

Hadlow (Hadlow) **562446 149512** **26 March 2014** **TM/14/01114/FL**
Hadlow, Mereworth And
West Peckham

Proposal: Demolition of two existing College buildings and construction of one additional temporary building to be used in connection with the Free School; enlargement of existing car park; variation of condition 1 of planning permission TM/13/01705/FL to allow temporary Free School to continue until 30.09.2015; plus variations of conditions 3 and 5 of planning permission TM/07/00482/FL to revise the approved parking layout and landscaping scheme respectively in connection with the adjoining animal management unit.

Location: Faulkners Farm Ashes Lane Hadlow Tonbridge Kent TN11 9QU

Applicant: Hadlow College

1. Description:

- 1.1 Planning permission is sought for the continued use of the temporary free school until the end of September 2015 (a further academic year). The condition imposed on the previous planning permission (TM/13/01705/FL) required the use to cease and the land to be restored to its former condition by 30 September 2014 but that will not be possible due to delays in respect of the permanent school coming forward. These circumstances are discussed in detail later in this report, at paragraph 6.13, but Members will recall that a resolution to grant planning permission for the permanent school on the sports pitches at the main College campus was made by the Area 1 Planning Committee in April. Following a subsequent referral to the Secretary of State, planning permission has now formally been granted. It is my understanding that the College intends to implement the planning permission in order for the permanent school to be operational by the start of the 2015 academic year.
- 1.2 In addition to continuing to provide for pupils already attending the school during the 2013/14 academic year, the current proposal involves providing accommodation for an intake of two additional year streams. On this basis, the use of the site for a further year will increase pupil numbers to a total of 160 (maximum), with 15 members of staff. Information provided indicates that 149 pupils are already on the roll for September 2014, with 60 in Year 7, 56 in Year 8 (currently attending the school as Year 7), 15 in Year 10 (currently attending the school as Year 9) and 18 in Year 11. I understand that at capacity the school could accommodate up to 160 pupils. The existing planning permission allows for a maximum of 80 pupils, with 7 members of staff.
- 1.3 Associated with the increased intake described above, the application also proposes the demolition of two existing college buildings; a goat store and a classroom building historically used in connection with the College. The area

where the goat store is currently located is proposed to accommodate additional external play space to serve the school, with the existing classroom building to be replaced by a further temporary building to be used in connection with the Free School. The new building is proposed to accommodate two classrooms either side of a central lobby, each served by an individual store room. This building would be of an appearance and scale similar to the existing temporary building which was approved last year and has served the first intake of pupils here.

- 1.4 The staff car park is proposed to be enlarged to provide 15 spaces in total. This is to be marked out by planings to match the existing parking and turning area. Soft landscaping is also proposed to be introduced along the northern boundary of the car park.
- 1.5 This submission also proposes to regularise certain aspects concerning the existing Animal Management Unit (AMU) which is operated as part of Hadlow College through the submission of plans indicating revisions to the parking layout and scheme of landscaping serving the AMU itself. The parking layout and planting scheme as they stand do not accord with the approved plans for the AMU and this matter has been the subject of ongoing Enforcement investigations.

2. Reason for reporting to Committee:

- 2.1 Significant local interest.

3. The Site:

- 3.1 Faulkners Farm currently accommodates the Hadlow College AMU, a lambing shed, various outdoor animal enclosures, an atrium and other outbuildings in addition to additional teaching accommodation used by the College.
- 3.2 The existing temporary school operates out of two, single storey timber clad buildings at the northern end of the site which are connected by a covered walkway.
- 3.3 Faulkners Farmhouse belongs to Hadlow College but is privately let for office use.
- 3.4 Immediately adjacent to Faulkners Farm are four maisonettes (let to Hadlow College staff) and two privately owned semi-detached cottages (3 and 4 Faulkners Farm Cottages).
- 3.5 The Hadlow Grill restaurant (previously known as the Spice Lounge and before that the Rose Revived Public House) is located on the opposite side of Ashes Lane (to the west of the application site) and is a Grade II listed building. Old Chegs (also Grade II Listed) is located some distance to the north of Faulkners Farm. To the south lies The Ashes, a detached private dwellinghouse.
- 3.6 Access to the site is taken from Ashes Lane via the A26 to the south. The site currently has a separate 'in/out' access.

