

REFERENCE NO	PARISH/WARD	DATE RECEIVED
17/02939/APP	BUCKINGHAM	02/08/17
PROVISION OF NEW ALL WEATHER PITCH AND SPORTS BUILDING WITH ASSOCIATED FLOOD LIGHTING THE ROYAL LATIN SCHOOLCHANDOS ROAD	The Local Members for this area are: - Councillor Robin Stuchbury Councillor Howard Mordue	
NICOLA KING		
STREET ATLAS PAGE NO. 52		

1.0 The Key Issues in determining this application are:-

- a) The planning policy position and the principle of the development**
- b) Design and appearance and impact upon the character and appearance of the area**
- c) Drainage**
- d) Impact upon residential amenity**
- e) Highway and parking issues**
- e) Impact upon trees**
- f) Impact upon biodiversity**

The recommendation is that permission be **GRANTED subject to conditions**

2.0 CONCLUSION

- 2.1 The application has been evaluated against the Development Plan which is the Buckingham Neighbourhood Development Plan (made October 2015), the Aylesbury Vale District Local Plan and the National Planning Policy Framework, and the report has assessed the application against the core planning principles of the Framework and whether the proposals deliver sustainable development. For the reasons set out in the report it is concluded that the proposal accords with the Buckingham Neighbourhood Development Plan, the Aylesbury Vale District Local Plan and the National Planning Policy Framework and should be approved.
- 2.2 Compliance with the Framework and Development Plan policy has been demonstrated in terms of design and appearance, impacts upon drainage, residential amenity and highway and parking, impact upon trees and biodiversity.
- 2.3 Weighing all the relevant factors into the planning balance, and having regard to the Framework as a whole, all relevant policies of the AVDLP and supplementary planning

documents and guidance, in applying paragraph 14 of the Framework, it is considered that the proposed development accords with the development plan policy and that there are no material considerations to indicate a decision otherwise. It is therefore recommended that the application be **APPROVED** subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

- 1 Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The materials to be used in the construction of the development shall be as indicated on the approved plans unless otherwise approved in writing by the Local Planning Authority. Please also see note no. 5 on the back of this notice.

- 2 Reason: To ensure a satisfactory appearance to the development and to comply with policies GP35 of the Aylesbury Vale District Local Plan and the NPPF.

- 3 The development hereby permitted shall not begin until a Construction Management Plan has been submitted to and approved in writing by the local planning authority. Construction shall not be carried out otherwise than in accordance with the approved Construction Management Plan. The Construction Management Plan shall include the following matters:
 - parking and turning for vehicles of site personnel, operatives and visitors;
 - details of the construction route via Brookfield Lane
 - an agreement is entered into to ensure regular communication between the residents of Brookfield Lane and the contractor during the construction phase
 - loading and unloading of plant and materials
 - storage of plant and materials;
 - programme of works (including measures for traffic management and operating hours);
 - provision of boundary hoarding and lighting;
 - details of measures to prevent mud from vehicles leaving the site during construction.
 - pre-commencement highway condition survey

- 3 Reason: To minimise danger and inconvenience to highway users and to accord with the NPPF

- 4 No site clearance works or development shall take place until there has been submitted to the Local Planning Authority for their approval a tree protection plan showing the type, height and position of protective fencing to be erected around each tree or hedge to be retained. Unless otherwise agreed in writing by the Local Planning Authority this shall comprise a barrier complying with Figure 2 of BRITISH STANDARD 5837:2012 positioned at the edge, or outside the Root Protection Area shown on the tree protection plan. No site clearance works or the development itself shall be commenced until such a scheme is approved by the Local Planning Authority and thereafter the development hereby permitted shall only be carried out in accordance with that scheme. The area surrounding each tree/hedge within the approved protective fencing shall remain undisturbed during the course of the works, and in particular in these areas:
 1. There shall be no changes in ground levels;
 2. No materials or plant shall be stored;
 3. No buildings or temporary buildings shall be erected or stationed unless these are elements of the agree tree protection plan.
 4. No materials or waste shall be burnt nor within 20 metres of any retained tree;and.

5. No drain runs or other trenches shall be dug or otherwise created, without the prior written permission of the Local Planning Authority

Reason: In order to minimise damage to the trees during building operations and to comply with the requirements of Policy DHE1 of the BNDP, Policy GP38 of the Aylesbury Vale District Local Plan and the National Planning Policy Framework

5 No development shall take place on the development hereby permitted until full details of soft landscape works have been submitted to and approved in writing by the Local Planning Authority. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme].

5 Reason: To ensure a satisfactory appearance to the development and to comply with policy DHE1 of the BNDP, policies GP38 and GP 39 of the Aylesbury Vale District Local Plan and the National Planning Policy Framework

6 Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the Local Planning Authority

6 Reason: To ensure a satisfactory appearance to the development and to comply with policy DHE1 of the BNDP, policies GP38 and GP 39 of the Aylesbury Vale District Local Plan and the National Planning Policy Framework

7 Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

Further ground investigations including:

- Infiltration in accordance with BRE365
- Groundwater level monitoring over the winter period
- If ground investigations indicate a scheme based on infiltration is not feasible, an alternative scheme that discharges to the local watercourse must be provided. A layout of this scheme must be provided.
- Full construction details of all SuDS and drainage components
- Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site.
- Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants, or to adjacent or downstream sites.

7 Reason: The reason for this pre-start condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 103 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.

8 Development shall not begin until a "whole-life" maintenance plan for the site has been submitted to and approved in writing by the local planning authority. The plan shall set out how and when to maintain the full drainage system (e.g. a maintenance schedule for each

drainage/SuDS component) during and following construction, with details of who is to be responsible for carrying out the maintenance. The plan shall subsequently be implemented in accordance with the approved details.

- 8 Reason: The reason for this being a pre-start condition is to ensure that maintenance arrangements have been arranged and agreed before any works commence on site that might otherwise be left unaccounted for and To ensure that there is a satisfactory solution to managing flood risk in accordance with Paragraph 103 of the National Planning Policy Framework.
- 9 Prior to first use of the facility outside of normal school hours (including hours usually used for school outdoor sporting activities) an acoustic barrier as specified in the WBM Acoustic Consultants noise report (ref 4741/A) will be installed on the side of the site adjacent to the housing on Waine Close.
The barrier will meet the following specifications:
Its total height above pitch level will be a minimum of 3.25m.
It will be installed no further than 5m from the side-line of the pitch.
It will be of solid construction with no gaps or holes and should have a minimum mass per unit area of 13-15 kg/m² .
The barrier will extend at least 5m beyond the end of the pitch at the Southern end and overlap the new sports building at the Northern end.
- The barrier thereafter will be maintained in good condition for as long as out of school hours use of the pitch is continued.
- 9 Reason: to protect the amenity of residential occupants adjacent to the facility and to comply with Policy GP8 of the AVDLP and the NPPF.
- 10 No floodlighting shall be installed unless it is in accordance with the details on the External Floodlighting Plan UKS15796-4 submitted to and received by the Local Planning Authority on 5th April 2018 .Any lighting which is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details. Please also see note no. 6 on the back of this notice
- 10 Reason: In the interest of visual amenity and to comply with Policy GP41 of the AVDLP and the NPPF.
- 11 The floodlights shall at all times be directed as indicated on the submitted plans. At no time shall the lights be directed towards the nearby properties.
- 11 Reason: In the interests of the amenities of the occupants of neighbouring dwellings and to comply with policy GP8 of the Aylesbury Vale District Local Plan and the National Planning Policy Framework

