

BAM CONSTRUCTION LTD

PARKSIDE SCHOOL, BROMSGROVE

EXTERNAL LIGHTING REQUIREMENTS

UPDATED SUPPORTING STATEMENT

AMENDED

09 / 06 75

14 SEP 2009
DEVELOPMENT CONTROL

SEPTEMBER 2009

APPENDIX 2

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TA Ref: HBGQ2000

LPA Ref:

Office Address: 9 Colmore Row
Birmingham
B3 2BJ

Telephone 0121 233 0902

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2. Application Site

- 2.1 The application site (as shown in **Appendix A**) comprises an area of land that includes the new school building as well as the adjacent service road and car park area. The school playing fields, multi-use games area, tennis courts and nature trail do not form part of the application site.
- 2.2 To the west and south of the application site is the wider school site. To the north of the site is The Flats, a residential street with cul-de-sacs that run perpendicular to the road and towards the application site boundary. As a result of this road arrangement, the dwellings and their back gardens are positioned side on to the northern boundary of the application site. There are also some open views from the application site into the adjacent cul-de-sacs.
- 2.3 To the east of the site is the existing Meadows Primary School and vehicular access to the application site from the corner of Santridge Lane, close to its junction with Stourbridge Road.

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3. Background & Proposals

Background

- 3.1 Parkside School is one of five schools in Bromsgrove District that was selected for redevelopment under the Government Department for Education and Skills (DfES) programme 'Building Schools for the Future' (BSF). The BSF programme is the biggest ever school buildings investment programme in Britain. The aim is to rebuild or renew almost every secondary school in England. Around £60m of investment is dedicated to Bromsgrove District in order to raise educational standards and widen the availability of facilities to local communities.
- 3.2 The BSF programme is undertaken by way of the Private Finance Initiative (PFI) whereby a Preferred Development Partner is selected by the Local Education Authority to develop, operate and maintain the school for a period of 30 years following construction.
- 3.3 The applicant was selected by Worcestershire County Council, as the Local Education Authority, to be the Preferred Development Partner for Parkside School. Prior to this, in 2004, the County Council had obtained Planning Permission for a new vehicular access (Ref: B/2004/0311) to the Parkside site to provide a new school there.
- 3.4 Since being appointed, the applicant worked with both Worcestershire County Council and Bromsgrove District Council to formulate acceptable proposals for a new school at the Parkside site.
- 3.5 In October 2005, the District Council granted Full Planning Permission for the *"construction of new First/Middle School with associated sports area; landscaping, car parking and access alterations"* (Ref: B/2005/1001) on the Parkside site.
- 3.6 Since the grant of planning permission for the school, the applicant has commenced implementation of the development, also discharging conditions attached to the Planning Permission where necessary.
- 3.7 As part of the programme of works to develop the school, the applicant has erected external lighting at the site. The applicant has since been made aware that as full details of external lighting were not included in the development scheme that was approved by way of Planning Permission B/2005/1001 and that no conditions relating to external lighting were attached to the Planning Permission, separate permission is therefore required for the lighting that has subsequently been erected.

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- 3.8 On 30 May 2008, the applicant met on site with planning officers from the District Council's Planning and Environmental Health departments to agree the best course of action in terms of addressing the planning requirements for external lighting that has been erected at the site. Advice was given by officers that planning permission would be required for the lighting columns and bollards that have been erected, but that the wall mounted lights attached to the school building would not require planning permission as they fall within the definition and associated thresholds of Permitted Development as set out in the Town and Country Planning (General Permitted Development) Order 1995.
- 3.9 Following the meeting, this planning application was submitted to Bromsgrove District Council on the 8th July 2008 and formally registered on the 12th September 2008 as Planning Application B/2008/0675. The application seeks to regularise the planning position in respect of the erected lighting at the site.
- 3.10 Planning Application B/2008/0675 was presented to planning committee on 9th December 2008 with a recommendation to grant planning permission. The committee report stated that the applicant had devised a lighting strategy that, following the fitting of louvres to various lights, accords with the necessary requirements. This approach was supported by the Environmental Health Officer (EHO) at the Council. The report also stated that the applicant had also put forward a lighting strategy with respect to curfew times which accorded with the views of the EHO.
- 3.11 In light of the above, the Case Officer dealing with the application recommended that planning permission be granted subject to a number of conditions/requirements related to curfew times and the installation of louvres to lights positioned in close proximity to the neighbouring residential properties. However, despite the officer's recommendation the planning application was deferred pending revisions to the scheme.
- 3.12 Following discussions with Bromsgrove District Council, Worcestershire County Council and further to consultation with neighbours of the site, the previously submitted proposals have been amended to take into consideration the concerns raised. The updated proposals comprise as follows.

