

APPLICATION NO.	P16/V1088/FUL
APPLICATION TYPE	HYBRID APPLICATION
REGISTERED	12.5.2016
PARISH	ST HELEN WITHOUT
WARD MEMBER(S)	Catherine Webber
APPLICANT	The Manor Preparatory School
SITE	The Manor Preparatory School Faringdon Road Shippon, OX13 6LN
PROPOSAL	Hybrid application comprising a detailed application for a sports hall , AstroTurf pitch and pavilion, relocated netball and tennis courts, new canopy to lower school building, car park extension to rear and rearranged access, car park and drop off at front of school; and an outline application for erection of a swimming pool, two classroom buildings and extension to dining room (all matters reserved except access).
	(18 July - Amended plans received.)
AMENDMENTS	
GRID REFERENCE	448477/198118
OFFICER	Sarah Green

1.0 INTRODUCTION

1.1 This is a hybrid planning application (part outline, part full) for development at the Manor Preparatory School in Shippon. It comes to planning committee for determination as it is a major application to which St Helen Without Parish Council objects.

1.2 The school provides education for boys aged 2-7 and girls aged 2-11. The school is located on the south-eastern edge of Shippon and covers a site area of just under five hectares. It is bordered by the A34, Faringdon Road, residential properties and open countryside. Immediately to the north of the school entrance are two dwellings, Carleton House, a bungalow with rooms in the roof, and Teague House, a two storey dwelling that is under construction and nearing completion. Over time the school has expanded its number of classrooms with various buildings. The school site is within the green belt although the part of the site that contains the buildings lies within the village infill boundary. A location plan is **attached** at Appendix 1.

2.0 PROPOSAL

2.1 Part of the application seeks outline consent with all matters reserved except for access, and part seeks full detailed planning consent. The proposals represent a masterplan for the site and the requirements of the school going forward for the longer term.

2.2 The elements for which full detailed consent is sought are:

- A sports hall
- An all-weather pitch and pavilion
- Relocated netball and tennis courts
- A new canopy for the lower school building

- A car park extension to the rear of the school
 - Re-arranged access, car park and drop off at the front of school
- 2.3 Amendments to the proposed access and parking area to the front have been made. A wider landscaped buffer has been introduced along the northern boundary to improve the separation to the adjacent residential property. Realigning the access road further into the site has necessitated a reduction in the proposed drop off/ short stay parking area.
- 2.4 The elements for which outline planning consent is sought are:
- A swimming pool building
 - Two classroom buildings
 - An extension to the dining room
- 2.5 The exact design and detail of these elements would be subject to reserved matter application(s). The parameter plan shows the location and maximum proposed heights of the buildings. Block 1 has been reduced from a two storey to a single storey building as part of the amended plans. Block 2 has been increased to compensate for this in terms of accommodation. Extracts of the plans are **attached** at Appendix 2.
- 2.6 The proposed development represents the long term vision of the school and will be carried out in four phases. Those phases are:
- Phase 1 – sports hall, netball courts, all weather pitch and pavilion
 - Phase 2 – lower school canopy, dining room extension
 - Phase 3 – classrooms blocks, car park extension to rear
 - Phase 4 – swimming pool, new access and rearrangement front parking/drop off area.
- It is anticipated that the completion of all four phases will be over a number of years.
- 2.7 As part of the proposals the school wishes to offer the use of the sports facilities to the local community outside of school hours. The sports hall/swimming pool and all-weather pitch would be available for hire. Members of the public would be offered the use of the swimming pool.

The proposed hours of use for the community have been amended as part of the application and are now as follows:-

All-weather pitches

Monday to Friday (out of term time) 9.00am to 9.00pm,
Monday to Friday (term time) 5.00pm to 9.00pm,
Saturday 9.00am to 6.00pm (all year),
Sunday and bank holidays – no use.

