



Report

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South Devon College

Local Development Order and Statement of Reasons

Version for Adoption

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Foreword

South Devon College are pleased to be able to submit this Local Development Order (LDO) for consultation. The proposals outlined within it set a framework that will support the growth and success of the College with all the wider benefits that education can bring to the region. The many direct and indirect benefits are outlined in the Economic Statement.

The LDO will give security to the College that it can achieve its long term aspirations at the main campus site and have confidence to invest. It is also very important for the College to achieve its strategic objectives that it can respond quickly where external funding potential arises. The ability to demonstrate that projects are deliverable, and that planning consent is not a risk, is crucial to maximising external capital funding opportunities. This LDO would be of great benefit in this respect.

We understand that an LDO places responsibility on the College to develop in a responsible manner. The College are committed to high quality facilities that provide the most inspiring environment possible for our learners. We have demonstrated this commitment through recent developments at the University Centre and South West Energy Centre and the framework proposals outline a similarly high level of regard for inspirational architecture, high quality public realm and environmental respect.

The College are committed to developing good relationships with the community and will continue to undertake public consultation and engage with all stakeholders to develop facilities that benefit the community in the widest sense. The area around the College has and will continue to develop as an expanding settlement and the College is a critical part of the infrastructure serving that community.

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For and on behalf of GVA Grimley Ltd

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1. Introduction

Background

- 1.1 South Devon College ('the College') have occupied their current campus at Vantage Point, Long Road since 2005 (site location plan at **Appendix I**), following a comprehensive review of their accommodation in Torquay town centre, which led to an ambitious relocation plan to Vantage Point.
- 1.2 The core objective was to relocate from their existing sites in Torquay and vehicle workshop facility in Yalberton Industrial Estate, Paignton, to a single modern campus facility at Vantage Point, Paignton.
- 1.3 The relocation strategy included the change of use of the Vantage Point building from use class B1 (offices) to use class D1 (education) and major external and internal alterations and extensions. This planning consent was secured in December 2003 (application reference P/2003/1329/PA). The College entered into a section 106 agreement which set out the College's travel plan.
- 1.4 An overarching masterplan for the campus and Long Road (caravan park site) site was approved as part of the planning consent. This masterplan made provision for future expansion space for the College to ensure the campus location could accommodate its future educational requirements.
- 1.5 Since this time further applications have been submitted for further developments in Phase II of the College's masterplan. The applications submitted and consents secured have included:
 - a sports and coaching centre to the north of the campus.
 - a land based building on open space immediately south west of the Sports facility site
 - a University Centre on the caravan park site, completed in 2011
 - an extension to the automotive block
- 1.6 Not all of the permissions secured have been implemented; this is partially due to complications with securing funding.

Site Context

- 1.7 This local development order ('LDO') relates to the College's campus at Vantage Point, Long Road, Paignton. The campus itself is the College's principal operational site, with the highest number of students in attendance. The campus was formerly known as the Waddeton Industrial Estate, though much of this has now been adapted for use by the College.
- 1.8 Vantage Point serves as the primary building accommodating the College's activities. The rest of the site comprises a range of purpose built education buildings, such as the Automotive and Construction Blocks and University Centre to the west of Vantage Point, and other buildings that have been converted from former employment and industrial uses, such as S-Block, a building leased from the adjacent landowner Devonshire Park, and Vantage Point itself. The site also contains areas of hard standing, predominantly used for car parking and servicing, areas of incidental landscaping and empty development plots (notably between the Automotive Block and University Centre and the southwest corner of the site).
- 1.9 At its perimeter, the site is bordered by a number of trees and hedgerows, and other urban development associated with the College and the historic employment activity in the area. The area is also bordered to the immediate south by Long Road, which is the principal point of highway access to the campus.
- 1.10 To the east of the College, is land referred to as the Syntech site. At present, this site comprises primarily an area of hard standing, used for car parking and storage, along with a large industrial building and associated ancillary buildings. The former Syntech site closed in 2014, and is currently vacant. The College purchased the Syntech site in December 2013 and is currently demolishing the existing buildings, which are over 50 years old and have reached the end of their economic life.
- 1.11 The College campus is located in the southern neighbourhoods of Paignton. It is located on the western side of the Brixham Road, which constitutes one of the main arterial routes through the area. The neighbourhood of Goodrington lies to the east of the site. Since the site lies at the edge of the developed limits of Paignton, the west of the site is dominated by open countryside and agricultural holdings. The site falls within the administrative jurisdiction of Torbay Council, which acts as the relevant local planning authority ('LPA').

Development Plan

The Statutory Development Plan for Torbay Council consists of the adopted Torbay Local Plan (December 2015) and Sections 13-15 (The Historic Environment) and Sections 16-19 (The Natural Environment) of the 2004 Adopted Torbay Local Plan Environmental Guide.

- 1.12 The subject site is not allocated for any site specific purpose within the adopted Local Plan. Most of the land within the College's ownership is 'White Land' and not subject to any particular planning designations. However, part of the site located within Zone F is within an Countryside Area (Policy C1) and Minerals Safeguarding Area (Policy M3) of the adopted Local Plan). The adjacent countryside around the Long Road campus also falls within a strategic flight-way and sustenance zone for bats, associated with the South Hams Special Area of Conservation (SAC).
- 1.13 The Local Plan contains a specific policy relating to 'Education, Skills and Local Labour' (Policy SC3). This policy is of particular interest to the College as it states that: *'The Council will support initiatives and development that improve skills and links between work and education, particularly through South Devon College and the Torbay and Southern Devon Health and Care Trust.'*
- 1.14 The proposals map accompanying the Plan shows the Syntech land falling within a 'Future Growth Area for housing and related development' (edged in brown with speckling). This forms part of a wider 'Future Growth Area' that includes the Devonshire Park land interests and development sites to the north of the College along Brixham Road.
- 1.15 The 'Future Growth Area' is described within Policy SS2. In summary, they are broad locations identified to deliver a majority of the future growth and development requirements for Torbay. The allocations are broad and strategic in scale, rather than refined and prescriptive. As well as housing, the areas are expected to bring forward a range of employment opportunities, green infrastructure, recreation, leisure, infrastructure and other uses required for a holistic development.
- 1.16 Further detail relating to the salient planning policies is provided within the Planning Framework (November 2015, Bilfinger GVA).

Preparation of the LDO

- 1.17 Preparation of this LDO has involved discussions between Torbay Council and South Devon College, the landowner.
- 1.18 The LDO has been prepared in accordance with the Town and Country Planning Act, and the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The preparation of the Order included both informal consultation during the drafting of the Order, and formal consultation on the proposed Order.

- 1.19 The preparation of an LDO provides a platform enabling accelerated delivery of education and economic forms of development. Development of the whole site can be shaped around functional and aesthetic needs. Once the LDO framework is in place, development can proceed with no need to apply for planning permission.
- 1.20 This LDO has been prepared as it is considered to represent the most appropriate and effective tool for simplifying the planning process and accelerating the delivery of education and economic development at South Devon College.
- 1.21 A series of technical assessments and surveys have been undertaken to inform the LDO. See Section 2. Development will be required to comply with parameter plans, approved by the LDO (**Appendix II**).

Legislative Framework Governing the LDO Process

- 1.22 LDOs were introduced through the Planning and Compulsory Purchase Act 2004 and grant planning permission for the specific form/type of development detailed in the order. These primary powers were amended by the commencement of section 188 of the *Planning Act 2008* in June 2009 and more detailed legal provisions on LDOs are contained in sections 61A to 61D and Schedule 4A of the Town and Country Planning Act 1990 (as amended) and article 38 of The Town and Country Planning (Development Management Procedure) (England) Order 2015, as amended (the 'DMPO'). The DMPO came into force in April 2015 as a consolidation of the Town and Country Planning (Development Management Procedure) Order 2010 and instruments which have amended that order.
- 1.23 The Growth and Infrastructure Act 2013 removed the requirement to formally consult the Secretary of State prior to adoption enabling local authorities to approve an LDO immediately after reviewing the results of local consultations. This was replaced by a requirement to notify the Secretary of State, via the National Planning Casework Unit, as soon as practicable after adoption.

2. Evidence Base

- 2.1 LDOs are subject to the same technical scrutiny of planning applications and the LPA has to be satisfied on the suitability of an area for the proposed development and its future sustainability.
- 2.2 The supporting evidence base for the LDO is as follows:

Plans

- Site location plan dwg ref. 14139_L01.01
- Existing site plan dwg ref. 14139_L01.02
- Parameter plans:
 - Existing Campus Layout dwg ref. 14139 PP 001.LHC
 - Existing Campus Layout with Proposed Devonshire Park Layout dwg ref. 14139 PP 002.LHC
 - Development Zones dwg ref. 14139 PP 003.LHC
 - Previous Planning Consents dwg ref. 14139 PP 004.LHC
 - Vehicular & Parking Strategy dwg ref. 14139 PP 005.LHC
 - Pedestrian Movement Strategy dwg ref. 14139 PP 006.LHC
 - Development Block Strategy dwg ref. 14139 PP 007.LHC
 - Landscape Strategy dwg ref. 14139 PP 008.LHC
 - Combined Strategy Plan dwg ref. 14139 PP 009.LHC
 - Temporary Car Park Strategy dwg ref. dwg ref. 14139 PP 010.LHC
- Illustrative masterplan dwg ref. 14139 MP 01, November 2015
- Illustrative Aerial Visual – Campus dwg ref. 14139 MP 02, November 2015
- Illustrative Concept Visual - Lower Site (West) dwg ref. 14139 CV01, November 2015
- Illustrative Concept Visual - Lower Site (East) dwg ref. 14139 CV02, November 2015
- Illustrative Concept Visual - Lower Site (East) dwg ref. 14139 CV03, November 2015
- Illustrative Concept Visual - Upper Site dwg ref. 14139 CV04, November 2015
- Site Cross Section dwg ref. 14139_L03.01

Reports

- Planning Framework (Bilfinger GVA, November 2015)
- Economic Statement (Bilfinger GVA, November 2015)
- Design and Access statement (Lacey Hickie Caley, November 2015)
- Landscape and Visual Impact Assessment (Lacey Hickie Caley, November 2015)
- Transport Assessment (Hydrock, November 2015)
- Travel Plan (Hydrock, November 2015)
- Flood Risk Assessment and Drainage Strategy (Clarkebond, October 2015)
- Ecological Impact Assessment (EAD, November 2015)
- Habitats Regulations Screening Report (EAD, November 2015)
- Tree Constraints Appraisal and Plans (1-7) (Doug Pratt Tree Consultancy, November 2015)
- Statement of Community involvement (Bilfinger GVA, November 2015)
- Ground Investigation Factual Report (Hyder, December 2013)
- Phase 2 Investigation, Geo-environmental Risk Assessment and Geotechnical Assessment (Hyder, January 2014)
- Noise Survey Report (Mach Acoustics, September 2015)
- External Lighting Strategy (ESDP, October 2015)
- Sustainability Statement (ESDP, October 2015)

3. Consultation Process

- 3.1 It is a requirement that LDOs are the subject of local consultation. LDO consultation procedures are set out in article 38 of the *Town and Country Planning (Development Management Procedure) Order 2015*.
- 3.2 Consultation must include any person with whom the LPA would have been required to consult on an application for planning permission for the development proposed to be permitted by the LDO. Both informal and formal consultation procedures are being followed by the LPA.
- 3.3 All statutory stakeholders will be consulted and their informal comments will be addressed in the LDO document. Should material modifications be required to the draft LDO, further formal consultation will take place.
- 3.4 Prior to the Statutory Consultation process required by article 38 of the Town and Country Planning (Development Management Procedure) Order 2015, public consultation has been undertaken by the College. Details of these and other stakeholders consulted in the preparation of the draft LDO are presented in the accompanying Statement of Community Involvement.
- 3.5 The draft LDO and statement of reasons will be placed on the LPA's Planning Register, and will be available for inspection online and at the Council's offices, and open to formal consultation responses for the statutory period of 28 days.
- 3.6 Further presentations will also be provided to the immediate local community during this period, including a presentation to Paignton Neighbourhood Forum in December 2015. All responses will be recorded and analysed according to material considerations and reported to the LPA for initial consideration prior to making a formal recommendation on any changes to the Planning Board [what is the Planning Board?] for consideration in accordance with normal LPA decision making procedures.
- 3.7 The draft LDO and this statement of reasons report will be presented to the LPA's Development Management Committee in early 2016, when approval will be sought.

4. Statement of Reasons

Purpose of the LDO

- 4.1 The purpose of this LDO is to enable a vibrant education area, promoting fit for purpose education uses at the Long Road campus to maximise the success of the College. The proposed lifetime of 15 years supports the implementation of the College's estate strategy. The LDO will give greater confidence to funders to invest in the College
- 4.2 This LDO will simplify planning control to give greater flexibility for the College to develop new premises and facilities or adapt existing premises, whilst maintaining a successful and diverse mix of education uses.
- 4.3 Performance of the LDO will be monitored annually by the LPA to ensure that it is achieving this objective.
- 4.4 A process of pre-development notification is included with the LDO. Notice of all development proposals will be given to the LPA in writing to allow confirmation that the proposal is either within or beyond the scope of the LDO.
- 4.5 While the purpose of the LDO is to simplify planning control, development is only permitted where the LPA is satisfied that it is in accordance with the permitted uses and development parameters set out in the LDO.
- 4.6 Development proposals not in accordance with the provisions of this LDO will need to be determined by a planning application.

The LDO Area

- 4.7 The LDO area is the area subject to this LDO as defined on plan 14139_L01.01. This area is approximately 11.9 hectares in total.
- 4.8 Zones identified within the LDO area relate to areas of differing development constraint. Specific development parameters and planning conditions may apply to these zones.
- 4.9 An illustrative masterplan (dwg ref. 14139 MP 01 proposal is included as an indication as to how the development could proceed, based on current requirements but this will evolve over time, within the parameter constraints, to reflect the College's changing needs.

5. Overview of Permitted Development

- 5.1 This LDO will allow the development and redevelopment of land within the LDO area, subject to the specific parameters and limitations set out in the LDO.
- 5.2 There is a cap on total floorspace permitted within the LDO area of 23,000 sqm.
- 5.3 Impacts on the strategic and local highway network from development permitted by the LDO have been assessed in the accompanying Transport Assessment. Developer contributions may be sought via a section 106 legal agreement to mitigate the impacts identified,
- 5.4 The LDO sets out the uses that are permitted, provided the proposed development is within the defined development parameters.
- 5.5 The LDO is designed to allow development within the D1 uses class, C2 use classes (student accommodation) and sui generis uses (specifically student accommodation). Associated infrastructure and landscaping works will also be permitted.
- 5.6 Other minor operational development is also permitted by the Order, to allow, for example, minor alterations to existing premises without the need for a planning application, in addition to the provisions set out in Town and Country Planning (General Permitted Development)(England) Order 2015 (as may be amended) or its successor.
- 5.7 The Order also allows for some “Other Uses” (defined by the LDO) that will help support the sustainability and vitality of the Campus, such as small-scale café and recreation facilities.

Achieving sustainable development

- 5.8 The purpose of the LDO is to simplify planning control and encourage education and economic growth; therefore, specific sustainability and design standards have not been prescribed. Sustainable design will continue to be an important consideration for the College, and the LPA will encourage innovation in design to achieve high standards in sustainability.
- 5.9 Sustainable development is a national and local priority (although the LPA does not as yet have an adopted policy), and the development permitted by this order is expected to have regard to best practice, which is likely to evolve during the lifetime of the LDO. As a minimum, development permitted by the LDO will comply with the latest Building Control regulations, but should exceed these standards where possible and feasible.

- 5.10 It is expected that there will be opportunities through this LDO to improve the overall sustainability of the Campus. The design guidance provided with the LDO includes design objectives that will, for example, seek to improve the sustainability of the Campus.
- 5.11 Where practical and viable, new development should seek to achieve high standards of efficiency, such as BREEAM 'very good'.
- 5.12 A condition of the LDO is that the ecological baseline is regularly reviewed and, where necessary, surveys are updated on behalf of the LPA prior to development in the areas affected. Materially significant changes to the ecological baseline may require a review of the LDO.

General Permitted Development Order

- 5.13 The purpose of the LDO is to simplify planning control to encourage growth in education facilities at South Devon College. This LDO does not alter, restrict or vary in any way, permitted development rights under the Town and Country Planning (General Permitted Development)(England) Order 2015 (as may be amended) or any successor legislation or order.

Timescales

- 5.14 The LDO and the terms within it will be active for a period of 15 years following the day of its adoption and will expire following this period. It will therefore cease to apply on the day following the fifteenth anniversary of the adoption of this order.
- 5.15 The LPA will review progress with the LDO on the fifth anniversary of its adoption to be able to fully reflect on the continuing suitability of the LDO in light of any changes to planning policy. The review will be completed within 28 days of the fifth anniversary and at the end of the review the LPA will determine whether to:
- a) Retain the LDO as it stands for the remaining 10 years of its life;
 - b) Retain but revise some elements; or
 - c) Revoke and cancel the LDO
- 5.16 Development which has commenced under the provisions of the LDO can be completed in the event that the LDO is revoked, or revised or expires. This is subject to the LPA's confirmation of compliance issued under the Pre Development process.

- 5.17 Development which has commenced under the provisions of the LDO can be completed following expiry of the LDO after the end of the 15 year period; provided it still complies with the established conditions and criteria for development.
- 5.18 Following the expiry of the LDO, any new development, changes to existing development or changes to the restrictions imposed upon them by the LDO's conditions must not take place until LPA has considered whether these changed can be agreed under the conditions of the LDO by which they were permitted, or whether a planning application is required.

Environmental Impact Assessment ('EIA')

- 5.19 The uses that are to be permitted within the LDO are classed within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 comprising urban projects. Furthermore, as the area covered by the LDO is greater than 1 Ha, the threshold for screening for EIA has been exceeded.
- 5.20 The LDO has, therefore, been subject to a screening opinion conducted by Bilfinger GVA dated [16 July 2015]. This has been adopted by the LPA, confirming the development is considered "not likely to have significant effects on the environment" and does not, therefore, require an EIA. The EIA screening opinion is enclosed at **Appendix III**.

Compliance with other legislation

- 5.21 Development is permitted by this LDO where it is within the defined range of permitted uses and development parameters. The LDO does not supersede the requirement for development to comply with all other relevant UK and international legislation, for example building control or environmental permits.