- 12 The development shall be implemented in accordance with the recommendations and mitigations detailed in sections 7.3 to 7.16 inclusive of the Extended Phase 1 Habitat Survey from 4 Acre Ecology Ltd (dated 26/07/2017) and detailed in 7.2-7.12 inclusive of the bat activity survey report from 4 Acre Ecology Ltd (dated 23/11/2017). Any variation to the approved plan shall be agreed in writing with the local planning authority before such change is made. The condition will be considered discharged following a written statement from the ecologist acting for the developer testifying to the plan having been implemented correctly.
- 12 Reason: To comply with Policy DHE4 of the BNDP, the requirements of the National Planning Policy Framework, ODPM 05/2006, The Conservation of Habitats and Species Regulations 2010, and the Wildlife and Countryside Act 1981 (as amended) .
- 13 The All Weather Pitch and sports facilities hereby permitted shall not be used except between the hours of 8.30am and 10 pm Monday to Friday and between the hours of 9am and 8pm Saturdays, Sundays and Public Holidays and during the school holidays unless otherwise agreed in writing by the Local Planning Authority. For the avoidance of doubt the times specified includes closing and locking up by 10pm and 8pm respectively.
- 13 Reason: To ensure that ample parking is available on the site and that no danger is caused to highway safety or to the amenity of neighbouring residential properties and to accord with policies GP8 and GP24 and to comply with the NPPF.
- 14 The scheme for parking and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.
- 14 Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway and to accord with Policy GP24 of the AVDLP and the NPPF..

PROTECTED SPECIES INFORMATIVE

Your attention is drawn to the need to have regard to the requirements of UK and European legislation relating to the protection of certain wild plants and animals including badgers.. Approval under that legislation will be required if protected habitats or species are affected by development. If protected species are discovered you must be aware that to proceed with the development without seeking advice from Natural England could result in prosecution. For further information or to obtain approval contact Natural England on 0118 958 1222.

HIGHWAY INFORMATIVES:

- 1 It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.
- 2 No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980.

SPORT ENGLAND INFORMATIVE:

Sport England have requested that prior to the commencement of development the following should be in place:

- the Artificial Grass Pitch is brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule, a mechanism for review and measures to ensure the replacement of the Artificial Grass Pitch

- community use agreement to include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplications/> For artificial grass pitches it is recommended that you seek guidance from the Football Association/England Hockey/Rugby Football Union on pitch construction when determining the community use hours the artificial pitch can accommodate

CONTAMINATED LAND INFORMATIVE:

If during development works contamination is encountered which has not been previously identified please contact the Environmental Health department immediately at envhealth@aylesburyvaledc.gov.uk. Works must cease on site until an appropriate remediation scheme is submitted to and agreed in writing by the local planning authority. Failure to remediate site contamination during development could result in serious long-term health impacts to future users of the development.

WORKING WITH THE APPLICANT/AGENT

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant / Agent and has focused on seeking solutions to the issues arising from the development proposal.

AVDC works with applicants/agents in a positive and proactive manner by;

- . offering a pre-application advice service,
- . updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions.

In this case, the applicant/agent was informed of the issues arising from the proposal during the time that the application has been under consideration, and given the opportunity to submit amendments /information in order to address those issues prior to determination. The applicant/agent responded by submitting amended plans and additional information which were found to be acceptable. It is therefore recommended that the application be approved.

3.0 INTRODUCTION

3.1 The application needs to be determined by committee as Cllr Robin Stuchbury is concerned that the drainage scheme which proposes to discharge into a soakaway will fail. The discharge to a watercourse will result in a drain having to be across the Buckingham School Land and potential flooding problems for that neighbouring school

- Para 103 of the NPPF states: When determining applications, local planning authorities should ensure that flood risk is not increased elsewhere. Cllr Stuchbury does not think that this has been adequately determined despite what the SUDS officer says, and without further evidence opposes the scheme.

Cllr Stuchbury raises the following points:

- The Buckingham School is at a lower level and their playing field is at risk of flooding if the soakaway fails and a planning approval should not leave neighbours in a worse condition than previously.
- All the test boreholes were on higher ground where the pitch is. Some at a lower level would have been a good idea.

- It would have been prudent for the Royal Latin School to come to an agreement with the Buckingham School while the application has been under consideration. Should the Buckingham School field flood as a result of the works there should be an agreement in place between the two parties prior to construction that any cost will be covered by the Royal Latin School. This could easily be addressed by a letter accepting liability post development.
- Cllr Stuchbury wishes to explain that he is not against the application but is seeking to protect the neighbouring school's long-term interest and improve the scheme for the benefit of all constituents' children, and not just those children who would benefit once it is constructed

4.0 SITE LOCATION AND DESCRIPTION

- 4.1 The Royal Latin School is located off the London Road, and accessed along Brookfield Lane in Buckingham. There is an additional access at the western end of Chandos Road for use by coaches. The Royal Latin School is a co-educational grammar school of approximately 1,270 students, including a large sixth form of 390+pupils. The school was designated a Specialist Science College in 2003.
- 4.2 The site to which this application relates is the existing sports hall and playing field located on the south-eastern side of the school grounds. There is an existing mature tree line with a metal fence to the rear along the boundary. The school has a further playing field to the north on lower ground.
- 4.3 The school site is bounded to the north beyond by the Swan Pool and the all weather pitch serving the Buckingham School with the woodland known as the Buckingham Railway Walk along the south-western boundary of the site. Adjacent to the south-west are detached properties in Wayne Close some 70-80 metres away. To the south-east are properties in Meadway, 180 metres away.

5.0 PROPOSAL

- 5.1 The application seeks Full Planning Permission for the erection of provision of a sports building and new all weather pitch (AWP) with associated flood lighting.
- 5.2 An amended plan shows the AWP moved further into the site and away from the boundary to reduce the impact upon trees
- 5.3 The new sports building will be attached to the existing sports hall and adjacent to the proposed AWP. It will be of a contemporary flat roof design with a flat wrap around roof structure and provide changing rooms and a first floor spectator area. It will provide 750 square metres of new floor space over three floors that will enable level access to the AWP for disabled users
- 5.4 The all weather pitch will measure 116 metres in length by 78 metres in width. The existing sports pitches are unusable from mid November to spring and the facility will enable the use of the site throughout the year. The proposed surface would be short pile rubber crumb.
- 5.5 The intended use of the all-weather pitch will be rugby and football up to national level and hockey and non-club level. It will also be used by the school for other sports when their existing grass pitches are waterlogged.
- 5.6 The AWP will be floodlit by eight 15 metre high lighting columns. There will be an acoustic timber fence of 3.25 metres in height positioned a minimum of 7 metres from the existing woodland along the southern boundary. It will extend for an additional 5 metres beyond the edge of the pitch at the southern end and overlap the new sports building at the northern end.

- 5.7 There will be no increase in staff or school numbers as a direct result of the proposal. The School will have sole use of the facilities up to 5.30 pm for their own sporting fixtures, training and after school clubs that they currently run. External use in the week will be from 6pm to 9.45 pm (closing and locking up by 10pm) External usage at the weekend will be 9am to 8pm.
- 5.8 An extended vehicular access and 11 new car parking and 6 new cycle spaces will be provided solely for the use of the sports facility
- 5.9 In response to the concerns about the drainage scheme raised by Cllr Stuchbury, the Royal Latin School has responded that there is currently no evidence that the soakaway will not be viable. They consider that for a written statement between the Royal Latin School and Buckingham School, that agrees full access and maintenance rights (across Buckingham School land) if the alternative drainage proposal of connecting into the existing water course is required is not a planning matter and could further delay the application, with the potential involvement of lawyers etc.. In the event that an alternative drainage scheme is required then an arrangement would be entered into with the Buckingham School.

