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Location Key Plan (Not to Scale)

Client: **OXFORDSHIRE COUNTY COUNCIL**

Service Partnership Provider: **capitallion**

**CAPITA**  
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 www.capita.co.uk

Project: **WATCHFIELD PRIMARY SCHOOL FOUNDATION AND KS1 EXTENSION**

Drawing: **SITE LAYOUT EXISTING BLOCK PLAN**

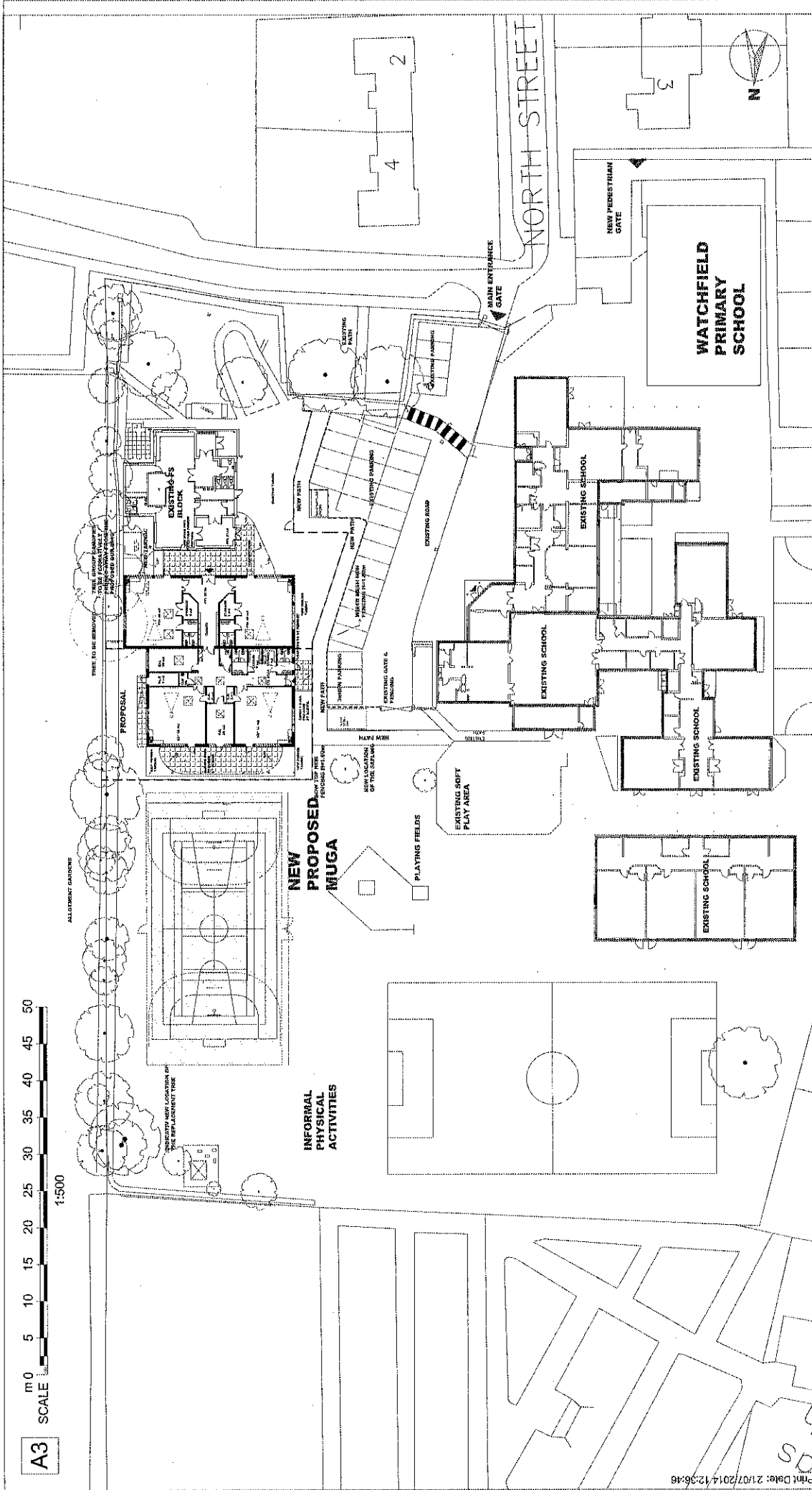
Rev	Description	Date	By	Chk
1	PLANNING			

Rev	Design	Drawn	Checked	Approved	Date
1	150	0.0	0.0	15.0	07-2014

CS067346  
 CS Project No. CS067346  
 Date 07-2014

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A3 SCALE 1:500

0 5 10 15 20 25 30 35 40 45 50

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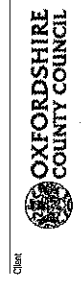
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Client: OXFORDSHIRE COUNTY COUNCIL