6. South Devon College Local Development Order

6.1 The development authorised in the Order area is set out below:

Class A:

Development for uses falling within use classes C2 and D1 of the Town and Country Planning (Use Classes) Order 1987 (as amended) and student accommodation (sui generis use)

Subject to:

- a) The limitations and restrictions in Table A

[this is covered by the conditions (condition 2)]

- b) Compliance with the conditions in Section 7

Class B:

Other Uses being limited to small-scale café, crèche, recreation and innovation/pre-incubation facilities falling within use classes A3 to A5, B1 and D2 respectively of the Town and Country Planning (Use Classes) Order 1987 (as amended)

Subject to:

- a) The limitations and restrictions in Table A

- b) Such uses remaining ancillary to the primary use of the Site [i.e. pre-existing uses and those permitted by Class A]

- c) Such uses not exceeding a total of 3000 sq m in the area subject to the Local Development Order

- d) Any individual unit which exceeds 200 sqm is required to comply with the conditions in Section 7.

Table A: LDO Development parameters

Parameter	Limitations	Exceptions	Reason for parameter
<i>Parameter 1</i> Total floor space in LDO area (Additional to existing development)	New space not to exceed 23,000sqm (GIA) current masterplan	Excludes parking areas including decked car parking	To control the overall quantum of floorspace Impacts of greater

Parameter	Limitations	Exceptions	Reason for parameter
			floorspace would need to be assessed by separate planning application
<p>Suggested Parameter 2 Zonal floor space suggested in LDO development zones (excluding roof-top plant and roof-top plant room type space)</p>	<p>Zone A – Additional floorspace not to exceed 500 sqm (GIA)</p> <p>Zone B – Additional floorspace not to exceed 5,000 sqm (GIA)</p> <p>Zone C – Additional floorspace not to exceed 15,000 sqm (GIA)</p> <p>Zone D – Additional floorspace not to exceed 1,500 sqm (GIA)</p> <p>Zone E – Nil</p> <p>Zone F – Additional floorspace not to exceed 1,000 sqm (GIA)</p> <p>Zone G – Nil</p> <p>Notwithstanding the maximum parameters set out above, the total additional floorspace being will not exceed that stated as the overall GIA set out in Parameter 1</p>	<p>Note: In zones A, B and C these suggested areas are stated to indicate what is felt a reasonable quantum spread of development between zones – however the figures are indicative only and may vary depending on College requirements, but development will still be bound by constraints of the other parameter controls within this table.</p> <p>In Zone D, a variance of 25% of total floorspace is permitted. Any additional floorspace developed through this variance must be deducted from the total floorspace permitted by Parameter 1.</p> <p>In Zones E, F and G, the floorspace figures are absolute and not indicative</p>	<p>To control the overall disposition and balance of floorspace within Campus</p>
<p>Parameter 3 Maximum building height (excluding plant and plant room type space) and Siting</p>	<p>Zone A Maximum number of storeys not to exceed the existing Vantage Point building</p> <p>Maximum building height not to exceed existing Vantage Point building</p> <p>Zone B Maximum number of storeys not to exceed 3</p> <p>Maximum building height not to</p>	<p>None</p>	<p>To control visual and amenity impact</p> <p>Informed by, and to be read with DAS and LVIA</p>

Parameter	Limitations	Exceptions	Reason for parameter
	<p>exceed existing University Centre building.</p> <p>Zone C Maximum number of storeys not to exceed 4 for residential buildings and 3 for education buildings (to reflect floor to ceiling heights for alternative uses). Maximum building height not to exceed existing Vantage Point building.</p> <p>Zone D Maximum number of storeys not to exceed 2 Maximum building height not to exceed 13.5m if a sports hall, otherwise 9m or height of existing Vantage Point building (whichever is the lower)</p> <p>Zone E Not applicable</p> <p>Zone F Maximum number of storeys not to exceed 1 Maximum building height not to exceed 4m</p> <p>Zone G Not applicable</p> <p>All Zones All new buildings are to be sited 5 metres away from external boundaries, in the interests of neighbour's amenity, unless it can be demonstrated that no harm will be caused.</p>		
<p><i>Parameter 4</i> Parking</p>	<p>In Zones A to E, the number of new parking spaces will not to exceed 220 in total in the LDO area over the current parking provision on the College's campus (the current provision to include the 300 leased spaces on adjacent Devonshire Park). Development to be limited to the provision of visitor, student, staff, and disabled parking.</p> <p>New parking spaces should be provided proportional to the provision of new floorspace, unless otherwise agreed with the LPA.</p>	<p>This figure excludes permanent replacement of current leased 300 parking spaces on adjacent Devonshire Park site being relocated into the LDO area</p>	<p>To maintain standards in line with Torbay Council's statutory requirements and the South Devon College Travel Plan guidelines; or any other car parking standards adopted by Torbay Council during the life of this LDO</p>

Parameter	Limitations	Exceptions	Reason for parameter
	<p>Zone F Development to be limited to the provision of disabled parking to be provided to local statutory requirements within each development phase</p> <p>Zone G No parking, to be retained as playing field. <i>Development as parking may be applied for as a separate planning application subject to playing field re-provision</i></p>		
<p>Parameter 5 Landscape</p>	<p>General Landscape and landscape features (both hard and soft), are to be designed as an integral part of the overall Campus masterplan</p> <p>High quality legible design with clearly defined links adopted</p> <p>High quality public realm, to be provided across the whole campus to provide quality open space. Features of biodiversity value, such as hedgerows and woodland, to be retained, and new features to benefit biodiversity integrated into the landscape design where appropriate. All in accordance with the design guidance set out in the Design and Access Statement and EcIA.</p> <p>Zone A Re-dress and reinforce principle College entrance approach, providing a higher quality, more legible, and accessible approach</p> <p>Long Road public transport 'drop off' to be better integrated and linked to campus route network, and Colleges' principle entrance</p> <p>Raise quality and hierarchy of pedestrian link between Vantage Point and west field site with enhanced traffic calming / shared access cross-over</p>		<p>To provide and maintain standard of high quality public realm, this to be provided across the whole campus providing quality open space, alongside protection and enhancement of hedgerows and woodland areas, providing key ecological which fringe the site</p> <p>To mitigate visual impact of any future development</p> <p>To protect the ecological interest of site and surrounding habitats</p> <p>Adjoining residential developments (i.e. Devonshire Park and Yannons Farm) should also ensure that their common boundaries are</p>

Parameter	Limitations	Exceptions	Reason for parameter
	<p>Zone B Reinforce current 'green core' within crescent to provide quality open public space as key focal point within College.</p> <p>Seek to retain high quality trees (categories A & B) where feasible. If mitigation is necessary, structural landscaping should be provided.</p> <p>'Dark corridor' (<0.5 lux), minimum 5m width on northern boundary, to comprise a Devon bank and native hedgerow planting, maintaining appropriate separation (Ref - External Lighting Strategy and Ecology Report)</p> <hr/> <p>Zone C Develop new site landscape to offer -</p> <ul style="list-style-type: none"> • legible design with clearly defined links and spaces • a 'public realm' and landscape which responds to both the built form and changing needs of users <p>landscape buffer to adjacent proposed housing and commercial sites</p> <hr/> <p>Zone D Re-define parking to provide better relationship with buildings</p> <p>Provide stronger more legible and safer routes across Campus. Respect existing corridors.</p> <p>'Dark corridor' (<0.5 lux), minimum 10m width, existing buffer to be maintained as far as possible along the site boundary, to comprise a Devon bank and native hedgerow planting, maintaining appropriate separation on the western boundary (Ref - External Lighting Strategy and Ecology Report)</p> <hr/> <p>Zone E Provide legible well defined and safer links to Campus network</p> <p>'Dark corridor' (<0.5 lux), minimum 10m width on western boundary and 5m on eastern boundary, existing buffer to be maintained as</p>	<p>Lux level will be specific to the dark corridor zone. Within Zone D there is existing car park lighting. On the east and west boundaries where there is existing residential development, lux level may be difficult to achieve.</p>	<p>maintained at <0.5lux</p>

Parameter	Limitations	Exceptions	Reason for parameter
	<p>far as possible along the site boundary to comprise a Devon bank and native hedgerow planting, maintaining appropriate separation between the development and the residential area of Yannons Farm (Ref - External Lighting Strategy and Ecology Report)</p> <p>Zone F Enhance and reinforce existing landscape character to mitigate visual and physical impact of new development through effective ecological mitigation, and natural landscape interventions/buffers.</p> <ul style="list-style-type: none"> • 'Dark corridor' (<0.5 lux), minimum 10m width, to be maintained along the site boundary to comprise a Devon bank and native hedgerow planting, maintaining appropriate separation between the development and the residential area of Yannons Farm (Ref - External Lighting Strategy and Ecology Report) <p>Zone G Should development for car park or building be approved under separate application, new strategic landscape buffer to protect and screen long distance views</p> <p>'Dark corridor' (<0.5 lux), minimum 10m width on western boundary and 5m on northern and eastern boundary, to be maintained along the site boundary to comprise a Devon bank and native hedgerow planting, maintaining appropriate separation between the development and the residential area of Yannons Farm (Ref - External Lighting Strategy and Ecology Report)</p>		

Parameter	Limitations	Exceptions	Reason for parameter
	<p>Zone A Development must be respectful to the existing Vantage Point building, in scale, proportions, detailing, and materials</p> <hr/> <p>Zone B Development must respond and reinforce existing layout, scale, character, and expression of existing buildings</p> <hr/> <p>Zone C New development must have a recognisable relationship and continuity of form and expression with the existing campus</p> <p>Continuance and enrichment of current architectural palette informed by existing buildings</p>		
<p><i>Parameter 6</i> Architectural Character / Materials</p>	<p>Zone D Development must respond and reinforce existing layout, scale, character, and expression of Vantage Point and Sports Hall extension</p> <hr/> <p>Zone E No built development, however any works to landscape / parking within this area must respect the more sensitive ecological and open natural areas of the campus</p> <hr/> <p>Zone F Development must respect the more sensitive ecological and open natural areas of the campus</p> <p>Development must make use of more natural materials palette with buildings offering strong sustainability credentials</p> <hr/> <p>Zone G No built development, however any works within this area must respect the more sensitive ecological and open natural areas of the campus</p>		<p>To maintain and build upon the 'vision' and high quality built environment for the South Devon College campus</p>

Parameter	Limitations	Exceptions	Reason for parameter
	Any new external building services plant shall be designed to achieve the proposed noise limits at the nearest residential receivers		
	Anti-social activity within the college grounds that may cause disturbances at nearby dwellings are to be managed and controlled by the college supported by appropriate design.		
	<p>Adequate attenuation measures shall be designed so to ensure that typical activity within buildings or car parks does not adversely affect adjacent dwellings</p> <p>This may include the specification of glazing and window types as well as acoustic attenuators or screening</p>		
<i>Parameter 7</i> Noise Management	Development shall be designed, managed and operated in a manner that does not cause significant impacts during night-time hours (23.00 -07.00) and moderate annoyance during daytime hours.	New buildings proposed to the north or west side of the college grounds may require an additional noise survey to determine the existing noise climate at that area	To maintain the existing noise environment of the local area and to minimise risk of complaint from nearby dwellings
<i>Parameter 8</i> External Lighting	<p>Future external lighting schemes must comply with the Guidance Notes for the Reduction of Obtrusive Light 2011, published by the Institution of Lighting Professionals.</p> <p>The maximum permitted night time illuminance within the dark corridor is 0.5 lux.</p> <p>Existing lighting to not exceed current luminance.</p> <p>British Standards for Road Lighting and Car Park Lighting will be applicable to any new or modified access roads and parking areas, respectively, subject to the guidance in these standards not</p>		

Parameter	Limitations	Exceptions	Reason for parameter
	<p>conflicting with the above ecological design guidance and parameters, and the Guidance Notes for the Reduction of Obtrusive Light,</p> <p>Different environmental zones have been established for the future site development. These environmental lighting zones are indicated on the External Lighting Strategy Plan.</p>		

All above Parameter sections to be read in conjunction with accompanying Parameter Plans, Design and Access Statement, and Landscape and Visual Impact Assessment Documents

Minor Operations

6.2 In addition to the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 , or its successor, the LDO permits minor operational development provided it is within the parameters of the LDO. Pre-notification is not required for these works.

6.3 Minor operational development permitted by the LDO is:

- Changes to external appearance of buildings, including recladding, alterations to doors and windows
- Changes to access to buildings
- Installation of plant or small-scale micro renewable energy development
- Reorganisation of vehicle parking
- Provision of cycle parking
- Provision of covered bin stores

Design Guidance

6.4 Development shall be designed in accordance with and follow the accompanying South Devon College design guidance (**see Appendix IV and Design & Access Statement**). This will include building design, quality, landscaping, materials, site layout and accessibility.

Demolition

- 6.5 The LDO grants planning permission for demolition of existing structures required to facilitate development permitted by this LDO, or for removal of redundant structures. This is subject to compliance with the planning conditions, which include the requirement for a construction method statement to be submitted to and approved in writing by the local planning authority prior to development commencing (including demolition works).

Planning conditions

- 6.6 Development permitted by this LDO shall be subject to the conditions set out in Section 7.

7. Conditions

General

1. This LDO expires on [DD Month YYYY (15 years after adoption)]. All development which takes advantage of this LDO provision must have commenced by this date. Any developments commenced within the area after this date will not be able to take advantage of the LDO. Development which has commenced under the provisions of the LDO can be completed in the event that the LDO is revoked, or revised or expires. Development which has commenced under the provisions of the LDO can be completed following expiry of the LDO after the end of the 15 year period; provided it still complies with the established conditions and criteria for development.

Reason: In order that the implications of the LDO can be reviewed.

2. Before commencement of development or a phase of development and in order to ensure compliance with the LDO, all proposals which seek to benefit from the provisions of the LDO must complete and submit to the Local Planning Authority the Pre-Development form attached to this LDO (Appendix V) together with any plans and documents indicated in the checklist. The Local Planning Authority will issue written confirmation of compliance (or non-compliance) within 35 days of the receipt of the form or may issue a request for further information. Failure by the Local Planning Authority to issue a response or a request for further information within the set timescale will be seen as deemed acceptance of the proposal.

The Pre-Development form shall be accompanied by full details of the proposed development including but not limited to:

- Site location plan (scale 1:1250 or 1:2500)
- Block plan (1:500 or 1:200)
- Floor plans (1:50 or 1:100)
- Elevations (1:50 or 1:100)
- The pre-notification fee
- Other information, for example works to trees, if applicable

Notification must be issued to the Local Planning Authority two weeks prior to commencement of development, advising of the Developer's intention to commence works on site,

Reason: In order that progress and compliance can be monitored and records can be kept of outcomes.

3. Any development or phase of development authorised by the LDO shall be carried out in accordance with the following documents and drawing numbers, unless otherwise agreed with the Local Planning Authority:
 - Site location plan dwg ref. 14139_L01.01
 - Existing site plan dwg ref. 14139_L01.02
 - Parameter plans:
 - Existing Campus Layout dwg ref. 14139 PP 001.LHC

-
- Existing Campus Layout with Proposed Devonshire Park Layout dwg ref. 14139 PP 002.LHC
 - Development Zones dwg ref. 14139 PP 003.LHC
 - Previous Planning Consents dwg ref. 14139 PP 004.LHC
 - Vehicular & Parking Strategy dwg ref. 14139 PP 005.LHC
 - Pedestrian Movement Strategy dwg ref. 14139 PP 006.LHC
 - Development Block Strategy dwg ref. 14139 PP 007.LHC
 - Landscape Strategy dwg ref. 14139 PP 008.LHC
 - Combined Strategy Plan dwg ref. 14139 PP 009.LHC
 - Temporary Car Park Strategy dwg ref. dwg ref. 14139 PP 010.LHC
 - Illustrative masterplan dwg ref. 14139 MP 01, November 2015
 - Illustrative Aerial Visual – Campus dwg ref. 14139 MP 02, November 2015
 - Illustrative Concept Visual - Lower Site (West) dwg ref. 14139 CV01, November 2015
 - Illustrative Concept Visual - Lower Site (East) dwg ref. 14139 CV02, November 2015
 - Illustrative Concept Visual - Lower Site (East) dwg ref. 14139 CV03, November 2015
 - Illustrative Concept Visual - Upper Site dwg ref. 14139 CV04, November 2015
 - Site Cross Section dwg ref. 14139_L03.01
 - Planning Framework (Bilfinger GVA, November 2015)
 - Economic Statement (Bilfinger GVA, November 2015)
 - Design and Access statement (Lacey Hickie Caley, November 2015)
 - Landscape and Visual Impact Assessment (Lacey Hickie Caley, November 2015)
 - Transport Assessment (Hydrock, November 2015)
 - Travel Plan (Hydrock, November 2015)
 - Flood Risk Assessment and Drainage Strategy (Clarkebond, October 2015)
 - Ecological Impact Assessment (EAD, November 2015)
 - Habitats Regulations Screening Report (EAD, November 2015)
 - Tree Constraints Appraisal and Plans (1-7) (Doug Pratt Tree Consultancy, November 2015)
 - Statement of Community involvement (Bilfinger GVA, November 2015)
 - Ground Investigation Factual Report (Hyder, December 2013)

- Phase 2 Investigation, Geo-environmental Risk Assessment and Geotechnical Assessment (Hyder, January 2014)
- Noise Survey Report (Mach Acoustics, September 2015)
- External Lighting Strategy (ESDP, October 2015)
- Sustainability Statement (ESDP, October 2015)

Reason: For the avoidance of doubt and in the interest of proper planning.

Drainage

4. No development or phase of development of the LDO area hereby approved shall be commenced until surface water and foul drainage works for that part of the development have been completed in accordance with details that have first been submitted to and approved, in writing by the Local Planning Authority, in consultation with the Environment Agency and South West Water.

Reason: To ensure the adequate provision of drainage infrastructure

Landscaping

5. No part of the development authorised by this LDO shall be occupied until a hard and soft landscape scheme has been implemented for that part of the LDO area in accordance with details that have first been submitted for prior approval by the Local Planning Authority. The scheme shall be in accordance with the Landscape Strategy (in the Design Guidance attached at Appendix IV) and include details of the size, species and positions for new trees and plants, boundary treatments, surfacing materials. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season either with the same tree/plant as has previously been approved, or with other trees or plants of a species and size that have first been approved in writing by the Local Planning Authority.