6.0 RELEVANT PLANNING HISTORY

- 6.1 The school has an extensive planning history. The only application of direct relevance is: 99/02083/ACC - Two storey extension to provide teaching sports hall & changing facilities & internal adaptations – Approved (Bucks CC)

7.0 BUCKINGHAM TOWN COUNCIL COMMENTS

7.1 NO OBJECTIONS

- 7.2 Buckingham Town Council have provided several responses during the time that the application has been under consideration. They initially declined to comment due to missing documents including the absence of an ecological survey and lighting report. Following the submission of this information and positive feedback from statutory consultees, they changed their response to a 'conditional support' subject to them being satisfied that all remaining issues had been addressed. Copies of their comments are attached

- 7.3 Following the submission of further information from the applicants, the Town Council decided at their meeting on 2nd May (forwarded by Cllr Hirons and seconded by Cllr Isham) that their concerns had been adequately addressed, and agreed unanimously that the Council's response be changed to 'No Objections.'

8.0 CONSULTATION RESPONSES

8.1 Biodiversity Officer

- 8.2 The site lies adjacent to a disused rail line which is a wooded green corridor through the town. The Biodiversity Officer initially objected to the application due to the absence of a bat report and mitigation survey. A bat activity survey was subsequently submitted by 4 acre ecology (dated 23/11/2017). The reports clearly identify ecological constraints of the site and propose appropriate mitigation with respect to protected species of wildlife. The acoustic barrier is unlikely to have a significant negative impact on biodiversity, and could potentially provide additional screening of the railway cutting from sources of artificial light which could help mitigate impacts of lighting on commuting and foraging bats. The applicant has provided a revised lighting strategy which accurately depicts the impact of the proposed lighting columns on the adjacent Local Wildlife site. This revised modelling shows the amount of light penetrating the woodland to be sufficiently low enough not to detrimentally impact the flight corridor of the bats known to use the redundant railway.

- 8.3 The Biodiversity Officer holds no objections subject to conditions:
- Requiring the development to be carried out in accordance recommendations and mitigations in Extended Phase 1 Habitat Survey and Bat Activity Survey from the ecological consultant 4 Acre Ecology Ltd (dated 26/07/2017).
 - A pre-commencement badger survey to be submitted and approved

8.4 **Environmental Health Officer**

- 8.5 *Noise:* The applicants intend to let the facilities out, outside of normal school hours, to external users who would make use of the facilities during the evenings and weekends. It is our experience that local residents, whilst accepting of noise and disturbance during school hours, can be less tolerant of such use by external bodies during the evenings and at weekends. The nearest properties to the site are houses in Wayne Close approximately 70-80m away. Guidance produced by Sport England, Artificial Grass Pitch (AGP) Acoustics - Planning Implications 2015 indicates that at such a distance residents could be subject to noise levels exceeding 45dB LAeq(1hour) which could have the potential to cause some disturbance, particularly in the later evening when background noise levels fall. Whilst the application has been under consideration, a noise Assessment report has been submitted by WBM Acoustic Consultants. Following this the Environmental Health Officer holds no objections subject to an acoustic barrier as specified in the WBM Acoustic Consultants noise report (ref 4741/A) to be installed on the side of the site adjacent to the housing on Waine Close with a minimal height of 3.25m, installed no further than 5m from the side line of the pitch, no gaps or holes (minimum mass per unit area of 13-15 kg/m²). and extending at least 5 m beyond the end of the pitch at the Southern end and overlap the new sports building at the Northern end. The barrier thereafter will be maintained in good condition for as long as out of school hours use of the pitch is continued.

- 8.6 *Lighting* On the basis that the installations appear to have been designed in accordance with current guidance and that the applicant would be willing to seek a resolution to any individual issues that may arise Environmental Health hold no objections

8.7 *Contaminated Land:*

- 8.8 A ground investigation Report written by Listers Geo Reference 17.07.011 has been submitted with this application. The Contaminated Land Officer agrees with this conclusion In the report that there is not considered to be a significant risk to human health or to controlled waters present at the site and no remediation methods are considered necessary. She also agrees with the conclusions contained in the report that the soils on the site are suitable for landscaping purposes and may be used in this way
- 8.9 No objection subject to an informative requiring a watching brief to be maintained during the demolition and groundworks and if any suspicious soils are encountered works should cease and soils should be assessed by a qualified engineer

8.10 **SUDS**

- 8.11 Buckinghamshire County Council as Lead Local Flood Authority has reviewed the information provided in the Flood Risk Assessment (Reference: 25324 P2 date: 12.01.17, author: Price & Myers). The LLFA has no objection to the proposed development subject to conditions.
- 8.12 Following a meeting with the applicant (09/01/18) a revised drainage strategy has been

provided (drawing no: 25324-600 Version 2, author: Price & Myers). The LLFA are now satisfied that enough detail has been presented to manage both surface water and groundwater flood risk at this site.

- 8.13 With regards to surface water management, the applicant has proposed to discharge of surface water via perforated pipes that feed into a soakaway. The soakaway has been proposed in a location that has been indicated to have good levels of infiltration and low levels of groundwater; this is based on a comparison of borehole and trial pit data. The applicant has proposed that more infiltration tests will be carried out in the specific location of the proposed soakaway. However, in the event that infiltration is not feasible, the applicant has proposed to discharge of surface water at the watercourse to the South of the site. The LLFA are pleased to see that the applicant has proposed an alternative scheme that still follows the principles of the drainage hierarchy. In regards to groundwater management, the applicant has proposed to tank the All Weather Pitch to ensure that groundwater will not emerge on the proposed pitch, or intercept the soakaway proposed to deal with surface water. A separate groundwater management system has also been proposed to manage the perched groundwater that has been encountered at this site (ref: 17.07.011, dated: October 2017, author: Listers Geo). The LLFA are of the opinion that due to the nature of the underlying geology, there remains a residual risk of groundwater flooding.
- 8.14 The applicant has provided cross-sectional detail of both the groundwater and surface water management systems and has provided detail of how the sub-basement will be protected from groundwater flooding; via a cavity drain system.
- 8.15 No objections subject to conditions in respect of:
- A pre-commencement surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development to be submitted for written approval by the LPA
 - The submission of a whole life maintenance plan for the site setting out how and when to maintain the full drainage system during and following construction, with details of who is to be responsible for carrying out the maintenance
- 8.16 **County Council Highways**
- 8.17 Following the receipt of additional plans and confirmation of hours that the All Weather pitch and sports facilities will be open to the public; the Highway Authority has no objections subject to conditions:
- Scheme for parking and manoeuvring to be laid out prior to occupation
 - Pre-commencement construction management plan
- 8.18 **Tree Officer**
- 8.19 This proposal originally required the removal of 12 individual and two groups of trees which contain a significant number of trees. The exact number of removals was therefore unknown, and the need for works and proposed compensation was unclear (Arboricultural Report Ref: NA/AIA/RLS/0717/ph). Following initial comments the design was revised slightly, (with the pitch moved further into the site and away from the boundary) allowing for more tree retention, and further details on the approach for new planting was provided (Landscape Statement, 20.01.2018 & draft drawing 2016001 A-P-00-31).
- 8.20 Whilst there are still a number of removals, of which some are large and/or high quality specimens, the impact of these losses will be largely confined to the site itself – the wider impacts are minimal, and the proposed mitigation measures are considered acceptable. It is also considered that the scope for compensation planting is feasible.