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Proposals

3.13 The lighting strategy includes provision to light three key zones within the application site. The zones and selected method of lighting them are proposed as follows:

- The School Building (Zone A) – 37no. Dextra Amec 1 X 28W 2D HF WP bulkhead mounted lights positioned at intermediate points on the building to light immediate surrounds. As noted Planning Permission is not required.
- Service Road (Zone B) – 2no. 6m high column mounted lights Phillips Iridium SG253 150W metal Halide and 4no. Bollards positioned at 23m centres in the verge to the north of the access road.
- Car Park (Zone C) – 13no. - 6m high column mounted lights Phillips Iridium SG253 150W and 5no. Bollards positioned at intermediate points within the landscaped areas to light the car park.

3.14 Attached at **Appendix B** is a plan showing the location of the lighting strategy for the site.

3.15 Attached at **Appendix C** are elevations for the proposed lighting types within the identified zones.

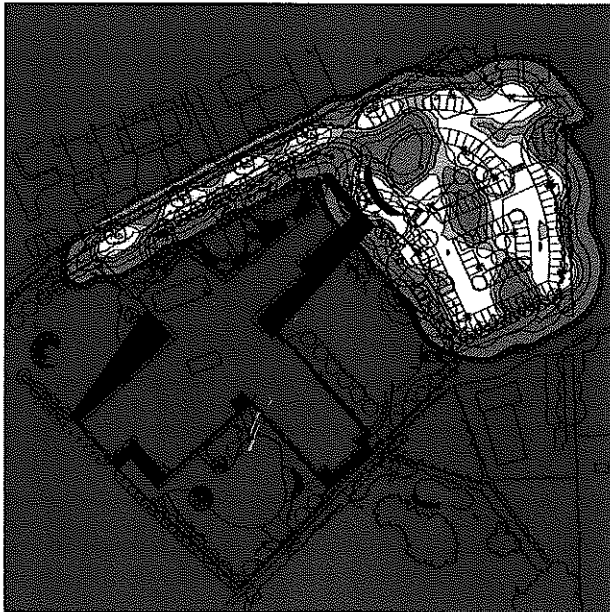
Effect of Latest Amendments

3.16 In order to demonstrate what effect the proposed changes to the scheme have on the amenity of the local residents, we have included extracts from the Philips lighting reports to demonstrate the reduction of light spill onto the neighbouring properties.

3.17 Figure 1 overleaf shows the level of light spill occurring as a result of the original proposals that were recommended for approval at planning committee in December 2008.

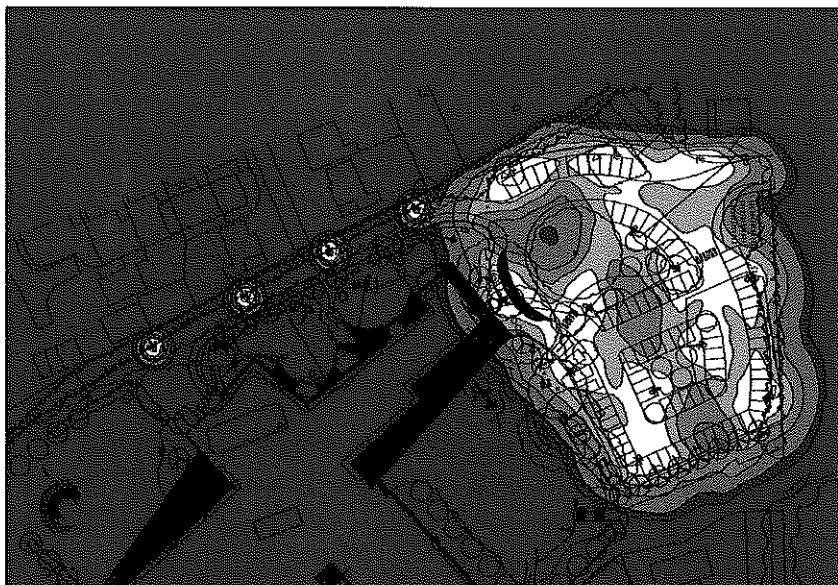
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Figure 1: Light spill of scheme presented to planning committee December 2008.



3.18 Figure 2 below shows the level of light spill that is expected following the replacement of 4 lighting columns with the proposed bollard lighting. Notwithstanding the view that the original scheme was accepted by the Council's EHO, Figure 2 clearly demonstrates the significant further reduction in light spill that will occur following installation of the bollard lighting.