Sports hall/swimming pool

Monday to Friday (out of term time) 8.00am to 9.00pm,
Monday to Friday (term time) 5.00pm to 9.00pm,
Saturday 9.00am to 6.00pm (all year)
Sundays and bank holidays – no use

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 Below is a summary of the responses received to the application. A full copy of all the comments made can be viewed online at www.whitehorsedc.gov.uk.

Vale of White Horse District Council – Committee Report – 17 August 2016

Council	<ul style="list-style-type: none"> • There are no special circumstances to allow development of indoor recreational facilities in the green belt • Highways impact is considered severe, road safety • Light pollution from floodlights over pitches, courts and car park • The proposals are excessive for a primary school and are the creation of a sports business
Neighbour (15) Object	<ul style="list-style-type: none"> • Highway safety of moved access • Loss of view at front • Worried about noise and pollution caused by public use • Better to use facilities around Abingdon to their full potential before building new ones • Increased traffic congestion, especially Barrow Road • Floodlights will be detrimental to the houses which back on. • Headlights from cars parking at night will be nuisance during winter months • Roundabout should be considered at junction of Faringdon Road and Barrow Road • Not appropriate development in the green belt • Transparent attempt to set up a sports business • Noise, vibration car fumes • Overshadowing, loss of privacy from classroom blocks and high vehicles
Countryside Officer	No objection subject to condition
Conservation Officer	No objection
Urban Design Officer	No objection
Forestry Team	No objection
Landscape Architect	No objection. Amendments have addressed majority of comments
Drainage Engineer	No objection. Further details to be provided by condition
Environmental Protection Team	No objection
Oxfordshire County Council	<p>Transport – no objection subject to conditions and monitoring travel plan fee</p> <p>Archaeology – no objection</p>
Sport England	Considers the proposal will help improve delivery of sport and physical education on the school site - no objection subject to conditions
Thames Water	Drainage strategy is required detailing any on/off site

works for foul drainage

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P16/V0353/PEJ](#) – Pre-application enquiry (24/03/2016)

Hybrid application comprising: a detailed application for a sports hall and classroom building, AstroTurf pitch and pavilion, relocated netball and tennis courts, new canopy to lower school building, car park extension to rear and rearranged access, car park and drop off at front of school; and an outline application for erection of a swimming pool, two classroom buildings and extension to dining room.

Summary of advice provided:

- Council generally supportive of schools in line with NPPF
- Development within the green belt need to accord with NPPF and justify very special circumstances
- Subject to above, generally supportive of suggested layout. Areas highlighted to look at further – access and frontage arrangements; boundary treatments; lighting impacts.

There have been other various planning applications on the site. These can be viewed on the council's website.

5.0 **POLICY & GUIDANCE**

5.1 **Vale of White Horse Local Plan 2011**

This is the development plan for the area. The following policies relevant to this application were saved by direction on 1 July 2009.

GS3 - Development in the Oxford Green Belt
CF2 - Provision of New Community Services and Facilities
DC1 - Design
DC5 - Access
DC6 - Landscaping
DC9 - The Impact of Development on Neighbouring Uses
HE4 - Development within setting of listed building
NE9 - The Lowland Vale

5.2 **Emerging Local Plan 2031 Part 1**

This is not currently adopted policy. Whilst it has been through examination, the final inspector's report has not been received and objections to it remain. Therefore it carries limited weight.

5.3 **Supplementary Planning Guidance**

Design Guide (adopted March 2015)

5.4 **National Planning Policy Framework (NPPF) – March 2012**

Paragraph 216 of the NPPF allows for weight to be given to relevant policies in emerging plans, unless other material considerations indicate otherwise, and only subject to the stage of preparation of the plan, the extent of unresolved objections and the degree of consistency of the relevant emerging policies with the NPPF.

Paragraph 70 refers to the need to plan positively for the provision and use of shared space, community facilities and other local services to enhance the sustainability of communities and residential environments.

Paragraph 72 refers to the Government attaching great importance to ensuring sufficient choice of school places is available to meet the needs of existing and new

communities. Local planning authorities should give great weight to the need to create, expand or alter schools.

