

SECTION D  
DEVELOPMENT TO BE CARRIED OUT BY THE COUNTY COUNCIL

Background Documents: the deposited documents; views and representations received as referred to in the reports and included in the development proposals dossier for each case; and other documents as might be additionally indicated.

---

Item D1

Proposed 2FE Primary School at Chilmington Green,  
Ashford – AS/19/705 (KCC/AS/0088/2019)

---

A report by Head of Planning Applications Group to Planning Applications Committee on 9 October 2019.

Application by Kent County Council (Gen2) for the development of a new 2FE primary school for 420 mainstream pupils with 26 nursery places and a Specialist Resource Provision (SRP) for up to 14 pupils with Autistic Spectrum Disorder (ASD), including associated on-site parking for staff and visitors, hard-surface external play areas, sports field and ecology zone at Parcel PS1 to the south of Mock Lane on the Chilmington Green development, Ashford – AS/19/705 (KCC/AS/0088/2019)

Recommendation: Permission be granted subject to conditions.

**Local Member:** Mr Charlie Simkins

**Classification:** Unrestricted

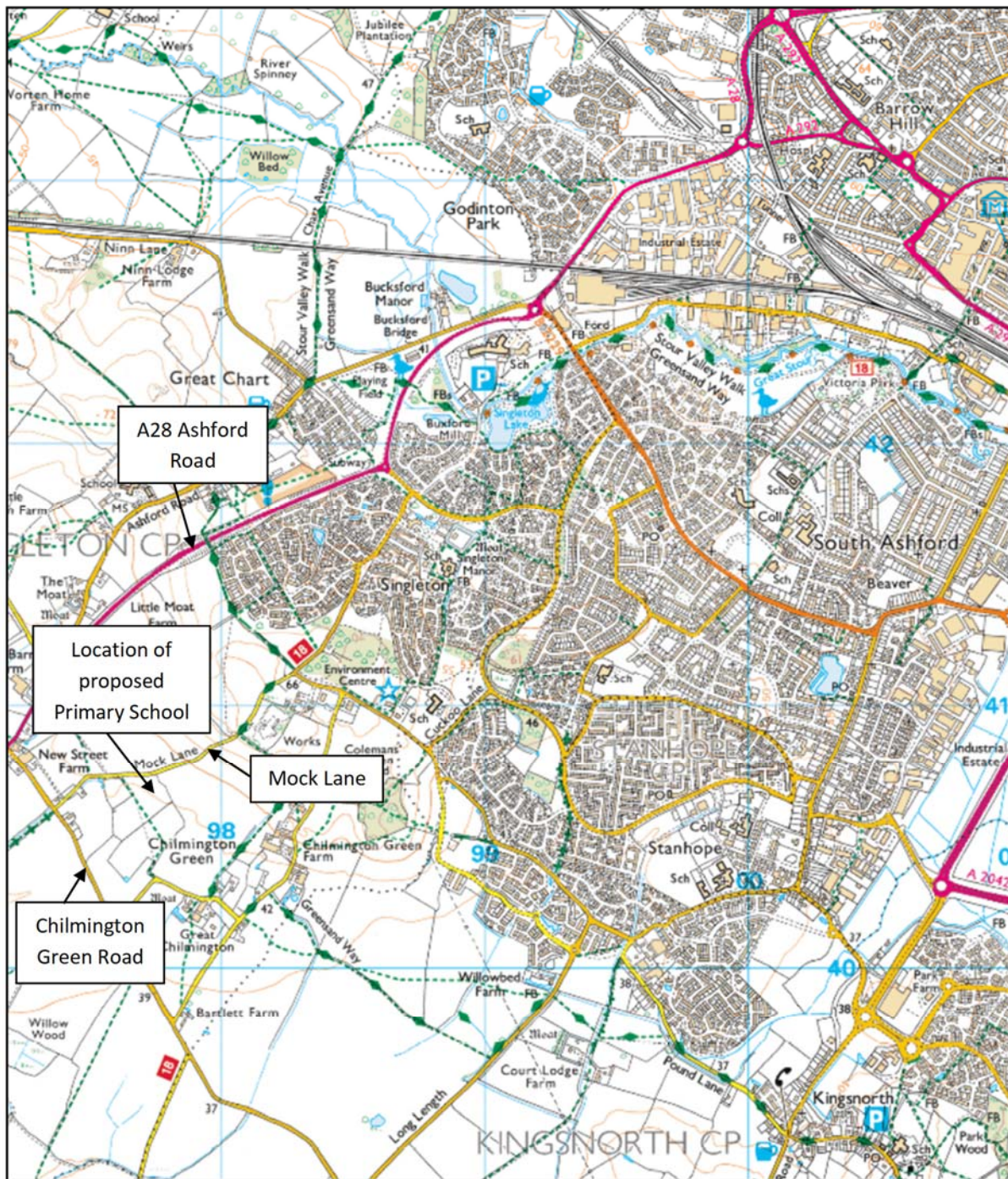
#### Site and Background

1. The proposed 2 Form of Entry (2FE) Primary School is to be provided as part of a new major mixed-use development to the south west of the town of Ashford. The mixed-use development, known as Chilmington Green, was granted outline planning approval by Ashford Borough Council under planning consent reference 12/00400/AS and includes up to 5,750 residential units, up to 10,000sqm of light industrial space, up to 9000sqm of Class A1 to A5 uses (including shops and food establishments), a Secondary School and up to four Primary Schools (of which this is one), community and leisure facilities, and associated utilities and transport infrastructure. The development is being provided in phases, with some housing already complete/under construction and the main arterial routes through the development completed but not yet in use.
2. This application seeks to provide one of the four Primary Schools referred to in the outline planning permission, the allocated site for which is to the north west of the Chilmington Green development, approximately 3.8km to the south west of Ashford Town Centre and 340 metres to the east of Chilmington Green Road. The 2.42ha site is relatively flat and is currently an open area of grassland surrounded by mature and established hedgerows. To the immediate north of the site lies Mock Lane, an existing road, beyond which land has been allocated for a future District Square and mixed-use development including a high street and 'Neighbourhood Centre'. Land to the west of the site is also allocated for mixed use, and land to the south and east allocated for residential use. A new road has been constructed along the eastern boundary of the application site, which would provide vehicular access to the school. This road is currently not in use. Construction of all other immediate adjacent land uses is yet to commence, but the Borough Council advise that the District/Market Square is envisaged to be the heart of the Chilmington Green development and would comprise of this school, a community hub building, a supermarket, smaller retail units and commercial buildings.

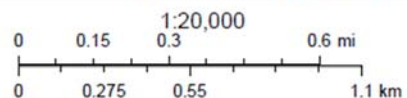
Proposed 2FE Primary School at Chilmington Green, Ashford – AS/19/705 (KCC/AS/0088/2019)

- Public Right of Way AW219 runs in a north south direction along the western boundary of the site and would cross the south west corner of the application site. The application site is not subject to any landscape, wildlife or heritage designations.

Site Location Plan

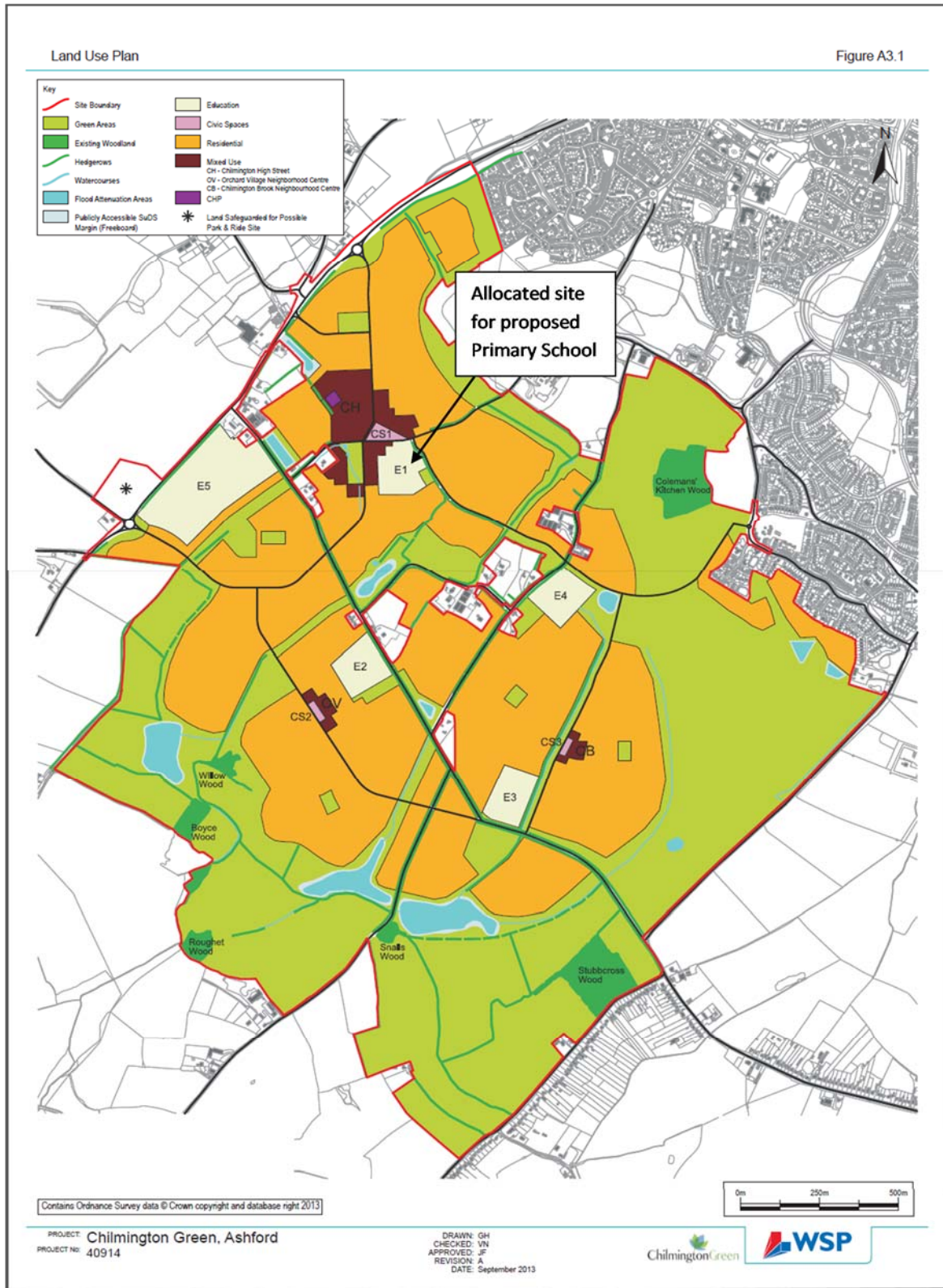


September 18, 2019



Proposed 2FE Primary School at Chilmington Green, Ashford – AS/19/705 (KCC/AS/0088/2019)