- 3.7 Hadlow College facilities are provided, in addition to Faulkners Farm itself, within the main campus to the north east and Blackmans Dairy to the south east.
- 3.8 The goat store proposed to be demolished is located between the existing school building and the lambing shed. The classroom to be demolished is located between an aviary building and the AMU itself to the south of the existing school building.

4. Planning History (most recent):

TM/07/00482/FL Approved 2 May 2007

Consolidation of existing farm/agricultural buildings, new purpose built animal care, dog grooming and teaching block to replace temporary facilities

TM/07/01960/ORM Approved 8 August 2007

Amendments to the design of the teaching and dog grooming buildings, phasing and layout of planning permission TM/07/00482/FL: Consolidation of existing farm/agricultural buildings, new purpose built animal care, dog grooming and teaching block to replace temporary facilities

TM/08/01235/RD Approved 28 May 2008

Details of materials submitted pursuant to condition 2 of planning permission TM/07/00482/FL: Consolidation of existing farm/agricultural buildings, new purpose built animal care, dog grooming and teaching block to replace temporary facilities

TM/08/03765/RD Approved 19 February 2009

Details of materials being European Redwood submitted pursuant to condition 2 of planning permission TM/07/00482/FL (Consolidation of existing farm/agricultural buildings, new purpose built animal care, dog grooming and teaching block to replace temporary facilities) as an alternative to permission TM/08/01235/RD

TM/11/02861/FL Approved 6 December 2011

Installation of solar photo voltaic panels

TM/13/01705/FL Approved 10 October 2013

Demolition of existing stores; external alterations to existing classroom building; provision of a new temporary building; play area; perimeter fence; associated parking and pedestrian path to form a Free School for a temporary period

TM/13/03536/FL Approved 1 April 2014

Removal of condition 3 (details of footpath) and variation of condition 7 (pupil numbers) to planning permission TM/13/01705/FL (Demolition of existing stores; external alterations to existing classroom building; provision of a new temporary building; play area; perimeter fence; associated parking and pedestrian path to form a Free School for a temporary period)

TM/13/03480/RD Approved 31 March 2014

Details of the materials for the surfacing of the parking areas and associated hard standings and a Travel Plan submitted pursuant to conditions 10 and 11 of planning permission TM/13/01705/FL

5. Consultees:

- 5.1 PC: Object. Reiterate original objections.
- 5.2 KCC (Highways): I note it is intended to run the temporary school for one year and that it is hoped to be able to occupy the permanent school after that. I also note the current success of the mini-bus service provided by the temporary school and the Transport Assessment which has extrapolated the existing modal split onto the proposed school expansion to 160 pupils. The Transport Assessment describes the expected operation of staff movements and parking, parent or guardian picking up and dropping off by car, walking access and public transport and mini-bus use.
 - 5.2.1 The biggest increase in use will be by mini-bus and I note on the school website that details of five routes to the school from Barming, Tonbridge, Kings Hill, Maidstone and East Peckham are given. One thing which I think is missing from the TA is confirmation of the anticipated future operation of the school bus services to accommodate the envisaged use by 120 pupils i.e. will extra buses be required? Will management of the bus services within the school site need to be modified? Is it expected that routes may need to be modified and/or extended?
- 5.3 Kent Fire & Rescue: Means of access is considered satisfactory.
- 5.4 EA: No comments to make.
- 5.5 NE: No comments to make.

5.6 KCC PROW: No public rights of way seem to be affected.

5.7 UMIDB: No comments to make.

5.8 Private Reps: 96 + Site + Press Notice/0X/11R/0S. Objections centre on the following grounds:

- Serious concerns over pupil safety and impact on residential amenity – this is why the permanent school was moved;
- Temporary school was only granted retrospective permission on a temporary basis because it was seen as unfair to disrupt the education of pupils already in attendance;
- Further extensions will do nothing to address the lack of safety controls in adjoining roads;
- Safety and pupil well-being is clearly an afterthought for the College;
- Loss of privacy;
- Increased noise levels;
- Young people are receiving education in cramped temporary conditions with little facilities;
- The more permission TMBC gives on a temporary basis, the less urgency there is for the College to supply the permanent school as promised;
- Could Hadlow College not use some of the facilities at K College on a temporary basis now that they are responsible for running that too;
- Large increase in pupil and staff numbers;
- Disappointing that the College took so long to come up with the alternative site for the permanent school which is why this application is needed;
- No guarantee that the permanent school will be brought forward by the College;
- Temporary school has already completely changed the rural character of the area;
- Request that Officers and local Councillors take the opportunity to stand in neighbouring gardens to experience the disturbance for themselves;
- New play area to the west is not clearly identified on the plans but is likely to give rise to further noise and disturbance;

- Inappropriate development in the Green Belt;
- Highway safety concerns arising from the intensification of the use, particularly given that there remains no guarantee that the new permanent school will be built;
- What does the Council consider to be a reasonable period of time to allow the school to operate out of Faulkners Farm?