Reason: To ensure the provision of an appropriate landscape setting to the development

Ecology

6. No development shall take place in Zones B, D, E, F and G until a 'Dark Boundary Corridors Map' has been submitted to and approved in writing by the Local Planning Authority that shows the areas of the site that will remain unlit with light levels no greater than 0.5 lux.

All subsequent development within Zones B, D, E, F and G shall be implemented and maintained in accordance with the approved plan to ensure that light spill within the dark areas does not exceed 0.5 lux, unless otherwise submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that development is appropriate and does not harm the conservation objectives of the South Hams SAC.

7. No development shall take place in Zones B, D, E, F and G until an integrated landscape and lighting design strategy for the 'Dark Boundary Corridors' has been submitted to and approved in writing by the local planning authority. The strategy shall:

- a) provide an evidence-based assessment of light levels for all proposed development, consisting of a report and accompanying drawings of the site with the levels of predicted illuminance and light spill in and adjacent to 'dark boundary corridors' shown by appropriate isolines;
- b) provide information, including a landscape planting schedule that seeks to provide an adequate light buffer for future adjacent development and demonstrate that a light spill no higher than 0.5 lux will be achieved within the 'Dark Boundary Corridors'.

The approved landscape and lighting design strategy shall be implemented in accordance with the approved detail and scheduling unless otherwise submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that development is appropriate and does not harm the conservation objectives of the South Hams SAC.

8. No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (*CEMP: Biodiversity*) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall be prepared in accordance with specifications in BS42020; clause 10.2 and shall include the following.
 - a) Risk assessment of potentially damaging construction activities.
 - b) Identification of 'biodiversity protection zones'.
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features. This includes the use of protective fences, exclusion barriers and warning signs.
 - e) The times during construction when specialist ecologists need to be present on site to monitor works to ensure compliance with the CEMP: Biodiversity, and the actions that will be undertaken.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details unless otherwise submitted to and approved in writing by the local planning authority.

Reason: To ensure that development suitably considers biodiversity interests

9. No development in Zones B, D, E, F and G shall be occupied until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the local planning authority. The content of the LEMP shall be prepared in accordance with the specifications in BS42020; clause 11.1 and shall include the following:
 - a) Description and evaluation of features to be managed.
 - b) Ecological trends and constraints on site that might influence management.

- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) On-going monitoring and remedial measures for biodiversity features included in the LEMP.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(s) responsible for its delivery.

The approved LEMP shall be implemented in full and all future site management shall accord with the approved detail, unless otherwise submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that development suitably considers biodiversity interests

Environmental Protection

10. No external lighting, other than that submitted to an approved by the Local Planning Authority within a Landscape and Lighting Design Strategy, shall be installed within the boundary of the development or phase of development unless details have first been submitted for prior approval by the Local Planning Authority.

Proposals shall seek to limit the levels of nighttime illuminance and shall include the location, number, luminance, angle of illumination and type of each luminaire or light source and a lux diagram showing the light spill from the scheme.

The external lighting shall be installed, operated and maintained operated in accordance with the details thereby approved.

Reason: To protect the visual amenities of the area .

Contamination

11. If contamination is found, no development other than that required to be carried out as part of an approved scheme of remediation shall take place until the approved remediation scheme (which shall first be submitted in writing to the Local Planning Authority for approval) has been carried out in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

12. *Piling or other foundation designs using penetrative measures shall not be permitted unless otherwise submitted to and approved in writing by the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.*

Reason: To prevent the pollution of groundwater

Traffic and Movement

13. Any development or phase of development which individually or cumulatively exceeds 3000 sqm gross external floorspace, will require an updated transport statement or transport assessment (in accordance with the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)) to accompany the Pre-Development form. A public transport assessment must be undertaken as part of the assessment to ensure that services can accommodate the demand of proposed users.

Reason: To ensure that traffic generated by the new development can be accommodated on the highway network in the interests of highway safety.

14. An updated travel plan shall be submitted with the Pre Development form. This shall include a review of the measures set out in the South Devon College Travel Plan (November 2015) and a review of the modal shift from single occupancy vehicle users to more sustainable modes of travel. All recommendations to achieve the necessary modal shift outlined within updated travel plans shall be implemented in full.

Reason: To promote sustainable modes of transport and minimise the impact of vehicular traffic on the highway network.

Construction Management

15. No part or phase of development shall take place until a site specific Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate the use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:

- Procedures for maintaining good public relations including complaint management, public consultation and liaison
- Arrangements for liaison with Torbay Council's Pollution Control Team
- All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours:
 - 08 00 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and; at no time on Sundays and Bank Holidays.
- Deliveries to, and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
- Mitigation measures as defined in BS 5528: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
- Procedures for emergency deviation of the agreed working hours.
- Control measures for dust and other air-borne pollutants. This must also take into account the need to protect any local resident who may have a particular susceptibility to air-borne pollutants.

- Measures for controlling the use of site lighting whether required for safe working or for security purposes.
- The submission of a condition survey of the existing highway network.

Reason: In the interests of the amenities of surrounding occupiers

16. Prior to the commencement of development or phase of development, details of servicing arrangements and the overall layout, including the proposed arrangement of access points on to the highway and visibility splays in relation to the development proposed shall be submitted for approval to the Local Highway Authority. The internal highway layout shall be in accordance with the broad principles set out in the Design Guidance appended at Appendix IV.

Reason: In the interests of highway safety

17. No part or phase of the development hereby approved shall be brought into use or occupied unless provision has been made for vehicle turning and car and cycle parking, related to that part of the site, in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority. The provision made for the turning of vehicles shall thereafter be permanently retained, kept free from obstruction and not used other than for the turning of vehicles.

Reason: To ensure that appropriate parking provision is provided to serve the approved development and ensure that vehicles enter and leave the highway in a forward gear in the interests of highway safety.

8. Pre Development Notification

- 8.1 Notification by SDC (or its successor in title) of proposed development must be made to the local planning authority prior to commencement of development using the South Devon College LDO Pre-development notification form.
- 8.2 The Pre Development forms part of the Order and sets out the information which the Council will require before it can confirm whether development complies with the Order.
- 8.3 The Pre Development process must be followed for every propose development coming forward under the Order. Development cannot be considered lawful development until the Pre Development process has been undertaken and the Council has confirmed in writing that the proposal complies with the Order.
- 8.4 The Local Planning Authority will confirm in writing or by email within 28 days of receipt of the completed pre-development notification form that
- a) the proposed development is permitted and therefore can proceed without the requirement for a planning application, or
 - b) whether a separate planning application is required as the proposed development is beyond the scope of the Order, or
 - c) further information is required, specifying the required details and reasons for them.
- 8.5 If the Council confirms development confirms with the Order, this will be considered as a grant of planning permission for the purposes of Section 247 and Section 248 of the Town and Country Planning Act 1990, allowing where appropriate an application to be made for the stopping up or diverting of public highways or rights of way.
- 8.6 All development brought forward under the Order must comply with the conditions set out in Schedule 7 of the Order.
- 8.7 The Order will not permit any development which is "Schedule 1 development" or "Schedule 2 development" as defined by the Town and Country Planning Environmental Impact Assessment) (Amendment) Regulations 2015.
- 8.8 Failure of the local planning authority to respond in writing within this period will be deemed as confirmation that the proposal is compliant with the provisions of this Order.

9. Policy Implementation, Monitoring and Review

Policy Implementation

9.1 The Order supports the implementation of existing strategies, plans and policies and a national and local level. The relevant strategies, plans and policies are listed below:

Torbay Local Plan (Adopted December 2015)

- Policy SS1 – Growth Strategy for a prosperous Torbay
- Policy SS2 – Future Growth Areas
- Policy SS3 – Presumption in favour of sustainable development
- Policy SS4 – The economy and employment
- Policy SS5 – Employment space
- Policy SS8 – Natural environment
- Policy SS10 – Green infrastructure
- Policy SS14 – Low carbon development and adaptation to climate change
- Policy SDP1 – Paignton
- Policy SDP3 – Paignton North and Western Area
- Policy TA1 – Transport and accessibility
- Policy TA2 – Development access
- Policy TA3 – Parking Requirements
- Policy C4 – Trees, hedgerows and natural landscape features
- Policy NC1 – Biodiversity and geodiversity
- Policy DE1 – Design
- Policy DE2 – Building for Life
- Policy DE3 – Development amenity
- Policy DE4 – Building heights
- Policy SC1 – Healthy Bay
- Policy SC2 – Sport, leisure and recreation
- Policy SC3 – Education, skills and local labour
- Policy ES1 – Energy

- Policy ER1 – Flood risk
- Policy ER2 – Water management
- Policy ER3 – Contamination
- Policy W1 – Waste hierarchy
- Policy W5 – Waste water disposal

Sections 13-15 (The Historic Environment) and Sections 16-19 (The Natural Environment) of the 2004 Adopted Torbay Local Plan Environmental Guide

NPPF - National Planning Policy Framework

Monitoring

- 9.2 This LDO does not exclude applicants from applying for planning permission for developments that are not permitted by this Order.
- 9.3 The LDO does not grant planning permission for any developments other than those expressly listed. Normal planning application requirements will apply to those developments that fall outside the scope of the LDO.
- 9.4 The LDO does not allow for changes of use between use classes, other than those that would otherwise be permitted under the Town and Country Planning General Permitted Development Order
- 9.5 The LDO does not alter, restrict or vary in any way, permitted development rights under the Town and Country Planning (General Permitted Development Order 1995 (as amended) or any successor legislation or order.
- 9.6 This LDO does not overrule the requirements of any other legislation, including but not exclusively, Highways Acts, Environmental Protection Legislation, the Equality Act and the Building Regulations.
- 9.7 Any development which requires an individual Environmental Impact Assessment (EIA) would need to be assessed through a formal planning application submission as such developments would fall outside the scope of this LDO.
- 9.8 Any development that does not comply with the terms and conditions of this Local Development Order will be liable to formal enforcement proceedings Any 'formal enforcement proceedings' will be subject to safeguards for developers enshrined in the National Enforcement Charter, where a reasonable opportunity will be given for developers to co-operate and quickly rectify any genuine mistakes where possible.

- 9.9 The applicant is reminded that compliance with the conditions attached to this consent does not preclude the Council from taking action under the Statutory Nuisance provisions of Part III of The Environmental Protection Act 1990.

Review

- 9.10 The LPA will review progress with the LDO on the fifth anniversary of its adoption to be able to fully reflect on the continuing suitability of the order in light of any changes to planning policy. The review will be completed within 28 days of the fifth anniversary and at the end of the review the Council will determine whether to:
- Retain the LDO as it stands for the remaining 10 years of its life;
 - Retain but revise some elements; or
 - Revoke and Cancel the LDO
- 9.11 Proposed amendments to the Order following review by the local planning authority will be subject to the consultation procedures set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015 (or its successor).

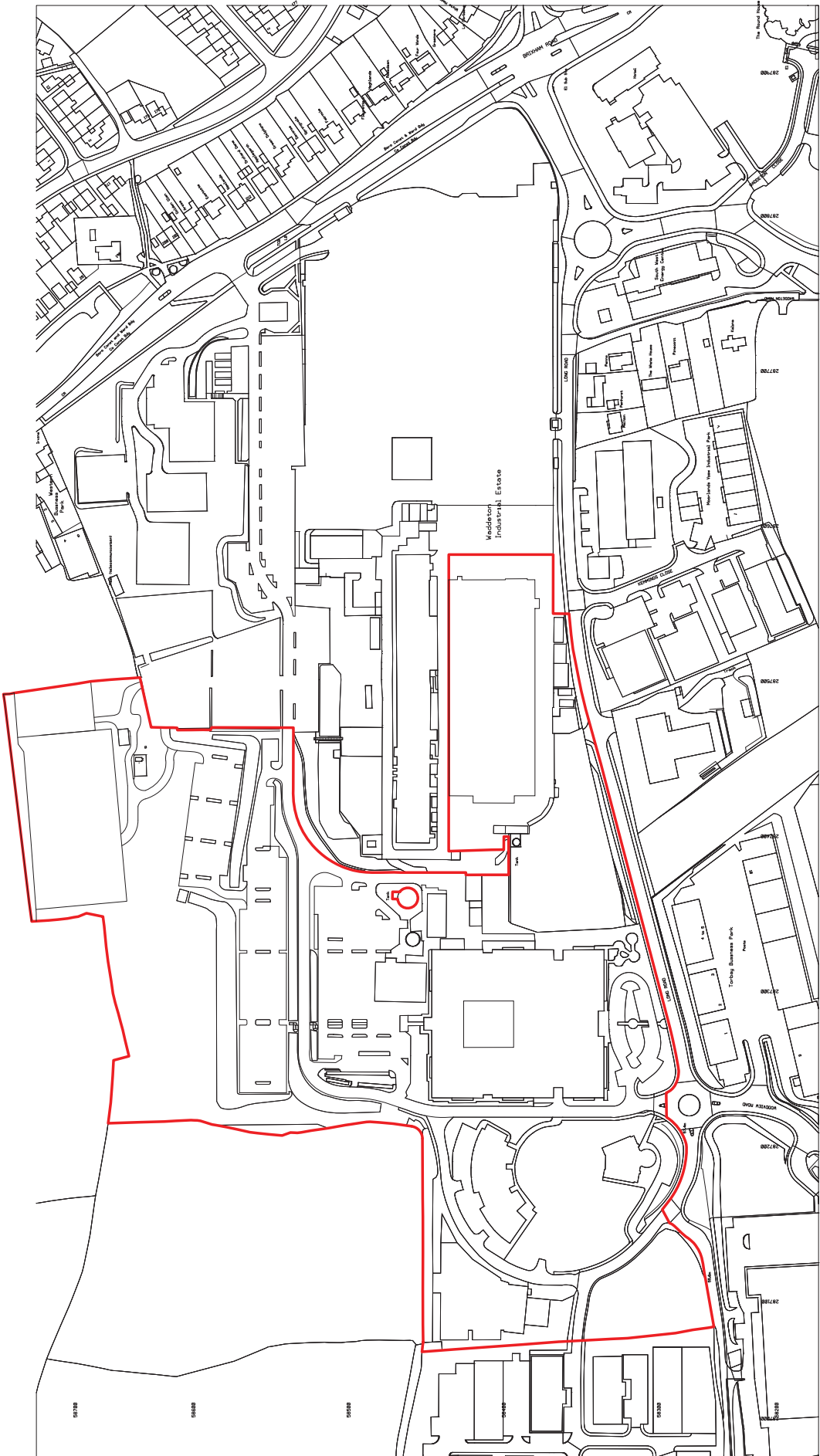
Revocation etc. of the LDO

- 9.12 The local planning authority may exercise its powers to amend or withdraw the Order (provided by section 61A [6] of Town and Country Planning Act 1990) if it is satisfied that the Order has consistently failed to meet the objective of the LDO as set out in the statement of reasons, and it is considered that amendments to the Order would not overcome this or if changes in material considerations require the Order to be revoked, amended or revised.
- 9.13 Should the local authority determine that the Order, in part or in whole, will be revoked or amended or revised, it will give the landowner(s) for the time being a minimum of twelve months' notice prior to any such revocation, amendment or revision.
- 9.14 In pursuance of the Town and Country Planning Act section 61D, development that has commenced lawfully before this Order is revoked, amended or revised (as the case may be), may be completed notwithstanding that the effect of the revocation, amendment or revision is to withdraw permission for the same.

10. Legal Agreements

- 10.1 All developments within the LDO area will be exempt from future Community Infrastructure Levy (CIL) requirements to reduce the cost to developers and therefore promote and encourage education growth, economic development and employment generation in the area.
- 10.2 Planning Obligations which would be secured by way of a Section 106 Agreement will be determined following the statutory consultation period. It is anticipated that these would solely relate to sustainable transport matters including bus stop improvements to serve the College.