- 8.21 There is a regrettable loss of trees as part of the proposals, but effort has been made to reduce these, and provide suitable mitigation and compensation measures. The application is acceptable subject to the conditions
- 8.23 As the proposal would result in the loss of a playing field, Sport England is a statutory consultee and have made the following comments:
- 8.24 Since the Council do not have an up to date playing pitch strategy the need for the Artificial Grass Pitch (AGP) is unclear However the Football Foundation have indicated that there are local football clubs that could use the facility and RFU have highlighted that local rugby pitches are in poor condition and struggle to accommodate the amount of play on them. As a result there could be some local demand for the facility.
- 8.25 The agent has confirmed that the pitch would be used for football and hockey. The proposed surface would short pile rubber crumb which although Sport England guidance suggests both sports could be played on, England Hockey's position is that this is inappropriate for hockey England Hockey have also said that hockey demand in the area is accommodate at a nearby school Given the potential need for football and hockey the applicant should re-consider the surface and/or propose a shock pad so that a higher level football and rugby can be played on the AGP. That said the proposed surface and dimensions appear to be sufficient for football
- 8.26 Management and maintenance is important and should be decided when deciding whether to construct an all weather pitch as they can cost a significant amount to maintain and manage including replacing the surface when it nears the end of its life. The agent has confirmed that the management and maintenance of the pitch has yet to be decided. The school should set aside a sink fund and produce a management and maintenance plan to ensure that the proposed facility would be sustainable. Community use of the facility would be important which is why the intended users/sports should be thoroughly considered. Sport England have stated that they would accept the submission of a management and maintenance plan and a Community Use Agreement
- 8.27 The application relates to the provision of a new indoor/outdoor sports facility on an existing playing field but there is considered to be sufficient benefit to the development of sport to outweigh the partial loss of the playing field as covered by exception policy E5.
- 8.28 Sport England have suggested that conditions are imposed in respect of a Management and Maintenance Plan and Community Use Agreement to include pricing policy, hours of use, access by non-educational users, management responsibilities and a mechanism for review to be submitted for approval by the LPA. However these are matters outside of planning control.

9.0 REPRESENTATIONS

- 9.1 The application has been the subject of statutory site and press publicity including in respect of amended plans.
- 9.2 A letter of support has been received from John Bercow, Member of Parliament supporting the application
- 9.3 A further letter has been received from Cllr Howard Mordue:
- The latest plans show that the school has taken into account the concerns of residents. Attention has been paid to concerns including noise, floodlighting and environmental issues
 - The current sports field is waterlogged and the sports hall is booked most evenings

9.4 A letter has been received from the Buckingham Railway Walk Conservation Group commenting as follows:

- Concerns about light pollution in winter months and noise from team sports
- Royal Latin School should be applauded for providing additional area for use by their own pupils and the local community
- Bats and badgers present so need for additional surveys
- Position of pitch could be moved away from boundary to reduce impact upon wildlife in Railway Walk

9.5 **letters of objection:**

9.6 22 Letters have been received objecting to the application, which raise the following points:

- **Noise**

- Noise pollution already exists from the all weather pitch at Swan pool
- This proposal will place a pitch even closer to residents
- Border the conservation area 70m-80m from rear boundaries of the residential properties
- Sport England indicates that a distance resident could be subject to unacceptable noise levels
- Evening background noise falls
- Links to noise report
- No noise impact assessment carried out when there are no leaves on the trees to judge the impact
-

- **Light Pollution**

- 45ft downward lights along conservation woodland
- When seen at times of no or less leaves, more light pollution will be received
- Light from 100 lux to 5 lux – daylight levels of brightness
- Deprive residents, flora and fauna of natural darkness
- Located on downward slope, therefore covering more area
- The school lights already badly affect the local flora and fauna

- **Trees**

- Removal of established will remove a barrier that currently insulates noise
- Application plans to remove all trees from the south western boundary of the development site thus removing foraging and feeding habitats

- **Wildlife -bats**

- Adjacent to local wildlife area
- Removal of trees could remove habitat
- Artificial light may lead many to abandon the area
- No bat mitigation strategy submitted so hard to establish what the impact will be
- No full protected species Survey and report during the optimal months has not been submitted

- **Wildlife -badgers**

- Known area for badgers
- Construction work and noise during building could disrupt them
- When completed, light and noise could disrupt the species also
- A license has not been applied for from Natural England DEFRA
- The plan has made no provision to look after badgers
-

- **Nocturnal Wildlife**

- Floodlighting would have an adverse impact on invertebrates, insects and other nocturnal life which very sensitive to low levels of artificial light at night. Impacts on life higher up the food chain including the protected species

- **Birds**

- Green woodpecker, great spotted woodpecker, bullfinch, tawny owl, grey wagtail, kingfisher, common buzzard, red kite, gold crest and nuthatch all spotted there in last 12 months

- **Congestion**

- Already subject to congestion from school and leisure traffic
- This development will exacerbate the situation during peak times
- Further congestion worsen noise and pollution issues faced by residents
- Appears to be no consideration for further traffic or problems faced by construction traffic

- **Absence of need**

- The Royal Latin already has access to all weather pitch already at Swan Pool

- **Parking/Traffic**

- Lack of parking – 10 spaces for cars, 6 for push bikes and one space for disabled vehicle and no additional parking for larger vehicles
- Current parking causes delays around pick up and drop off times
- Royal Latin Travel Plan does not address parking

- **Pitch Safety**

- Site is located to trees bordering the railway walk which may cause safety issues when leaves drop on pitch

9.7 Letters of support

9.8 57 Letters have been received supporting the application:

- Lack of facilities in Local Area/ Encourage Sport locally
- Limitations of existing facilities means local leagues are prevented from expanding their amount sporting activities
- Current facilities do not allow 450 + members of the rugby club to participate regularly, particularly in the winter/times of poor weather
- In times of poor weather, training/games are frequently cancelled
- Will benefit those in surrounding villages who have little or no facilities

- Difficulties booking with current facilities
 - Reduce Crime. Will keep young people busier and lead them away petty crime such as vandalism
 - Health & Well Being
 - A way of encouraging healthier lifestyles
 - Adult/Child integration
 - Allow children to integrate with adults and other youngsters in a controlled environment
- Training for local teachers. The Buckingham partnership SCITT (School Centred Initial Teacher Training) – Teacher recruitment and retention is currently a priority for the DFE. They require to offer high quality facilities The new facilities will enable the partnership to not only offer high-quality sport based training to new teachers but out scope also covers training for existing teacher training for local schools

9.8 A letter from the agent raises the following comments in response to the outstanding questions raised by Buckingham Town Council on 30th January 2018:

- The revised lighting analysis shows the sideways light spread does not impact upon Waine Close. The Acoustic report requires the fence to be of solid construction
- There is a minimum of 7 metre gap between the existing woodland railing fence which wildlife can pass through and the acoustic fence
- The drainage proposal is to discharge to a soakaway which will infiltrate to ground and not the brook.
- The school is currently open from 7am to 9pm as there are a number of evening school events. Therefore both Chandos Road and Brookfield Road entrances tend to be left open. There is a preference to Close the Chandos Road entrance due to traffic cutting through the site. At the weekend Brookfield Lane is open for the predominant community use.
- We have ordered 13 cycle racks in total for the main site and 6th form and there are additional 6 planned for the proposed sport development. The Travel plan is completed each July so we can address this when the next survey results are achieved.
- 11 parking spaces will be provided to be used by students, staff and visitors in the week and non-school users during evenings and weekends.

10.0 EVALUATION

10.1 *The Planning policy position and the principle of the development*

10.2 The NPPF was published on 27th March 2012. At the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan making and decision taking. For decision taking this means:

- Approving development proposals that accord with the development plan without delay

10.3 The Buckingham Neighbourhood Plan is a made neighbourhood plan and is the development plan for Buckingham. Policy EE7 of the BNDP relates to the preservation of existing primary and senior primary school sites. It states that only development associated with Primary and Secondary Education will be permitted on existing school sites provided that school sports fields are not adversely affected.