6. Determining Issues:

6.1 The site lies within the Metropolitan Green Belt, outside the defined settlement confines of Hadlow. The NPPF sets out the national planning policy for Green Belt land. The NPPF states that new buildings within the Green Belt are considered to be inappropriate development which, by definition, is harmful to the Green Belt and should not be approved except in very special circumstances. There are however specific exceptions to this, the most pertinent to this proposal being:

- *“The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; or*
- *Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development,”*

6.2 NPPF Green Belt policy is supported by policy CP3 of the TMBCS.

6.3 The proposed building has an overall footprint of 156 sq m and is to be sited in place of an existing classroom building historically connected to the educational function of the College. The existing building has a footprint of approximately 120 sq m meaning that although in the same use (in terms of the Planning Acts) as the existing building, its proposed replacement would be materially larger meaning that in the strictest of policy terms the proposed development insofar as it relates to the construction of the new classroom building constitutes inappropriate development by definition. The NPPF states that *“inappropriate development is, by definition, harmful to the Green Belt”* and such development should not be approved, except in very special circumstances. In view of the presumption against inappropriate development, substantial weight is attached to the harm to the Green Belt when considering any planning application concerning such inappropriate development. NPPF reads, at paragraph 88, *“When considering any planning application, local planning authorities should ensure that substantial weight is given to the harm to the Green Belt. ‘Very special circumstances’ will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.”* It is therefore necessary to consider whether the development causes any other harm beyond that caused by virtue of

its inappropriateness and, having done so, whether there are any other considerations relevant to the overall balance that demonstrates very special circumstances.

- 6.4 In this respect, it should be remembered that a further building is proposed to be demolished as part of this proposal and whilst the relevant policy framework does not make any direct provision for offsetting built form or footprint from outbuildings to allow for a larger single structure to replace them, it is still important to establish what material impact the scheme, taken as a whole, may have on the openness of the Green Belt in reality. In this respect, when taken cumulatively there would be a net reduction in footprint between the existing and proposed arrangements.
- 6.5 It is also important to make the distinction between the harm caused to the Green Belt by virtue of the inappropriateness of the development and the material physical harm 'on the ground'. In this respect, I consider that the impact on the open visual character of the Green Belt at this point would be negligible when considering the far more substantial buildings located in close proximity. The new building would be seen very much within the context of the group of existing buildings within the Faulkners Farm complex by virtue of its particular siting. Furthermore, the physical scale of the building is such that, rather than being at odds with this established development, it would be seen very much as a subservient structure.
- 6.6 The Planning for Schools Development Policy Statement (DCLG - August 2011) is also relevant, stating that:

"...We expect all parties to work together proactively from an early stage to help plan for state-school development and to shape strong planning applications. This collaborative working would help to ensure that the answer to proposals for the development of state-funded schools should be, wherever possible, "yes".

The Government believes that the planning system should operate in a positive manner when dealing with proposals for the creation, expansion and alteration of state-funded schools, and that the following principles should apply with immediate effect:

- There should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework.***
- Local authorities should give full and thorough consideration to the importance of enabling the development of state-funded schools in their planning decisions. The Secretary of State will attach significant weight to the need to establish and develop state-funded schools when determining applications and appeals that come before him for decision.***

- **Local authorities should make full use of their planning powers to support state-funded schools applications.** This should include engaging in pre-application discussions with promoters to foster a collaborative approach to applications and, where necessary, the use of planning obligations to help to mitigate adverse impacts and help deliver development that has a positive impact on the community.

- **Local authorities should only impose conditions that clearly and demonstrably meet the tests set out in Circular 11/95.** Planning conditions should only be those absolutely necessary to making the development acceptable in planning terms.