Site Location Plan showing the application site in relation to the wider Chilmington Green Development



Proposed 2FE Primary School at Chilmington Green, Ashford –  
AS/19/705 (KCC/AS/0088/2019)

---

Design Development prior to submission

4. Prior to submission of this application, the design proposal evolved following a process of regular meetings with stakeholders and Ashford Borough Council, including a Design South East Review Panel and presentation to Members of the Borough Council's Planning Committee. The key message that came out of those meetings was the importance the Borough Council placed on providing a building with a 2 storey frontage to Mock Lane and the 'District/Market Square'.

Amendments following submission

5. It should be noted that the application as originally submitted met with concern from Ashford Borough Council regarding building design and site layout, primarily regarding the relationship of the school building with the future District Square. In response to that, the applicant met with the Borough Council, and the architect and applicant have amended the scheme in an effort to address the concerns raised. The following summarises the amendments that have been made:
  - Boundary fencing amended to reduce the extent of 1.8m high security fencing, removing all fencing at the front of the building to create an active frontage with the District/Market Square, and replacing it with 1.2 m high roll-top anti-trap railings where appropriate;
  - Rainscreen cladding to the nursery re-orientated to replicate the hall;
  - Glazing on the north and east elevations of the nursery simplified;
  - Windows to the chair store & kitchen servery omitted;
  - Ribbon glazing to the hall omitted;
  - The fenestration of the high-level glazing within the hall revised;
  - High-level louvred panels to the glazed screens omitted where not required, and replaced with spandrel panels;
  - Openings formed in the existing hedgerow adjacent to the main entrance and vehicle entry/ exit points to enable access;
  - Cycle store re-orientated;
  - Extent of the external canopies reduced in line with the basic needs provision of BB103;
  - Rooflights omitted from the roof plan and a zone identified for the future inclusion of a photovoltaic array to produce 10% of the school's energy consumption from renewables
  - Inclusion of 5 Electric Vehicle Changing Spaces;
  - Additional tree and shrub planting included;

Need/Education Background

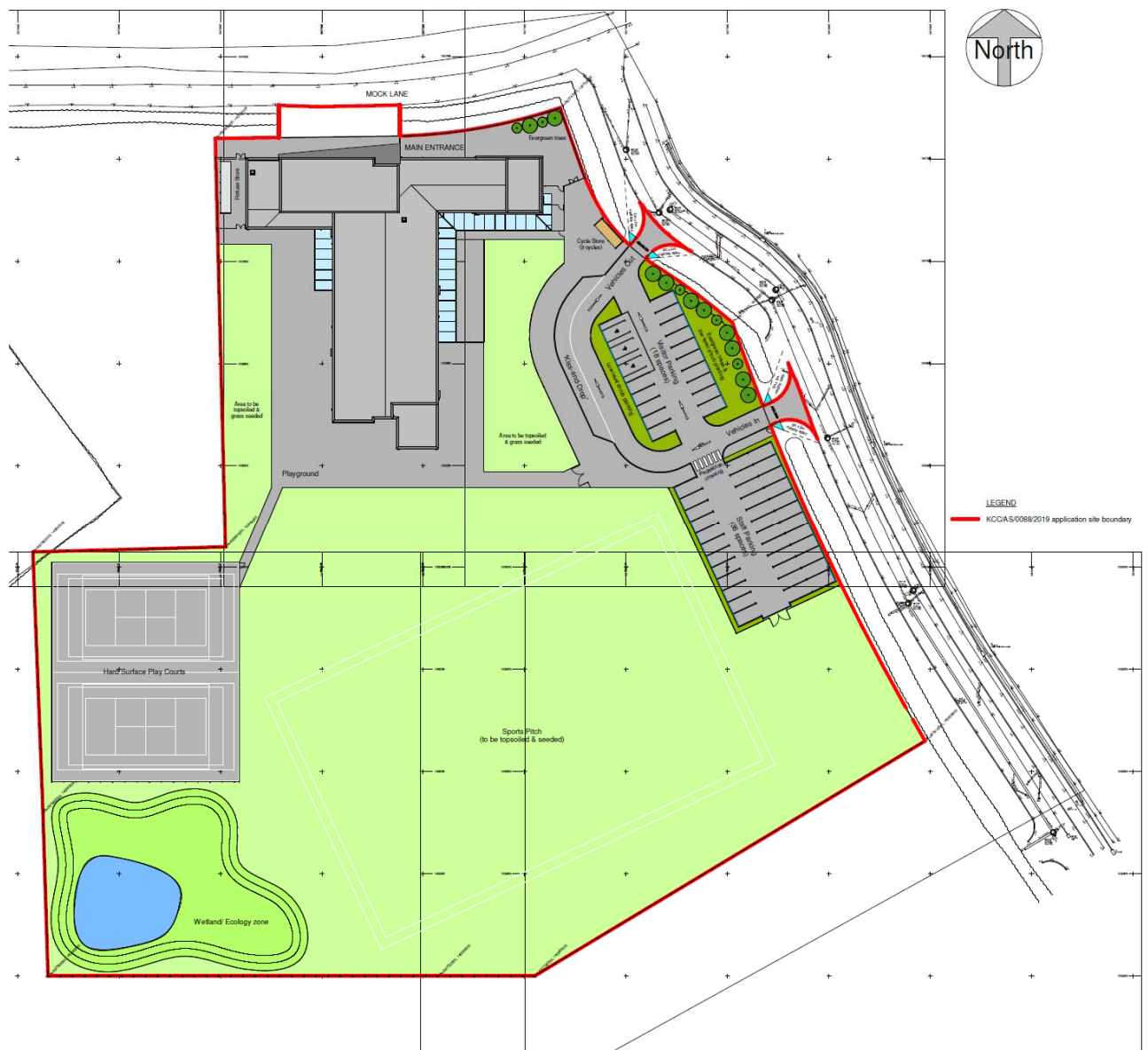
6. As stated in paragraph 1 above, the wider Chilmington Green development will, when complete, include up to 5,700 new homes, which is forecast to generate a demand for 1,600 Primary School places. To meet this demand, the wider development would be serviced by three 2FE Primary Schools and one 1FE Primary School, in addition to an 8FE Secondary School. There are currently seven existing Primary Schools within the local area, none of which have the capacity to accommodate the pupils that would result from this major new housing development. Kent County Council therefore is planning to establish the first primary school at Chilmington Green, to provide places for the occupants of Phase 1 of the housing development. The school would be delivered

Proposed 2FE Primary School at Chilmington Green, Ashford – AS/19/705 (KCC/AS/0088/2019)

several years prior to the planned Community Hub and, as such, would provide community access to the school hall and playing facilities to aid in developing a sense of community.

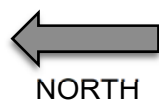
- The sponsor of the Primary School has been appointed by the Department for Education (DFE) as the Stour Academy Trust. The school has therefore been designed around the DFE guidelines for mainstream schools and would have a Published Admission Number (PAN) of 60, resulting in a 420 pupil capacity from Reception to Year 6. In addition to that, the building would have a 26 place Nursery and a specialist facility for up to 14 pupils with Autism Spectrum Disorder. The Primary School is currently operating in temporary facilities in Jemmett Road, Ashford, on the site of the former Ashford South Primary School.

Proposed Site Plan



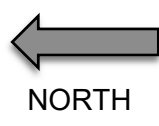
Proposed 2FE Primary School at Chilmington Green, Ashford – AS/19/705 (KCC/AS/0088/2019)

Proposed Ground Floor Plan



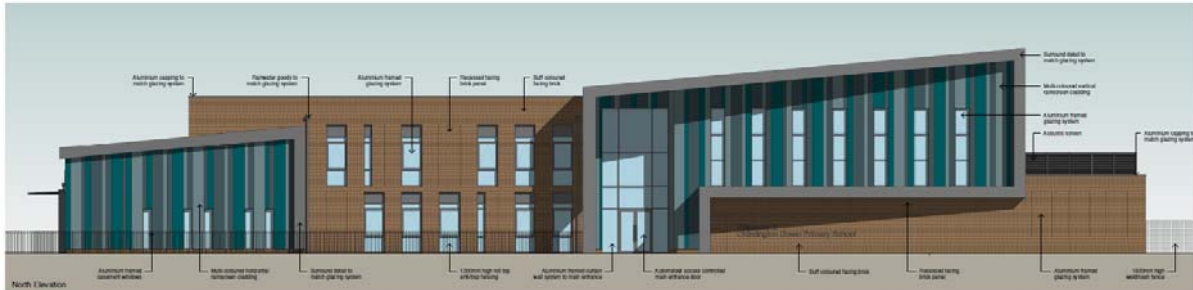
Proposed 2FE Primary School at Chilmington Green, Ashford – AS/19/705 (KCC/AS/0088/2019)