Appendix I



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PROJECT: South Devon College, LDO
DATE: 14/03/2013
DRAWN BY: J. HAYES
CHECKED BY: J. HAYES
SCALE: 1:1250 @ A1
PROJECT NO: 1413B_L01.01
DRAWING TITLE: PLANNING

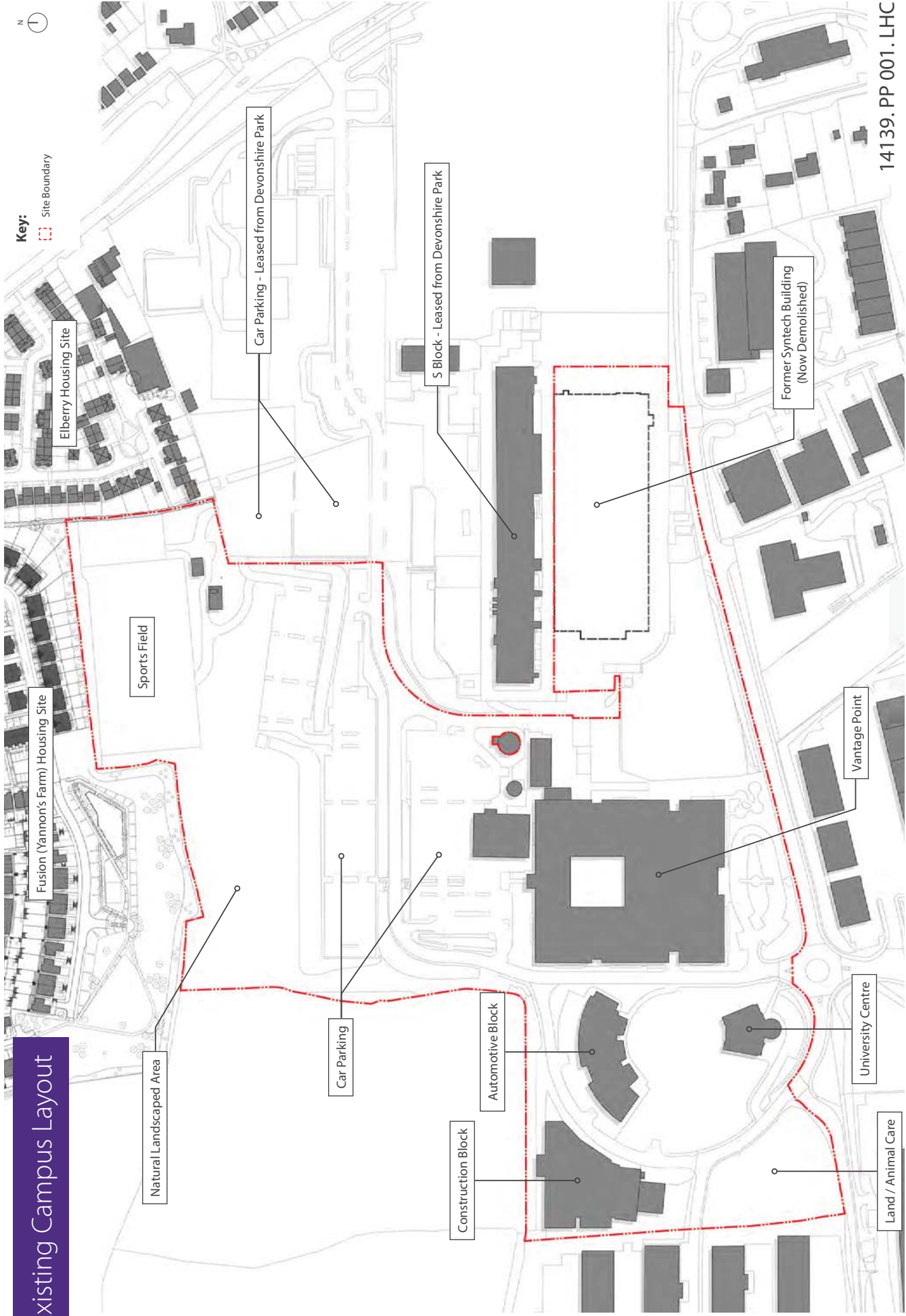
UHC
urban
landscape
landscape

UHC SOUTH DEVON COLLEGE
1413B_L01.01
14/03/2013
J. HAYES

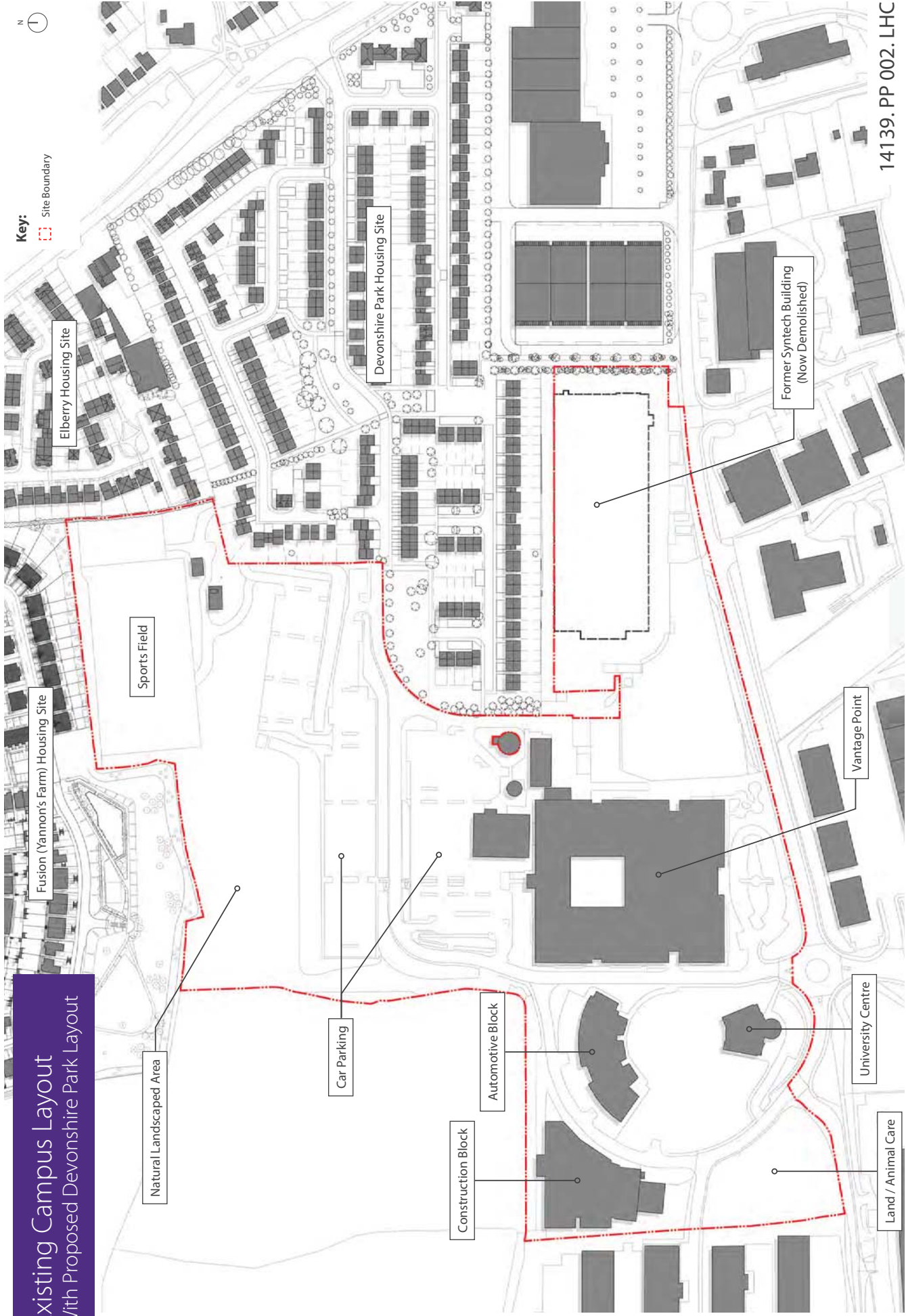
DATE: 14/03/2013
SCALE: 1:1250 @ A1
PROJECT NO: 1413B_L01.01
DRAWING TITLE: PLANNING

Appendix II

Existing Campus Layout



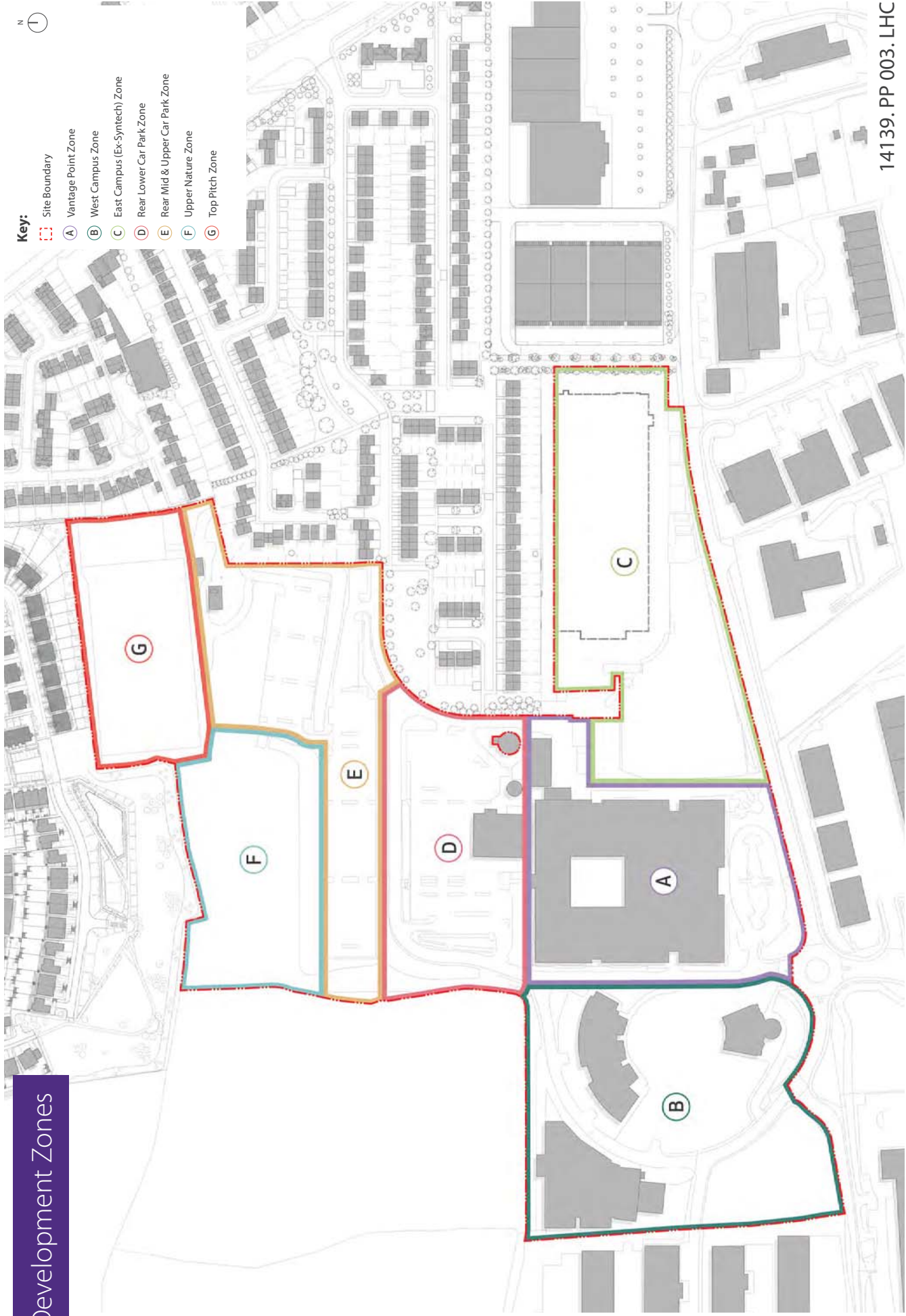
Existing Campus Layout With Proposed Devonshire Park Layout



Development Zones

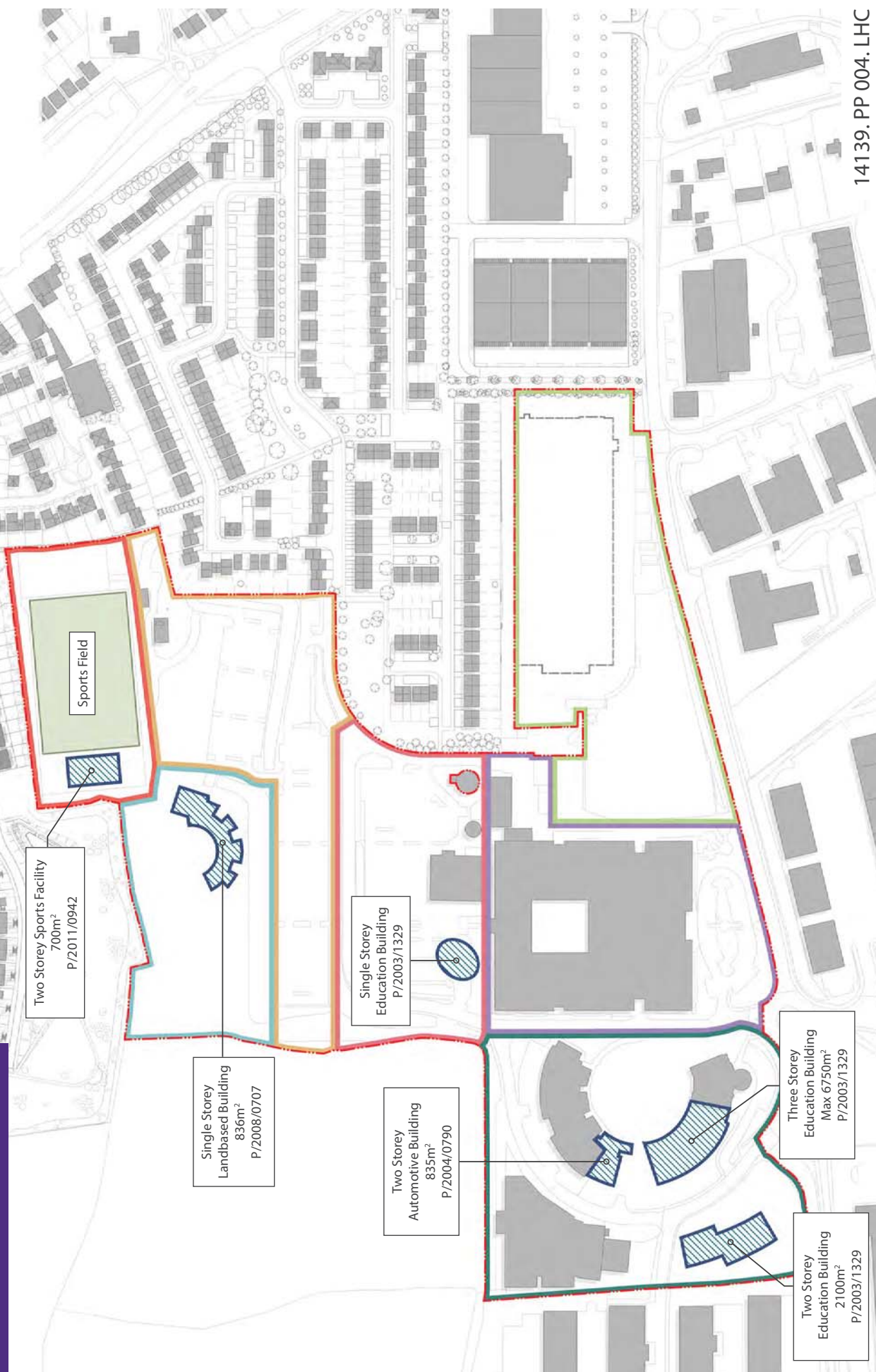
Key:

- Site Boundary
- A Vantage Point Zone
- B West Campus Zone
- C East Campus (Ex-Syntech) Zone
- D Rear Lower Car Park Zone
- E Rear Mid & Upper Car Park Zone
- F Upper Nature Zone
- G Top Pitch Zone

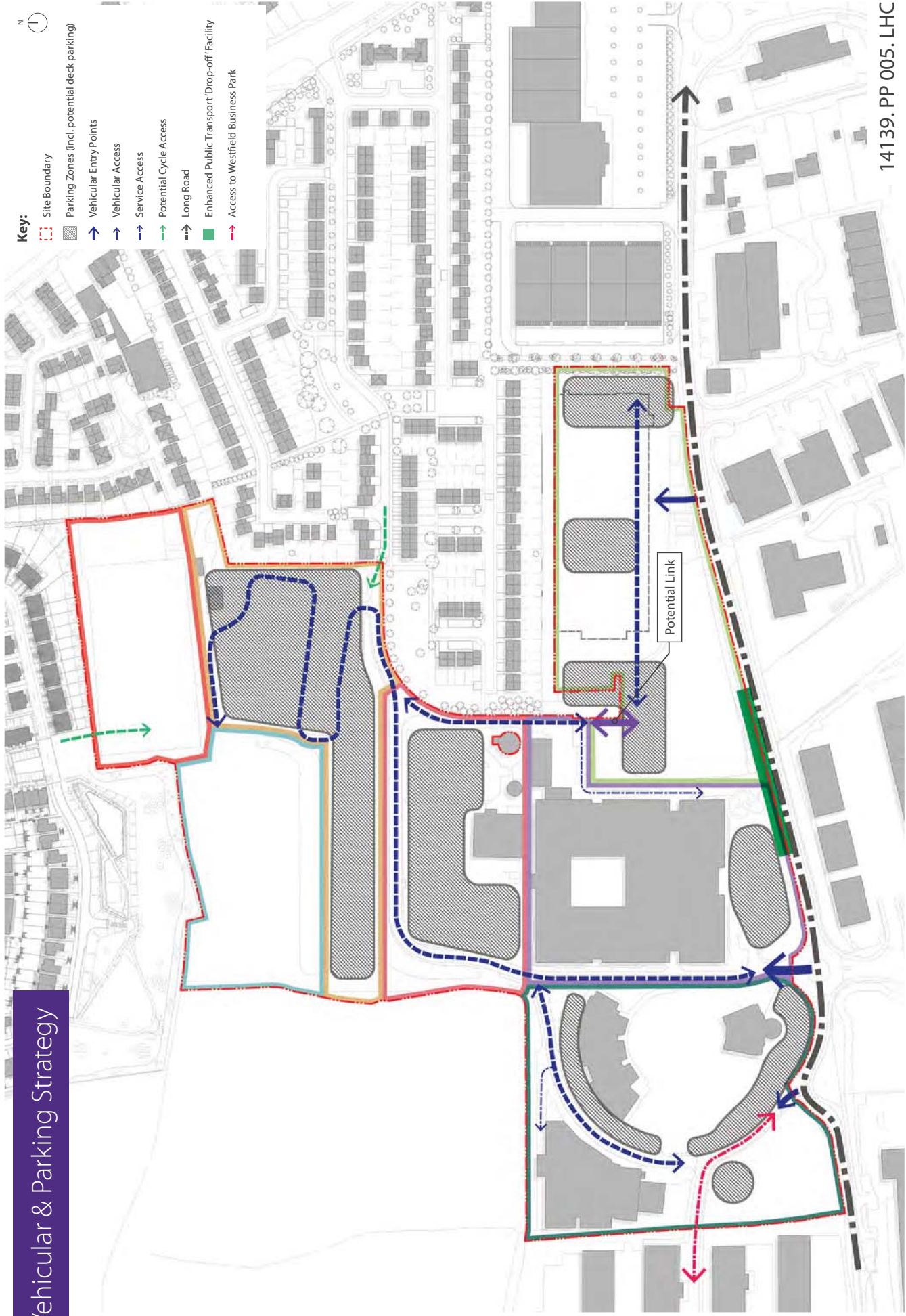


Previous Planning Consents

Key:
Site Boundary



Vehicular & Parking Strategy



- Key:**
- Site Boundary
 - Parking Zones (incl. potential deck parking)
 - Vehicular Entry Points
 - Vehicular Access
 - Service Access
 - Potential Cycle Access
 - Long Road
 - Enhanced Public Transport Drop-off Facility
 - Access to Westfield Business Park