Figure 2: Light spill of proposed scheme following the replacement of service road column lighting with bollard lighting.



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4. Responsibilities of the Preferred Development Partner

- 4.1 As noted in Section 3 of this report, the applicant was selected by the Local Education Authority as the Preferred Development Partner to construct, operate and maintain a new school at the Parkside site for the next 30 years.
- 4.2 The principles of the BSF programme outline that the new schools that are developed as part of the programme have a considerable benefit to offer not just school staff and pupils but also the wider local community. Therefore, in order to maximise the use of new schools, facilities that are provided as part of the development should be made available to the local community – and specifically local clubs and organisations – outside of core school hours.
- 4.3 The requirement to ensure future community use is transferred to the Preferred Development Partner through their contractual obligations with the Local Education Authority. In addition to the applicant's contractual obligations, the requirement to ensure community use in non-schooling hours was also made a requirement by both the District Council and Sport England in their consideration of the planning application for the new school. Planning Permission B/2005/1001 was approved on the basis that the new development would provide improved facilities for community use. Indeed, specific facilities were identified within the development as being for dual (i.e. school and community) use. These included the small hall, assembly hall, dance studio, outdoor amphitheatre and grass pitches. The school classrooms are also intended to be made available for community use.
- 4.4 Since being appointed as Preferred Development Partner, the applicant has been working with the school board, local groups and organisations, the District Council, the County Council, Sport England and other important stakeholders to ensure that local groups and organisations will be able to use the new school facilities. During consideration of Planning Application B/2005/1001, it was envisaged that local groups and organisations would be able to use the school up till 9.30pm on all days. Following the meeting with the District Council on 16 October 2008, the applicant e-mailed the District Council to confirm which community groups would be using the school over the coming weeks; groups included a wide range of interests including local martial arts club, a 5-a-side football booking, the Parent Teachers Association, a school maths club and a local fitness club.
- 4.5 The applicant's contractual obligations as Preferred Development Partner also included a requirement to provide a development that ensures the security and safety of users of the school at all times, this includes staff, pupils and users of the facility after school hours. There is also a requirement to ensure the security of the

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building itself. The BSF build specification indicates that in order to achieve a satisfactory level of safety and security, lighting will need to be provided that meets standards set out in the Secure By Design for Schools, CIBSE guide, BB87 and BB90 as well as the relevant BREEAM criteria which draws upon specific reference to CIBSE LG6 and the ILE Guidance for external lighting.

- 4.6 Significantly, the CIBSE LG6 guidance lighting level (Educational Precincts) has been utilised for perimeter zone as required. Table 1 from the ILE guidance note is attached at **Appendix D**.
- 4.7 In order to fulfil the contractual requirement of a safe and secure building that meets the required lighting standards, lighting is timed to go on and off at the hours of the day when people are using the building.
- 4.8 Following the meetings of the 30 May 2008 and 16 October 2008 between the applicant and the District Council, the lighting timers at the site have been set as follows:
- School Building Bulkhead Lights (Zone A) (not subject to planning application 08/0675) – Lights are timed to come on at 6.45am and go off at 6.30pm and further controlled by a light sensor so automatically turn themselves off between these times during daylight hours. Outside these hours lights are controlled manually by the building manager.
 - Service Road Lights (Zone B) – Lights are timed to come on at 7.30am and go off at 6.00pm and further controlled by a light sensor so automatically turn themselves off between these times during daylight hours. These lights will not be switched on outside these hours unless in an emergency and the circuit is configured so that they do not come on at the weekend.
 - Car Park Lights (Zone C) – Lights are timed to come on at 6.45am and go off at 6.30pm and further controlled by a light sensor so automatically turn themselves off between these times during daylight hours. The circuit is configured so that they do not come on at the weekend. Outside these hours when the buildings are being used by the community the car park lights will be turned on manually by the building manager and off manually when everyone has safely left the building and car park. As outlined above, community use runs until 9.30pm so the lights are switched off at 10.00pm to allow for safe egress from the site.
 - In order to fulfil their contractual responsibilities and for the District Council to benefit from a new school that can be used by the local community outside of

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core school hours, it is essential that the hours of lighting, as outlined above, are maintained. This has already been explained to the District Council in an e-mail from the Applicant dated 17 October 2008.

- 4.9 In addition to the above, BAM Construction Ltd are currently investigating the possibility of including a failsafe software solution which will override the system and turn off all the lighting at 10:00pm even when it has been manually switched on to cater for evening useage. This will ensure that the lighting is turned off and remove the possibility for human error which can occasionally result in the lighting being left on throughout the night.