Proposed First Floor Plan



Item D1  
Proposed 2FE Primary School at Chilmington Green, Ashford –  
AS/19/705 (KCC/AS/0088/2019)

Northern Elevation



Eastern Elevation



Southern Elevation



Western Elevation





Proposed 2FE Primary School at Chilmington Green, Ashford –  
AS/19/705 (KCC/AS/0088/2019)

---

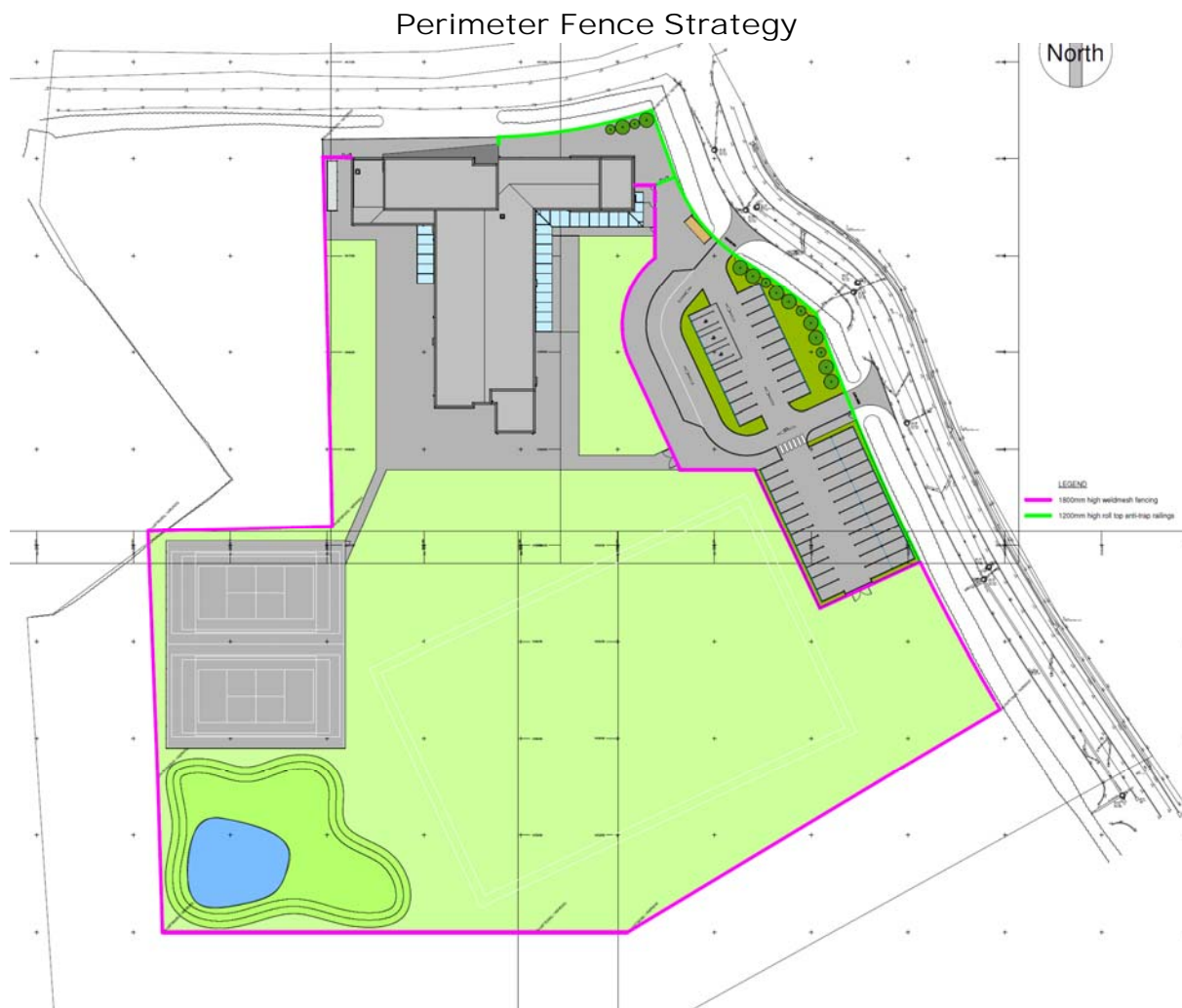
Main Entrance Visual



Nursery Visual



Proposed 2FE Primary School at Chilmington Green, Ashford –  
AS/19/705 (KCC/AS/0088/2019)



Proposal

8. This application has been submitted by Gen2 on behalf of Kent County Council Property and Infrastructure Support, and proposes the erection of a 2 Form Entry (2FE) Primary School for 420 mainstream pupils with 26 nursery places and a Specialist Resource Provision (SRP) for up to 14 pupils with Autistic Spectrum Disorder (ASD), including associated on-site parking for staff and visitors, hard-surface external play areas, sports field and ecology zone at Parcel PS1 to the south of Mock Lane on the Chilmington Green development, Ashford.

#### Accommodation and Site Layout

9. The proposed T-shaped two storey school building would be located to the north of the application site, fronting Mock Lane and the future District Square, with the south of the site accommodating playing fields, hard surface play courts and an ecology zone. Vehicular access, car parking and vehicle circulation space are proposed to the east of the application site, accessed via the recently constructed (but as yet operational) road.
10. The proposed school building would have a footprint of 1575sqm (6.5% of the total site area), and a provide 2465sqm of floorspace over the two floors. Internal accommodation

Proposed 2FE Primary School at Chilmington Green, Ashford –  
AS/19/705 (KCC/AS/0088/2019)

---

includes 14 classrooms, a large main hall, a kitchen, office spaces, toilets, cloakrooms and storage areas, in addition to a nursery facility to the eastern end of the building. The northern section of the T shaped building, fronting Mock Lane, would accommodate the hall, kitchen and office areas, in addition to the nursery, and the Schools main entrance. The other section of the building, which runs north to south, would accommodate the main teaching areas, with Reception and Key Stage 1 on the ground floor, and Key Stage 2 and Juniors on the first. The nursery is located away from the main teaching areas and would operate as a 'self contained' unit with a separate means of access and operating hours.

11. The main reception would provide a controlled entry point for visitors, with easy access to the hall for out of hours community events, with services and security zoned for different users/uses of the school building.

#### Design and Appearance

12. The applicant advises that the form and massing of the building is based on the Department for Educations (DFE) Baseline Design Model (Basic Needs), which has been specifically designed to align with the DFEs stringent requirements for cost, floorspace, environmental performance and specification. Although this is a standardised baseline design, the applicant has provided additional funding in this case to enable the architects to design a scheme that is of a higher design quality than the generally accepted DFE standard.
13. The focal points of the building design are located on the main school frontage, which runs east west along Mock Lane. To the east of that elevation the nursery would sit under a mono-pitched roof, with vertical rainscreen cladding in various shades of blue forming the elevations, set under a dark grey aluminium fascia. Likewise, the school main entrance and hall, to the centre and western end of that elevation, would sit under a similar monopitched roof, projecting higher than the flat roofed sections of the school, with a focal glazing area forming the main entrance and the hall clad in the same material as the nursery. Lighting and signage would further accentuate the school's main entrance. The school entrance and school hall, which are non-teaching spaces, would be back of pavement (no fencing/boundary treatment) linking directly in the District/Market Square to the north.
14. The teaching accommodation to the south of the school frontage would be within a flat roofed section of the building finished in a buff facing brickwork, with external canopies providing outdoor teaching and circulation space. All windows and doors would be grey powder coated aluminium, as would the louvres and the parapet capping.
15. The applicant advises that the external materials proposed would weather well, not attract dirt or be easily damaged, whilst achieving a high standard of finish. The choice of materials was also influenced by the Chilmington Green Design Code (Palette C – District/Market Square), a document prepared by Ashford Borough Council as Supplementary Planning Guidance.

#### Access/Parking

16. A total of 54 car parking spaces (36 for staff and 18 for visitors) are proposed, in addition to a 'kiss and drop' pick-up and drop-off loop. The vehicle entrance and exits would both be located to the eastern boundary of the site, forming an on site one way

Proposed 2FE Primary School at Chilmington Green, Ashford –  
AS/19/705 (KCC/AS/0088/2019)

---

circulation loop, from the entrance to the south to the exit to the north. Pedestrian access to the site is also proposed adjacent to the vehicle entrance on the eastern site boundary, in addition to the main pedestrian entrance to the north of the building on Mock Lane. Covered cycle parking for 9 cycles is proposed to the east of the school building, adjacent to the vehicle exit point.

#### Landscaping/Fencing

17. As set out in paragraph 2 of this report, the application site is currently open grassland bound by mature and established hedgerows. Although the hedgerows are outside of the redline site boundary for the most part and, therefore, their retention or otherwise is a matter for the Borough Council in their consideration of future plans for surrounding development, three sections are proposed to be removed as part of this application. The three sections would all require removal to facilitate access to the site, two sections to the east (vehicular entrance and exit) and a section along Mock Lane to the north to enable pedestrian access to the site. New planting and landscaping is proposed across the site, including evergreen tree planting to the eastern boundary between the perimeter fencing and car parking, and to the north eastern corner of the site. A wetland ecology zone is also proposed to the south western corner of the site, which would include bird and bat boxes and a pond.
18. The school's secure boundary runs from the western end of the northern elevation of the building, around the western and southern site boundaries, and to the eastern site boundary up the vehicular entrance. From there, the secure line runs into the site, to the western side of the car parking and drop off area, and ends at the eastern end of the building. That secure line is proposed to be delineated with 1.8metre high weldmesh fencing, powder coated black. The remainder of the eastern site boundary and the northern boundary up to the main school entrance, is proposed to be delineated with 1.2metre high roll top fencing, again powder coated black. As set out in paragraph 13, the school entrance and school hall, would be back of pavement (no fencing/boundary treatment) linking directly in the District/Market Square to the north.