Paragraph 80 sets out the purposes of green belt. Paragraphs 87 – 89 set out that substantial weight is given to any harm to the green belt and any inappropriate development should not be approved except in very special circumstances.

5.5 Planning Practice Guidance 2014 (PPG)

5.6 Neighbourhood Plan

There is no neighbourhood plan designation for this area.

5.7 Environmental Impact

A screening opinion has been carried out on the proposals in accordance with Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015. This proposal is not EIA development.

5.8 Other Relevant Legislation

- Planning (Listed Buildings and Conservation Areas Act) 1990
- Natural Environment and Rural Communities (NERC) Act 2006
- The Conservation of Habitats and Species Regulations 2010
- Localism Act (including New Homes Bonus)
- Human Rights Act
- Equality Act 2010

6.0 PLANNING CONSIDERATIONS

6.1 The relevant planning considerations are the following:

6.2 The Relationship of the Proposal to Green Belt Policy

The whole of the school site lies within the green belt. When considering planning applications substantial weight should be given to any harm to the green belt. The NPPF sets out the circumstances where development in the green belt will be allowed. These are where it preserves the openness of the green belt and does not conflict with the five purposes of the green belt. Policy GS3 of the adopted local plan has been partly superseded by the NPPF in that the controls applied to some aspects of green belt policy have been relaxed by the NPPF.

6.3 One example is that in paragraph 89 of the NPPF “appropriate” facilities for outdoor sports and recreation are allowed. Previously these facilities had to be “essential”. The provision therefore of the sports pitches and courts and also the small ancillary pavilion in connection with these uses is acceptable development in the green belt under this policy.

6.4 Another example is that, within green belt, the NPPF allows the proportionate extension of all types of building, whether residential, commercial or other. Previously only dwellings were given this freedom to extend. This now means that an extension to a commercial building in the green belt is acceptable provided it is proportionate.

6.5 However the erection of new commercial buildings is still inappropriate development and should only be allowed in very special circumstances. Therefore the sports hall, swimming pool and classroom blocks require special justification if they are to be considered acceptable. The applicant has set out a number of reasons why these buildings are necessary and justified.

6.6 Before considering these, however, it is important to note what the NPPF says about

schools and community facilities. As mentioned in paragraph 5.4 above, the NPPF expects local planning authorities to attach great weight to the need to expand schools to ensure provision of sufficient choice of school places. The NPPF also strongly supports the creation of community facilities and greater access to sport and recreation. Policy CF1 in the local plan supports the provision of new facilities for the local community which includes schools.

- 6.7 The proposals include offering the new facilities for use by the local community. This would be managed by the school. The principle of such use is supportable as it makes greater use of facilities and contributes to supporting healthy communities, which is an important social role underpinning sustainable development. Sport England consider that the proposals will help to improve the delivery of sport and physical education on the school site
- 6.8 A further point for members to note is the effect of the NPPF on decision-making in the green belt. In particular officers have detected a change as a result of the clear emphasis in the NPPF on support for economic growth. Officers are aware of a number of appeal decisions across the country taken since the publication of the NPPF where commercial considerations have been relevant as part of a decision to override green belt control. This does not mean that green belt control as a whole has been weakened. The government has made it clear that it places significant importance on the protection of the green belt. What it means is that, in the balance of considerations of a particular application, it is expected that the economic aspects are given more weight than they were under previous national policy.
- 6.9 The arguments put forward by the school to justify the development are as follows. The proposals form an overall masterplan for the school for the foreseeable future. The facilities sought are to ensure that the school can maintain its position within the market and ensure its long term future. It is argued that without such facilities the school will lose ground and that, in time, the viability and stability of the school will be put into question.
- 6.10 The school does not have a dedicated sports hall. Currently indoor sports are undertaken in the main school hall, which can compromise its use for other activities and lessons. It is also not designed for sports and has a relatively low ceiling. Sports such as netball and tennis, when not able to be played outdoors, are done at alternative locations, such as the White Horse Leisure Centre, which involves transporting children off-site.
- 6.11 Similarly for swimming lessons the school transports children off-site to either Abingdon School or Oxford Brookes at Harcourt Hill. The transportation of children off site results in loss of other curriculum lesson time. Currently there is also not enough available capacity at either venue for the swimming lessons the school wishes to provide. Evidence has been provided to officers that the school are finding it increasingly difficult to secure appropriate swimming lesson time to accord with timetables.
- 6.12 PE is part of the national curriculum and is encouraged by government and the available facilities on site and lack of availability off site currently restricts how sports are undertaken at the school
- 6.13 It is also argued that having on-site facilities would offer the benefits of improved sustainability with less off-site trips during the school day, the ability for new facilities to be available for local residents and community groups. The NPPF is supportive of expanding community and school uses..

