

Development Control Committee – 11th October 2016

Application Number: CC/30/16

Title: PROPOSED CONSTRUCTION OF A SINGLE STOREY
TWO CLASSROOM EXTENSION WITH ASSOCIATED
EXTERNAL WORKS AND DRAINAGE

Site Location: Haddenham St Marys Church Of England School
Aston Road
Haddenham
Buckinghamshire
HP17 8AF

Applicant: Buckinghamshire County Council

Author: Head of Planning & Environment

Contact Officer: A Herriman dcplanning@buckscc.gov.uk

Contact Number: 01296 382819

Electoral divisions affected: Bernwood

Local Members: Cllr Margaret Aston

Summary Recommendation(s):

Subject to the response of outstanding consultees, the Development Control Committee is invited to:

- A) INDICATE SUPPORT for application number CC/30/16 at St Marys Church of England School, Haddenham;
- B) The in the event that no objections are received from the landowner, the Head of Planning and Environment be authorised to **APPROVE** application number CC/30/16 for the proposed construction of a single storey two classroom extension with associated external works and drainage, proposed extension to connect the phase 1 extension that was approved under consent CC/08/16 at St Marys Church of England School subject to conditions outlined in APPENDIX A.



INVESTOR IN PEOPLE



SUPPORTING INFORMATION

Compliance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015

In determining this planning application, the County Planning Authority has worked with the applicant in a positive and proactive manner based on seeking resolutions to problems arising in relation to dealing with the planning application by liaising with committees, respondents and applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken positively and proactively in accordance with the requirements of the NPPF as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Introduction

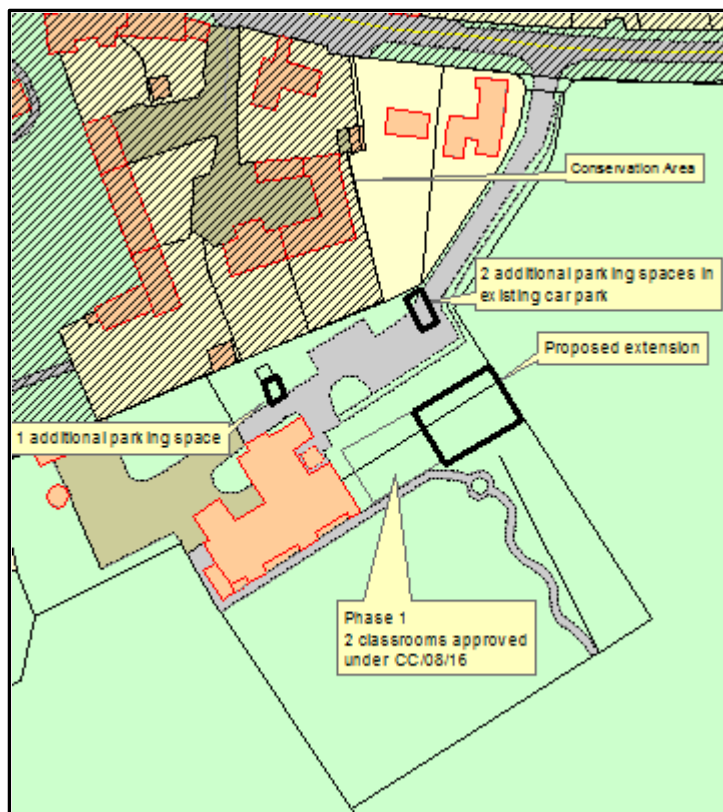
1. The application is submitted by Buckinghamshire County Council as Local Education Authority. It was received on 22nd July 2016 but it was not valid until 26th July 2016. It was sent out for consultation on 27th July 2016. The application was advertised by a site notice, neighbour notification and a newspaper advert due to being adjacent to and could affect the setting of a listed building. The eight-week target for the determination of the application expires on 20th September 2016. A letter asking the applicant to agree to an extension of time to 18th October 2016 was sent to the applicant on 15th September 2016. No response was received from the applicant.
2. During legal clearance of this Committee report, it was discovered that the applicant has submitted and signed the wrong certificate for the ownership of the land on which the proposed development would be sited. The application form states that the land is owned by Buckinghamshire County Council. However, the Register of Title from Land Registry shows the land to be owned by Diocesan Trustees (Oxford) Limited of Diocesan Church House, North Hinksey, Oxford OX2 0NB. The applicant has been informed and as such have submitted a revised application form. A statutory 21 day notice period is required with the landowner. The 21 days consultation period expires on 12th October 2016.