- **Local authorities should ensure that the process for submitting and determining state-funded schools' applications is as streamlined as possible,** and in particular be proportionate in the information sought from applicants. For instance, in the case of free schools, authorities may choose to use the information already contained in the free school provider's application to the Department for Education to help limit additional information requirements.

- **A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.** Given the strong policy support for improving state education, the Secretary of State will be minded to consider such a refusal or imposition of conditions to be unreasonable conduct, unless it is supported by clear and cogent evidence.

- **Appeals against any refusals of planning permission for state-funded schools should be treated as a priority.** Where permission is refused and an appeal made, the Secretary of State will prioritise the resolution of such appeals as a matter of urgency in line with the priority the Government places on state education.

- **Where a local planning authority refuses planning permission for a state-funded school, the Secretary of State will consider carefully whether to recover for his own determination appeals against the refusal of planning permission.**

This statement applies to both change of use development and operational development necessary to the operational needs of the school...

6.7 As with the consideration of the previous applications – both for the temporary school at Faulkners Farm and the permanent facility – there is a strong Government presumption in favour of school development as a *matter of principle* and the question that must therefore be addressed in terms of this new-build work is whether its status as “inappropriate development” is overridden by the strong presumption in Government policy in favour of new state schooling. As with

application TM/13/01705/FL, that judgement needs to be undertaken in the context of the proposal being for limited life, albeit for a prolonged period than originally anticipated.

- 6.8 I consider that the very limited physical impact of the new build element of the proposal, combined with the continuing strong impetus in favour of encouraging schools development, amounts to very special circumstances which outweighs the degree of harm caused to the Green Belt by virtue of its inappropriate nature.
- 6.9 It is also necessary to assess the proposed development in all other respects, particularly its detailed design, impact on residential amenities and implications regarding highway safety. In these respects, the NPPF attaches great importance to the design of the built environment, stating that good design is a key aspect of sustainable development and is indivisible from good planning (paragraph 56). It also stresses the need for development to respond positively to local character, reflecting the identity of local surroundings whilst not discouraging appropriate innovation (paragraph 58).
- 6.10 Furthermore, policy CP24 of the TMBCS requires that development must respect the site and its surroundings and that it will not be permitted where it would be detrimental to the built environment and amenity of a locality. This is supported by policy SQ1 of the MDEDPD (2010) which states that all new development proposals should protect, conserve and where possible enhance:
- the character and local distinctiveness of the area including any historical and architectural interest and the prevailing level of tranquillity;
 - the distinctive setting of, and relationship between, the pattern of settlement, roads and the landscape, urban form and important views.
- 6.11 Dealing firstly with the *physical* impacts of the proposed building, I consider that its specific design, scale and relationship with the nearest neighbours would ensure the visual amenities of the area and the residential amenities of those nearest neighbours would not be adversely affected, especially given the context of the current group of buildings. The new building would be of such a scale that it would not harm the visual amenities of the site and its surroundings.
- 6.12 Although I accept that the impacts on the site and its surroundings arising from the physical changes to the site are minimal, there is a general concern amongst local residents that this application seeking continued (and augmented) school activities on this site for a further year is the first in what could be a series of incremental steps to establish a more permanent arrangement at Faulkners Farm rather than implementing the recently granted planning permission for the development of the proposed long-term facility on the site of the existing sports pitches. Residents are also extremely concerned that the intensified use of the site by the school would have a detrimental impact on highway safety and cause an increase in general levels of noise and disturbance.