- 6.14 Finally the school argues that the areas where the new buildings would be built are closely related to the existing buildings and would not significantly extend into the wider open countryside. Thus the degree of harm to the openness of the area is relatively low.
- 6.15 Officers have given very careful consideration to these arguments in light of what is stated in the NPPF. Officers conclude that the arguments do amount to very special circumstances. The proposals are put forward as a masterplan for the site and will ensure the development of the site is carried out in a logical and comprehensive way from the outset. Given the stance in the NPPF towards supporting communities and school expansion officers consider that the provision of the new buildings on this site does amount to very special circumstances and outweighs the harm to the green belt.

Design, layout and scale

Overall layout

- 6.16 The application is supported by a design and access statement which sets out the overall strategy for the development. The overall masterplan for the site was developed taking into account the needs of the school over the long term. Various options were considered taking into account the relationship to existing school buildings and the operation and circulation of the school. The proposed layout keeps all buildings grouped together towards the south of the site, and maintains the openness across the north. This clustering of the buildings together is supported by the urban design officer.

Elements subject of detailed consent

- 6.17 A design competition was held for the design of the proposals. The scale, footprint and heights of the existing school buildings have been taken into account in designing the sports hall building. The intention is to have different shapes for different parts with separate roof pitches to reduce the overall visual impact of the building. The largest and highest part of the building has been located adjacent to the A34 boundary. The maximum height would be 10.5m. The scale and form of the individual elements of the building are designed to reflect some of the existing buildings on site, for example, the vertical buttresses and scale of the bays and openings. Officers consider the form, scale and design for the sports hall is acceptable for its context.
- 6.18 The pitches are required to be of certain size for their intended use. They are located alongside the car park and include fencing around their perimeter. This area is already used as part of the sports field by the school, therefore the location is considered to be acceptable. The proposal includes floodlights for the pitches to enable them to be used throughout the year. The floodlights for the all-weather pitch are 10m in height, for the netball and tennis courts are 8m in height. Lights for the car park would be 4m in height. The impact of the proposed external lighting on residential properties has to be carefully assessed to ensure it does not lead to loss of amenity to residents. This aspect is discussed in the section below.
- 6.19 The main access to the school will be moved north along Faringdon Road to improve visibility south towards the A34 road bridge. The existing access road and car parking area to the front of the school will be rearranged with a drop off area and a realignment of the access road into the school. New landscaping will form part of the proposals to enhance the entrance and frontage to Faringdon Road. Visually the alterations are intended to enhance the existing frontage to the school which consists of a close boarded fence to Faringdon Road and a parking area which is almost devoid of green landscaping. The extension to the car park to the rear would extend the existing

overflow parking area in a similar manner, and there is considered to be no objection to this aspect.

- 6.20 The canopy to the lower school building will be similar to others already at the school. The pavilion is considered to be an appropriate size and design for its intended use. There are no objections to these elements.