Site Description

3. Haddenham St Mary's Church of England School provides education for children aged between 4 and 7 years old.
4. The school is sited to the rear of St Mary's Church, which dates back to the Saxon period. To the north of the site is Aston Road, which is mainly residential two and three storey housing. Also to the north of the site at Church End, there is a mixture of two and three storey housing and barns. To the north east of the site is St Mary's Church (Grade 1 Listed Building), which forms the pedestrian access route into the school. To the South and West of the site there are fields.
5. There are no designations linked to the school site although it is adjacent to a Conservation Area and the school is in Flood Zone 1.

6. A site plan can be seen below in Figure 1.

Figure 1 – the location of the proposed development at St Mary’s School, Aston Road, Haddenham



Proposal

7. This planning application is for the proposed construction of a single storey two classroom extension with associated external works and drainage. The proposed extension will connect the Phase 1 extension that was approved under Consent Ref. CC/08/16 at St Marys Church of England School on 12th May 2016.

Background / need

8. St Mary’s School at Haddenham is one of the most over-subscribed schools in Haddenham because of its outstanding performance and the proposed works would ensure that this performance can be maintained.
9. In 2009, the school further enhanced its teaching facilities by adding an additional teaching room, enlarged reception classroom and cloakrooms. Further work was completed in 2010 to provide all weather surfaces and equipment.
10. This application is an addition to the 2 new classrooms approved under planning Consent Ref. CC/08/16 and would result in the new teaching block having four classrooms.
11. Currently, the school is one form entry with 122 pupils on the school roll and approximately 40 staff. It is planned that the school will increase to 1.5 form entry in 2016 /17.
12. This increase in student intake will place considerable pressure on existing classroom space. However, this increase reflects the increasing community confidence in the quality of learning in the School which has outstanding performance academically.

Based on the increasing numbers already selecting this school, a rise in pupil numbers is expected with the additional accommodation required to meet the predicted increase.

13. The school has been designed and developed with the knowledge and understanding of the Building Bulletins, Government Education Papers and ADP experience of previous and current school projects.

The location of the new development:

14. The proposed new development would consist of 194.3 square metres of new floor space, which is 16.75 metres long and 11.6 metres wide and would be located to the east of the approved Phase 1 classrooms next to the main hall gable wall. The proposed accommodation would consist of 2 classrooms each with a class store, WC facilities, including staff and accessible WCs based on BB103 guidance, a cleaners store and plant room. The new building would be 5.5 metres high.

Design

15. Most of the existing school buildings have a simple palette of materials. Walls are typically a mix of painted render, facing brickwork and timber cladding with some large timber framed windows to areas such as the existing main hall. Roofs to the school are pitched, and feature dormer windows and roof lights.
16. The proposed materials of the new extension would be the same as those approved under for the new classrooms approved under Consent Ref. CC/08/16 and would comprise the following:
 - Brickwork, timber boarding and metal folded seam roof to articulate the levels, break up the building's mass and highlight specific areas;
 - Curtain walling to the entrance will provide some verticality to the elevations and reduce the scale of the building by articulating its parts;
 - Aluminium polyester powder-coated doors and windows, grey coloured framing; and
 - Grey coloured gutters and downpipes.

Access

17. The extension proposed would be on one level and would therefore be accessible for wheelchair users. Also, as part of the proposal, three parking spaces would be provided to cater for the increase in staff numbers. The approach route would have dropped kerbs and tactile paving at crossing points and access points from the car park to the footpath. Windows along the access routes into the building are either fixed or have opening lights and restricted openings. The signage will be provided at the main entrances, which will be lit and not obscured by the trees. Low level lighting will illuminate the external pathways.
18. The existing access is via one main access point for vehicles off Aston Road, comprising a one-lane gated access road. At the end of the one-way road is a small car park for staff parking. The main public pathway access is through the Haddenham St Mary's Church grounds where there is a gated access into the school playground.

Arboriculture

19. There are eleven trees that would need to be removed, however it is proposed to plant eleven new trees as replacements around the boundary of the site providing additional screening for neighbouring properties. The trees that are to be removed are relatively new and were planted by the school.

Ecological Assessment

20. An Extended Phase 1 Habitat survey has been undertaken, which concludes that the proposed extension would have either no or only have a minor adverse impact on ecology and biodiversity and some gains.

Relevant Planning History

21. Relevant planning history include the following:

| Reference No | Development Description | Decision | Date |
|---------------------|---|-----------------|---------------------------|
| CC/57/78 | Not known | Not known | Not known |
| CC/08/16 | Proposed application for two classroom extension with toilets and store to accommodate half form entry and existing one form entry. | Approved | 12 th May 2016 |

Planning Policy

22. Saved policies GP.8 (Amenity), GP.24 (Car parking guidelines), GP.35 (Design of New development proposals), GP.38 (Landscaping), GP.45 (Secure by Design), GP.53 (New development in and adjacent to Conservation Areas) and GP.95 (Unneighbourly uses) of the Aylesbury Vale District Local Plan (AVDLP) are the relevant planning policies. The National Planning Policy Framework is also relevant.