#### Lighting

19. The applicant advises that external areas would be lit with LED light sources. The building would incorporate surface mounted emergency/security light fittings, in addition to feature lighting to the main entrance and site frontage. Bollard lighting would be incorporated into the drop-off/pick-up area and the main car parking areas would be lit with column mounted LED street lighting. The applicant further advises that a detailed lighting scheme would be developed in collaboration with the landscape designer and the School to ensure that it would be suitable for the local environment and fit for purpose.

#### Sustainability

20. The applicant advises that energy consumption has been a key consideration of the design proposals which has informed both the layout and orientation of the building, i.e. the east/ west aspect of the classrooms ensure a consistent ambient temperature throughout the day without excessive temperature variations during the summer months. Together with mixed-mode environmental controls, openable windows provide a source natural of ventilation and cooling and therefore reduce the demand on the building management system (BMS) to maintain a comfortable working/ learning environment. The applicant further advises that natural day-lighting would be used to

Proposed 2FE Primary School at Chilmington Green, Ashford –  
AS/19/705 (KCC/AS/0088/2019)

---

create an efficient, user friendly and inspiring internal environment. As well as enhanced basic construction technologies, the building is proposed to feature the following:

- Highly-insulated building envelope;
- Low air-permeability envelope;
- LED lighting system;
- BREEAM A-rated materials where appropriate;
- Low-E double glazing;
- Low Surface Temperature radiator panels;
- Waste management for recycling;
- Hybrid ventilation system;
- An area of the flat roof allocated for an array of solar PV panels; &
- 5no. EV charging bays equivalent to 10% of the total on-site parking provision.

### Planning Policy

21. The following Guidance/Statements and Development Plan Policies summarised below are relevant to the consideration of the application:

- (i) **National Planning Policy Framework (NPPF) February 2019** and the **National Planning Policy Guidance** (March 2014), sets out the Government's planning policy guidance for England, at the heart of which is a presumption in favour of sustainable development. The guidance is a material consideration for the determination of planning applications but does not change the statutory status of the development plan which remains the starting point for decision making. However, the weight given to development plan policies will depend on their consistency with the NPPF (the closer the policies in the development plan to the policies in the NPPF, the greater the weight that may be given).

In determining applications, the NPPF states that local planning authorities should approach decisions in a positive and creative way, and decision takers at every level should seek to approve applications for sustainable development where possible.

In terms of delivering sustainable development in relation to this development proposal, the NPPF guidance and objectives covering the following matters are of particular relevance:

- consideration of whether the opportunities for sustainable transport have been taken up and safe and suitable access to the site can be achieved for all people;
- that the planning system contributes to and enhances the natural and local environment;
- meeting the challenge of climate change and flooding and incorporating SuD's;
- achieving the requirement for high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

In addition, Paragraph 94 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 Planning Authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development*

Proposed 2FE Primary School at Chilmington Green, Ashford –  
AS/19/705 (KCC/AS/0088/2019)

---

*that will widen choice in education. They should give great weight to the need to create, expand or alter schools.*

- (ii) **Policy Statement – Planning for Schools Development (15 August 2011)** which sets out the Government’s commitment to support the development of state-funded schools and their delivery through the planning system. In particular the Policy states that the Government wants to enable new schools to open, good schools to expand and all schools to adapt and improve their facilities. This will allow for more provision and greater diversity of provision in the state funded school sector, to meet both demographic needs, provide increased choice and create higher standards.

(ii) **Development Plan Policies**

The **Ashford Borough Local Plan 2030 (adopted February 2019)**

**Policy SP6** Development proposals be of a high quality design and should show how they have responded positively to design policy and guidance, including national and local design guidance, relevant Neighbourhood Plans, Village Design Statements and site specific development briefs.

**Policy COM1** Infrastructure and facilities required to meet the needs generated by new development, including sports, arts, community (including youth) and voluntary sector space, education and health provision, open space and play areas shall be provided as the community is established.

**Policy TRA4** Applications should demonstrate whether modal shift in favour of public transport can be achieved through existing bus services or improvements to the network as a key determinant of the scheme’s sustainability. This should be demonstrated through a Travel Plan, Assessment or Statement.

**Policy TRA5** Development proposals shall demonstrate how safe and accessible pedestrian access and movement routes will be delivered and how they will connect to the wider movement network.

**PolicyTRA6** Development proposals shall promote and provide cycle parking facilities;

**Policy TRA8** Planning applications will be supported by either a Transport Statement, or a Transport Assessment depending on the nature and scale of the proposal and the level of significant transport movements generated. The recommendations of these studies, including Travel Plans, will be required to be delivered prior to or as part of the development and will be secured through condition.

**Policy ENV9** All development should include appropriate sustainable drainage systems (SuDS) for the disposal of surface water, in order to avoid any increase in flood risk or adverse impact on

Proposed 2FE Primary School at Chilmington Green, Ashford –  
AS/19/705 (KCC/AS/0088/2019)

---

water quality, and to mimic the drainage from the pre-developed site.

**Policy ENV11** All major non-residential development will achieve BREEAM 'Very Good' standard, with at least a 40% improvement in water consumption against the baseline performance of the building, unless demonstrated not to be practicable.

**Policy ENV15** Where the case for development affecting a site of archaeological interest is accepted, any archaeological remains should be preserved in situ as the preferred approach. Where this is not possible or justified, appropriate provision for preservation by record may be an acceptable alternative dependent upon their significance. Any archaeological recording should be by an approved archaeological body and take place in accordance with a specification and programme of work to be submitted to and approved by the Borough Council in advance of development commencing.

**Policy IMP1** The Borough Council will continue to work with relevant service providers to identify and deliver the infrastructure that is needed to support the development set out in this Plan.

### **Chilmington Green Area Action Plan (AAP) (2013)**

**Policy CG0** When considering development proposals within the Chilmington Green AAP area, the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

**Policy CG1** Chilmington Green will become a major new, sustainable, development in line with the aims and objectives of the Core Strategy. Each main phase of the development will be sustainable in its own right, through the provision of the required social and physical infrastructure.

**Policy CG2** The District Centre will become the focal point of the community and be delivered in the first phase of the development. The form of the District Centre will help to generate a critical mass to support public transport and local services and create a vibrant street-scene.

**Policy CG13A** A Travel Plan shall be provided to bring together the different transportation elements necessary to support the proposed development.

**Policy CS15** Sites for three 2 form entry primary schools, and one 1 form entry primary school with the capability for future expansion to 2 form entry (all on sites of minimum 2.05 ha), shall be provided at the locations indicated on Strategic Diagram 1. Each site will be transferred by the developers to the relevant

Proposed 2FE Primary School at Chilmington Green, Ashford –  
AS/19/705 (KCC/AS/0088/2019)

---

education authority in line with trigger points to be agreed with the county council, and in a form which is consistent with the relevant site transfer requirements. The primary schools should be well connected by foot and cycle to the District Centre or the Local Centres.

**Policy CG19** Development at Chilmington Green shall be carbon neutral, in line with the guidance contained within the Sustainable Design and Construction SPD. These requirements will be achieved through the delivery of a range of on-site design measures, as well as through the delivery of low and zero carbon on-site technologies.

**Policy CG21** Development at Chilmington Green will avoid the loss of locally important ecological networks and semi natural habitats. Where any part of the development would impact on important ecological assets, it will be necessary to demonstrate that appropriate mitigation is already in place and suitably established, prior to the commencement of that part of the development. The provision of ecological enhancement and mitigation measures will be needed to support each phase of the development.

Ashford Borough Council **Supplementary Planning Guidance**

**Chilmington Green Design Code SPD 2016**  
**Residential Parking and Design Guidance SPD 2010**  
**Sustainable Drainage SPD 2010**  
**Landscape Character SPD 2011**  
**Residential Space and Layout SPD 2011**  
**Sustainable Design and Construction SPD April 2012**  
**Public Green Spaces and Water Environment SPD April 2012**  
**Dark Skies SPD 2014**

Consultations

22. **Ashford Borough Council** comments as follows on the revised proposal:

1. The proposals for the land at the front of the school and the interface with the public realm of the future District Square are not of a sufficient high quality or standard given the role the Chilmington District Centre has at the heart of the new development at Chilmington Green in providing a vibrant, high quality focal point for business and community engagement and the role the school has in this regard. This would be contrary to the provisions of Policies CG1 and CG2 of the Chilmington Green Area Action Plan.
2. Concern is expressed about the value placed on the pre-application process by the applicant given the inclusion of the landscaping at the front of the school in pre-application consultation submissions and its omission from the formal submission, in full knowledge of its importance to the Borough Council and the Design Panel. Furthermore, once the application was submitted, there was reluctance to meaningfully engage with the Borough Council in order to secure any additional



Proposed 2FE Primary School at Chilmington Green, Ashford –  
AS/19/705 (KCC/AS/0088/2019)

---

amendments.

The Council therefore raises an OBJECTION to the proposal.

Should Kent County Council grant themselves planning permission notwithstanding this, the following conditions are suggested:

1. Time condition
2. Materials/samples to be submitted
3. Joinery, colour finish and depth of reveals
4. Details of the jointing and cladding panels
5. Solar panels to be provided
6. Details of hard and soft landscape proposals
7. Parking and KCC highway conditions
8. Full provision of cycle parking to be provided
9. Electric vehicle Charging points to be provided for all on site car parking
10. Contaminated land condition
11. Ecological, mitigation and biodiversity enhancements
12. The proposed development should comply with the requirements of Policy ENV11 of the Ashford Borough Council Local Plan 2030 and achieve a BREEAM 'Very Good' standard and at least a 40% improvement in water consumption against the baseline performance of the building, unless it can be demonstrated by the applicant that it is not feasible or viable."