Elements subject of outline consent

- 6.21 The aspects of the proposal for which outline consent is sought are the dining room extension, classrooms and swimming pool. Parameter plans with the heights for these buildings have been submitted and the red line areas denote the siting on site where these buildings will be located. Although details will be considered at a later date, the scale and potential impact of these buildings should be considered at this stage to ensure they can be accommodated on site in an acceptable manner.
- 6.22 The dining room extension will be single storey and contained within the existing school buildings. There is no objection to his aspect.
- 6.23 The swimming pool will be a six lane pool. The proposed design of the building will be similar to that of the sports hall. The proposed maximum height of 7.5m would be less than the sports hall and is commensurate with the other two storey buildings on the site, with which it will be seen in context.
- 6.24 The classroom buildings would be located adjacent to existing school buildings. Block 1 closest to the residential property has been reduced to a single storey of maximum height 4.5m. Block 2 will be two storey with maximum height of 7.5m. These heights for these blocks in their respective locations are considered acceptable in design terms.
- 6.25 **Wider Landscape impact**
The application is supported with a landscape and visual appraisal which has been reviewed by the council's landscape officer. The development would result in increased built form, including floodlighting.
- 6.26 Views of the new buildings from the north will be seen in the context of the existing school buildings with the backdrop of the A34. The revised access arrangement will also open up views from the front. However, from here, the buildings will be seen in the context of the existing buildings on site.
- 6.27 The introduction of floodlighting will result in a change in darkness levels. The proposed lighting has been designed in accordance with the Institute of Lighting Professionals standards and the proposed standard (E2 rural) is specifically designed for sites that are more rural in character. This standard is considered to be appropriate for the application site.
- 6.28 Overall the landscape officer is satisfied that the visual impact from the majority of public viewpoints would be relatively minor, with a localised elevated impact from Faringdon Road adjacent to the access. Therefore officers consider the development will not form a significant feature in long and open views across the Lowland Vale
- 6.29 In terms of layout, concerns have been raised with regards to the proximity of the access road to the northern boundary and classroom block 1 in terms of visual impact of these elements when viewed from Faringdon Road. The amendments have introduced a larger landscaped buffer zone to the northern boundary and, by amendment, block 1 has been reduced to a single storey, thereby improving the visual

amenity of the site when viewed from Faringdon Road.

6.30 Objectors have referred to the loss of the lime tree on the frontage. This tree does contribute positively to the street frontage. The proposed access layout does not allow for the retention of this tree. However substantial new planting is being proposed around the site and especially to the front of the school which will enhance the visual amenity of the area. Details of the landscaping and replacement trees can be requested by condition.

6.31 Neighbour impact

The residential properties most directly affected will be those along Faringdon Road whose boundaries abut the school boundary to the north, as well as those close by on Laburnum Avenue.

Lighting

6.32 The floodlights proposed for the all-weather pitch are 10m in height, for the netball and tennis courts are 8m in height. Lights for the car park would be 4m in height. The national Planning Practice Guidance (PPG) provides guidance on light pollution and advises that the following issues should be taken into consideration:

1. Where the light shines;
2. When the light shines;
3. How much the light shines; and
4. Possible ecological impacts

6.33 The proposed floodlights and car park light fitting would all point downwards and direct light on to the pitches or the car park to the rear. The car park lights have been reduced in height from 6m to 4m, although their number has increased from 12 to 15.

6.34 The Institution of Lighting Professionals (ILP) provides guidance on appropriate lighting levels in different environmental conditions – or zones – before and after ‘curfew’ (11.00pm.) The site is considered to be in Zone E2 (rural) which is defined as a village or relatively dark outer suburban locations. It recommends for this zone that horizontal light intrusion into neighbouring windows should be no more than 5 lux before ‘curfew’.

6.35 A detailed luminance contour plan has been submitted with the application, demonstrating the light spill from the proposed floodlights and car park lights in the context of the residential neighbours. This shows that the light would be concentrated on the pitches (average 500 lux), dissipating sharply to 2 lux at the back of the rear gardens. Calculations show that horizontal light incidence on the rear windows of the neighbouring houses will comply with the above guidance. Therefore, based upon the technical evidence, the environmental health officer is satisfied that the lighting will not pose a nuisance or harm the amenity of the adjoining residential occupiers.