- 10.4 Although this site is not specifically mentioned, the provision of sports facilities and all weather pitches has been identified within the Buckingham Neighbourhood Development Plan (appendix 4 Sports Facilities in Buckingham). This demonstrates the need for the new sports building and all weather pitches in the town.
- 10.5 Section 8 of the NPPF Promoting healthy communities is relevant to the proposal and offers some support for school led enhancements. Paragraph 72 of the NPPF 'gives great weight' to the need to expand, create or alter schools. Paragraph 73 establishes that access to high quality open spaces and that opportunities for health and recreation can make a valuable contribution to the health and well being of communities.
- 10.6 Policy GP93 of the AVDLP protects community facilities such as schools and benefits arising from any re-developments.
- 10.7 As the proposal relates to the partial loss of a school playing field Sport England have been consulted as a statutory consultee. They consider that there is considered to be sufficient benefit to sport to outweigh the partial loss of the playing field and that the proposal meets the exception of Sport England's Playing Field Policy provided. They have requested a Management and Maintenance Plan and Community Use Agreement to include pricing policy, hours of use, access by non-educational users, management responsibilities and a mechanism for review to be put in place. This can be dealt with by way of an informative.
- 10.8 The new sports pavilion will provide an extension to the existing sports hall facilities and accord with the Development Plan and NPPF. The all weather pitch is to provide an improved facility that can be used for a number of sporting activities including football and hockey. It will greatly enhance the facilities available to pupils and staff as well as providing facilities for the wider community. The School have produced a Community Access Statement which explains that they are actively engaging with as many local partners as possible and are committed to making the sports campus available for community groups out of school hours. There are therefore clear benefits to be provided for the school and community as a result of the proposal. It is considered that subject to compliance with other policies in the Development Plan, the new sports pavilion and the All Weather Pitch are acceptable in principle as the development will allow the continuation and enhancement of established uses for recreation and leisure.
- 10.9 *Design and appearance and impact upon the character and appearance of the area*
- 10.10 The NPPF at paragraph 17, under the heading "Core planning principles" sets out guiding principles for the operation of the planning system. One of the principles set out is that authorities should always seek to secure high quality design. The NPPF at Section 7 "Requiring good design" advises in paragraph 56 that the Government attaches great importance to the design of the built environment. As part of the overall context of good design, paragraph 59 recommends use of design codes where they can help to deliver high quality outcomes, although warning against undue prescription. Paragraph 60 emphasises that while planning authorities should not attempt to impose architectural styles or particular tastes and should not stifle innovation or originality, it is appropriate for them to seek to promote or reinforce local distinctiveness.
- 10.11 The Buckingham Neighbourhood Plan states that the Town Council will produce a design guide that will conform with the objectives set out by the Local Planning Authority. AVDLP in policy GP35 seeks to ensure that new development respects and complements the

physical characteristics of the site and surroundings, the local building tradition and the scale and context of its setting.

- 10.12 The new sports hall building will extend and enhance the existing sports hall building. It will be of a contemporary design and take the form of a lightweight glazed structure. The rear and boundary wall will incorporate a wrap around roof enabling a balcony at first floor level. It will provide 750 metres of new floor space over three floors and includes a lower ground floor that will enable level access for disabled users. The width has been limited to reflect the width of the existing sports hall and ensure that it does not dominate the buildings to the north. The contemporary design is intended to complement the contemporary design of the new Science Discovery Centre. The contemporary design has enabled the provision of a flat roof to reduce the overall bulk and massing
- 10.13 The All Weather Pitch would be on the southern end of the school playing field and would be of an appropriate size and sited adjacent to the new sports building. The new sports pavilion and all weather pitch would be seen in the context of the school site. Whilst the application has been under consideration, the Environmental Health Officer requested that an acoustic fence should be provided along the southern boundary to protect the amenity of residents in Waine Close beyond. Following discussion with the environmental health noise specialist, it was found that by moving it closer to the pitch the height could be reduced from 4.5 to 3.25 metres, and is considered this height will be acceptable in the context of the site. The number of trees to be lost has been reduced and will be compensated with new planting. Overall it is considered that the proposal is acceptable in design and landscape terms and accords with the design principles in the Neighbourhood Plan, Policy GP35 of the AVDLP and the NPPF
- 10.14 *Drainage*
- 10.15 The NPPF seeks to make development safe without increasing flood risk elsewhere.
- 10.16 No part of the school grounds are within the flood plain. However the school has chosen to locate the pitch on the higher ground at the southern end of the school playing fields as a result of significant standing water at lower levels to the north.
- 10.17 Bucks County Council as Lead Local Flood Authority (LLFA) initially objected to this application due to concerns about groundwater levels on the site. However whilst the application has been under consideration the applicants have had a meeting with the LLFA and subsequently submitted a revised drainage scheme (drawing no: 25324-600 Version 2, author: Price & Myers). Taking into account the Flood Risk Assessment and the submission of a revised scheme the LLFA are satisfied that enough detail has been presented to manage both surface water and groundwater flood risk at the site
- 10.18 With regard to surface water management, the applicant has proposed to discharge surface water via perforated pipes that lead into a soakaway. The soakaway has been proposed in a location that has a good level of infiltration and low levels of groundwater; this is based on a comparison of borehole and trial pit data. The applicant has proposed that more infiltration tests be carried out in the location of the proposed soakaway.
- 10.19 In the event that the infiltration is not possible the applicant has proposed to discharge the surface water at the watercourse to the south of the site. The SUDS team are pleased that an alternative scheme has been proposed that follows the principles of the drainage hierarchy
- 10.20 With regard to the groundwater management the applicant has proposed to tank the AWP to ensure that groundwater will not emerge on the proposed pitch or intercept the

soakaway proposed to deal with surface water. A separate groundwater management system has been proposed to manage perched groundwater that has been encountered at the site. The LLFA consider that due to the nature of the underlying geology there remains a residual risk of groundwater flooding. The applicant has provided cross-sections of groundwater and surface water management systems and details of how the sub basement will be protected from groundwater flooding via a cavity drain system. The LLFA now hold no objections subject to pre-commencement conditions requiring a surface water drainage scheme based on sustainable drainage principles and an assessment of the hydrological and hydro-geological to be submitted for approval and implemented in accordance with those details and the submission of a whole life maintenance plan for the site setting out how and when to maintain the full drainage system. Whilst Cllr Stuchbury has raised concerns about the drainage scheme, the LLFA has looked carefully at all the information provided and is satisfied with the details and confirm that there are no objections. It is therefore considered that with appropriate conditions in place the AWP will be adequately drained and will not give rise to flood risk elsewhere. The proposal therefore accords with the NPPF.

10.21 *Impact upon the amenity of neighbouring residential properties*

10.22 Section 11 Conserving and enhancing the natural environment Paragraph 123 of the NPPF establishes that policies and decisions should:

- Avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development
- Mitigate and reduce to a minimum other adverse impacts upon health and quality of life as a result of new development

10.23 Policy GP 8 of the AVDLP states that permission will not be granted where unreasonable harm to the amenities of nearby residents would outweigh the benefits.