**Great Chart with Singleton Parish Council** consider the overall design of the building to be nice, but observe that there are no shower facilities for staff who cycle to work and no electric vehicle charging points. Additional cycle storage is suggested, and it is requested that off site parking restrictions are imposed to promote good parking from the outset.

**Kent County Council Highways and Transportation** raise no objection to the proposal, subject to the following matters being covered by relevant planning conditions:

1. Submission of a Construction Management Plan to be approved before the commencement of any development on site, and to be implemented in accordance with those details, which will include the following requirements:
  - (a) Routing of construction and delivery vehicles to / from site
  - (b) Parking and turning areas for construction and delivery vehicles and site personnel
  - (c) Timing of deliveries
  - (d) Provision of wheel washing facilities
  - (e) Temporary traffic management / signage
2. Provision and permanent retention of the vehicle parking spaces shown on the submitted plans, including EV charging points prior to the use of the site commencing.
3. Provision and permanent retention of the cycle parking facilities shown on the submitted plans prior to the use of the site commencing.
4. Provision and permanent retention of the pedestrian visibility splays shown on the submitted plans prior to the use of the site commencing.

Proposed 2FE Primary School at Chilmington Green, Ashford –  
AS/19/705 (KCC/AS/0088/2019)

---

5. Gates shall be hung to open away from the highway.
6. The access details shown on the submitted plans to be provided prior to the use of the site commencing.
7. Submission of a School Travel Plan to be approved prior to occupation of the development. The Travel Plan shall remain in force for the duration of the approved use, and there shall be an annual review for a minimum of 5 years.

**The County Council's School Travel Plan Advisor** no comments received to date.

**The County Council's Public Rights of Way Officer** confirms that their department is currently processing an application to divert Public Right of Way (PROW) AW219 under the Town and Country Planning Act on behalf of Ashford Borough Council. Until such time as that legal process is complete the PROW alignment remains as shown on the definitive map.

Therefore, should permission be granted a condition of consent is required to ensure that no development takes place over the PROW until confirmation of its diversion/extinguishment and certification of the new route. General informatives are also suggested regarding obstruction of a PROW.

**Environment Agency** raises no objection to the proposed development subject to a condition requiring development to cease should contamination not previously identified be found to be present at the site until such time as a remediation strategy has been submitted to and approved by the County Planning Authority.

**The County Council's Biodiversity Officer** raises no objection to this application and is satisfied that sufficient ecological information has been submitted to demonstrate that protected species would not be adversely affected by the proposed development, subject to the imposition of conditions, as set out below:

#### Badgers

A survey has identified an active badger sett in the south-east corner of the development site. The sett is considered to be an outlier sett and the updated information states the badger tunnels, that lead away from the development site, are unlikely to go towards the ploughed arable field. A small proportion of the proposed sports field and car park fall into the 30m buffer-zone around the sett but not into the 20m buffer-zone so to ensure no significant impacts occur to the sett, mitigation measures have been proposed by the applicant which are considered acceptable. *A condition of consent must ensure that the development is undertaken in accordance with submitted details.*

Additionally, as badgers are highly mobile and because works may not commence for a long period of time, we advise that a walkover survey is carried out prior to the commencement of works within the 30metre buffer zone to see if the badger status has changed on-site. *To secure the implementation of these measures, we advise that a condition is attached to planning permission.*

#### Reptiles

Common lizard and slow-worm have been found to be present on-site. An off-site receptor site for the translocation of reptiles, along with associated methodology, has

Proposed 2FE Primary School at Chilmington Green, Ashford –  
AS/19/705 (KCC/AS/0088/2019)

---

been proposed and is considered acceptable. *A condition of consent must ensure that the development is undertaken in accordance with submitted details.*

Dormice

As the site's hedgerow sits outside the red-line boundary, it is considered that any further alterations to hedgerow (which would be a potential impact to dormouse habitat) are not within the remit of this application.

Ecological Enhancements

In alignment with paragraph 175 of the National Planning Policy Framework 2019, the implementation of enhancements for biodiversity should be encouraged. We remind the applicant that enhancements must be in addition to any necessary mitigation measures. To secure the implementation of enhancements, *a condition should be imposed requiring the submission of details of biodiversity enhancement measures within 6 months of commencement of the development.*

**The County Archaeologist** raises no objection to this application subject to the imposition of a condition requiring the implementation of a phased programme of archaeological work, to be undertaken in accordance with a written specification and timetable which must be submitted for approval prior to commencement of the development.

**The County Council's Flood Risk Team (SuDs)** raises no objection to the application subject to the imposition of conditions requiring the submission of a detailed sustainable surface water drainage scheme prior to commencement of the development (other than works associated with the installation of the foundations) and the submission of a verification report prior to occupation of the development (or within an agreed timeframe).

Local Member

23. The local County Member, Mr Charlie Simkins, was notified of the application on the 25 April 2019. No views have been received to date.

Publicity

24. This application was publicised by an advertisement in a local newspaper, the posting of 2 site notices and the individual notification of 7 nearby residential properties

Representations

25. At the time of compiling this report, no letters of representation from local residents had been received.

Discussion

Introduction

26. In considering this proposal regard must be had to the Development Plan Policies outlined in paragraph 21 above. Section 38(6) of the 2004 Planning and Compulsory Purchase Act states that applications must be determined in accordance with the

Proposed 2FE Primary School at Chilmington Green, Ashford –  
AS/19/705 (KCC/AS/0088/2019)

---

Development Plan unless material considerations indicate otherwise. Therefore, this proposal needs to be considered in the context of Development Plan Policies, Government Guidance, including the National Planning Policy Framework (NPPF) and the Planning for School Development Policy Statement, and other material planning considerations arising from consultation and publicity.

27. In this case the key determining factors, in my view, are the principle of the development and need, design, massing and siting including landscaping of the site, sustainable design and construction, access and highways matters, ecological matters, and the policy support for the provision and development of schools to ensure that there is sufficient provision to meet growing demand, increased choice and raised educational standards, subject to being satisfied on other material considerations. In the Government's view the creation and development of schools is strongly in the national interest and planning authorities should support this objective, in a manner consistent with their statutory obligations. In considering proposals for the creation, expansion and alteration of schools, the Government considers that there is a strong presumption in favour of state funded schools, as expressed in the National Planning Policy Framework and reflected in the Policy Statement for Schools. Planning Authorities should give full and thorough consideration to the importance of enabling such development, attaching significant weight to the need to establish and develop state funded schools, and making full use of their planning powers to support such development, only imposing conditions that are absolutely necessary and that meet the tests set out in paragraph 55 of the NPPF.

Principle of the Development and Need

28. As outlined in paragraph 1 of this report, the proposed 2 Form Entry (FE) Primary School is to be provided as part of a new major residential development at Finberry (also referred to as Cheesemans Green). Outline planning approval for a Primary School has already been granted by Ashford Borough Council as part of the approved overall site masterplan and development brief, which also includes the provision of 1100 homes and approximately 70,000sqm of business floorspace. I am therefore of the opinion that the principle of the development has been assessed by the Borough Council and accepted in the granting of outline approval. It is the detail of the proposal before us that must now be assessed.
29. In addition, as outlined in paragraph 21 of this report, great emphasis is placed within planning policy generally, specifically paragraph 94 of the NPPF, on the need to ensure that a sufficient choice of school places is available to meet the needs of existing and new communities. The NPPF states that Planning Authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. The NPPF further states that Planning Authorities should give great weight to the need to create, expand or alter schools. The Policy Statement – Planning for Schools Development (15 August 2011) also sets out the Government's commitment to support the development of state funded schools and their delivery through the planning system. There is a presumption in favour of the development of state funded schools expressed in both the NPPF and the Policy Statement – Planning for Schools Development.
30. Kent County Council, as the Strategic Commissioner of Education Provision in the County, is responsible for ensuring that there are sufficient school places of high quality for all learners. As set out in paragraphs 6 & 7 of this report, the wider Chilmington

Proposed 2FE Primary School at Chilmington Green, Ashford –  
AS/19/705 (KCC/AS/0088/2019)

---

Green development will, when complete, include up to 5,700 new homes, which is forecast to generate a demand for 1,600 Primary School places. To meet this demand, the wider development would be serviced by three 2FE Primary Schools and one 1FE Primary School, in addition to an 8FE Secondary School. There are an existing seven Primary Schools within the local area, none of which have the capacity to accommodate the pupils that would result from the new housing stock. Therefore, this application is proposing the first Primary School at Chilmington Green, to provide places for the occupants of Phase 1 of the housing development.

31. Based on the above, in my view, it is evident that there is a clear case of need for additional Primary School places within Ashford, specifically within the Chilmington Green development as new housing stock is completed and occupied. Support for the provision of school places is heavily embedded in the NPPF, the Planning for School Development Policy Statement, and local Planning Policy, and I consider that the need for the development should be given significant weight in this instance. I therefore accept the need for Chilmington Green Primary School, subject to being satisfied on the relevant material considerations set out below.