6.36 The floodlights will enable the school to use the pitches until 6.00pm. After that time it is proposed that the pitches could be used by the local community during the week and at weekends. The school has agreed to reduce the cut-off time in the evenings from 10.00pm to 9.00pm. The suggested time of 9pm is two hours earlier than the curfew time of 11.00pm suggested in the ILP guidance document.

Noise and disturbance

6.37 Objections have been raised to the increase in noise and disturbance at the site

especially outside of existing school hours. Currently the school generally finishes around 6.00pm during the week, and there is little or no activity at the site in the evening or weekends.

- 6.38 Offering the use of the facilities for local community use is supported by policy and allows for a dual use of such facilities which is more sustainable. However this should be balanced against any potential increase in noise or disturbance that could result and its impact. The site is also adjacent to the A34 which is a significant noise source for the local area.
- 6.39 Clearly the use of the pitches in the evenings has the potential for generating noise, from the sound of balls and voices as well as the arrival and departure of people. It is proposed however that this use should end by 9.00pm during the week. Officers consider this is a reasonable compromise between protecting residents' amenity and providing a reasonable amount of time in the evening to enable games to be played.
- 6.40 In terms of weekends there is currently little activity on the site and use at this time clearly represents a potentially significant change. Officers therefore consider it reasonable to limit community weekend use to daytime (9:00am to 6.00pm) on Saturdays only, with no use on Sundays or bank holidays. Officers consider this is a reasonable compromise between protecting the amenities of local residents and allowing the facilities to be effectively used. There may be times when the facilities are not used during these times, depending upon the level of community use.
- 6.41 In terms of use of the sports hall and swimming pool, the use of these will not create noise itself, but the arrival and departure of people at the site will lead to a certain level of increased disturbance. Officers consider it is reasonable for the hours of use of these facilities to be restricted to ensure consistency and provide local residents with certainty over the community usage of the site.
- 6.42 Objection has also been raised by the owners of the newly-built Teague House to the realignment of the access road along the northern boundary. The house is nearing completion and the finished floor levels and the rear terrace area are more elevated than the land on the school side of the boundary by around half a metre. Due to this difference in levels the 2m high close boarded fence on the school side of the boundary offers less protection to this property than would ordinarily be the case.
- 6.43 Currently along this boundary is the staff car park and the access road is to the south side of the car park. Use of this car park does create a certain level of disturbance to this property during school hours. The realignment of the road would bring more vehicle movements closer to this boundary and there would be an increase in noise and disturbance to this property. The original plans have been amended to move the access road away from this boundary and to allow a landscaped buffer, which will help to screen and alleviate some of the disturbance. It is also suggested that a solid wall, approximately 2.5m high, is built inside the boundary. Taking into account the difference in site levels, this will appear to be a 2m high wall from the neighbours' side. Environmental health officers' experience is that a solid wall of brick or block is a better acoustic screen than fencing.
- 6.44 Teague House has a window along this side which will serve an open plan kitchen/ dining area which is also served by large folding doors to the rear. There is also a door to the utility room, window to downstairs toilet, and a window to a study/playroom which is also served by a further window on the other side of the house. There is also a first-floor window to a bedroom, which is also served by a second window on the other side. Due to the elevated level of the dwelling all of these windows currently overlook the car

park of the school. Increasing the boundary vegetation and constructing a 2.5m high wall along this boundary will restrict the current view from the ground floor windows. However members will be aware that there is no right to a view in planning.