10.24 Policy GP95 states that in dealing with all planning proposals the Council will have regard to the protection of the amenities of existing occupiers. Development that exacerbates any adverse effects of existing uses will not be permitted

10.25 The nearest properties are detached properties in Waine Close some 70-80 metres away to the south. The facility would be let out of school hours during the evenings and weekends. This would generate noise which could impact upon neighbouring residents.. Whilst accepting of noise and disturbance during school hours, members of the public can be less tolerant of noise from external bodies during evenings and at weekends. An acoustic assessment has been of the potential noise impact of potential noise impacts on residential dwellings was subsequently submitted. Following advice from the Environmental Health Officer it has been agreed that an acoustic barrier as specified in the WBM Acoustic Consultants noise report (ref 4741/A) shall be installed on the side of the site adjacent to the housing on Waine Close with a minimal height of 3.25m, positioned no further than 5m from the side line of the pitch, no gaps or holes (minimum mass per unit area of 13-15 kg/m²), and extending at least 5 m beyond the end of the pitch at the Southern end and overlapping the new sports building at the Northern end. With this acoustic barrier in place it is considered that there will be no unacceptable noise levels experienced by the neighbouring residents and would accord with policies GP8 and GP95 of the AVDLP and the NPPF.

10.26 With regard to lighting AVDLP policy GP41 seeks to minimise light pollution and states that proposals will be expected to be the minimum needed for security and operational purposes, and should not have an adverse affect on the character of rural areas, road safety and residential properties. The applicant has designed the scheme with due regard to guidance produced by RFU Sport England: Design Guidance Note: Artificial Sports

Lighting and the Institution of Lighting Professionals: Guidance Notes for the Reduction of Obtrusive Light GN01:2011

- 10.27 Given the distance between the closest residential properties in Waine Close, and the fact that there is a fairly densely wooded area of the Railway Walk between the installation and the properties, it is the view of the Environmental Health Officer that the light spill from the facility will have no/minimal impact upon the residential properties.
- 10.28 The Environmental Health Officer initially considered that the scheme has been designed in accordance with guidance and the risk that the lighting visible from neighbouring homes would be minimal. Since that time a revised lighting scheme has been received which shows that due to the land contours, acoustic fence, lower level pitch and the height of trees along the boundary there will be no light spillage outside the school boundary into the woodland walk and it is now therefore concluded that there will therefore be no impact upon the residential properties beyond. Subject to conditions restricting the hours of use The proposal is considered to comply with Policies GP8, GP41 and GP95 of the AVDLP
- 10.29 In the event that any complaints it would be the responsibility of Environmental Health to seek to resolve these issues with the applicant.
- 10.30 *Highway and parking considerations*
- 10.31 The NPPF at Section 4 'Promoting sustainable transport' notes at Paragraph 32 amongst other things, that authorities should seek to ensure that development achieves safe and suitable access to the site for all people; and paragraph 35 advises that authorities should seek to create safe and secure layouts which minimise conflict between traffic, cyclists; and at paragraph 39 set out the matters to be considered in setting local parking standards.
- 10.32 There are two accesses to the School, one from Chandos Road (Class C) and the other from Brookfield Lane (unclassified).The school has stated a preference to direct external users of the facilities to use Chandos Road. Chandos Road is the official school entrance currently open until 9pm. No additional signage is considered to be required as this is the school's main entrance. At weekends with reduced vehicular traffic the school propose to open Brookfield Lane The pedestrian access is via a path from the main school car park.
- 10.33 The concerns of members of public about vehicle movements along Chandos Road throughout the construction phase have been taken into account by the Highway Authority .and after assessing the construction route options they believe that it would be preferable for construction vehicles to travel down Brookfield Lane. However they have requested that a full Construction Traffic management Pan (CTMP) must be included as a pre-commencement condition. This will include details such as addressing overhanging trees, an area in site to allow vehicles to turn to avoid reversing down Brookfield Lane and regular communication between contractors and those living on and using Brookfield Lane. This management plan will need to include details of when construction vehicles will be visiting the site ensuring no vehicles would enter during peak school times.
- 10.34 Policy GP24 requires that sufficient parking is provided for new developments in accordance with the Council's standards. The new All Weather Pitch and facilities will not give rise to an increase in staff or school numbers and therefore have no impact upon the parking requirement during school hours. The facilities will be used by school for their own sporting fixtures, training and after school clubs up to 5.30pm. External use in the week will be from 6pm to 9.45 pm (closing and locking up by 10pm). External use at the weekend will be 9am to 8pm. The school has two car parks, one adjacent to the Chandos Road entrance and the other adjacent to the Brookfield Lane entrance. After school at 6pm the school staff will have left the premises leaving these car parks empty for use by members

of the public. The school currently opens its existing facilities to the public and opens the school tennis courts for open day events and this will arrangement will continue.

- 10.35 The plans show that an additional 11 car parking spaces and six cycle spaces would be provided .Following the submission of additional plans in respect of the width of the parking spaces, and following confirmation regarding the hours of opening and the receipt of drawing 2016001 SK01 County Highway Engineer is satisfied that car parking spaces are suitable for the proposed development. Given that there will be no overlap between the use of the site by the school and the public use it is considered that sufficient parking exists on the site for the public use. The school is currently in discussion with Buckingham Town Council regarding development of another car park The Highway Authority have requested that a condition should be put in place specifying the hours that the facility will be used by members of the public.
- 10.36 With the requested conditions in place it is considered that the construction and use of the proposed development will not give rise to any highway safety concerns and that sufficient parking will be provided in accordance with Policy GP24 of the AVDLP.
- 10.37 *Impact upon trees*
- 10.38 Policy DHE1 of the Buckingham Neighbourhood Plan seeks to protect existing trees and provision of trees in developments. It states:
Wherever possible existing trees will be maintained in accordance with British Standard BS5837 or as superseded, in development proposals for all new buildings, in addition new developments need to make provision for trees on site. Provision of new trees should include species and types of tree to ensure that the landscape retains its current character. New planting on new developments should enhance retained planting. The new planting will offer a mixture of species including site specific and local native tree species.
Policies GP39 of the AVDLP requires that existing trees are protected and GP38 requires landscaping to help development fit it with surroundings, whilst GP40 seeks to resist the loss of trees of landscape or wildlife value
- 10.39 This proposal originally required the removal of 12 individual and two groups of trees which contain a significant number of trees. The exact number of removals was therefore unknown, and the need for works and proposed compensation was unclear.
- 10.40 Following initial comments the design was revised slightly, (with the pitch moved further into the site and away from the boundary) allowing for more tree retention, and further details on the approach for new planting was provided.
- 10.41 Whilst there are still a number of removals, of which some are large and/or high quality specimens, the impact of these losses will be largely confined to the site itself – the wider impacts are minimal, and the proposed mitigation measures are considered acceptable. It is also considered that the scope for compensation planting is feasible.
- 10.42 It is considered that although there is a regrettable loss of trees as part of the proposals, effort has been made to reduce these, and provide suitable mitigation and compensation measures. The application is considered acceptable subject to the conditions in respect of a tree protection scheme and a landscaping scheme, including re-planting. With these conditions in place it is considered that the proposal accords with Policy DHE1 of the Buckingham Neighbourhood Plan, policies GP38, 39 and 40 of the AVDLP and the NPPF.
- 10.43 *Impact upon Biodiversity*