Contractor: capita

capita  
CAPITA

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Project: WATCHFIELD PRIMARY SCHOOL FOUNDATION AND KS1 EXTENSION

Drawing: SITE LAYOUT PROPOSED BLOCK plan

PLANNING	Design	Drawn	Checked	Approved
Site @ A3	1:500	0.0	0.0	1:03

Revision	By	Date
1	SW	14/03/2014

CSI Project No.	CSI Project No.	Date
CS067346	CS067346	07-2014

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**SPECIAL AND ENVIRONMENTAL INFORMATION**

The architect has been advised by the Planning Department that the proposed development is subject to a planning condition which requires the applicant to submit a landscape management plan for the site. The applicant is required to submit a landscape management plan for the site. The applicant is required to submit a landscape management plan for the site.

**NOTES**

1. The architect has been advised by the Planning Department that the proposed development is subject to a planning condition which requires the applicant to submit a landscape management plan for the site. The applicant is required to submit a landscape management plan for the site. The applicant is required to submit a landscape management plan for the site.

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PROPOSED EXISTING ELEVATIONS

Scale 1:100

Design: D. J. O'Connell

Drawn: D. J. O'Connell

Checked: D. J. O'Connell

Approved: D. J. O'Connell

Date: 07-2014

Project No: CS/067346

Client: CAPITA

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**OXFORDSHIRE COUNTY COUNCIL**