- 6.13 As I explained in Section 1 of this report, I understand that the College is seeking to progress with the commencement of the development of the permanent school at the earliest opportunity (August 2014) in order for the school to be operational by the start of the academic year in September 2015. I have no reason to doubt the intentions of the College in this respect and have been advised of the programme devised in order to ensure this target is achievable. Members can be assured that officers will do all that they can to assist the success of that programme.
- 6.14 The National Planning Practice Guidance (NPPG) advises that circumstances where a temporary planning permission may be appropriate include where it is expected that the planning circumstances will change in a particular way at the end of that period. It goes on to advise that it will rarely be justifiable to grant a second temporary permission – further permissions should normally be granted permanently or refused if there is clear justification for doing so.
- 6.15 When considering the broader context that lies behind the bringing forward of this second application seeking a temporary planning permission, and given the specific nature of the use involved, there is a very delicate balance of issues that must be considered. It is my view that it would be unreasonable to suggest that planning permission be refused for a second temporary period in the knowledge that the permanent solution is being brought forward as a priority by the College. Instead, this should be one of those rare occasions where the concept of second temporary planning permission as *a matter of principle* could be accepted.
- 6.16 Notwithstanding the acceptance in principle that a second temporary planning permission *could* be appropriate in light of this set of circumstances, it is still necessary to make a thorough assessment of the nature and local impact of the use, particularly given its intensified nature, in order to establish whether a second temporary permission *should* be granted.
- 6.17 The latest submission explains that, as per the current arrangement, a parent car drop off area will be provided to the west of the existing lambing shed and to the east of the cottages fronting Ashes Lane. Pupils will then walk from their parents' car to the temporary school buildings via a footway to the west of the existing lambing shed. It goes on to explain that the bus drop off point will continue to be provided adjacent to the existing lambing shed. Pupils walking from off-site locations will do so via the existing walking bus service which routes via the main college site in the east.
- 6.18 In response to the original representations made by KCC Highways (reproduced at Section 4 of this report), the planning agent has advised that there is likelihood, based on calculations, that approximately four or five extra minibus journeys may take place in the peak periods. I understand that the College has the relevant resources to provide for these extra journeys. The agent submits that the site as

existing has sufficient capacity to accommodate these extra vehicles without causing any hazards to highway safety (for example by cars/buses queuing on Ashes Lane).

- 6.19 At this time, the exact locations to be served by mini-buses are unknown and I understand that this will only become clear nearer to the start of the academic year. The agent states that the College will amend and adjust the bus services to provide a level of provision which is compatible with the current situation.
- 6.20 With the above in mind, and given the representations made by KCC Highways, it is my view that the increased numbers of pupils arising from the use of Faulkners Farm for a second academic year would not cause any detriment to highway safety that would justify a refusal of planning permission. I would, however, suggest that certain conditions be imposed requiring that a further travel plan and a scheme for the management of the car and bus drop off/pick up areas both be submitted for formal approval. This will afford a greater level of control over the site for the coming period and will ensure that the school carefully considers management of vehicle and pupil movements.
- 6.21 Understandably, the local residents are concerned by a further intake of pupils, the increased number of staff and the associated levels of activity arising from the site, in respect of noise and disturbance. In their latest representations, neighbours have claimed to have experienced considerable disturbance arising from the use since the school started operating from Faulkners Farm in September 2013. However, I understand that no complaints have been received formally through the Council's Environmental Health channels. Furthermore, the only matter investigated by Planning Enforcement since commencement of the use related to the installation of some external lighting on the building. The school quickly removed the lights when they were advised the installation breached the terms of the planning permission.
- 6.22 In considering the above, Members should be mindful that in theory the existing temporary building could be removed and the land restored to its former use in accordance with the conditions on the current planning permission and therefore the College could transfer its own operations to the existing complex of College buildings at Faulkners Farm, for an indefinite period of time, without requiring any further formal approval. This would give rise to an uncontrolled and therefore potentially far more intensive use. The existing classroom and related provision at Faulkners Farm is already extensive and is contained within the AMU building as a lecture hall along with a series of teaching spaces and seminar rooms. There is clearly a large student body which attends this set of facilities during the academic day. In contrast the temporary school identifies a limited, predetermined number of pupils registered to attend the School.

- 6.23 With these factors in mind, it is my view that the continued use as proposed would not cause such harm to amenity that would justify refusal on such grounds. In reality, this will largely be dependent upon appropriate management of the use by the school. Again, I consider that the conditions requiring a travel plan and a scheme for the management of the drop off/pick up areas would ensure the school operates in a suitably neighbourly fashion.
- 6.24 Turning lastly to the outstanding matters relating to the AMU itself (parking layout and landscaping), I understand that these aspects of the scheme could not be undertaken in accordance with the previously approved plans associated with the planning permission for the Animal Management Unit because it transpired that part of the land in question did not fall within the ownership of the College. This application seeks to regularise the position with regard to the provision of landscaping and parking within the land available to the College. It is my view that the proposed landscaping, which involves the planting of native species at certain points along the site boundary is wholly appropriate in this location. I would suggest that any additional planting within the main body of the site, particularly amongst the car parking spaces themselves, would be impractical. The parking layout shown is also acceptable in terms of the number and configuration of spaces. To avoid any unnecessary delay in these aspects coming forward, I would suggest that a condition be imposed requiring implementation during the first planting season following the grant of planning permission.
- 6.25 In light of all the above considerations, I consider that the strong national policy support for new state schools, the key benefits of co-location in relation to land based studies, the limited transport impacts *of this particular scale of development* and the limited visual impact *of the new development* constitute in combination *very special circumstances* such that I am able recommend that temporary planning permission be granted subject to the conditions discussed in the preceding assessment.