- 10.44 Protected species are an important material consideration in the planning process. Policy DHE2 of the BNDP specifies the standard of ecological information required to minimise the impact upon natural habitats. Policy DHE4 relates to the Protection of Movement Corridors. It states that *'Development proposals which have a negative impact upon bat movement corridors will need to provide information identifying these corridors and measures to ensure their protection and enhancement in order to maintain continued ecological functionality of bat populations. Where there are potentially adverse lighting impacts such as the extension to the riverside walk, to wildlife within development proposals, surveys identifying movement corridors and appropriate measures to ensure that identified corridors are protected and enhanced will be expected.'*
- 10.45 The NPPF at Section 11 'Conserving and enhancing the natural environment advises at Paragraph 109 that the planning system should contribute to and enhance the natural and local environment by, among other things, recognising the wider benefits of ecosystem services and by minimising impacts upon biodiversity where possible, contributing to the Government's commitment to halt the overall decline on biodiversity and providing net gains to biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity.
- 10.46 The site lies adjacent to a disused rail line which is a wooded green corridor through the town and a railway walk local wildlife site. An extended Phase 1 Habitat Survey by 4 Acre Ecology was part of the original documents submitted and identified that there was potential for foraging bats that could be impacted by lighting. The Agents then commissioned 4 acre Ecology Limited to undertake bat surveys of the site and the disused railway line. Whilst bats are present foraging in the adjacent woodland there are no roosts were identified on the site or in the adjacent woodland, therefore the Natural England 3 test process is not required and a licence is also not required. Following this report, the Ecologist concluded that there was a need for a revised lighting strategy so that the impact upon the bat population within the wooded area could be assessed.
- 10.47 The revised lighting strategy now accurately depicts the impact of the proposed lighting columns on the adjacent wildlife site and addresses the lux levels in the railway walk tree line. The revised modelling shows the amount of light penetrating to woodland to be sufficiently low not to detrimentally impact the flight corridor of the bats known to use the redundant railway. It emerged that the previous scheme had not taken into account land contours, acoustic fence, lower level pitch and tree heights. The proposed lighting does not spread outside the school boundary. The ecologist is satisfied that this can be achieved without the need for any additional tree planting on the school side of the boundary fence. Subject to conditions requiring the development to be carried out in accordance recommendations and mitigations in Extended Phase 1 Habitat Survey. The ecologist now has no further objections to the application. An informative should be put in place in respect of protected species. It is therefore considered that the proposal complies with Policy DHE2 and DHE4 of the BNDP and the advice in the NPPF

PARISH/TOWN COUNCIL COMMENTS ON PLANNING APPLICATION:-

17/02939/APP - BUCKINGHAM

Email: office@buckingham-tc.gov.uk

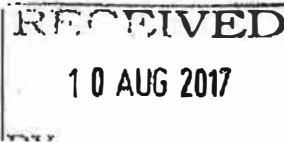
The Royal Latin School Chandos Road Buckingham Buckinghamshire MK18
1AXProvision of new all weather pitch and sports building with associated flood
lighting

CASE OFFICER: Mrs Diana Locking

CONTACT NO: 01296 585423

DATE COMMENTS REQUESTED BY:- 7th September 2017**17/02939/APP - BUCKINGHAM**

The Parish/Town Council:-

**17/02939/APP****NO COMMENT AT THIS TIME**

Royal Latin School, Chandos Road

Provision of new all-weather pitch and sports building with associated flood lighting
Members declined to make a formal response as insufficient information was available; in particular the absence of the SUDs strategy document, for a site acknowledged to be readily floodable. They have concerns for the effect of the new building and pitch on the brook at the far end of The Buckingham School's field, and the Railway Walk.
Other matters for which documentation was not available, though listed in the D&A Statement, were the Ecological Survey and External Lighting Report, both of which affect the adjacent Railway Walk, in the Town Council's ownership.
The loss of 12 trees and 2 groups of trees was very much regretted and Members would like details of the siting, age and species of the proposed replacements.
Though 'Dedicated cycle storage is provided....to encourage the use of alternative transport to cars' and the Travel Plan 'hopes to inspire more students to cycle to school', the provision of parking for 6 cycles, uncovered, is derisory. Well over 100 individuals surveyed for the School Travel Plan indicated cycling as their 'preferred' mode of travel, and the opening of the new cycle route along the A413 to Winslow might well encourage more. However without covered secure storage, this is unlikely to occur, and the School should propose better car parking provision as an alternative.
Details of availability for public use of the sports hall and pitch would be appreciated.
Members look forward to the supply of the missing documents so that they can formulate a full response to the application.

23/8/17.

If the box to speak is ticked and we are minded to decide the application at odds with the views as shown in the either of the boxes 1, 2, 3, then we will refer the application to one of the Planning Committees for decision and you will be invited to come along and address them. In all other situations the applications will be considered in accordance with the scheme of delegated powers (which is subject to other tests being met)

Return to: Development Management, The Gateway, Gatehouse Road, Aylesbury, Bucks. HP19 8FF or by email to central@aylesburyvaledc.gov.uk

10/10/17

Consultee Comments for Planning Application 17/02939/APP

Application Summary

Application Number: 17/02939/APP

Address: The Royal Latin School Chandos Road Buckingham Buckinghamshire MK18 1AX

Proposal: Provision of new all weather pitch and sports building with associated flood lighting

Case Officer: Mrs Diana Locking

Consultee Details

Name: Parish Buckingham Town Council

Address: Buckingham Centre, Verney Close, Buckingham, Buckinghamshire MK18 1JP

Email: planning@buckingham-tc.gov.uk

On Behalf Of: Buckingham Town Council

Comments

Ref

New document: SuDS Strategy.

It was noted that the surface water was to be drained via the Buckingham School land drains and foul water via Chandos Road sewer, though proof of adequate capacity of either was not submitted, and the map was of Embleton Way, some distance away from the site and at a higher level.

Members await the remaining missing documents, and a corrected version of this one

PARISH/TOWN COUNCIL COMMENTS ON PLANNING APPLICATION:-

17/02939/APP - BUCKINGHAM
Email: office@buckingham-tc.gov.uk

The Royal Latin School Chandos Road Buckingham Buckinghamshire MK18
1AX

Provision of new all weather pitch and sports building with associated flood
lighting



CASE OFFICER: Mrs Diana Locking

CONTACT NO: 01296 585423

DATE COMMENTS REQUESTED BY:-

17/02939/APP - BUCKINGHAM

The Parish/Town Council:-

Members left the technical response on the FRA to the County Officers, noting that the field drainage was now proposed to utilise the land drains on the Buckingham School site.

The acoustic barrier would be 4.5m tall, and extend 5m beyond the pitch to the south and overlap the new building to the north, without gaps or holes. Members saw the need for sound shielding if the pitch was to be used out of school hours but felt this was excessively tall, and a barrier to wildlife.

The details of the floodlighting were still awaited, and Members deferred comment until all the additional documents were available.

Committee*

***Please note that the PC will still need to register to speak at the Committee. Details of how to register will be sent if and when we notify the PC of the date and time of the Committee Meeting (see note below).**

Signed

[Redacted signature]

ate: 21/12/17

If the box to speak is ticked and we are minded to decide the application at odds with the views as shown in the either of the boxes 1, 2, 3, then we will refer the application to one of the Planning Committees for decision and you will be invited to come along and address them. In all other situations the applications will be considered in accordance with the scheme of delegated powers (which is subject to other tests being met)

Return to: Development Management, The Gateway, Gatehouse Road, Aylesbury, Bucks. HP19 8FF or by email to central@aylesburyvaledc.gov.uk

PARISH/TOWN COUNCIL COMMENTS ON PLANNING APPLICATION:-

17/02939/APP - BUCKINGHAM

Email: office@buckingham-tc.gov.uk

The Royal Latin School Chandos Road Buckingham Buckinghamshire MK18 1AX

Provision of new all weather pitch and sports building with associated flood lighting



CASE OFFICER: Mrs Diana Locking

CONTACT NO: 01296 585423



DATE COMMENTS REQUESTED BY:- 7th September 2017

BY:

17/02939/APP - BUCKINGHAM

The Parish/Town Council:-

- 1. Has NO OBJECTIONS
- 2. SUPPORTS the application - For the reasons given below: *CONDITONAL SUPPORT on next page*
- 3. OPPOSES the application - For the reasons given below:

If the application is considered by Committee please tick if PC will speak at the Committee*

*Please note that the PC will still need to register to speak at the Committee. Details of how to register will be sent if and when we notify the PC of the date and time of the Committee Meeting (see note below).