- 6.45 It is a reasonable expectation for residential properties to have 2m high fences or walls to the side. Consequently the proposed wall should not result in an unreasonable loss of light to the main affected living areas along this side, which are both served by other and larger openings in any case. Details of this boundary can be required by condition and it should ensure that any wall does not project more than 2m in height when measured from the elevated floor/slab levels on the neighbour's property.
- 6.46 The restrictions on the hours of use will also control the level of disturbance to this neighbour, particularly disturbance experienced via the first floor bedroom window. Any significant use of the access should cease after the cut-off time of 9.00pm in the week and 6.00pm on Saturdays.
- 6.47 *Overshadowing/overlooking*
The proposed classroom block 1 has been reduced in scale such that it will now only be a single storey, with a maximum height of 4.5m. This will alleviate any potential for it to feel overbearing to the residents of Carlton House. It will also remove the potential for any first floor windows being inserted facing this property, which would be unneighbourly. The plans also propose to retain the existing beech hedge.
- 6.48 **Highways**
The proposals include moving the existing access to the school further northwards along Faringdon road to improve the visibility at the access to the school. The front parking area and access road will also be reconfigured. The existing car park will be replaced by a drop-off area/ short-stay area. A new section of overflow parking will be created to the rear of the site, as an extension of the existing overflow car park.
- 6.49 The existing access to the site has constrained visibility due to its location close to the existing lay by. The relocation of this will allow for better visibility from the access which is supported by the highway authority.
- 6.50 The applicants argue that the circuitous on site access road arrangement and layout of the various car parks across the site create a number of locations where pedestrians come into potential conflict with cars. The re-arrangement would offer a less circuitous route to the rear car park and the drop-off and short-stays areas would be closer to the school, reducing the number of crossings over the internal access road, thus improving safety. An improved pedestrian footway from the school and Faringdon Road would also be provided to the south of the drop-off area.
- 6.51 There are currently 161 car parking spaces at the school divided between staff, parents and visitors and drop and go. The proposal would increase the parking provision to 166 spaces across the site.
- 6.52 The number of pupils over the long term is expected to increase from the current capacity of 402 to 456. It is projected that this would result in an uplift of 48 vehicle trips per school peak hour assuming none of the pupils are from the same family. However improvements to the joint bus service (operated alongside Abingdon School and St Helen and St Katharine School) and school mini bus service (a new dedicated service to Henley is to be provided from September 2016) will lead to a reduction of car trips. The provision of the facilities on site will also mean the number of coach trips off-site during the school day will be reduced, currently equating to around 1500 trips per year.

6.53 The proposals for community use of the facilities would result in an increase in trips to the site, but the highway authority have not raised a specific objection to this. The trips would be generally outside of school hours and network peak hours, and therefore would not conflict with school traffic, and sufficient parking within the school grounds would be available.

6.54 The county highways officer has reviewed the application and transport statement. He is satisfied with the transport statement that has been produced, and he is content that the conclusions are robust and the proposal will not result in severe highway impact, which is the test in the NPPF. It is noted that the school does have a high proportion of car borne trips, due to its wide catchment area. He recommends there is potential for reducing this through travel planning. An updated travel plan has been submitted and can be updated as part of a condition.

6.55 **Setting of listed buildings**

The main manor house, barn and manor cottage are listed buildings on the site. The local planning authority has a legal duty to have regard to the special historic and architectural significance of these buildings and the impact that new development may have on them. The heritage assessment that accompanies the application has been reviewed by the conservation officer who has no objections. It is noted that the heritage assessment refers to the importance of classroom block 1 being designed so as to not affect the setting of the listed buildings. This block has now been reduce to single storey in scale and therefore its impact upon the setting of the building will be reduced.

6.56 **Ecology**

The application is supported with an ecology report. There is an existing wildlife garden and pond on the northern edge of the school which will be retained and improved. The countryside officer is satisfied with the report and its recommendations, which include protecting the existing wildlife garden, new planting to maximise its value to wildlife, works to trees or shrubs outside of bird nesting season, and that external lighting should be directed to areas of hardstanding or grass fields.

6.57 **Drainage**

Part of the front car park and the existing area of the Manor House is within flood zone 2. A flood risk assessment and drainage strategy has been submitted with the application.