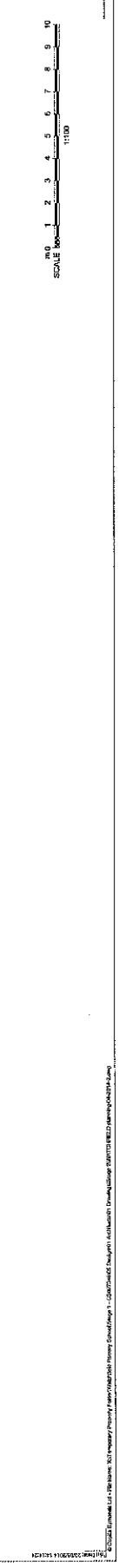
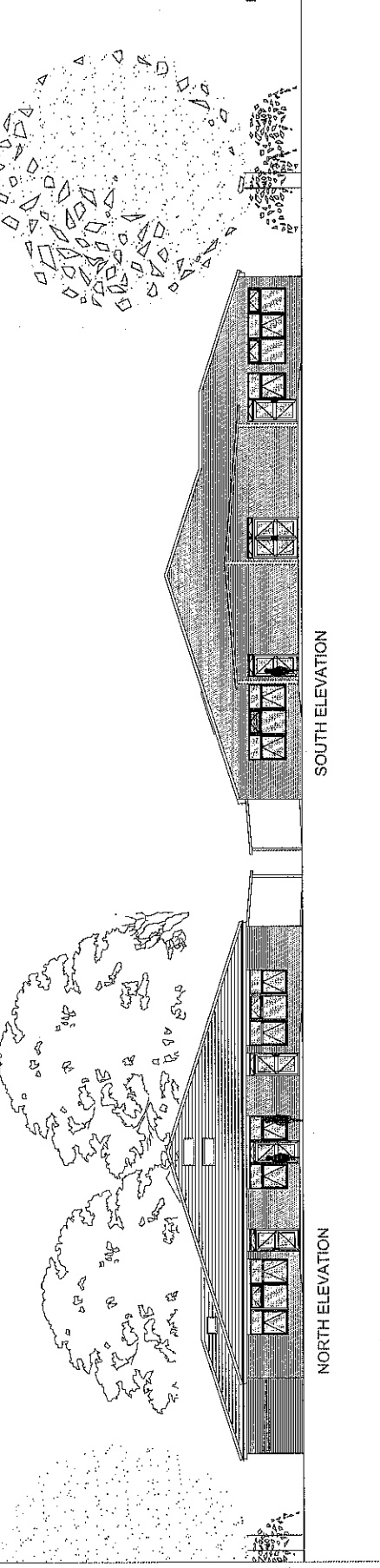
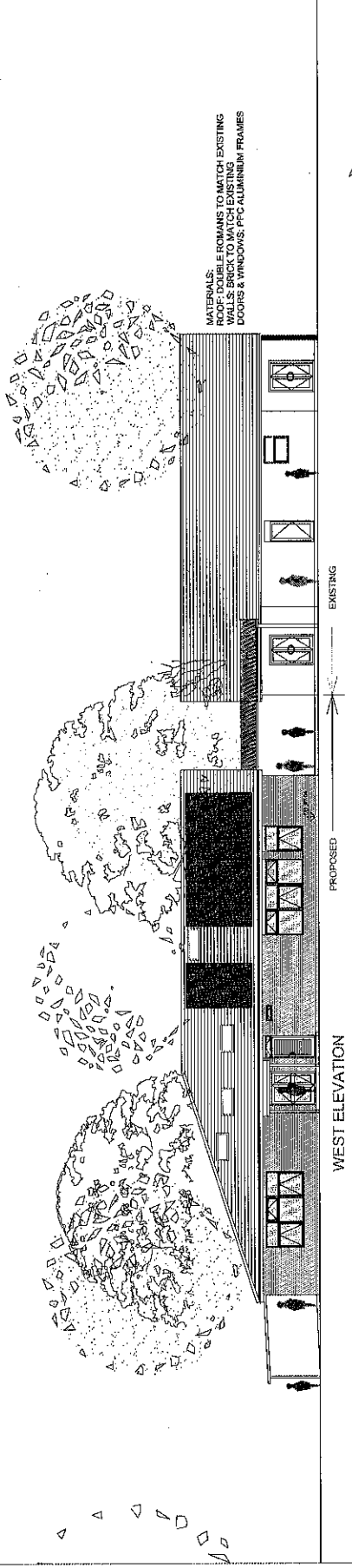
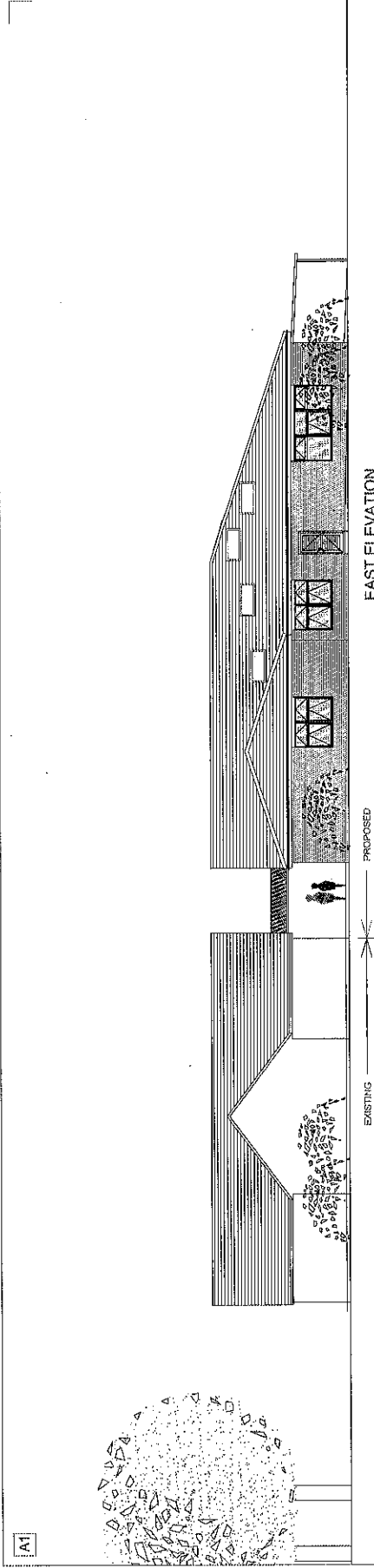
**carillion**

**CAPITA**

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**WATCHFIELD PRIMARY SCHOOL FOUNDATION AND KS1 EXTENSION**

Scale	Design	Drawn	Checked	Approved
1:100	D. J. O'Connell	D. J. O'Connell	D. J. O'Connell	D. J. O'Connell
BNC 0040	CS/067346	07-2014		