Pedestrian Movement Strategy

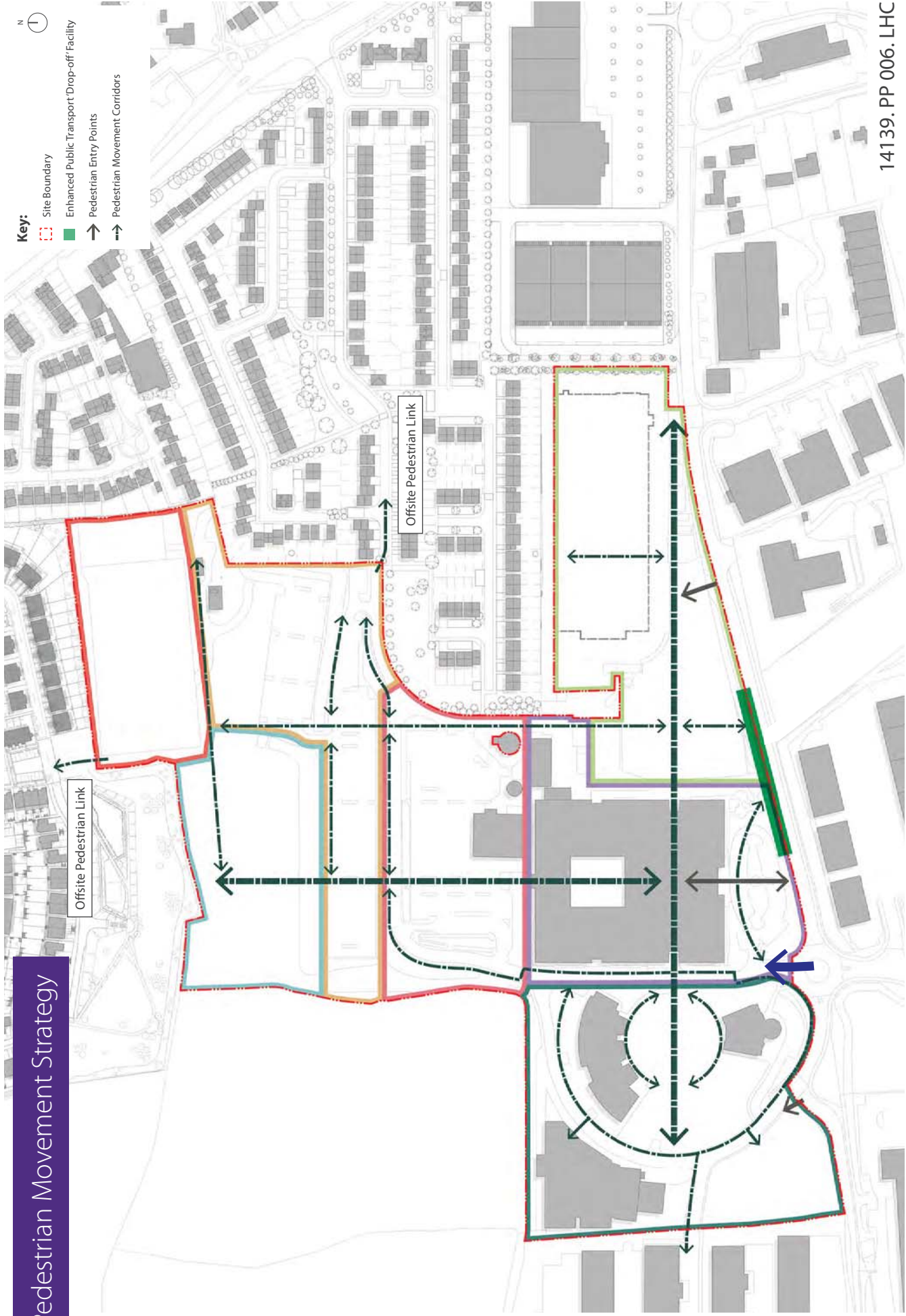


Key:

- Site Boundary
- Enhanced Public Transport Drop-off Facility
- Pedestrian Entry Points
- Pedestrian Movement Corridors

Offsite Pedestrian Link

Offsite Pedestrian Link

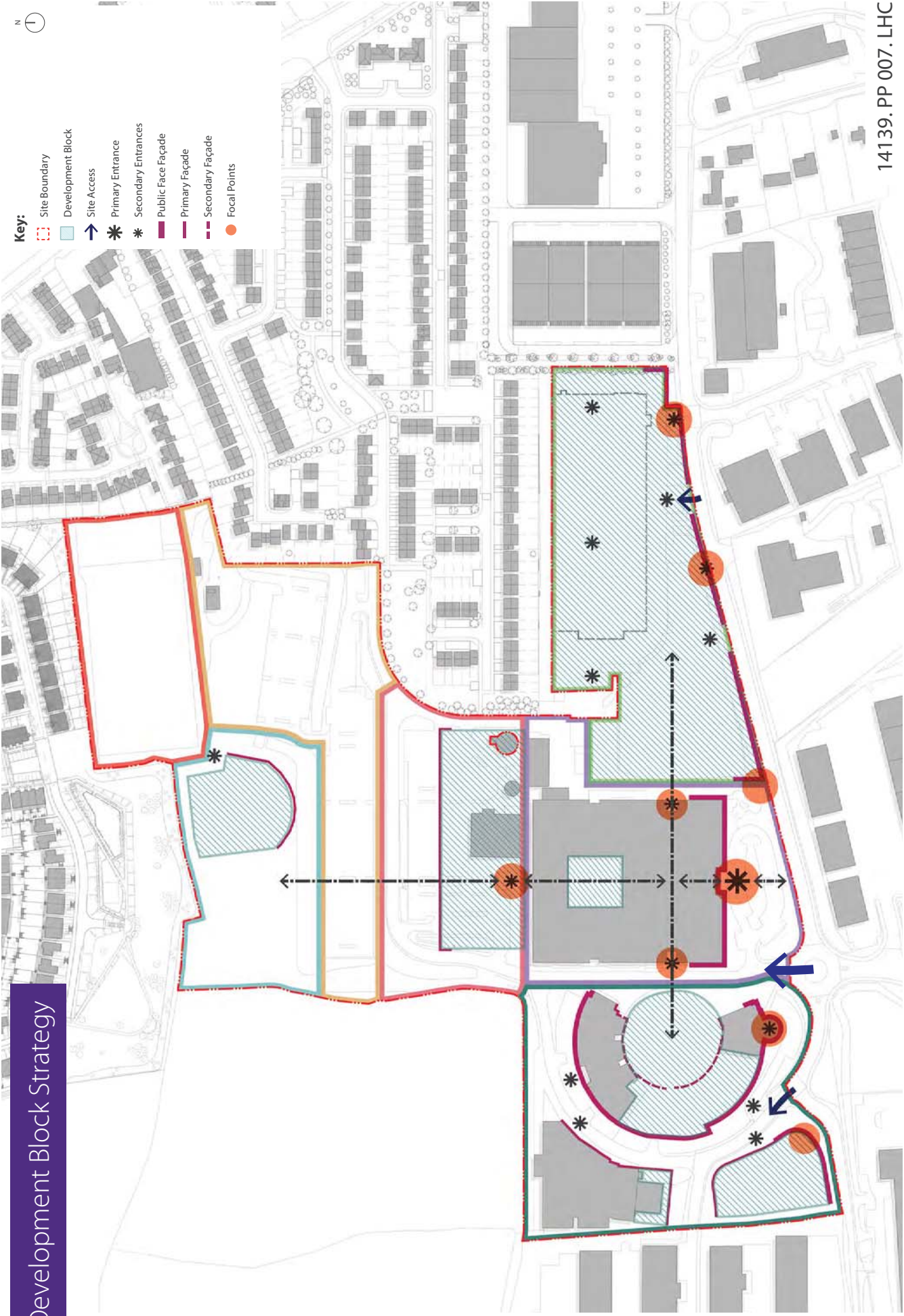


Development Block Strategy



Key:

- Site Boundary
- Development Block
- Site Access
- Primary Entrance
- Secondary Entrances
- Public Face Façade
- Primary Façade
- Secondary Façade
- Focal Points



Landscape Strategy

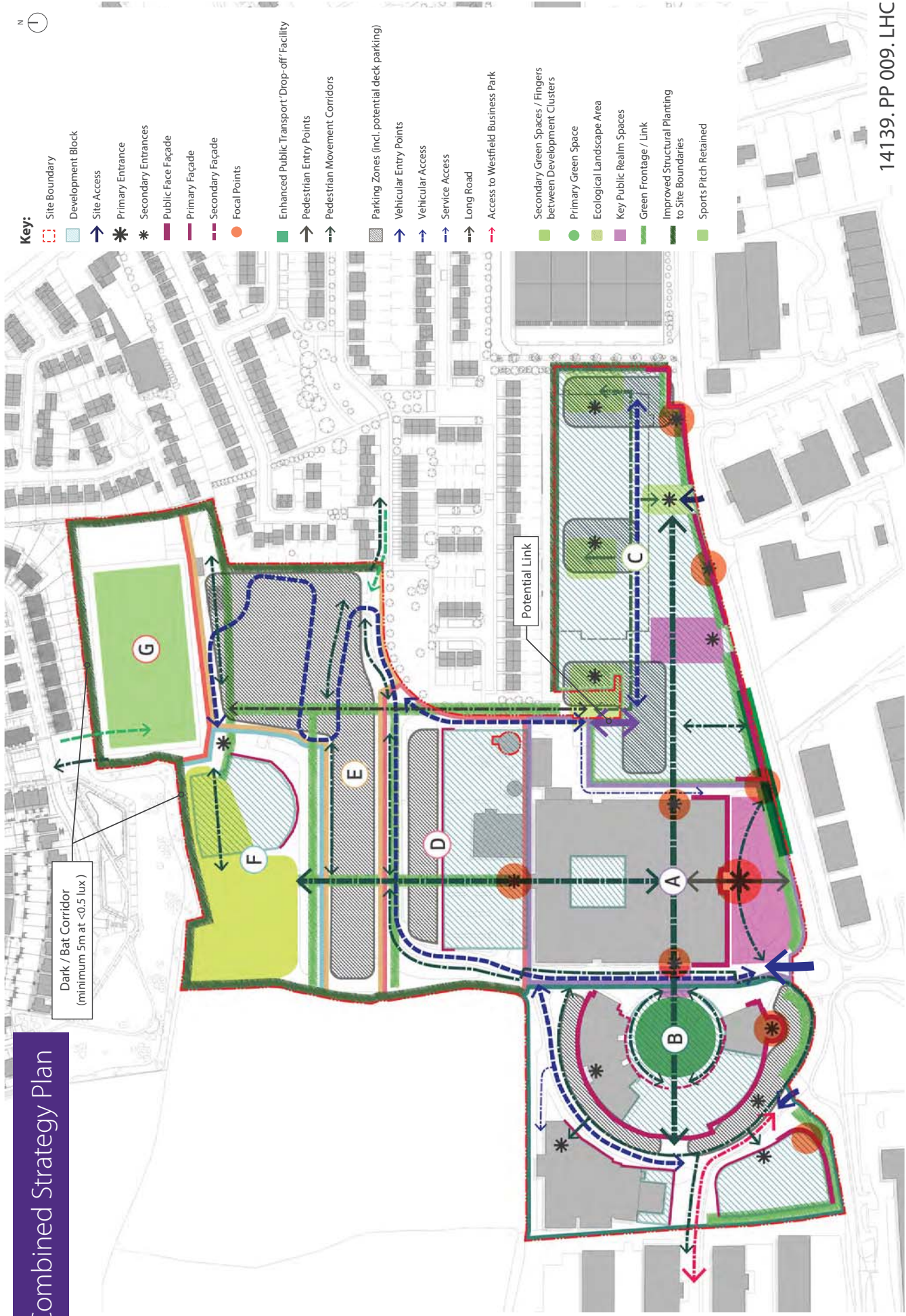
Dark / Bat Corridor
(minimum 5m at $\leq 0.5 \text{ lux}$)



- Key:**
- Site Boundary
 - Secondary Green Spaces / Fingers between Development Clusters
 - Primary Green Space
 - Ecological Landscape Area
 - Key Public Realm Spaces
 - Green Frontage / Link
 - Improved Structural Planting to Site Boundaries
 - Sports Pitch Retained

Combined Strategy Plan

Dark / Bat Corridor
(minimum 5m at <math><0.5\text{ lux}</math>)



Key:

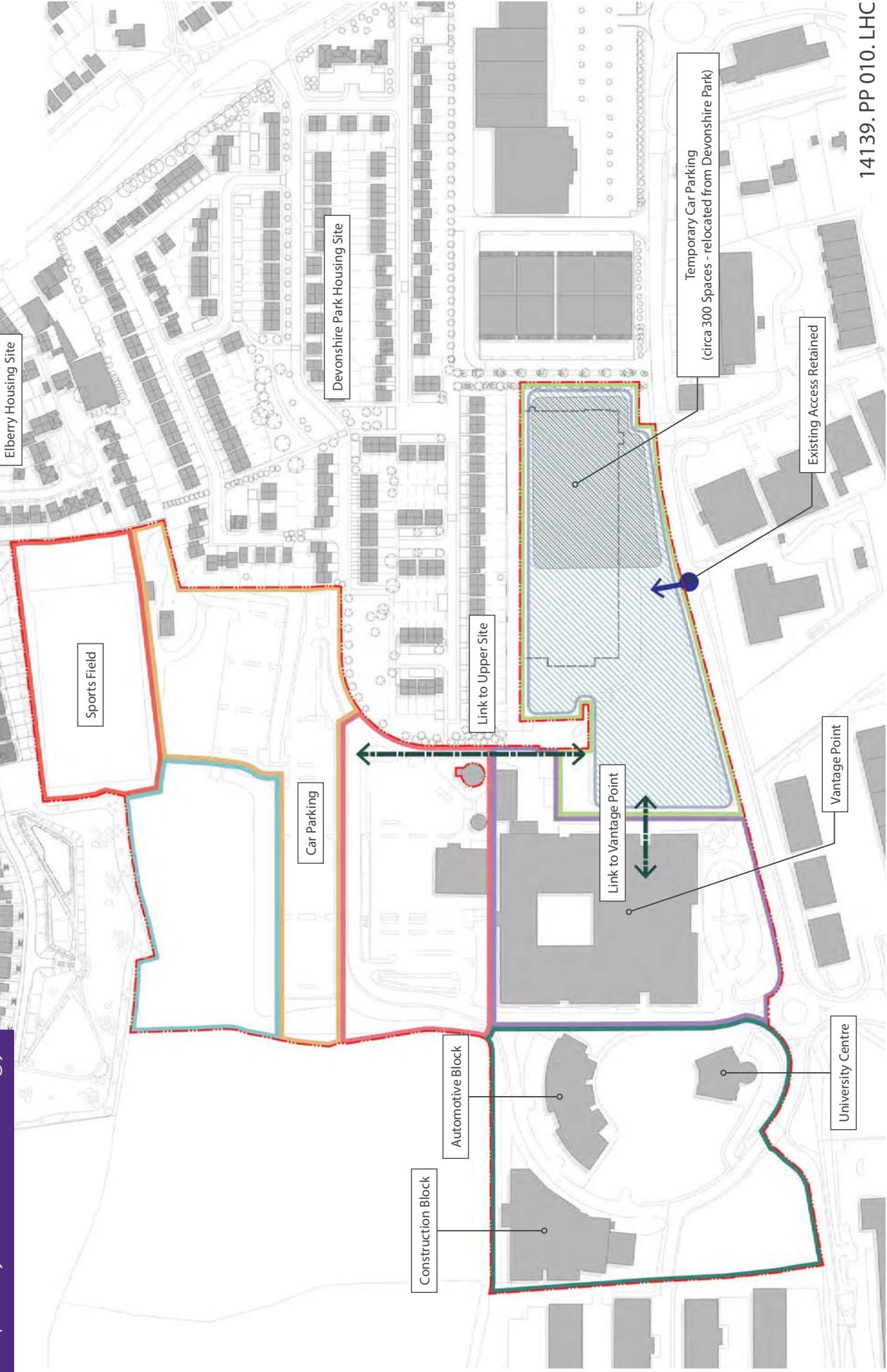
- Site Boundary
- Development Block
- Site Access
- Primary Entrance
- Secondary Entrances
- Public Face Façade
- Primary Façade
- Secondary Façade
- Focal Points

- Enhanced Public Transport Drop-off Facility
- Pedestrian Entry Points
- Pedestrian Movement Corridors
- Parking Zones (incl. potential deck parking)
- Vehicular Entry Points
- Vehicular Access
- Service Access
- Long Road
- Access to Westfield Business Park

- Secondary Green Spaces / Fingers between Development Clusters
- Primary Green Space
- Ecological Landscape Area
- Key Public Realm Spaces
- Green Frontage / Link
- Improved Structural Planting to Site Boundaries
- Sports Pitch Retained

Temporary Car Park Strategy

Key:
Site Boundary



Appendix III



Ms Rebecca Collins MRTPI
Bilfinger GVA
St Catherine's Court
Berkeley Place
Bristol
BS8 1BQ

Please reply to:

Matt Diamond, Senior Planning Officer –
Development Management, Spatial Planning
2nd Floor Electric House, Castle Circus,
Torquay TQ1 3DR

My ref: P/2015/0646/SCR

Your ref: 07A702595

Telephone: 01803 207798

E-mail: Matthew.Diamond@torbay.gov.uk

Website: www.torbay.gov.uk

Date: 16 July 2015

Dear Rebecca

**Re: Town and Country Planning (Environmental Impact Assessment) Regulations 2011 –
Screening Opinion by Torbay Council**

**Proposed outline planning application providing a new hi-tech centre, educational facilities
(Use Class D1), sports hall (Use Class D2) and student accommodation (Use Class C2).**

At

South Devon College, Vantage Point, Long Road, Paignton

I am writing in response to your letter received on 29 June 2015 requesting a formal screening opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) ('the Regulations') for the above proposed development. This letter constitutes Torbay Council's formal screening opinion of the proposed development in accordance with regulation 5(5).

We confirm the proposed development is Schedule 2 development under the Regulations, as the proposed development is an 'urban development project' (Schedule 2 10b) and the proposals exceed two of the relevant thresholds in Column 2 of Schedule 2. Therefore, we have screened the proposed development to determine whether it is likely to have any significant effects on the environment, necessitating an Environmental Impact Assessment (EIA). In accordance with regulation 4 (6), we have taken into account the selection criteria in Schedule 3 of the Regulations in making our determination.

We have determined that an EIA is not required, as the proposed development is unlikely to have any significant effects on the environment by virtue of factors such as its nature, size or location. In accordance with regulation 4 (7), please find enclosed a completed EIA Analysis and Screening Proforma for the proposed development giving full reasons for this conclusion.

Schools and services for children and young people • social care and housing • recycling, waste disposal and clean streets • community safety • roads and transportation • town planning • tourism, harbours and economic regeneration • consumer protection and licensing • leisure, museums, libraries and arts

If you require this in a different format or language, please contact me.