6.58 The county council as lead drainage authority has recommended that a sustainable drainage scheme for the surface water is required and should be SuDS compliant. A condition is detailed to this effect. The council's drainage engineer has raised no objections to the proposals.

6.59 Thames Water has recommended a Grampian condition with regards to a drainage strategy detailing any on or off site works before any works, to ensure that the foul water is dealt with appropriately from the site.

6.60 **Conditions**

This is a hybrid application, therefore some elements will be dealt with under reserved matters. Conditions which are relevant to the whole site should be imposed at this stage but can be phased so the relevant works/details are submitted before commencement of the phase they relate to.

7.0 **CONCLUSION**

7.1 The NPPF supports sustainable development which involves three dimensions, economic, social and environmental. Some elements of the proposals amount to

appropriate development in the green belt, while others are inappropriate. For the latter, having carefully considered the supporting arguments, officers consider that there are very special circumstances that outweigh the harm to the green belt. The proposal would provide an economic role by securing the schools long term future. It would fulfil a social role by supporting healthy communities and the provision of additional school places. Environmentally there will be an impact upon local residents in terms of increased activity at the site. However officers consider this impact can be suitably controlled by the use of conditions. There will be a visual impact from new buildings. However the proposed buildings and pitches are not considered to result in significant harm to the wider landscape, the character of the area, or to the setting of listed buildings. There will also be ecological improvements and new landscaping to counter these impacts. Overall officers consider that the proposal would meet the principles of sustainable development and the application is therefore recommended for approval.

8.0 RECOMMENDATION

It is recommended that authority to grant planning permission is delegated to the head of planning subject to:

1: Either a legal agreement being entered into to secure the travel plan monitoring fee or the fee being paid upfront to the county council;

2: Conditions as follows:

- **Time commencement – 3 years from date of this permission or 2years from reserved matters**
- **Reserved matter application(s) made within 3years.**
- **Details of reserved matters to include layout, scale, appearance and landscaping**
- **Facilities shall be constructed in accordance with Sport England/governing body technical design guidance for artificial surfaces**
- **Fencing around pitches/courts to be submitted**
- **Community use agreement to be prepared in consultation with Sports England**
- **Management and maintenance scheme prepared in consultation with Sports England**
- **Details of surface water drainage to be submitted as each phase comes forward and prior to the relevant aspect of development it relates to**
- **No development shall commence until foul drainage strategy detailing any on/off site works has been submitted**
- **Details of altered/stopped up access to be submitted prior to commencement of the relevant works**
- **New parking and circulation areas shall be provided in accordance with the plans**
- **Construction method statement to be submitted prior to the commencement of each relevant phase of development**
- **Updated school travel plan to be submitted**
- **Landscaping scheme and implementation plan to be submitted for approval, as each phase comes forward**
- **Landscaping implementation**
- **Details of the boundary treatment (hard and soft) along the northern site boundary with Teague House shall be submitted prior to works to the move the access. Any hard treatment shall not be higher than 2m when measured from the slab/ground level at Teague House**
- **The community use of the facilities permitted by this application shall be restricted to the following hours**

All-weather pitches

**Monday to Friday (out of term time) 9.00am to 9.00pm,
Monday to Friday (term time) 5.00pm to 9.00pm,
Saturday 9.00am to 6.00pm (all year),
Sunday and bank holidays – no use.**

Sports hall/swimming pool

**Monday to Friday (out of term time) 8.00am to 9.00pm,
Monday to Friday (term time) 5.00pm to 9.00pm,
Saturday 9.00am to 6.00pm (all year)
Sundays and bank holidays – no use**

- **The floodlights and car park lights shall be restricted to the hours of 9am to 9pm Mon to Fri and 9am to 6pm Saturday, with no use on Sundays or Bank Holidays**
- **Details of floodlights to be submitted**
- **Details of external materials to be submitted for sports hall, pavilion**
- **Development to be carried out in accordance with ecology report recommendations**

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