Scale 1:100

Design: D. J. O'Connell

Drawn: D. J. O'Connell

Checked: D. J. O'Connell

Approved: D. J. O'Connell

Date: 07-2014

Project No: CS/067346

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## Watchfield Parish Council

Miss H Bates  
 Planning Department,  
 Benson Lane,  
 Crowmarsh Gifford,  
 Wallingford,  
 OX10 8ED

September 17<sup>th</sup> 2014

Dear Miss Bates,

**Re: P14/V1858/FUL Erection of a detached building to provide 4 classroom extension. External works to provide new multi-use games area, alterations to pedestrian access and additional parking facilities.**

Watchfield Parish Council **OBJECTS** to this applications for the following reasons under material planning considerations:-

1. Contravention of the Statutory Development Plan, Vale of White Horse Planning Policies, Government advice and planning policy guidance notes:-

Policy CF1 from VWHDC Local Plan Policies (2011), retained as consistent with NPPF (2012) states:  
*Proposals involving the loss of land in community use which, in terms of their location, physical characteristics and accessibility, are considered suitable to meet identified community needs will not be permitted, unless: i) adequate, appropriate, alternative provision sufficient to accommodate the loss is included as part of the proposal, or ii) sufficient convenient provision is already available elsewhere.*

The extension building is positioned on existing playing fields of the school. Before this erosion of the existing facility Watchfield Primary School has an under provision of open space per child with each child receiving approximately 55% of the recommended allocation. After the erosion due to this extension, each child will only receive approximately 40% of the recommended allocation of open space. This is clearly in contravention of policy CF1 as there is no sufficient alternative provision. The calculations based on the elevated value of a MUGA still fail to address this chronic under provision.

Policy CF2 from VWHDC Local Plan Policies (2011), retained as consistent with NPPF (2012) states:  
*Development which is proposed in connection with the provision of new services and facilities ....will be permitted where the following criteria are met: iii) any extension will not significantly alter the character and scale of the existing activity so as to cause harm to the local environment.*

Watchfield Primary School is situated on a very geographically constrained site providing less than adequate outside space for existing pupils. Increasing the capacity of the school whilst also removing outside space will result in trying to 'put a quart into a pint pot' and altering the scale of activity so as to cause harm to the local environment as well as providing sub-standard conditions for pupils detrimental to their health and education.

Policy L1 from VWHDC Local Plan Policies (2011), retained as consistent with NPPF (2012) states:  
*Development on existing school playing fields will only be permitted if a deficiency in such space will not be created, or added to. Where there is an existing deficiency, the loss of all or part of an existing playing space may be permitted exceptionally if: i) alternative provision can be secured which will replace fully the playing space lost ii) in the case of school playing fields redevelopment of a small part of the site is the best way of*

**All correspondence should be addressed to the Clerk**

Chairman

Sue Nodder – 11 Oxford Square – Watchfield – Oxon – SN6 8TB

Tel: 01793 780329 – e-mail [francisandsue2004@yahoo.co.uk](mailto:francisandsue2004@yahoo.co.uk)

Clerk

Watchfield Village Hall – Chapel Hill – Watchfield – Oxon – SN6 8TA

– e-mail [watchfieldclerk@hotmail.co.uk](mailto:watchfieldclerk@hotmail.co.uk)



## Watchfield Parish Council

*retaining or enhancing the existing sports and recreation facilities and only affects land which is incapable of forming a playing pitch of junior size iii) the alternative provision is of equal or better value in terms of scale, quality, and accessibility and is made available prior to the commencement of development iv) the proposed development is for an outdoor or indoor sports facility of sufficient benefit to the development of sport to outweigh the loss of playing space.*

Watchfield Primary School has an existing deficiency of playing space. The space cannot be replaced elsewhere. The site to be built on is a level part of the playing field capable of supporting a pitch, contrary to the applicant's statement, and very well used as a playing surface by children throughout the year for formal and informal sporting and play activities. The installation of a MUGA will not create alternative provision adequate to meet the minimum guidelines. One line within the proposal intimates that the MUGA could be used as a community facility out of school hours. However, the proposed layout would preclude this as access would be through secured school grounds. Watchfield Parish Council is disappointed that invitations for liaison with the school and academy regarding the design and funding of facilities have been unanswered suggesting community involvement is not a priority consideration in this plan.