Pre-application discussions and amendments to the scheme following submission

32. As set out in paragraph 22 of this report, Ashford Borough Council raise objection to this application, and express concern regarding the 'value placed on the pre-application process by the applicant given the inclusion of the landscaping at the front of the school in pre-application consultation submissions and its omission from the formal submission'. Furthermore, the Borough Council state that once the application was submitted, there was reluctance by the applicant to 'meaningfully engage with the Borough Council in order to secure any additional amendments'.
33. First, as set out in paragraph 4 of this report prior to submission of this application, the design proposal evolved following a process of regular meetings with stakeholders and Ashford Borough Council, including a Design South East Review Panel and presentation to Member's of the Borough Council Planning Committee. The key message that came out of those meetings was the importance the Borough Council placed on providing a building with a 2 storey frontage to Mock Lane and the 'District/Market Square'. As a result of that requirement, the initial school layout was completely reoriented so that the hall and other community facilities were on the Mock Lane frontage. The applicant advises that initial pre-application discussions related to a scheme that included planters to the Mock Lane boundary, as referenced by the Borough Council in their objection. These planters were staggered/stepped and were proposed to form the secure boundary to the Mock Lane frontage. However, this met with objection from the Academy Trust and the Education Authority due to security, maintenance and health and safety concerns. The scheme was subsequently amended prior to submission to omit the planters and include a 1.2metre high fence along the Mock Lane boundary instead. I am advised that the Borough Council were advised of that amendment in further pre-application discussions with the applicant.
34. Furthermore, as part of the scene setting for this application, and in setting out how the scheme has changed and progressed as a result of pre-application discussions with the Borough Council, the applicant has provided the County Planning Authority with copies of written correspondence from Officers at the Borough which express support for the amended scheme at the pre-submission stage. It is also of note that the pre-application

Proposed 2FE Primary School at Chilmington Green, Ashford –  
AS/19/705 (KCC/AS/0088/2019)

---

process and the resulting design changes has delayed the opening of the school by an academic year.

35. Following submission of the application, and receipt of further design concerns from the Borough Council, the applicant and the County Planning Authority met with the Borough Council. As set out in paragraph 5 of this report, the following amendments were made to the submission as a direct result of that meeting;
- Boundary fencing amended to reduce the extent of 1.8m high security fencing, removing all fencing to the front of the building to create an active frontage with the District/Market Square, and replacing it with 1.2 m high roll-top anti-trap railings where appropriate;
  - Rainscreen cladding to the nursery re-orientated to replicate the hall;
  - Glazing on the north and east elevations of the nursery simplified;
  - Windows to the chair store & kitchen servery omitted;
  - Ribbon glazing to the hall omitted;
  - The fenestration of the high-level glazing within the hall revised;
  - High-level louvred panels to the glazed screens omitted where not required, and replaced with spandrel panels;
  - Openings formed in the existing hedgerow adjacent to the main entrance and vehicle entry/ exit points to enable access;
  - Cycle store re-orientated;
  - Extent of the external canopies reduced in line with the basic needs provision of BB103;
  - Rooflights omitted from the roof plan and a zone identified for the inclusion of a photovoltaic array to produce 10% of the school's energy consumption from renewables;
  - Inclusion of 5 Electric Vehicle Changing Spaces;
  - Additional tree and shrub planting included;
36. In considering the above, I am of the view that the applicant has met reasonable requirements for engagement with the Borough Council as a consultee on this application, at both the pre-application stage and during the determination of the application. The applicant would normally only seek pre-application advice and guidance from the County Planning Authority, as the determining authority. In this instance, the scheme has been amended in an attempt to address the Borough Council concerns at both the pre-application stage and during the determination of the application. I am therefore satisfied with the level of engagement between the applicant and the Borough Council, and consider that the applicant has done all it practicably can (considering the needs and requirements imposed by the Education Authority and the Department for Education (DFE)) to address the Borough Councils views and concerns. However, the merits, acceptability and suitability, or otherwise, of the site layout and building design must be considered and addressed. These are considered below.

Design and siting including landscaping of the site

37. As set out in paragraph 12 of this report, the form and massing of the building is based on the Department for Education's (DFE) Baseline Design Model (Basic Needs), which has been specifically designed to align with the DFE's stringent requirements for floorspace, environmental performance and specification, and cost. Although this is a standardised baseline design, the applicant has provided additional funding in this case

Proposed 2FE Primary School at Chilmington Green, Ashford –  
AS/19/705 (KCC/AS/0088/2019)

---

to enable the architects to design a scheme that is of a higher quality than that generally possible within the DFE Baseline Design Model.

38. As out in paragraphs 32 – 36, the design of the development, including the site layout, building design and landscaping, has been amended following the original submission of the application to address initial concerns raised by Ashford Borough Council. However, the Borough Council continue to express concern regarding the interface of the school with the future District Square. As set out in paragraph 22, the Borough Council raise objection to the application and comment as follows:

*“The proposals for the land at the front of the school and the interface with the public realm of the future District Square are not of a sufficient high quality or standard given the role the Chilmington District Centre has at the heart of the new development at Chilmington Green in providing a vibrant, high quality focal point for business and community engagement and the role the school has in this regard. This would be contrary to the provisions of Policies CG1 and CG2 of the Chilmington Green Area Action Plan”*

39. With regard to Policy CG1 of the Chilmington Green Area Action Plan (AAP), which requires each phase of the wider Chilmington Green development to be sustainable in its own right, this will be addressed and discussed in the sustainability section of this report. As set out in paragraph 21 of this report, Policy CG2 of the AAP states that the District Centre will become the focal point of the community, with a vibrant street scene. The northern elevation of the Primary School, fronting Mock Lane, would lie to the south of that District Square and would therefore be a key building within it. However, plans for surrounding development are yet to be submitted and/or approved by the Borough Council, and the applicant therefore does not have any adjacent building designs to draw from in the design of the school. In such circumstance, the Chilmington Green Design Code SPD 2016 has been the applicants only guide in developing a design that would complement surrounding development, and the materials selection and design principles are in accordance with the document.
40. Before discussing the merits of the design of the building itself, I will first discuss the site layout, boundary treatment and landscaping, including the interface with the future District Square. As discussed above, the applicant has made a number of key changes to the scheme, both prior to submission and following the submission in response to the Borough Council’s concerns. The site layout as proposed, with the building to the north of the site, orientated so that the hall, main entrance and other publicly accessed areas face onto the District Square, with teaching facilities to the south, appears logical and practicable, whilst also enabling a public interface with the future District Square. The Borough Council’s requirement for a 2 storey building frontage directly facing the square has been achieved in the current scheme. Car parking to the east of the site is again logical, linking with the new road which would provide vehicular access, in addition to some pedestrian access. Playing fields and hard courts are located to the south and west of the site, which again is a location which would work well operationally for the school. I am therefore satisfied that the site layout as proposed is acceptable and would successfully balance the requirements of the Education Authority and the DFE, in addition to the Borough Council’s need for a 2 storey building to the District Square frontage.
41. Landscaping and boundary treatment, including the building’s interface with the future District Square, remains a concern for the Borough Council who would wish to see more

Proposed 2FE Primary School at Chilmington Green, Ashford –  
AS/19/705 (KCC/AS/0088/2019)

---

of the building being back of pavement and additional planting and landscaping to the northern site boundary. With regard to the fencing and boundary treatment, when this application was originally submitted the site boundary was to be secured with 1.8 weldmesh fencing, with the exception of a small section from the north eastern corner of the site to the north western corner, along the Mock Lane site frontage which was proposed to be secured with 1.2 metre high roll top fencing. As a result of the Borough Council's desire for a 'back of pavement' development, with no boundary treatment along the northern site boundary the applicant amended the boundary fencing proposals, which are now as set out in paragraph 18 of this report. The school's secure boundary (1.8metre high black weldmesh fencing) now runs from the western end of the northern elevation of the building, around the western and southern site boundaries, and to the eastern site boundary up the vehicular entrance. From there, the secure line runs into the site, to the western side of the car parking and drop off area, and ends at the eastern end of the building. The remainder of the eastern site boundary and the northern boundary up to the main school entrance, is proposed to be delineated with 1.2metre high roll top fencing, again powder coated black. As set out in paragraph 13, the school entrance and school hall, would be 'back of pavement' (no fencing/boundary treatment) linking directly in the District/Market Square to the north.

42. Whilst I recognise that the Borough Council would like the whole of the northern elevation of the school to be 'back of pavement', this is not achievable due to the exacting requirements of the Education Authority, maintenance, security, health and safety considerations, and most importantly safeguarding issues. Where possible the design has been revised to accommodate as much of the development as 'back of pavement' as feasible. The school hall and main entrance, which form the main focal design elements of the northern elevation and would be the main public areas of the school, would be back of pavement, with a direct interface onto the District Square. In addition, the applicant has also amended, at the Borough Council's request, the indicative landscaping scheme to show evergreen tree planting to the northern site boundary and to the eastern site boundary between the car park and site boundary. There are however some elements where it is not possible to achieve 'back of pavement'. This includes the nursery and teaching spaces which are unable to have windows that face directly onto public areas without a degree of separation, or direct public access.
43. In considering the above, I am of the view that the applicant has amended the scheme as far as practicably possible to address the concerns of the Borough Council with regard to boundary treatment, landscaping and the public interface with the future District Square. The applicant has removed as much fencing as possible to make the main entrance and school hall 'back of pavement', has lowered boundary fencing to the north and western boundaries, and included additional planting. Should permission be granted I consider that a landscaping scheme, to include details of all new planting, treatment to hard surfacing, and a detailed fencing specification, should be submitted for the approval of the County Planning Authority. Subject to that condition, I am satisfied that the building would sit well within the wider District Square, and would not, in my view, undermine the Borough Council's vision of a vibrant street scene, as set out in Policy CG2 of the AAP. I therefore see no reason to refuse the application on these grounds.
44. With regard to the design of the building itself, this again has met with concern from the Borough Council as they do not consider that the design would result in a building that would be a focal point for the District Square. In response, the applicant advises that



Proposed 2FE Primary School at Chilmington Green, Ashford –  
AS/19/705 (KCC/AS/0088/2019)

---

the form and massing of the building is based on the Department for Education's (DFE) Baseline Design Model (Basic Needs), which has been specifically designed to align with the DFEs stringent requirements for floorspace, environmental performance and specification, and cost. Although this is a standardised baseline design, the applicant has provided additional funding in this case to enable the architects to design a scheme that is of a higher design quality than the generally accepted DFE standard.