I hope that this answers your question to your satisfaction. Please note that this response is made entirely without prejudice of any future decision of the Council on any subsequent planning application.

Yours sincerely

Helen Addison

Matthew Diamond

Senior Planning Officer – Development Management

ep

EIA ANALYSIS AND SCREENING PROFORMA

ANALYSIS

1	Case Details	
a	Applicant Case reference	
	07A702595	
b	LPA case reference	
	P/2015/0646/SCR	
c	SoS case reference	
d	Site Address	
	South Devon College, Vantage Point, Long Road, Paignton	
e	Brief description of development	
	Proposed outline planning application providing a new hi-tech centre, educational facilities (Use Class D1), sports hall (Use Class D2) and student accommodation (Use Class C2).	
f	Approval of reserved matters?	
	Yes	
	No	X
	Approval of conditions?	
g	Yes	
	No	X
	If Yes, enter the description of development subject of the related planning permission	
g	Area of development/works/new floorspace (as appropriate)	
	Site area = 11.8ha	
	Proposed gross floor area = 23,018 sq m	
	Existing gross floor area to be demolished = 19,268 sq m	
	Net gross floor area = + 3,750 sq m	
2	EIA details	
A	Schedule 1	
(i)	Is the proposed development Schedule 1 development as described in Schedule 1 of the EIA Regulations?	
	Yes	
	No	X
(ii)	If YES, under which description of development i.e. Nos. 1-21?	
B	Schedule 2	
(i)	Is the proposed development Schedule 2 development as described in Column 1 of Schedule 2 of the EIA Regulations?	

	Yes	X
	No	
(ii)	If YES, under which description of development in Column 1 i.e. Nos. 1-13?	
	10b	
(iii)	Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?	
	Yes	
	No	X
(iv)	If YES, which area?	
(v)	Are the applicable thresholds/criteria in Column 2 exceeded/met?	
	Yes	X
	No	
(vi)	If yes, which applicable threshold/criteria?	
	i) more than 1ha of urban development iii) site area exceeds 5ha	
3	LPA/SOS Screening	
	All applications inc reserved matters/conditions	
(i)	Has the LPA issued a Screening Opinion (SO)?	
	Yes	
	No	X
(ii)	Has the SoS (GO) issued a Screening Direction (SD)?	
	Yes	
	No	X
(iii)	If yes, is a copy of the SO/SD on the file?	
	Yes	
	No	
(iv)	If yes, is the SO/SD positive?	
	Yes	
	No	
	Reserved matters/conditions applications only	
(i)	Was original PP subject to EIA screening?	
	Yes	
	No	
(ii)	Was a SO/SD issued for the original PP?	
	Yes	
	No	
(iii)	If yes, is a copy of the SO/SD for the original PP on file?	
	Yes	
	No	
4	Environmental Statement (ES)	
	Has the applicant supplied an ES for the current or previous (if reserved	

	matters or conditions) application?	
	Yes	
	No	X
Name	Matthew Diamond	
Date	10 July 2015	

SCREENING

A. CHECKLIST			
Questions to be considered		Likely/Unlikely – briefly describe	Is this likely to result in a Significant effect? Yes/No - why?
1	Will construction, operation or decommissioning of the Project involve actions which will cause physical changes in the locality (topography, land use, changes in waterbodies, etc)?	Likely – major urban development project.	No – the construction phase will be relatively short term; the net gross floor area is 3,750 sq m, which is insignificant in the context of the surroundings.
2	Will construction or operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or in short supply?	Likely – construction will use water, materials and energy. Operation will use water and energy, e.g. gas, electricity, etc.	No – the development will not use natural resources which are in significant short supply. Whilst some resources are non-renewable, none are likely to be unusual for a development project and sustainable techniques will be encouraged.
3	Will the Project involve use, storage, transport, handling or production of substances or materials which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health?	Likely – construction materials for development; potential onsite contamination from previous uses; and small potential from new high-tech centre.	No – substances and materials used during construction will be normal for a development project and unlikely to harm human health or the environment. Any onsite contamination can be remediated through the planning process.
4	Will the Project produce solid wastes during construction or operation or decommissioning?	Likely – construction waste and operational waste.	No – not expected to be unusual or excessive.
5	Will the Project release pollutants or any hazardous, toxic or noxious substances to air?	Likely – traffic pollution generated by the development. None during construction provided potential contaminants are properly managed in accordance with best practice.	No – not expected to be unusual or excessive. Traffic impacts can be assessed in a Transport Assessment and do not need to be assessed as part of an EIA.
6	Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation?	Likely – noise, vibration and light pollution during construction. Light pollution from internal/external lighting during operation. Potential noise pollution from operation.	No – these impacts can be controlled through the use of planning conditions and/or obligations, and are therefore unlikely to have a significant effect.
7	Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or	Likely – potential for contaminated land and surface water runoff during construction.	No – the risks during construction can be controlled through the use of planning conditions. Provided the proper controls are in

	the sea?		place, the proposals are unlikely to release pollutants which will have a significant effect on the environment.
8	Are there any areas on or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	Likely – Derelict former industrial site to the east (Devonshire Park).	No – this site is subject to a current ‘live’ planning application, with a resolution to grant planning permission subject to a condition to remediate the site, among other matters.
9	Will there be any risk of accidents during construction or operation of the Project which could affect human health or the environment?	Likely – risk of accidents during construction. Risk of accidents from traffic generated by the development.	No – these are unlikely to result in a significant effect provided the proper controls are in place and implemented.

10	Will the Project result in social changes, for example, in demography, traditional lifestyles, employment?	Likely – employment generated from construction and operation of additional educational facilities.	No – whilst the development will provide employment during construction and operation, this will not have a significant effect on the environment.
11	Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the project?	Likely – partly within Countryside Zone and Area of Great Landscape Value (AGLV) (Adopted Torbay Local Plan 1995-2011); and within greater horseshoe bat sustenance zone associated with South Hams Special Area of Conservation (SAC) at Berry Head.	No – whilst the development will change the landscape character of the site, this can be mitigated through good quality design. The impacts on ecology, including greater horseshoe bats, do not need to be assessed as part of an EIA. These impacts will be assessed following the appropriate surveys and identification of appropriate compensation/mitigation measures. These measures can be secured through the use of planning conditions and/or obligations; therefore, there is unlikely to be a significant effect on ecology. The proposed development will be screened separately with reference to the Habitat Regulations.
12	Are there any other areas on or around the location which are important or sensitive for reasons of their ecology e.g. wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, which could be affected by the project?	Likely – trees/hedgerows within the site and around site boundary; wildlife area on part of the site to north.	No – the development can be designed to minimise impacts to hedgerows/trees on and around the site, and secure additional plantings as appropriate. The potential impact of the development on the wildlife area can be dealt with as part of the planning

			application, including surveys if necessary.
13	Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the project?	Likely – greater horseshoe bats (see 11 above); other bat species using the site; and ciril buntings using the fields to the north and west.	No – provided appropriate compensation/mitigation measures are identified and secured where necessary, the development is unlikely to have a significant effect on protected species.
14	Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?	Unlikely – none known in the immediate vicinity.	N/A
15	Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the project?	Likely – part of site within AGLV to north.	No – see 11 above.
16	Is the project in a location where it is likely to be highly visible to many people?	Unlikely – limited views from surroundings.	No – the location will not be visible by many people, except students/visitors to the college.
17	Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	Unlikely – proposed Hilltop Park in development site to the north, but unlikely to be affected.	No – the development will not have a significant effect on the proposed park.
18	Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	Likely – Brixham Road susceptible to congestion.	No – whilst the development could have an adverse effect on the local highway network, this will be assessed in a Transport Assessment and does not need an EIA. Any off-site highway works which are necessary to facilitate the development will be identified in the planning application and secured by planning conditions and/or obligations.
19	Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project?	Unlikely – none in the immediate vicinity.	N/A
20	Is the project located in a previously undeveloped area where there will be loss of greenfield land?	Unlikely – the site is previously developed.	N/A
21	Are there existing land uses on or around the location e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying which could be affected by the	Likely – existing business/industrial uses to the south and west; residential to the north.	No – the proposed development is unlikely to have a significant effect on the adjacent and nearby existing land uses; the impacts on these uses will be taken into account in the determination of the planning

	project?		application.
22	Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?	Likely – existing business/industrial uses to the south and west; residential to the north.	No – see 21 above.
23	Are there any areas on, or around, the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, which could be affected by the project?	Likely – South Devon College is to the west of the site which caters to pupils aged 14-16, as well as older pupils.	No – the primary activity of the development would be further and higher education teaching. While some of this will relate to specialist technology, the use of the site for education purposes will not present any particular risk for accidents or hazards.
24	Are there any areas on or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, which could be affected by the project?	Unlikely – mineral safeguarding area to west, but this will be unaffected.	N/A
25	Is the project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	Unlikely – no evidence.	N/A
26	Are there any plans for future land uses on or around the location which could be affected by the project?	Likely – current 'live' planning applications for mixed use development to the north and east.	No – the proposals are unlikely to have a significant effect on the proposed land uses, which include residential, provided potential impacts are identified through the planning application process and any necessary mitigation measures secured by planning conditions and/or obligations.
27	Are there any other factors which should be considered, such as consequential development which could lead to environmental effects, or the potential for cumulative impacts with other existing or planned activities in the locality?	Likely – cumulative impacts with proposed developments to the north and east.	No – the adjoining application sites were screened under the EIA Regulations and not considered to be EIA development. The cumulative impacts will not have a significant effect on the environment to the extent of warranting an Environmental Statement and will be considered in the various technical reports submitted with the application.

B. CONCLUSIONS	
(i)	Schedule and category of development
	Schedule 2, category 10b
(ii)	Summary of features of project and of its location
	a Characteristics of development
	Major development comprising D1, D2 and C2 uses, following demolition of vacant, former industrial buildings, with a net gross floor area of 3,750 sq m.
	b Location of development
	Previously developed, part 'brownfield' site on the edge of Paignton. Part of site within Countryside Zone/AGLV to north. Whole site within sustenance zone associated with South Hams Special Area of Conservation (SAC) at Berry Head. Adjacent to sites subject to 'live' major planning applications for residential/mixed use development to the north and east.
(ii)	c Characteristics of the potential impact
	Visual, ecological, contamination and traffic impacts.
(iii)	If a SO/SD has been provided do you agree with it?
	Yes -
	No -
(iv)	Is it necessary to issue a SO/SD?
	Yes X
	No
(v)	Is an ES required?
	Yes
	No X

C. SCREENING DECISION (Indicate below which assessment applies)					
Assessment		Action (produce model letter 'x')	<input checked="" type="checkbox"/>	Response due from	Date response due
Sch 1 development	ES required	Issue positive or negative SO/SD	<input type="checkbox"/>		
Sch 2 development – threshold exceeded/criterion met/sensitive area and likely to have significant effects on the environment	ES required	Issue positive or negative SO/SD	<input type="checkbox"/>		
Sch 2 development – not likely to have significant effects on the environment	ES not required	Issue positive or negative SO/SD	<input checked="" type="checkbox"/>	Torbay Council	20.07.15
Sch 2 development but effects not clear at this stage – file to be reviewed at a later stage	N/K	Review when appropriate – new info/case progresses	<input type="checkbox"/>		
Sch 2 but not EIA development – negative screening opinion - SoS agrees	ES not required	No action required	<input type="checkbox"/>		
Sch 2 but not EIA development – positive screening opinion - SoS disagrees	ES not required	Issue negative SO/SD	<input type="checkbox"/>		

Name	Matthew Diamond
Date	10 July 2015

Appendix IV

4.0 Design Guidance and Considerations

4.1 General Aims

South Devon College is one of the most significant organisations within Torbay, and one which has great importance for the success of the region.

The sustainable development of South Devon College will improve significantly its position in Torbay, and in essence the potential to redefine the role of the College as a major teaching institution within the South West region.

The core objective for this Local Development Order is to create a distinctive, legible Campus that acknowledges and improves upon the existing current College site, and improves the local setting within which it is located.

The Local Development Order shall create a development character that reflects but is not constrained by site and location conditions. It shall seek to set a character precedent for future development through use of quality architectural treatment, materials, 'public realm' and hierarchical spatial planning.

The Local Development Order therefore seeks to set out a character and identity for the whole campus where areas within the development are distinguished, but not ruled by characteristics that reflect its location, spatial hierarchy, use and site topography.

The College development shall be contemporary in character. It shall employ good urban design practice, responding to the existing College buildings and spaces, and neighbouring developments.

The development proposes to enhance the local environment through the provision of high quality buildings with a sense of individuality yet campus cohesiveness, uniqueness yet familiarity, and high quality 'public realm' yet respect for the intrinsic local landscape, by supporting biodiversity and wildlife through the maintaining and further provision of open and green spaces throughout the site.

The earlier sections of this Design and Access Statement have outlined the contextual and site specific issues related to development of the South Devon College Campus. These drivers have been taken into account when developing the masterplan within this Local Development Order. The following set of key design principles will be integral to the Masterplan and form a basis for the Campus design guidance.

The key components of this design guidance are set out over the subsequent pages, explaining how Scale, Land Use and Density, Landmarks and Gateways, Building Heights, Landscape Structure & Public Realm, Topography and Movement Structure are expressed within the Masterplan. Some of this design guidance also informs either fully or in part the Local Development Order 'Parameters' and 'Parameter Plans'; these which will be used to regulate and control the permitted development subject of this application.

4.2 Development within Context

General Considerations

One of the keys to creating a successful Campus for South Devon College is to understand the physical context within which it is located, and the relationship between this and the proposals. As can be deduced from the earlier site specific considerations and constraints section, the masterplan proposals need to respond to and incorporate the following factors.

Urban Structure

This framework of routes and spaces starts with acknowledging the importance of the Colleges position and location within the Bay area, Paignton town centre, the arterial road network that connects it and Long Road and surrounding development community. The Campus currently has a strong presence on all of these. Physically, it can be seen that the College has an immense presence on Long Road and the immediate context. This presence will be increased with the development of the Syntech site to the east of Vantage Point as part of these proposals, this doubling the length of the College's Long Road 'public face' personal frontage. It will also provide further key markers, along the route, these providing visual stops or turning corners – not only enhancing the College and its campus architecture, but providing focal points for the surrounding context.

Urban Grain

South Devon College dominates the pattern of blocks, within the immediate area, however this is a changing urban landscape with the recent developments in the area, which will dissipate this dominance over time with the development of Devonshire Park and White Rock Estate. The proposals should both respect and respond to their context within which they sit. It is important that the new buildings and spaces provide a continuity of approach on the Campus, providing a true cohesiveness and collective approach. It is also important that new development respects density and scale as set out below. The pattern and layout of the principle blocks and access routes have been laid out to accommodate and make use of current existing physical site features, including the, existing retained tree and hedgerow planting and topographical constraints, and also building upon earlier strategies for site disposition.

Landscape

Set within a valley, on the urban fringe of Paignton, the landscape topography of the area is one of challenging gradients. The College Campus sits above Long Road on a series of southerly facing plateaus. The lower section of the Campus sits within the 'urban' context of the Long Road industrial development, within which the existing College buildings impress. The upper part of the campus is wilder and more exposed bordering the 'rural' edge of Paignton and the new suburban developments of the Fusion and Elberry housing estates. The new proposals need to develop the site in a way that works with the topography and ensures the longer distance views onto the site are not adversely affected, with the new quantum development, mass and taller build located towards the lower parts of the site on the urban corridor of Long Road. It is important that retaining important trees and hedgerows and provide new planting and landscaped buffers to soften the development edge and distant views to

development. This will also ensure that development respects surrounding neighbouring properties in terms of privacy and security. Creation through this proposals of new wildlife habitats and greater biodiversity, with particular focus on enhancement of the upper Campus area.

Density

The College as with the surrounding urban context is displaced along Long Road, with the upper areas of the site less developed. The proposals need to respect this pattern, and place the quantum of development in the southern zone as proposed. This will offer the campus a diversity of approach, not only with the density of development, but also the types and character of building and spaces within the Campus.

Scale and Appearance

As stated above in the Urban Grain section, the Colleges' height and massing currently dominate its immediate context, this exacerbated by the fact of the character and appearance of the building (particularly Vantage Point), being of a 'clinical' white appearance. This within a setting of predominantly industrial buildings of blockwork and corrugated cladding in mute tones and bland architecture. This bold look of the College, and the fact its use is non industrial, but a vibrant learning establishment, needs to be expressed in more approachable and qualitative architectural approach, reinforcing the brand and corporate face of South Devon College and redefining the urban quality of both the Campus and Long Road.

Character

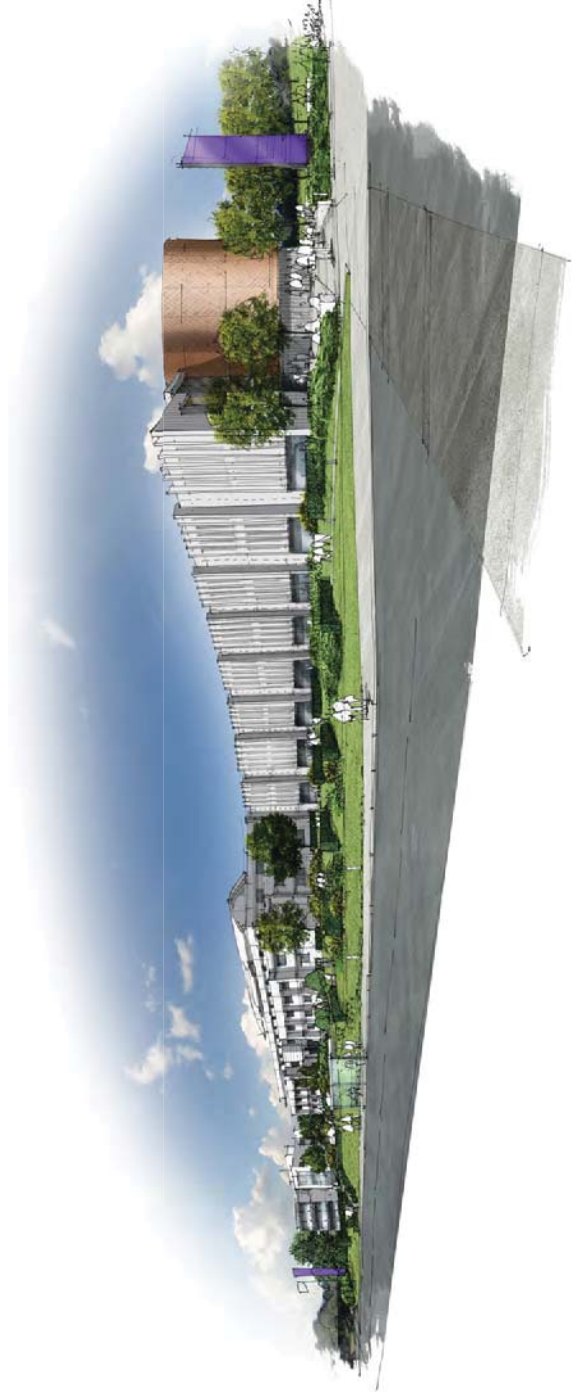
As assessed above, South Devon College has a distinct character, both within its immediate and wider urban context. It also has a persona and corporate image, this being developed through the various new build projects created since its move to the Vantage Point site. It is important that this character is enhanced and enriched with it future development plans, thus creating a true 'genius loci' and public face for its developed Campus. This character and identity should have a common thread and feel capitalising on the 'whole' approach, however will be specific and informed by the type and location of the space or building within its Campus.