Policy L7 from VWHDC Local Plan Policies (2011), retained as consistent with NPPF (2012) states: *Development which would result in the loss of existing local leisure facilities will not be permitted unless: i) there is no longer a need for the facility, or ii) if there is a need for the facility alternative provision in terms of size, quality and accessibility will be made available prior to the commencement of the proposed development.*

There is clearly still a need for the existing area of playing field and reduction in area, even with the provision of a MUGA, will lead to a significant shortfall in playing field space for existing and future pupils.

Sport England's Playing Fields Policy – 'A Sporting Future for the Playing Fields of England' Policy Exception E3 *The proposed development affects only land incapable of forming part of a playing pitch and does not result in any of the following ..... Reduced sporting capacity of the playing field to accommodate pitches or capability to rotate or reposition pitches to maintain quality, or loss of other sporting or ancillary facilities on site.* It also states that the proposal should *demonstrate why the land is incapable of forming part of a playing pitch, or training area. When considering applications against this exception, Sport England will look at the site's planning history to ensure the cumulative impact of any small scale developments does not adversely affect the playing field land.*

The proposed site of the extension is on a flat area of playing field regularly and heavily used by pupils throughout the year for play and sporting activities. It could be used to rotate the position of marked pitches and is used for training activities. Under the proposals there will be no area available to relocate the main pitch leading to a gradual degradation of quality of the remaining play area. The cumulative impact of the previous erosion of playing space to build the nursery facility needs to be considered alongside this application.

Watchfield Parish Council can find no evidence that the applicant has applied under section 77 of the School Standards and Framework Act 1998 to change the use of the playing field.

It is the understanding of Watchfield Parish Council that a development of this nature should present all available options for consultation prior to planning permission being sought. This has not occurred and there is no evidence of other options or sites being considered.

### **All correspondence should be addressed to the Clerk**

#### Chairman

Sue Nodder – 11 Oxford Square – Watchfield – Oxon – SN6 8TB  
Tel: 01793 780329 – e-mail [francisandsue2004@yahoo.co.uk](mailto:francisandsue2004@yahoo.co.uk)

#### Clerk

Watchfield Village Hall – Chapel Hill – Watchfield – Oxon – SN6 8TA  
– e-mail [watchfieldclerk@hotmail.co.uk](mailto:watchfieldclerk@hotmail.co.uk)





# Watchfield Parish Council

## 2. Traffic generation, parking and safety

The proposal seeks to address localised parking and safety considerations with, frankly, unrealistic policies. Although we applaud the sentiment of the 'walk to school' policy it has already resulted in a large number of parents parking dangerously along Watchfield High Street at the Hill Road junction causing congestion and reduced sight lines along a blind bend at a time of day where commuters are travelling to work, students and workers to the Defence Academy and children crossing to walk the short distance from their parked cars to school. Alternative parking and concomitant walkways have not been secured as part of this application. The 'meet and greet' idea proposed is untested and so cannot be assumed to result in traffic or congestion reduction. There appears no report from the MOD regarding the use of their roads, parking facilities or traffic and parking management schemes nor any report from OCC regarding the increased traffic and management within the village. The increase in staff parking does not match the increase in staff numbers and the car share scheme proposed is based on current staff locations and provides no provision for future changes. Therefore, the transport and travel report seems optimistic at best, untried and uncosted.

## 3. Amenity considerations – over-development

The constrained physical site of the school reflects the original design as a small facility to serve a small village. Development passed for Watchfield will double the civilian housing stock and expansion of the Defence Academy will increase the military component of the village. The current site of the school is unsuitable for continued expansion and alternative sites and options have not been fully considered. The over-development of this site will lead to irreversible loss of open playing fields for existing and future pupils and exacerbate chronic under provision.

In conclusion, Watchfield Parish Council objects to this application on the grounds of:-

- Over-development of the site
- Loss of playing field
- Exacerbation of existing under provision of playing space
- Lack of consideration of, and consultation regarding, alternative sites and plans
- Excessive traffic generation and concerns regarding parking and safety

We ask that the Vale of White Horse adheres to its own policies and guidelines and those of government and advisory bodies and refuses this application.

Kind regards,

Sally Mckendrick  
Clerk to Watchfield Parish Council

**All correspondence should be addressed to the Clerk**

Chairman

Sue Nodder – 11 Oxford Square – Watchfield – Oxon – SN6 8TB  
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