill to around 1 to 2 lux adjacent to sensitive habitat areas along the northern and eastern boundaries and adjacent to tree planting areas as recommended within the Ecological Impact Assessment (EclA) Report.

7.0 Landscape Plans

A 'General Arrangement Overview' plan (DWG No. 5480-OBE-XX-XX-DR-L-001 Rev 03) and 'Planting Strategy' (DWG No. 5480-OBE-XX-XX-DR-L-051 Rev 03) have been submitted to support the application. These plans indicate the locations of new habitats, trees and ornamental planting that will be delivered as part of the scheme to meet the requirements of biodiversity net gain. The Planting Strategy indicates specifications for tree, hedge and wildflower planting with standard trees specified as extra heavy standards. Some trees e.g Quercus cerris, indicated as a specimen native tree, will need to be replaced as this is not considered to be native and should be replaced with either Q. robur or Q. petraea. This can be addressed by way of a landscape condition that requires details to be submitted to the LPA for approval.

8.0 Conditions

- All lighting will be undertaken in accordance with the details provided within the External Lighting Statement (Ref:108638-BMD-00-XX-RP-E-48700 – Nov 2021); Proposed Lighting Scheme (DWG No. D44205/RD/B Nov 2021) and Proposed External Lighting Strategy 108638-BMD-ZZ-00-DR-E-40901-P02. Any changes to the lighting will be submitted to the LPA for approval prior to installation.
- All building works will be undertaken in accordance with the Bat Method statement In Appendix 3 of the Ecological Impact Assessment (EclA) Report (E3 Ecology Nov 2021)
- 10 no. integrated bird nesting and bat roosting features (5 of each) will be provided in the new buildings on site. Details of the locations and specifications of the features will be submitted to the LPA for approval within 4 weeks of development commencing on site and will be implemented in accordance with the approved plans.
- 10 no. bird and bat boxes (5 of each) will be provided on suitable trees within the site. Details of the locations and specifications of the boxes will be submitted to the LPA for

approval within 4 weeks of development commencing on site and will be implemented in accordance with approved plans prior to the completion of the scheme .

- 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.
- Hedgehog gaps (13cmx13cm) will be provided within any new boundary fencing associated with the scheme. Details will be submitted to the LPA for approval prior to the installation of the fencing.
- 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°.
- 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 shall be submitted to and approved in writing by the Local Planning Authority and shall be in accordance with the Biodiversity Net Gain Assessment Report & Biodiversity Metric (E3 Ecology February 2022). The landscape scheme shall include a detailed specification and proposed timing of all new tree, shrub, hedgerow and wildflower planting. All new standard trees are to be a minimum 12-14cm girth. The landscaping scheme shall be implemented in accordance with the approved details within the first available planting season following the approval of details. All hard and soft landscape works shall be carried out in accordance with the approved details and to a standard in accordance with the relevant recommendations of British Standard 8545:2014. Any trees or plants that, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season thereafter.
- Details of hedgehog hibernacula/habitat piles will be identified on the detailed landscape plan submitted to the LPA for approval within 4 weeks of works commencing on site.
- Within 4 weeks of any of the development hereby approved commencing on site, a 'Landscape Ecological Management & Monitoring Plan' (LEMMP) shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall be in accordance with the details set out within the Biodiversity Net Gain Assessment Report & Biodiversity Metric (E3 Ecology Feb 2022) and shall be implemented on site prior to the occupation of any new buildings and thereafter for a minimum period of 30 years.

The Management Plan will be a long-term management strategy and will set out details for the creation, enhancement, management and monitoring of landscaping and ecological habitats within the site for a minimum period of 30 years. The Plan will also include details of timescales, management responsibilities and regular Net Gain Assessment updates that include habitat condition assessments to evidence the success of the scheme and net gain delivery. 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 will also be provided.

- A Construction Method Statement/Construction Environmental Management Plan (CEMP) including methods to remove invasive species from the site will be submitted

to the Local Planning Authority for approval prior to development commencing. 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. All works will be undertaken thereafter, in accordance with the approved plan.

- Within 4 weeks of any of the development hereby approved commencing on site detailed drainage plans, including details of ditches, swales and attenuation ponds shall be submitted to and approved in writing by the Local Planning Authority. Details shall include profiles, cross sections and planting of SuDs features. Any ditches, swales or attenuation ponds shall be designed to provide ecological benefits, including appropriate native planting agreed by the Local Planning Authority.
- No trees, shrubs or hedges within the site which are shown as being retained 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.
- Prior to commencement of 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 submitted by Elliot Consultancy Ltd 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. Photographic evidence of the fence in place is to be submitted to allow discharge of this condition.
- All works to be carried out in accordance with the submitted Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan submitted by Elliot Consultancy Ltd and within the guidelines contained within BS5837:2012 and NJUG Volume 4. The AMS is to form part of the contractors method statement regarding the proposed construction works.
- No development or other operations shall commence on site until detailed plan showing services, drainage on site and off site and lighting that require excavations, which provides for the long term protection of the existing trees on the site and adjacent to the site has been submitted to and approved in writing by the Local Planning Authority. The layout shall demonstrate that any trenches will not cause damage to the root systems of the trees. Thereafter the services and drainage layout shall be implemented in accordance with the approved details unless approved in writing by the Local Planning Authority. Any excavations within the RPA (for example kerb edging, excavations) are not acceptable unless approved by the LPA prior to any works being undertaken and are to be undertaken by hand or suitable method such as an air spade.