Timescale for Implementation

- 4.10 If the proposals are approved by the Council, BAM Construction Ltd would seek to introduce the changes to the scheme as soon as possible. The lead in time for ordering and delivery of the bollards is approximately 6 to 8 weeks and thereafter the installers would require a week to mobilise and several days on site to complete the works. We therefore request a minimum period of 3 months following the issue of the decision notice to implement the alterations to the installed scheme.

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5. Planning Policy Framework

- 5.1 The site is located within the area under the administrative control of Bromsgrove District Council. The following Development Plan documents are of relevance:
- Regional Spatial Strategy for the West Midlands (RSS11) (June 2004)
 - Adopted Worcestershire Structure Plan (June 2001)
 - Adopted Bromsgrove District Local Plan (January 2004)
- 5.2 Bromsgrove District Council are in the process of working towards adoption of a Local Development Framework (LDF) for the district. The Draft Core Strategy was prepared and was consulted on between October 2008 and February 2009. The Core Strategy DPD Submission Report is expected towards the end of the year. The adopted Local Development Scheme for the District indicates that the Council are aiming to formally adopt LDF documents by July 2010. For the meantime, the adopted Local Plan provides the most relevant locally focused policy guidance.
- 5.3 The application site falls within an identified residential area in the adopted local Plan; proposals for development on sites in this area are required to ensure that the amenity of existing residential properties is sufficiently protected.
- 5.4 The adopted Local Plan also includes requirements relating to the development of educational facilities in the district. Policy S31 relates to development at educational establishments. The policy outlines that the District Council will consider favourably development required to facilitate the provision of education and training or for purposes ancillary to such provision.

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6. Summary – Key Issues for Consideration

6.1 In summarising the information outlined above and drawing out key issues that should be raised for consideration in the determination of the planning application, the following is noted:

- Parkside School was identified under the Government's BSF programme as a site where a new school should be developed.
- Worcestershire County Council, as Local Education Authority began the process to redevelop the site by obtaining Planning Permission for a new vehicular access (Reference: B/2004/0311).
- The applicant was selected by the Local Education Authority as the Preferred Development Partner to construct, operate and maintain a new school at the Parkside site for the next 30 years.
- In October 2005, following detailed liaison with the applicant and the Local Education Authority, the District Council granted Full Planning Permission for the "construction of new First/Middle School with associated sports area; landscaping, car parking and access alterations" (Planning Permission B/2005/1001) at the Parkside site.
- In approving planning permission for the new school, it was made a requirement of the applicant that the school would be available for community use outside of core school hours.
- It is also a contractual requirement of the BSF programme that facilities that are provided as part of new school developments should be made available to the local outside of core school hours.
- The applicant has received a wide range of requests from local groups and organisations that wish to use the school outside school hours.
- The applicant's appointment includes contractual obligations to provide a development that will ensure the security and safety of users of the school at all times. The BSF build specification indicates that in order to achieve a satisfactory level of safety and security, lighting will need to be provided that meets standards set out in various technical notes. The applicant has devised a lighting strategy that accords with the necessary requirements.
- Due to reasons of timing during the initial planning application, a full lighting scheme was not included as part of the scheme that was permitted under

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Planning Permission B/2005/1001. In addition there was no condition attached to the permission requiring the submission of a lighting scheme. This planning application therefore seeks to regularise the planning position in respect of the erected lighting at the site. Attached at **Appendix B** is a site plan showing the lighting scheme for the Parkside site.

- The lighting strategy includes provision to light three key zones within the application site. Lighting is timed to go on and off at certain hours of the day in each of the zones.
- In order to fulfil their contractual responsibilities and for the District Council to benefit from a new school that can be used by the local community outside of core school hours, it is essential that the hours of lighting, as outlined above, are maintained.
- The District Council has the ability to control, by way of an appropriately worded planning condition, the times that the lights in the three zones are turned on and off.
- It should be noted that the Government, the County Council and the District Council (by way of adopted Local Plan Policy S31) supports the provision of a new school at the Parkside School. In order to provide a school that meets the relevant standards of safety and security, satisfactory lighting is required.
- As demonstrated in Section 3 of this report, the revised proposals offer a significant further reduction in light spill over the neighbouring properties along The Flats to the north of the site. This is considered to be a significant improvement in comparison to the proposals that were already recommended for approval in December 2008 and will ensure that the resident's residential amenity is appropriately protected.

6.2 On the basis of the points outlined above, we respectfully request that planning permission be granted.