45. It should be noted that there is very little opportunity to depart from the Government imposed design templates for new schools if Government funding is to be achieved, and that earlier examples of more individual or iconic Kent school building designs are no longer possible under the current Government's funding criteria. The current design templates may be less striking in their visual appearance to some commentators, but they have the advantages of being functionally compact and ergonomically cost effective to construct, run and maintain, as well as achieving sound environmental performance standards. The applicant has however, made a number of changes to the fenestration following the initial submission of the application which, together with the use of external materials and varied roof form, in my view moves away from the standard design approach and adds to the individuality of this school, whilst maintaining its functionality and deliverability.
46. As set out in paragraphs 13-15 of this report, the focal points of the building design are located on the main school frontage which would form part of the District Square. To the east of that elevation the nursery would sit under a mono-pitched roof, with vertical rainscreen cladding in various shades of blue forming the elevations, set under a dark grey aluminium fascia. Likewise, the school main entrance and hall, to the centre and western end of that elevation, would sit under a similar monopitched roof, projecting higher than the flat roofed sections of the school, with a focal glazing area forming the main entrance and the hall clad in the same material as the nursery. Lighting and signage would further accentuate the school's main entrance. As discussed above, the school entrance and school hall, which are non-teaching spaces, would be 'back of pavement' linking directly to the future District/Market Square to the north.
47. The teaching accommodation to the south of the school frontage would be within a flat roofed section of the building finished in a buff facing brickwork, with external canopies providing outdoor teaching and circulation space. All windows and doors would be grey powder coated aluminium, as would the louvres and the parapet capping. The applicant advises that the external materials proposed are robust and could withstand heavy use without relying on excessive maintenance, and would weather well, not attract dirt or be easily damaged, whilst achieving a high standard of finish. The applicant further advises that the choice of materials was influenced by the Chilmington Green Design Code (Palette C – District/Market Square).
48. The design of the focal point of the building would, in my view, add to the school's public presence within the wider development, specifically the District Square, creating a clear and visible entrance point to the school. The blue cladding panels would give the school a clear identity and would visually link the nursery section of the building with the main school. Set under the mono-pitched roof, the main entrance would be clearly identifiable, further emphasised by feature lighting and appropriate school signage. Being back of pavement, the entrance to the school would read as part of the main District Square.

Proposed 2FE Primary School at Chilmington Green, Ashford –  
AS/19/705 (KCC/AS/0088/2019)

---

49. The design of the school building is, in my view, above and beyond that of the initial standardised DFE Baseline Model from which this school derives. The general design as proposed is appropriate for the internal layout and users of the internal space. I consider that the school building would have clear individual design characteristics giving the school a sense of identity within the wider housing and commercial development. The applicant has provided indicative details of external materials, however, in my view, it would be appropriate to seek further and final details of all materials to be used externally pursuant to condition, should permission be granted. In addition, to satisfy the requirements of the Borough Council, details of joinery and jointing regarding windows and the cladding should also be required.
50. In summary, the school building would respect the character of the site and would not detract from the overall quality of the surrounding area and its future development. I consider that the proposed school development is in accordance with the principles of Development Plan Policy, including Policy CG2 of the Chilmington Green Area Action Plan, and would respect the character and appearance of future surrounding development, specifically the District Square, in terms of scale, massing, design and appearance. Subject to the imposition of the conditions outlined above, I do not consider that the design, massing, or scale of the building would have a detrimental impact upon the appearance or amenity of the locality and future surrounding development, and, therefore, would be acceptable.

Access, parking and highway issues

51. Although no objections have been raised by consultees and/or the local community with regard to access and highway matters, it is important to discuss the access arrangements proposed. As outlined in paragraph 16 of this report, the vehicular entrance and exit points would both be located to the eastern boundary of the site, forming an on-site one way circulation route, from the entrance to the south to the exit to the north. 54 car parking spaces are proposed (36 staff and 18 for visitors) 5 of which would be electric vehicle charging bays. An on-site 'kiss and drop' pick-up and drop-off loop is also proposed. These access arrangements and car parking areas would link with the wider Chilmington development and the transport links that would run through it, including the road to the immediate eastern boundary of the school which is constructed but not yet operational.
52. With regard to pedestrian access, this is primarily proposed to be via the north of the building, via Mock Lane and the 'District/Market Square' (as discussed above), although further pedestrian access is proposed to the eastern site boundary, adjacent to the vehicular entrance. Covered cycle parking for 9 cycles is proposed to the east of the school building, adjacent to the vehicle exit point. With regard to cycle parking, Great Chart and Singleton Parish Council suggest that additional cycle storage is provided, but the applicant advises that the provision accords with required standards, and it should be noted that the provision of 9 spaces has not met with objection from Highways & Transportation (H&T) or the Borough Council.
53. The Parish Council further state that electric vehicle charging spaces should be provided, in addition to off-site parking restrictions. With regard to electric vehicle charging spaces, 5 are now included in the scheme as a result of the revisions made by the applicant since submitting the application. This accords with the guidance provided by H&T, which suggests that 10% of all new car parking should provide facilities for electric vehicles. Ashford Borough Council's list of suggested conditions includes a

Proposed 2FE Primary School at Chilmington Green, Ashford –  
AS/19/705 (KCC/AS/0088/2019)

---

condition requiring all new car parking to provide electric vehicle charging points, but in considering the advice of H&T, and the fact that a high proportion of private vehicles still use fossil fuels and would not need or use such facilities, I consider a 10% provision to be reasonable in this case. With regard to off-site parking restrictions, this would be a matter for the Borough Council to consider as part of future detailed planning applications for surrounding land uses and infrastructure and cannot be imposed here as the surrounding road network is not in situ.

54. Highways and Transportation raise no objection to the application, subject to various matters being covered by relevant conditions of consent, should permission be granted. One of the required conditions relates to construction activities and will be discussed later in this report. The remaining conditions relate to the provision of the matters discussed above, namely the provision and retention of car parking, access and circulation space, including 5 electric vehicle charging bays, prior to first occupation of the school, the provision and retention of cycle parking prior to first occupation of the school, the provision and retention of vehicle and pedestrian visibility splays prior to first occupation of the school, and a requirement that gates open away from the highway. These conditions would also satisfy the requirements of the Borough Council.
55. In addition, a further condition of consent would require the submission and approval of a School Travel Plan within 6 months of first occupation of the new school. Although H&T request that a Travel Plan be submitted prior to occupation, I consider that, as the surrounding road network and housing development is yet to be completed, and that the school roll would be relatively low for the first few years of occupation, the submission of the detailed Travel Plan be required within 6 months of first occupation of the school. That would enable a more informed Travel Plan to be submitted (via the County Council's Jambusters System) for approval once the school is in operation. Should Members be minded to grant permission, a condition of consent would be imposed in that regard, including a requirement for ongoing monitoring and review.
56. Subject to the imposition of the conditions required by Kent County Council Highways and Transportation as outlined above, I consider that the development would not have a significantly detrimental impact upon the local highway network and, therefore, see no reason to refuse the application on these grounds.

#### Public Right of Way

57. As set out in paragraph 3 of this report, Public Right of Way (PROW) AW219 runs in a north south direction along the western boundary of the application site, and would cross the south west corner of site, where the hard surface play courts and ecology zone are proposed. The County Council's PROW Officer confirms that their department are currently processing an application to divert the PROW, and until such time as that legal process is complete the PROW alignment remains as shown on the definitive map. Therefore, the PROW Officer requires a condition to ensure that no development takes place over the PROW until confirmation of its diversion/extinguishment and certification of the new route. Therefore I advise that, should permission be granted, the above condition would be imposed upon the planning consent, in addition to the inclusion of an informative drawing the applicants attention to the advice given by the PROW Officer regarding obstruction to the PROW.

Proposed 2FE Primary School at Chilmington Green, Ashford –  
AS/19/705 (KCC/AS/0088/2019)

---

Sustainable design and construction, including SuDs

58. Development Plan policies require developments to be sustainable and to address issues of climate change. In particular, as set out in Ashford Borough Council's suggested list of planning condition, Policy ENV11 of the Borough Councils Local Plan 2030 requires all major non residential development to achieve BREEAM 'very good' standard. Further, the Policy requires that at least a '40% improvement in water consumption against the baseline performance of the building', unless demonstrated that not to be practicable. In addition, Policy CG1 of the Chilmington Green Area Action Plan required each phase of the wider Chilmington Green development to be sustainable in its own right. As a general principle, where it is able to do so, the applicant should meet the key objectives of development plan policies which promote sustainable design and construction. However, this does need to be balanced against making sure that the design quality of the project as a whole is still achieved and maintained, and without unduly compromising other elements of the proposal in delivering this important community building.
59. First, with regard to BREEAM, although this development is not being assessed specifically under BREEAM, the applicant advises that the scheme has been designed to meet the equivalent of a BREEAM rating of 'Very Good'. It should be noted that undertaking the BREEAM assessment regime is itself an expensive process and therefore diverts funds away from elements that otherwise can be incorporated into the actual development. As outlined in paragraph 20 of this report the applicant advises that energy consumption has been a key consideration of the design proposals which has informed both the layout and orientation of the building, i.e. the east/ west aspect of the classrooms ensure a consistent ambient temperature throughout the day without excessive temperature variations during the summer months. Together with mixed-mode environmental controls, openable windows provide a source of natural ventilation and cooling and therefore reduce the demand on the building management system (BMS) to maintain a comfortable working/ learning environment. The applicant further advises that natural day-lighting would be used to create an efficient, user friendly and inspiring internal environment. As well as enhanced basic construction technologies, the building is proposed to feature the following:
- Highly-insulated building envelope;
  - Low air-permeability envelope;
  - LED lighting system;
  - BREEAM A-rated materials where appropriate;
  - Low-E double glazing;
  - Low Surface Temperature radiator panels;
  - Waste management for recycling;
  - Hybrid ventilation system;
  - An area of the flat roof allocated for an array of solar PV panels; &
  - 5no. EV charging bays equivalent to 10% of the total on-site parking provision.
60. In considering the sustainable credentials of the scheme as set out above, and the fact that the building has been designed to an equivalent of a BREEAM rating of 'very good', I am satisfied that the proposals accord with the underlying principle of Ashford Borough Council Local Plan Policy ENV11 in regard to sustainable design and BREEAM. However, to ensure that these features are not lost from the scheme as the construction progresses (should permission be granted), I would advise that a condition of consent be imposed to require the building to meet a BREEAM or equivalent standard of 'very good'. This would also satisfy the Borough Council's requirements.