Signe Date: 30/1/18

If the box to speak is ticked and we are minded to decide the application at odds with the views as shown in the either of the boxes 1, 2, 3, then we will refer the application to one of the Planning Committees for decision and you will be invited to come along and address them. In all other situations the applications will be considered in accordance with the scheme of delegated powers (which is subject to other tests being met)

Return to: Development Management, The Gateway, Gatehouse Road, Aylesbury, Bucks. HP19 8FF or by email to central@aylesburyvaledc.gov.uk



BUCKINGHAM TOWN COUNCIL

TOWN COUNCIL OFFICES, BUCKINGHAM CENTRE,
VERNEY CLOSE, BUCKINGHAM. MK18 1JP

Telephone/Fax: (01280) 816 426

Email: Townclerk@buckingham-tc.gov.uk
www.buckingham-tc.gov.uk

Town Clerk: Mr. C. P. Wayman

Min: 740/17

The following **Additional Information** had been received, completing the RLS application documents:
17/02939/APP **CONDITIONAL SUPPORT**

Provision of new all weather pitch and sports building with associated flood lighting

New material:

detail drawings of the proposed acoustic fence (height revised to 3.25m) and a revised Noise Assessment Report

plus detail drawings of floodlighting (height of lights 15m)

plus comments from BCC SuDS officer (which are to lead to a revised FRA)

plus drawing detailing field drainage installation and soakaway

plus Landscape Statement and drawing of replacement planting

other items which had arrived since the agenda was published included

revised cycle stand provision (+10 covered spaces at Rotherfield for 6th formers)

Plans for Community Access

BCC SuDS officer's response to the revised drainage plans

AVDC EH officer's response to the revised acoustic barrier details

AVDC Ecologist's report and planning conditions

A summary of previous comments was circulated with the agenda.

Members noted that some two dozen additional drawings, documents and items of correspondence had been supplied in the preceding fortnight, many of which were promised in the original submission in August 2017.

The Committee agreed, Cllr. Stuchbury abstaining, that they would be minded to support the proposal if the following information was provided to their satisfaction:

- 1. A 'pools of light' drawing to show that light scatter sideways and upwards was minimal – the floodlights at Stratford Fields and The Buckingham School were quoted as examples of bad practice;*
- 2. Arrangements for the passage of small animals through the acoustic fence were made;*
- 3. The efficacy of the soakaway was demonstrated, especially with respect to the effect on The Buckingham School's field, and the brook was cleaned and maintained to take the drained water.*
- 4. A statement that hirers would be directed to use the Chandos Road entrance and parking area for safety would be appreciated, due to the width and surface state of Brookfield Lane.*
- 5. The provision of an additional 10 cycle parking spaces at Rotherfield was noted, but this came nowhere near the number of staff and pupils who had expressed a preference for cycling to school in the Travel Plan, nor the numbers of students parking in nearby streets. The School's aim of improving the health of pupils could well include the expansion of provision of safe undercover cycle parking, especially given the recent development in the off-carriageway cycleway network within and around the town.*
- 6. Additional on-site car parking which could be used for students and staff during the day and pitch-hirers and other non-school use during evenings and weekends should also be considered. It was reported that student parking displaced from Station Road was now using Lenborough Road, which was equally unsuitable.*

Signed



Date.....30/1/18.....

Buckingham



Twinned with Mouvaux, France



From: Locking, Diana
Sent: Wed, 14 Feb 2018 10:40:04 +0000
To: DevCon Mailbox
Subject: FW: Royal Latin School Planning Application - 17/02939/APP

Please upload to 17/02939/APP
Buckingham Town Council comment

From: Katharine McElligott [mailto:planning@buckingham-tc.gov.uk]
Sent: 14 February 2018 10:18
To: Locking, Diana
Cc: 'Robin Stuchbury'; Mark Cole
Subject: RE: Royal Latin School Planning Application - 17/02939/APP

The 'contour lines' on the lighting diagram – which we had before our last meeting, also the detail of the lamp standard - show a fair amount of scatter over the Railway Walk wildlife area, but few Members are technical enough to visualise the actual amount of light which will adversely affect the various species, both diurnal and nocturnal. Other developers have provided a schema showing graded shading rather than a field of numbers which is most helpful to the layman, and at least two have personal knowledge of the near-daylight effects of the floodlighting at Stratford Fields and at The Buckingham School. The RLS is on the skyline and the lighting – if at the strength of these two, also sports pitches – will be visible from some distance.

Members are supportive of all our schools – as is Mr. Bercow, no doubt – but not to the detriment of residents. It was noted that very many of the letters of support were from non-residents, some from a good distance out of town - doubtless parents of existing pupils canvassed by the school authorities – but these form a transient body and are not affected by lighting, lack of car parking provision, or many of the other concerns raised by our elected Members and townsfolk living nearby. The Committee's eventual response of "Conditional Support" reflects this attitude and cannot be read as "No Objections".

Katharine McElligott
Planning Clerk

Buckingham Town Council
01280 816426
Email: planning@buckingham-tc.gov.uk
Web Site www.buckingham-tc.gov.uk

**** Buckingham Town Council Email Disclaimer ****

This email and any files transmitted with it may be confidential and are intended solely for the use of the individual or entity to whom they are addressed.

If you are not the intended recipient, the use of the information by disclosure, copying or distribution is prohibited and may be unlawful.

If you have received this email in error please notify the original sender or system manager at postmaster@buckingham-tc.gov.uk

**** End of Disclaimer ****

From: Locking, Diana [mailto:DLocking@aylesburyvaledc.gov.uk]
Sent: 13 February 2018 18:05

PARISH/TOWN COUNCIL COMMENTS ON PLANNING APPLICATION:-

AMENDED PROPOSALS/PLANS

17/02939/APP - BUCKINGHAM

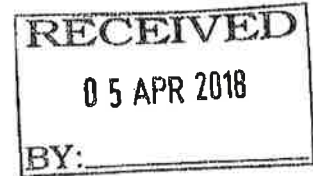
Email: planning@buckingham-tc.gov.uk

The Royal Latin School Chandos Road Buckingham Buckinghamshire MK18 1AX



Provision of new all weather pitch and sports building with associated flood lighting

CASE OFFICER: Mrs Diana Locking
CONTACT NO: 01296 585423



A summary of the revisions is attached/are as follows:-

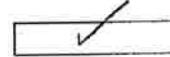
DATE COMMENTS REQUESTED BY:- 3 May 2018

17/02939/APP - BUCKINGHAM

The Parish/Town Council:-

1. Has NO OBJECTIONS

*Members decided their concerns had now been adequately addressed. Proposed by Cllr. Hirons, seconded by Cllr. Isham, and **AGREED** unanimously that the Council's response be changed to **NO OBJECTIONS**.*



3. OPPOSES the application
For the reasons given below:



.....Date: 2/5/18.....

If the box in either option 2 or 3 is selected and we are minded to decide the application at odds with these views then we will refer the application to the Development Control Committee for decision and you will be invited to come along and address the Committee. In all other situations the applications may be determined by Officers under delegated powers (subject to other tests being met)

Return to: Development Management, The Gateway Gatehouse Road, Aylesbury, Bucks. HP19 8FF or by email to devcon@aylesburyvaldc.gov.uk