Quality of 'Public Realm'

As part of the landscaping proposals and how these relate to movement and build context, the Campus needs to be a 'place' with attractive and successful outdoor areas, valued by the users of the college who will use and pass through them. Proposals suggest a number of these, as a mix of hard and soft, and it is key that these are clearly distinguished and executed well. Spaces between buildings should be seen as important as those building themselves.

Adaptability

The College proposals need to allow for it being a place that can change easily, whether this be the masterplan, its landscape it sets, or buildings constructed as part of the plan. The Local Development Parameter set for this application, offer this degree of flexibility within the planning, it is important therefore that this degree of flexibility and adaptability is carried through to the detailed stages of final proposals.



Below: Indicative Concept Artist's Impressions - Lower Site

4.0 Design Guidance and Considerations

Site Specific Considerations

The Campus site at Long Road is made up of two distinct environmental characteristics, around which to base the new masterplan development.

The southern area of the campus located at the western end of the 'industrial aesthetic' aligning Long Road, offers a characterisation of a more 'urban' environment, little changed over recent years unlike the eastern end on the road with the ongoing White Rock development. Dominated by the Vantage Point building, this part of the Campus has been separated into 4 zones as part of the LDO application.

Zone A – Vantage Point Zone

This zone as stated is dominated by the Vantage Point building, a large white clad architectural box dominating both in mass and height the local urban context and providing the language and expression for the Colleges main public face and presence. Virtually occupying the full area of this zone, the building sits up on a bank over-looking Long Road with the College's main entrance set within its dominant symmetrical façade. Formal steps lead from Long Road to this entrance through a planted visitor car park.

To the west side of the building is the main College vehicular entrance from Long Road, separating this zone from Zone B. The level change from Long Road means there is some loss of presence to the College entrance, forming a physical and visual barrier. The entrance approach albeit formal and direct is uninviting for an establishment of this size and use, with steps to overcome and poor quality 'public realm'.

There is an opportunity to improve the buildings appearance, and entrance and its approach, including the internal courtyard. The existing access road serves the building and this part of the site from the adjacent West Campus Zone B and should be improved.

Zone B – West Campus Zone

Originally open field, this area is steeply sloping north to south. On its west side is the crescent shaped access road, connecting to the main access road at its northern end, with a junction at its mid-point serving the Westfield Business Park. These roads split the zone into 3 parts.

Within this crescent are the University Centre to the south – a four storey white rendered block with a copper and glass drum to the front facing Long Road; and the Automotive building to the north – an arc of workshops clad in white profiled metal sheet with curved roof form, both buildings responding in plan form to the crescent shape. Outside of the road in the north-west corner of the zone is the Construction block similarly clad to the Automotive, with large barrel vault roofs. The southwest corner of this zone is used for zoological studies and has a series of temporary structures and enclosures.

At the core of the crescent is the 'green heart' space, and any development should respect this and the form and formality of the geometry of urban spaces here. Steep gradients here will challenge accessibility, and how it is connected both outwards, and back to Vantage Point.

There is little scope for further development on the Construction building plot, however the Lower south-west plot is a prime development site, where respect should be given to relationship with the adjacent business park, dealing with this prominent corner site, presence to Long Road and its existing boundary Devon bank hedgerow.

Zone C – East Campus (ex-Syntech Site) Zone

A recent acquisition by the College, this part of the site was previously occupied by Syntech, an industrial manufacturing company. The manufacturing building which occupied more than half of this site has now been demolished, so the site now is relatively flat with tarmac, concrete, and rubble surface, so constitutes a 'brown field' site development plot.

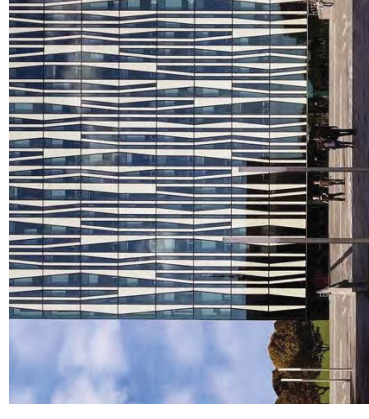
Sitting to the east some 3m lower than Vantage point, this zone is the first part of the main campus which will be encountered when arriving to South Devon College from the Brixham Road, and it is therefore key as that first visual presence. Also, being linear in shape, the zone presents 50% of the college campus to the Long Road boundary, thus any physical presence will be an important factor in future development and the perception of the College. Large level changes to north and west (along with row of Lleylandii trees) will provide challenges with connectivity to the other parts of the Campus. With the north and east boundaries bordering the Devonshire Park site, it will be important that any development respects proposed adjacent uses (residential and commercial – employment).

Site access from Long Road to this zone will need consideration with respect of traffic movements (see Transport Statement).

Zone D – Rear Lower Car Park Zone

Located to the north of Vantage Point, this zone is essentially made up of car park and cycle stores sloping up gradually northwards. The two storey Vantage Point rear elevation and the white profiled metal clad Sports Hall provide a bold but relatively blank face. The rear entrance to Vantage Point is ramped, as entry is on the top floor with the immediate site dropping away (steps do lead down to the level below however).

As with Zone C, the east boundary borders the Devonshire Park site, so again it will be important that any development respects proposed adjacent uses residential use. Road access to the upper part of the campus passes to the north of this zone and will need to be maintained.





Below: Indicative Concept Artist's Impressions - Upper Site

4.0 Design Guidance and Considerations

The northern area of the campus steps up the hill as a series of plateaus, culminating at the ridge with the sports field. With more planting and 'green spaces', and bordering open countryside, this part of the campus offers a differing environment to the lower site, with a characterisation of being 'greener' and 'natural', with open distant views. However, with the Fusion and Elberry housing developments on the north and east sides of the Campus in this area, this character has of recent been subdued somewhat to a more suburban context on these fringes of the Campus. As below, this part of the site has been separated into 3 zones as part of the LDO application.

Zone E – Rear Mid and Upper Car Park Zones

Dug in to the site on two levels this car parking nestles into the greener part of the campus, elevated above the lower Campus, with partially open views to the south. The east boundary borders the Devonshire Park site, so again it will be important that any development respects proposed adjacent residential use. Thick tree screening visually separates the two car parks. Levels differences between these car parks and other areas of Campus provide challenges with connectivity and wayfinding, and routes are either stepped or steep gradients along roadway.

Zone F – Upper Nature Zone

Nestled in the north-west corner of the site, raised above the car park levels below, this zone offers a 'green' and peaceful setting within the Campus. The area is open, with grass and shrub planting, tree copses, and bounded to the north and west with mature indigenous hedgerows. This part of the site offers far reaching views to and from surrounding countryside (see Landscape and Visual Impact Assessment for further detail).

The quality of this environment places it as an important ecological habitat within the College site (see Ecology Report for further detail), and as such will require a sensitive approach to any development, including scale massing, and materials regarding setting it within the existing landscape context, including mitigation from distant key views, and ecology mitigation measures. Use of Sustainable Urban Drainage Systems and low lighting levels to minimise any development impact will be important too.

Zone G – Top pitch Zone

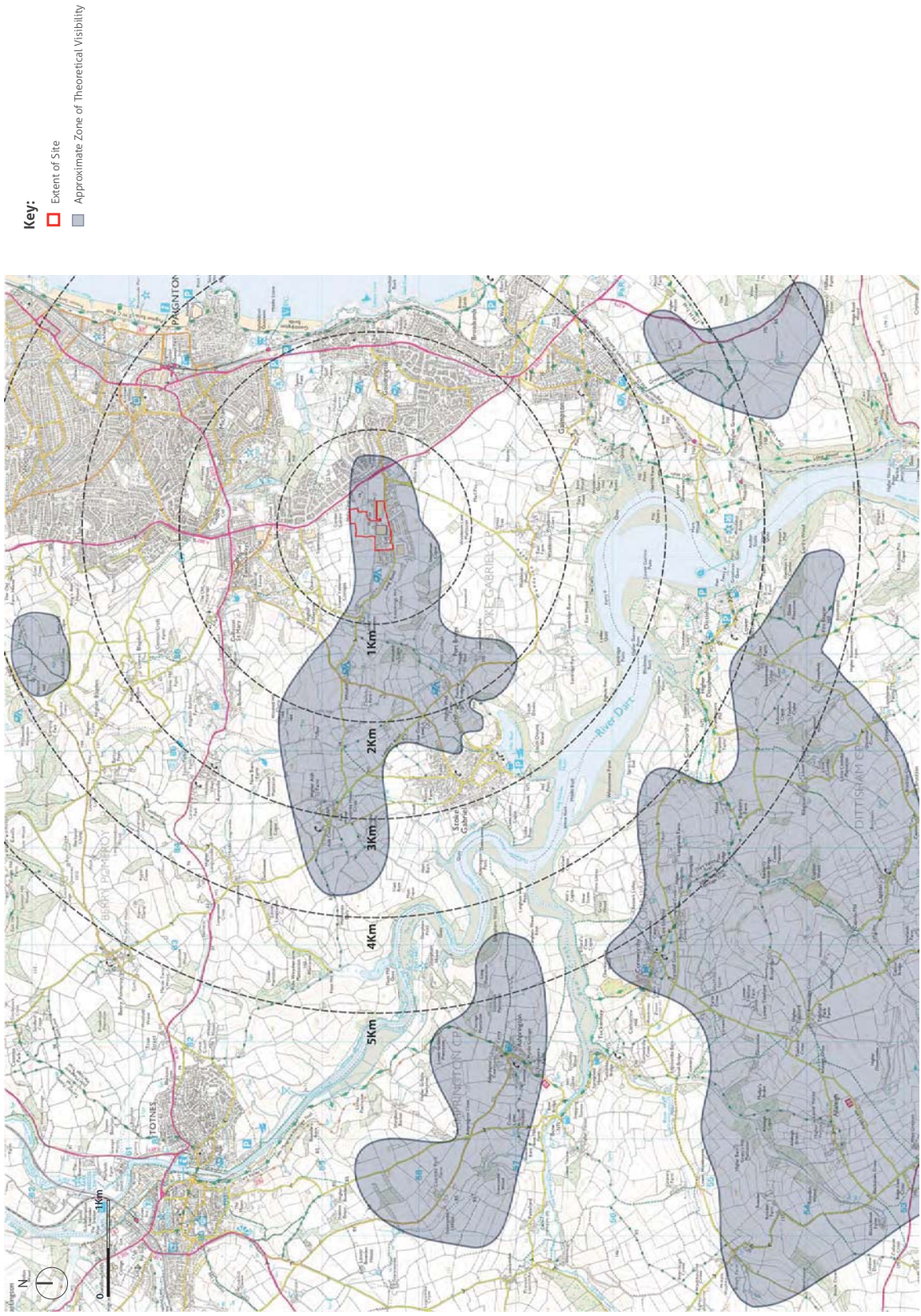
Located at the top of the site, this is the most prominent part of the site from distant views from surrounding countryside (see Landscape and Visual Impact Assessment for further detail). Currently laid out as a turfed football pitch, this area is flat, open and exposed, with views off-site in all directions.

The facilities are infrequently used due to the size being not large enough due to site constraints, with the College generally now using larger and better equipped facilities off-site. The character of the space has changed in recent times, from that of open green space, to feeling more suburban due to the Fusion and Elberry housing development containing the east and north boundaries of the pitch, however green views remain to its other two aspects. Currently access to this area and adjacent Zone F is via Devonshire Park, and this will need to be re-routed direct from the main campus. Access between this site and the lower car parks and vehicular access will be challenging due to the level difference.

The site boundaries are ecologically important due to the bat activity observed, and with any potential development mitigation will be required with landscape proposals (see Ecology Report for further detail). Use of Sustainable Urban Drainage Systems and low lighting levels to minimise any development impact will be important as part of this too.



Below: Zone of Theoretical Visibility (ZTV) Plan



4.0 Design Guidance and Considerations

4.3 Landscape and Visual Impact Assessment

The accompanying LVIA report with this application, identifies the landscape setting and wider context of the site, and defines this in terms of landscape and visual character and the key elements which contribute to the composition of this character. It provides an objective landscape and visual assessment of the site and its context, and has informed the design to mitigate potential effects on the landscape and users of the surrounding area as a result of development.

The methodology for this assessment is based on the 'Guidelines for Landscape and Visual Impact Assessment', 3rd edition (2013), (Landscape Institute and the Institute of Environmental Management and Assessment) (GLVIA 3).

It can be seen that these LDO proposals will deliver development that is in keeping with the scale and character of that already present in the South Devon College campus and this area of Long Road. The redevelopment of the previous Syntech site, which is currently in a derelict state, will lead to an overall improvement of the built form and landscape fabric in the area. The proposed landscape and mitigation strategy will also lead to improvements in landscape structure.

Although there is some intervisibility between the site and the South Devon AONB it is considered that the development would be viewed at such a distance and as a contiguous part of the existing South Devon College campus and adjacent Torbay Business Park, that there would be no landscape and visual effect upon the designation.



Above: View from Beacon Hill looking South towards the site.



Above: View from Woodview Road looking North-East towards the site.



Above: View from Alston Reservoir looking North towards the site.

Below: Concept Artist's Impression (CGI) - Lower Site



4.0 Design Guidance and Considerations

4.4 Accessibility

The South Devon College Masterplan proposals forming this Local Development order will comply with the following regulations and guide lines. It is important that the College, including external areas, remains and functions to full accessibility for staff, students and members of the public

- Equality Act 2010
- BS 8300 "The Design of Buildings and their approaches to meet the needs of Disabled People - Code of Practice"
- Building Regulations Part M – these are to be viewed as minimum standards
- Relevant BREEAM criteria as appropriate

4.5 Sustainability

This section to also be read in conjunction with ESDP Sustainability Statement.

The College will fully engage with the sustainability and green agendas both from the campus design and development aspects, to the active promotion within the college curriculum and teaching and learning emphasis.

Where appropriate for buildings, BREEAM assessments will be fully incorporated into the design process to ensure that the College meets its commitments to environmental responsibility.

The purpose of the LDO is to simplify planning control and encourage education and economic growth; therefore, specific sustainability and design standards have not been prescribed.

Sustainable design will continue to be an important consideration for the College and its Campus, and the College will encourage innovation in design to achieve high standards in sustainability.

Sustainable development is a national and local priority and the development permitted by this order is expected to have regard to best practice, which is likely to evolve during the lifetime of the LDO. As a minimum, development permitted by the Order will comply with the latest Building Control regulations, but should exceed these standards where possible and feasible.

It is expected that there will be opportunities through this LDO to improve the overall sustainability of the Campus. The design guidance provided with the Order includes design objectives that will, for example, seek to improve the sustainability of the Campus.

The proposed future development at South Devon College will adopt the following hierarchical approach to address local council environmental policies:

- Reduce the need for energy (by designing building orientation and layouts to optimise solar gain, incorporation of passive cooling and external fabric enhancements to reduce heating and cooling loads and reduce air permeability)
- Use energy more efficiently (by use of low energy light fittings, high efficiency appliances, plant with low power input and effective control systems)
- Any continuing use of fossil fuel should be clean and efficient (e.g. condensing gas boilers, combined heat and power units, heat pumps, etc.)
- Use renewable energy (biomass, ground and air source heat pumps, solar electric and solar thermal)

The general design approach to developments are outlined below:

- The proposals for meeting the requirements of Torbay Local Plan with respect to energy, conservation and carbon reduction and climate change policies are outlined below.
- High standards of fabric insulation will be incorporated in order to achieve low U-values for the external envelope of each building.
- All new glazing will have an optimised g-value to minimise summertime heat gains and to ensure that sufficient daylight is provided to all occupied areas. On facades exposed to extensive solar gains, consideration will be given to external shading of the glazing, designed to limit heat gain whilst maintaining good daylighting.
- The external envelope of each new building on the site will be designed with robust junction details and low air permeability fabric, and then air pressure tested following construction, with the aim of minimising air leakage through the fabric and to conserve the energy put into the building.
- A preliminary building thermal model will be created to assess summertime temperatures in line with BB101 and TM52 (The limits of thermal comfort: avoiding overheating in European buildings). The computer simulation will allow evaluation of natural ventilation system external opening sizes, assessed in conjunction with external weather data and internal room heat gains. The requirement for air conditioning will be limited to the areas with unavoidably high heat gains (e.g. IT rooms).
- External lighting will be designed in accordance with current guidance on the reduction of obtrusive light; in order to minimise light pollution from the campus, and limit the impact of external lighting on the general area and on neighbouring properties and sites.

In line with regulation 25A of the Building Regulations, at the design stage of each phase of the master plan and redevelopment, an assessment will be conducted to evaluate alternative, high-efficiency systems for the project. The report will appraise benefits and constraints of a range of renewable energy sources, heat pumps, co-generation, district heating and cooling systems. The purpose of the assessment will be to implement technology that is feasible and commercially viable for each building on the site. The report will consider predicted annual and lifecycle energy usage, carbon emissions along with capital costs, payback, land use, planning implications and noise generation. The assessment will ensure that opportunities for low carbon and renewable technologies will be fully considered at the design stage and then implemented on the site.

For each new building or extension to be developed, a preliminary Building Model will be used to run SBEM or Dynamic Simulation at the design stage to confirm that initial proposals exceed requirements of Part L2A of the Building Regulations. The Carbon Emission Check will be undertaken on software accredited by the CLG (Department for Communities and Local Government).