7. Recommendation:

- 7.1 **Grant Planning Permission** in accordance with the following details: Letter dated 25.03.2014, Design and Access Statement dated 25.03.2014, Planning Statement dated 25.03.2014, Report Temporary Access dated 25.03.2014, Existing Site Layout DHA/10125/02 dated 25.03.2014, Proposed Layout DHA/10125/03 dated 25.03.2014, Site Plan DHA/10125/01 dated 25.03.2014, Proposed Plans and Elevations HD/925401 dated 25.03.2014, Landscape Layout JEC/364/01 dated 17.04.2014, Email dated 17.04.2014, Email dated 16.05.2014, Email dated 21.05.2014, subject to the following:

Conditions:

- 1 The temporary school use hereby permitted shall be discontinued and the land restored to its former use on or before 30 September 2015 or at the opening of any permanent school at Hadlow College whichever is the earlier.

Reason: In the interests of preserving the open nature and function of the Metropolitan Green Belt.

- 2 The development hereby approved shall be used solely as a Secondary School providing a land-based curriculum in association with the facilities available at Hadlow College.

Reason: To enable the Local Planning Authority to regulate and control the future use of the site in the interests of preserving the open nature and function of the Metropolitan Green Belt and in the interests of highway safety.

- 3 No external lighting shall be installed in connection with the buildings, car park or associated areas until such details have been submitted to and approved by the Local Planning Authority, and the work shall be carried out in strict accordance with those details.

Reason: To ensure that the development does not harm the character and visual amenity of this rural locality and in the interests of residential amenity.

- 4 The use of the site for the second year's intake of pupils in connection with the Hadlow Community Free School shall not be commenced and the new classroom building identified on plan number DHA/1025/03 shall not be occupied, until the area shown on the submitted layout as staff parking spaces has been provided, surfaced and drained. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking or re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved parking space.

Reason: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to hazardous on-street parking.

- 5 The area shown on the submitted plan as turning area shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order), shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved turning area.

Reason: Development without provision of adequate turning facilities is likely to give rise to hazardous conditions in the public highway.

- 6 The number of pupils shall not exceed that set out in the Design and Access Statement.

Reason: In the interests of pedestrian and traffic safety and residential amenity.

- 7 The materials used for the surfacing of the staff parking area shall accord with the details approved under planning reference TM/13/03480/RD.

Reason: To ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality.

- 8 The use of the site for the second year's intake of pupils in connection with the Hadlow Community Free School shall not be commenced and the new classroom building identified on plan number DHA/1025/03 shall not be occupied, until a Travel Plan covering both staff and pupils has been submitted to and approved by the Local Planning Authority for formal approval. Thereafter, the Travel Plan shall be implemented and monitored to ensure strict compliance with the approved scheme.

Reason: In the interests of highway, pupil safety and residential amenity.

- 9 The use of the site for the second year's intake of pupils in connection with the Hadlow Community Free School shall not be commenced and the new classroom building identified on plan number DHA/1025/03 shall not be occupied, until a scheme for the management of both private cars and school buses using the bus/car drop off and circulation areas as identified on plan number DHA/10125/03 hereby approved has been submitted to and approved in writing by the Local Planning Authority. The use of these areas shall be carried out strictly in accordance with the approved scheme at all times thereafter.

Reason: In the interests of highway safety and residential amenity.

- 10 The scheme of landscaping and boundary treatment shown on the approved plans shall be carried out in the first planting season following the date of this permission. Any trees or plants which within 10 years of planting are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality.

- 11 The parking provision to serve the Animal Management Unit identified on plan number DHA/10125/03 shall be provided, laid out, surfaced and drained within three months of the date of this permission. Thereafter it shall be kept available for use in connection with the Animal Management Unit and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking or re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved parking space.

Reason: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to hazardous on-street parking.

Informative:

- 1 The applicant is strongly encouraged to continue to take appropriate measures to ensure pupils do not use the bus stops closest to the Ashes Lane junction.

Contact: Emma Keefe