Proposed 2FE Primary School at Chilmington Green, Ashford –  
AS/19/705 (KCC/AS/0088/2019)

---

61. With regard to the '40% improvement in water consumption against the baseline performance of the building', the applicant has confirmed that the specification of sanitaryware and taps within the school building meet or better the requirement of 40%, with the exception of the children's toilets which need to have a lever handle flush due to the age of the children being unable to use a pneumatic flush. I am therefore satisfied that the proposed building would satisfy the requirements of Policy ENV11 of the Borough Council's Local Plan 2030 with regard to water consumption, and that the condition outlined in paragraph 60 would ensure that the sustainable credentials of the scheme are delivered.
62. Further, the County Council's Flood Risk Team (SuDs) raise no objection subject to the imposition of conditions. The Flood Risk Team require the submission of a detailed Sustainable Surface Water Drainage Scheme prior to the commencement of the development (other than works associated with the installation of the foundations), and the further submission of a verification report prior to occupation of the development (or within an agreed timeframe). Should permission be granted, the conditions as outlined above would be imposed upon the consent to ensure that drainage of the site was both sustainable and effective.
63. In considering the information provided by the applicant, specifically that the building has been designed to meet the equivalent of the BREEAM rating of 'very good', and that water consumption requirements are achieved, I am of the view that the development as proposed meets the key objectives of Policy ENV11 and other Development Plan Policies, including Policy CG1 of the Chilmington Green Area Action Plan, which promotes sustainable design and construction. Subject to the imposition of the conditions of consent outlined above, I see no reason to refuse the application on this ground.

#### Land contamination

64. The Environment Agency raises no objection to the proposed development subject to a condition requiring development to cease should contamination not previously identified be found to be present at the site until such time as a remediation strategy has been submitted to and approved by the County Planning Authority. The Borough Council also request such a condition. Therefore, should permission be granted the required condition would be imposed upon the consent.

#### Ecology

65. The County Council's Biodiversity Officer has been consulted on this application and has no objection, as set out in paragraph 22 of this report. However, due to the presence of a badger sett, common lizards and slow worms on the site, the following matters are required to be covered by suitably worded planning conditions;
- development to be undertaken in accordance with the submitted badger mitigation proposals;
  - no works no commence within the 30 metre buffer zone around the badger sett until a walkover survey has been undertaken and results submitted for approval, along with details of any further required mitigation;
  - development to be undertaken in accordance with the submitted reptile mitigation proposals;

Proposed 2FE Primary School at Chilmington Green, Ashford –  
AS/19/705 (KCC/AS/0088/2019)

---

- submission of details of biodiversity enhancement measures within 6 months of commencement of the development.

66. In addition to the above, I consider that a further condition of consent should be imposed to ensure that there is no tree/hedge removal during the bird breeding season, unless supervised by a suitably qualified ecologist. Subject to the imposition of the conditions outlined above, I am of the view that the development would not have a detrimental impact upon ecology/biodiversity interests.

#### Archaeology

67. The application site is located within an Area of Archaeological Potential and, as part of a wider Chilmington Green development, the surrounding area has been subject to archaeological investigations. The County Archaeologist was consulted on this application and raises no objection subject to the imposition of a condition requiring the implementation of a phased programme of archaeological work, to be undertaken in accordance with a written specification and timetable which must be submitted for approval prior to commencement of the development. Subject to the imposition of that condition, I am satisfied that the development would not have an adverse impact on archaeological interests.

#### External lighting

68. As outlined in paragraph 20 of this report, limited details with regard to the external lighting scheme have been provided at this stage. The applicant states that external areas would be lit with LED light sources using low level bollard lighting and column lighting. Given the limited details provided I consider that, should permission be granted, it would be appropriate to reserve details by condition so that the type and position of any external lighting, including lighting of the buildings for security and wayfinding, and lighting of the car parking and access areas, can be controlled to ensure any potential nuisance from light pollution can be minimised.

#### Residential amenity and construction matters

69. No issues regarding specific residential amenity have been raised by consultees and/or objectors to the proposal, due in part to the fact that land surrounding the application site is yet to be developed. However, given the site layout and allocated surrounding land uses, I am satisfied that the proposed development is sufficiently distanced from any forthcoming neighbouring properties/community facilities to avoid any adverse impacts.

70. In accordance with the requirements of the Highways and Transportation advisor, I consider it appropriate that details of a full Construction Management Strategy be submitted for approval prior to the commencement of development. That should include details of the methods and hours of working, location of site compounds and operative/visitors parking, details of site security and safety measures, lorry routing, lorry waiting and wheel washing facilities, and details of construction accesses. Therefore, should permission be granted, a Construction Management Strategy would be required pursuant to condition and the development would thereafter have to be undertaken in accordance with the approved strategy.

Proposed 2FE Primary School at Chilmington Green, Ashford –  
AS/19/705 (KCC/AS/0088/2019)

---

### Conclusion

71. This proposal seeks to provide educational facilities for a major growth area of Ashford and would allow early provision of required community infrastructure. The principle of the provision of a school on this site has been established by the granting of outline approval by Ashford Borough Council as part of the overall site masterplan and development brief for the wider development at Chilmington Green. The applicant has modified the site layout and design of the school in response to pre-application engagement with stakeholders, including a Design Panel Review, and has made further amendments during the determination of this application as a result of concerns expressed by the Borough Council. In my view, the applicant has made significant efforts to address the concerns raised and has moved away from the standard EFA baseline design approach, adding to the individuality of the school whilst maintaining its functionality and deliverability.
72. In my view, the development would not give rise to any significant material harm and is in accordance with the general aims and objectives of the relevant Development Plan Policies, including the Chilmington Green Area Action Plan. The development is in accordance with the principles of the National Planning Policy Framework and the Planning Policy Statement for Schools (2011), which strongly supports and presumes in favour of the development of new state schools. Subject to the imposition of the conditions outlined throughout this report, I consider that the proposed development would not have a significantly detrimental impact on the character and appearance of the local area (to be developed in accordance with Ashford Borough Council planning approvals), the local highway network, ecological matters, or the amenity of future residents, and would accord with the principles of sustainable development as set out in the NPPF. In addition, support for the provision of school places is heavily embedded within the NPPF, the Planning for Schools Development Policy Statement, and local planning policy, and this development would satisfy a required need for primary school places within the Ashford area, specifically within the Chilmington Green development. Therefore, I recommend that permission be granted subject to appropriate conditions.

### Recommendation

73. I RECOMMEND that PLANNING PERMISSION BE GRANTED SUBJECT to conditions, including conditions covering:
- a 3 year time limit for implementation;
  - the development to be carried out in accordance with the permitted details;
  - the submission and approval of details of all materials to be used externally, including details of joinery, colour finishes, depth of reveals, and details of the jointing of the cladding panels;
  - the submission and approval of details of all external lighting, including hours of operation;
  - the submission and approval of a scheme of landscaping, including details of tree planting, soft landscaping, fencing & hard surfacing;
  - the submission and approval of a School Travel Plan within six months of occupation, and thereafter ongoing monitoring and review;
  - the provision and retention of car parking, access and circulation space, including 5 electric vehicle charging bays, prior to first occupation of the school;
  - the provision and retention of covered cycle parking prior to first occupation of the school;

Proposed 2FE Primary School at Chilmington Green, Ashford –  
AS/19/705 (KCC/AS/0088/2019)

---

- the provision and retention of vehicle and pedestrian accesses and visibility splays prior to first occupation of the school;
- all gates to open away from the highway;
- the development to meet the sustainable design standards set out in the application documents to meet a BREEAM or equivalent standard of 'very good';
- no tree/hedge removal during the bird breeding season;
- development to be undertaken in accordance with the submitted badger mitigation proposals;
- no works no commence within the 30 metre buffer zone around the badger sett until a walkover survey has been undertaken and results submitted for approval, along with details of any further required mitigation;
- development to be undertaken in accordance with the submitted reptile mitigation proposals;
- submission of details of biodiversity enhancement measures within 6 months of commencement of the development;
- no development to take place over the Public Right of Way until confirmation of its diversion/extinguishment and certification of the new route;
- implementation of a phased programme of archaeological work, to be undertaken in accordance with a written specification and timetable which must be submitted for approval prior to commencement of the development;
- the submission of a detailed Sustainable Surface Water Drainage Scheme prior to the commencement of the development (other than works associated with the installation of the foundations);
- the submission of a verification report prior to occupation of the development (or within an agreed timeframe);
- development to cease should contamination not previously identified be found to be present at the site;
- the submission of a Construction Management Strategy, including the hours of working, location of site compound and operative parking, wheel washing/cleaning facilities, lorry routing an waiting details, and details of the construction access & management of the site access;

74. I FURTHER RECOMMEND THAT the applicant BE ADVISED of the following informatives:

- With regard to the requirement to prepare and submit a (revised/amended) School Travel Plan, the applicant is advised to register with Kent County Council's Travel Plan Management system 'Jambusters' using the following link <http://www.jambusterstpms.co.uk>. Jambusters is a County Wide initiative aiding Schools in the preparation and ongoing monitoring of School Travel Plans.
- The applicant's attention is drawn to the letter from Public Rights of Way which contains general informatives with regard to works adjacent to and/or on a Public Right of Way.

|                           |              |
|---------------------------|--------------|
| Case officer – Mary Green | 03000 413379 |
|---------------------------|--------------|

|  |
|--|
| Background documents - See section heading |
|--|