Implementation of BREEAM assessment standards will be considered by the client and the professional team at early stages of each phase of the master plan and site redevelopment. Where practical and viable, new development should seek to achieve high standards of efficiency, such as BREEAM 'very good' as a minimum.

Flow restricting valves will be used to all domestic water outlets to minimise water usage.

The practical, economic and environmental viability of rainwater harvesting systems will be assessed for each phase of development, and implemented where the assessment demonstrates viability and worthwhile savings in mains water consumption.

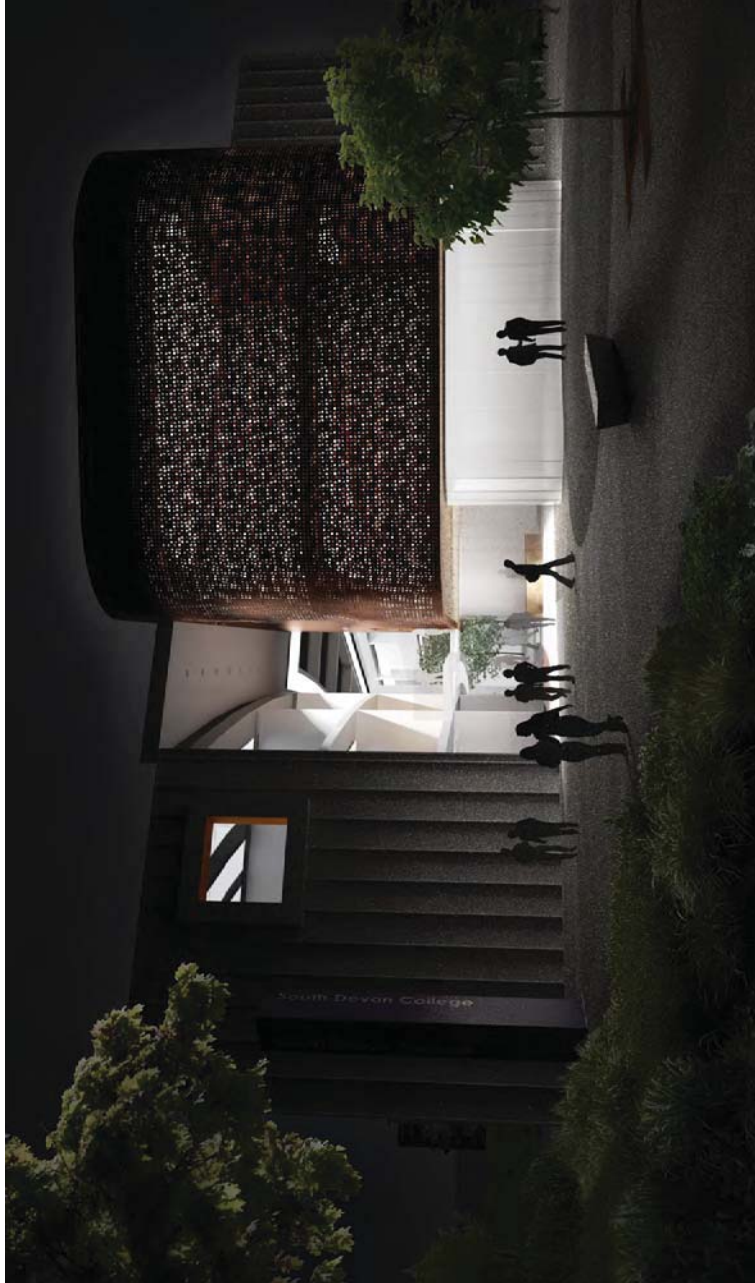
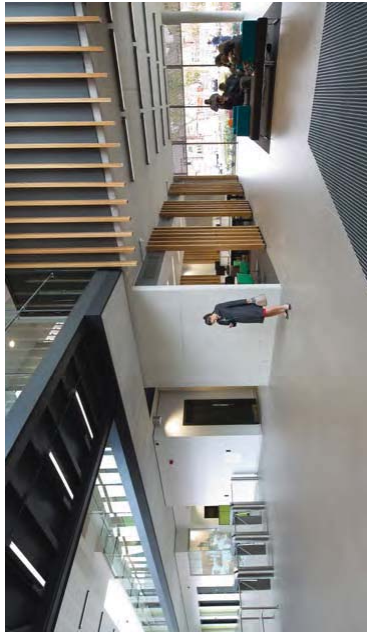
The use of refrigerants for heating and cooling systems will be carefully reviewed for each phase of development in order to minimise the quantity of refrigerant used, and to select refrigerant systems with low overall Global Warming Potential (GWP).

Incorporation of flood risk mitigation measures such as Sustainable Drainage Systems (SUDS) will be assessed for each phase of the development, and incorporated as appropriate to restrict site discharge rates and encourage biodiversity within the campus.

A condition of the LDO is that the ecological baseline is regularly reviewed by the College and, where necessary, surveys are updated prior to development in the areas affected. Materially significant changes to the ecological baseline may require a review of the LDO.

Use of number of measures including attenuation tanks with controlled discharge, permeable paving, soakaways and continued use of existing surface water sewer systems, will replicate the existing regime and will not result in an increased rate of surface water runoff from the site.

Below: Concept Artist's Impression (CGI) - Lower Site



4.0 Design Guidance and Considerations

4.6 Traffic, Transport and Parking

The below text is a summary of the Transport Assessment submitted with this application.

A Transport Assessment has been prepared to support the LDO application. This addresses the impact of additional vehicle trips on the highway network and additional parking requirements due to the new development. It also considers the impact of the proposals on public transport.

The first phase of development, i.e. the Hi Tech Centre will have minimal impact in terms of additional traffic to the College as it is largely replacing an existing leased premises with a modest amount of growth. Some of the subsequent developments will not result in any increase in trips as they will be used by learners already at the campus, e.g. additional sports facilities and residential accommodation. Additional education buildings will be developed out to respond to future growth and the additional trips they will generate has been estimated based on current knowledge of building occupation levels.

The key junction in relation to the development proposals is the Long Road / Brixham Road signal controlled junction (White Rock junction). The capacity of this junction to accommodate the additional traffic generated by all the proposed development has been assessed. This analysis demonstrates that the junction would continue to operate satisfactorily and the operation of the junction would not be materially impacted by the addition of the development traffic flows in the morning or afternoon peak periods. The net increase in traffic generated by the proposals would therefore not have a material impact on the local highway network. Traffic flow increases would be imperceptible on the highway network and the impact on the operation of key junctions would not be significant.

An assessment has been made of the additional parking requirements for the proposed development and this amounts to approximately 220 parking spaces. Additional parking for the new developments will be provided predominantly on the old Syntech site with modest amounts local to other new buildings around the campus. The proposed parking indicated on the indicative masterplan includes replacement parking for existing leased spaces on the adjacent Devonshire Park site which will be released to enable the proposed residential development on that site, i.e. it does not represent additional College parking.

The pavement and cycle path along Long road will be improved in width adjacent to the College campus (including the Syntech site), to enable adequate flow for both pedestrian and cycle users.

Bus drop-off points outside of the Vantage Point building on Long Road are proposed to be improved to provide 4. No dedicated stops, all of these as lay-bys (off main road width), with bus boarders.

The existing Syntech site parking area at the West of the Syntech site will be used as a temporary car park prior to redevelopment with new educational buildings due to termination of the existing leased parking on the Devonshire Park site. This parking would be displaced to the East of the site when the Hi-Tech centre is constructed.

As the former Syntech site is developed out the access will be improved and proposed to be relocated to a new position - to be agreed with the highways department.

The College has a Travel Plan which is reviewed and updated periodically. Travel surveys are carried out to inform the updates to the Travel Plan and the results for 2008, 2012 and most recently September/October 2015 suggest that the number of students arriving at the College by bus has steadily increased, with the modal share rising from 51.6% in 2008 to 60.7% in 2015. It is recognised that the level of use of buses currently results in buses queuing outside the campus, which has the potential to interfere with traffic movements. It is proposed that a bus lay-by to accommodate four buses will be provided in front of Vantage Point to mitigate against this.

The College implements various measures to discourage single car travel to the site including:

- A car share scheme for staff with dedicated / preferential parking spaces provided to the rear of the main building
- Parking charges for staff and students to encourage car sharing (parking permits for car sharers are available at a reduced rate), walking, cycling and/or the use of public transport
- Working with the local authority and local public transport providers to negotiate significant reductions in student bus travel passes
- Inclusion of a 'Contact and Travel' page on the SDC website which provides information on free or discounted travel, travel by public transport and travel by road
- Appointment of a Travel Plan Coordinator who oversees travel-related matters at the College

These measures are reviewed and supplemented in the Travel Plan included with this application.

4.7 Ecology

To be read in conjunction with EAD Ecology Ecological Impact Assessment and Habitat Regulations Assessment Screening Report.

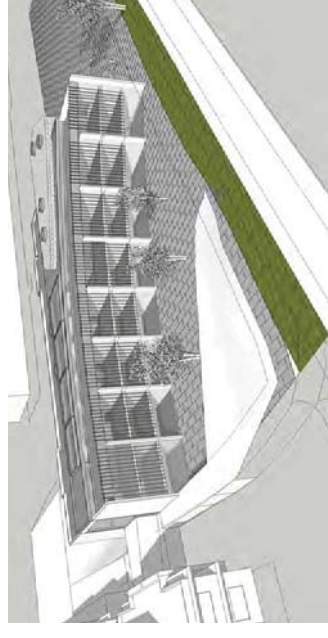
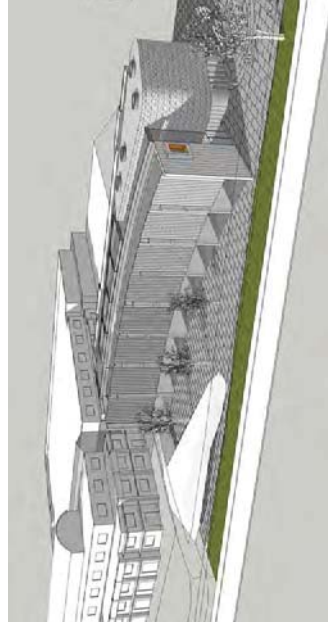
A range of ecological surveys have been undertaken to inform the application, including bat activity surveys. Natural England and Torbay Council have been consulted in respect of potential impacts on South Hams SAC, and a 'Statement to Inform a Habitats Regulations Assessment' accompanies this LDO application; which will enable Torbay Council to screen the requirement for Appropriate Assessment.

The upper part of the site is of greater ecological significance and development will be sensitive to its more rural nature. Existing landscape perimeter buffers will be retained and enhanced. Detailed proposals including lighting specification will ensure that there is no significant effect on the South Hams SAC greater horseshoe bat population. Biodiversity will be promoted across the campus through landscaping proposals.

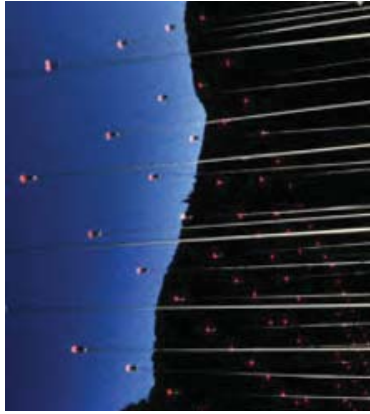
The HRA Screening Assessment has been undertaken, and concludes that the proposed development at South Devon College can be implemented with no residual risk or probability of a likely significant effect, either alone or in combination, on the following European Sites:

- South Hams SAC
- Lyme Bay and Torbay SCI

However, it must be noted that further assessment may be required as the detailed applications for each phase are brought forward to ensure that the proposals are in accordance with the parameters identified within this LDO application.



Below: Landscape Design Precedent Images



4.0 Design Guidance and Considerations

4.8 Drainage

This section to be read in conjunction with Clarke Bond Flood Risk Assessment and Drainage Strategy report supporting this application.

Although the proposed development will result in an increase in impermeable area, the use of a number of measures including attenuation tanks with controlled discharge, permeable paving, soakaways and continued use of existing surface water sewer systems, will replicate the existing regime and will not result in an increased rate of surface water runoff from the site.

Foul flows from the Campus will discharge to an existing foul sewer located in Long Road before terminating in an adopted pumping station also located on Long Road. From here the foul flows will be pumped to the existing foul sewer within the eastern end of Long Road before flowing into the Brixham Road. Foul flows from the eastern (Syntech) part of the site will either follow the same route or flow eastwards across the site by a privately owned foul service that discharges into the SWW network before being conveyed towards Brixham Road. South West Water have confirmed that capacity exists to accept the additional flows from Drainage.

4.9 Lighting

This section to be read in conjunction with ESDP External Lighting Strategy supporting this application.

Our appointed Ecologist has identified specific design requirements that need to be adhered to in relation greater horseshoe bats frequenting the upper part of the site to the north of Vantage Point. A bat corridor has been designated around the site boundary on the north side of the site, and the maximum permitted night time luminance within this zone is 0.5 lux. With respect to bats frequenting the remoter parts of the site, consideration will also be given to documentation published by the Bat Conservation Trust, when designing external lighting.

With reference to the above guidance and further design requirements stipulated by the Ecologist, different environmental zones have been established for the future site development. These environmental lighting zones are indicated on the External Lighting Strategy Plan included in ESDP's above report.

British Standards for Road Lighting and Car Park Lighting will be applicable to any new or modified access roads and parking areas, respectively, subject to the guidance in these standards not conflicting with the above ecological design guidance and parameters.

In order to minimise the energy consumption of future altered and new external lighting installations, any new lighting shall be provided by LED fittings incorporating timed and daylight energy saving controls.

4.10 Geo-Environmental

Review of information from the British Geological Society (BGS) indicates that the southern half of the site is underlain by the Goodrington Member – Limestone sedimentary bedrock of Devonian age and the northern half is underlain by the Ashprington Volcanic Formation – Tuff igneous bedrock also of Devonian age, characterised by fragmented pyroclastic material or ash.

Superficial head deposits of clays, silts and gravels are shown in the south west of the site. There are likely to be Made Ground across the site associated with its development.

Areas of the site has historically been identified at being contaminated with PCB and other chemicals.

Following further assessment by Hyder in 2013 the concentrations of contaminants found in the soil samples are "considered to pose no significant risk to future site users assuming the site is used for educational or commercial or industrial use".

Appropriate assessment and mitigation measures will be incorporated into design proposals to manage any residual risk.

Site soil investigations have been undertaken across the proposed development site by Hyder in November 2013 (Report 0002-UA006528-UP31R-02) for the former Syntech site and in March-May 2008 (Report RESF080708_DV01397) for the main campus site.

A summary of findings is included in the FRA and Drainage Report.

4.11 Waste Management and Construction Waste Management

The LDO proposals for operational waste management should comply with the guidelines and methodology as set out in the current South Devon College (SDC) Waste Management Policy which seeks to control and minimise the amount of waste generated throughout the College as part of its positive approach to Sustainability.

This policy complies with the legal responsibilities under the Health and Safety at Work Act (1974), the Environmental Protection Act (1990), and other relevant legislation and guidance with regards to the disposal of waste.

Through careful management of the waste that is produced, education of staff and students, SDC aim to encourage the reduction, reusing, and recycling of resources by people working, studying, and visiting the College.

Any site waste management plan (SWMP) should initially be prepared before construction begins on any phases of the LDO. It should describe how materials will be managed efficiently and disposed of legally during the construction of the works, explaining how the re-use and recycling of materials will be maximised. It is the joint responsibility of the client and the principal contractor to ensure that a site waste management plan is in place before construction begins and to ensure that it is enforced.

The principal contractor should:

- Ensure that the requirements of the site waste management plan are included in sub-contracts
- Arrange suitable site induction, information and training of personnel to ensure that the plan is implemented
- Take all reasonable steps to prevent unauthorised disposal of the waste by others.
- Update the plan as the works progress to reflect the actual handling of waste.
- At the end of the project (within 3 months) reconcile the planned handling of waste against what actually happened and provide an explanation of any differences

A site waste management plan template is provided in the Department for Environment, Food and Rural Affairs' Non-statutory guidance for site waste management plans Annex A, or from WRAP (Waste & Resources Action Programme) along with guidance for clients, designers and contractors.

4.12 Noise Impact

Noise survey reports have been prepared and included with this application.

The reports address acoustic issues for the proposed Hi-Tech Centre, student residential accommodation and new parking areas. The principle sensitivity is at the boundaries with the proposed Devonshire Park residential properties at the Eastern site boundary and North boundary of the former Syntech site. The proposed developments to the Syntech site are of lower acoustic impact than the former industrial use and the proposed new parking areas are no closer to proposed residences than existing parking on the Eastern boundary.

It is therefore considered that the proposals will not have a detrimental effect on neighbouring properties. Attenuation measures will be incorporated into design proposals to minimise noise emissions.

Appendix V

Applicant	Agent
Name.....	Name.....
Address.....	Address.....
.....
.....
.....
Postcode.....	Postcode.....
Telephone no.....	Telephone no.....
Email.....	Email.....
Address / location of proposed works	
.....	
.....	
.....	
Description of development	
.....	
.....	
.....	
Gross floorspace of proposed development.....	
Brief statement explaining why proposed development is in conformity with LDO	
.....	
.....	
.....	
.....	
.....	
Proposed materials	
Roof	
.....	
Walls	
.....	
Landscaping	
.....	
Details of any demolition required	
.....	
.....	
.....	
Date works will commence	
.....	
.....	
.....	
Total cumulative gross floorspace occupied from South Devon College LDO on date of notification.....	
Declaration: I hereby give notice of my intention to carry out the above works. I also confirm my intention that, if it is confirmed that planning permission is not required as provided for by the South Devon College LDO, I shall carry out the proposed work in accordance with the details included on this form and the associated scaled plans. I understand that any variation from these details may require a re-assessment of the situation.	
Name	
Signature	

Date.....
Attached information
I attach the following information:
...Site location plan (scale 1:1250 or 1:2500)
...Block plan (1:500 or 1:200)
...Floor plans (1:50 or 1:100)
...Elevations (1:50 or 1:100)
...The pre-notification fee of £XX
...Other information, for example works to trees, if applicable (please list)
.....
.....
.....
.....
.....
.....

Freedom of Information Act:

Please note with regard to the above legislation, it is possible that this enquiry, together with any response made by this Council, could be made available for public inspection at some future date.

Building Regulations:

Please contact Torbay Council's Building Control Section concerning any separate consent that may be required under the Building Regulations.