CONSULTATIONS

23. **Local Member** – Cllr Aston approves of the application but would like to make it clear that with the added pupil numbers, it is essential that extra car parking space is provided within the curtilage of the school. The village are suffering from increased car usage at Church End, leading to serious erosion of the village green. It would be helpful if consideration could be given to the release of the adjacent field for car parking for the school. This is in the ownership of the County Council.

24. **District Council** – No comments have been received from the District Council.

25. **Town\Parish Council** – Haddenham Parish Council do not object to the application but have concerns that about the impact on Church end of the increased parking required as a result of increased pupil numbers. They are also concerned that the Design and Access Statement is silent on this matter.

26. The Parish Council has pointed to the success of an earlier initiative by BCC to install granite setts along part of a verge at Church End. This has greatly reduced parking damage along that section of road. The Parish Council requests that the scheme be extended as part of the works related to the extension.

Statutory Consultees (Summary Responses)

27. **Highways DM** has stated that the application will result in an intensification of the use of the site, which will result in additional vehicle movements and on street parking demands. Whilst it has been previously noted that the parking appears to be conducted in an orderly manner, without causing highway safety to be compromised, it is clear that damage to the edges of the carriageway/village green is occurring due to the high level of parking by parents dropping their children off/picking them up at school. Given that the increase in pupil numbers is likely to exacerbate this situation, the school should fund highway works to provide kerbing works to protect the highway/VG boundary. The highways officer is satisfied that this can be dealt with by way of condition.

28. With regards the Travel Plan, Highways DM has confirmed that the school has worked with the County Council to run a number of initiatives to encourage active, safe and sustainable travel. The school will maintain their travel plan and continue to run these initiatives in order to address the impact of the increase in pupil numbers. The County Council have recently received an updated Travel Plan which has been submitted as part of the application. The highways officer is satisfied that a condition can be imposed to ensure that the Travel Plan is maintained in the future.

29. The **County Council Flood Management Team** has no objection to the proposed development subject to the imposition of conditions relating to submission of a surface water drainage scheme.

30. The **Landscape Advisor** still has a few concerns about the landscape proposals. Further clarification is still required on the materials for the east facing gable end and of boundary treatment..

31. It is recommended that more vegetation is should be provided on the site boundary (especially to assist with the mitigation of the impact of the east gable end. Additional provision should be made during construction to ensure trees are not adversely affected. A landscaping plan should be provided to show an additional replacement tree and the Landscaping Phase 2 Plan should be modified to distinguish between existing trees for retention, the planting approved under application CC/08/16 and planting for CC/30/16. The applicants has since submitted a plan distinguishing the planting approved under CC/08/16 and proposed for CC/30/16. A pre-commencement condition should accordingly be attached to the permission to request these amendments and include details of a 5 year management period with full replacement commitments.

32. The **Arboriculturalist** still has some concerns about the arboricultural proposals. He advises that additional details relating to the proposed work in the parking area to the east of the 2 new parking bays in relation to the expected impacts upon the adjacent trees should be provided by the applicant to complete the Arboricultural Impact Assessment. In addition, the applicant should provide further details about the size of the vehicles to be used and access facilitation pruning to retained trees and measures to prevent damage to trees from construction associated vehicles in the parking area. No details have been provided on the impact to trees close to the drainage system to be installed around the extension block. These should be included in the Arboricultural Impact Assessment prior to the commencement of the works. It is also recommended that a Tree Protection Plan to be produced to ensure contractors install tree protection fencing in the appropriate positions.

33. The **County Ecologist** has no objection subject to a condition restricting the removal of hedgerows and trees and demolition works during the bird breeding season.
34. The **Safer Routes to School Officer** has recommended inclusion of a condition to ensure that the school maintains an active School Travel Plan.
35. The **County Archaeologist** has advised that the nature of the proposed works is such that they are not likely to significantly harm the archaeological significance of heritage assets. There are therefore no objections to the proposed development.
36. The **District Council's Listed Building Officer** has not offered any comments on the application.
37. Full consultee responses available at <http://publicaccess.buckscc.gov.uk/online-applications/applicationDetails.do?activeTab=consulteeComments&keyVal=O7F6D8DS03F00>

Representations

38. Representations have been received from five local residents. Their main concerns are as follows:
- Impact on traffic and congestion and parking;
 - Impact on local amenity;
 - Impact on air quality; and
 - Visual impact.

DISCUSSION

Need

39. The Department for Communities and Local Government (DCLG) letter to the Chief Planning Officers dated 15th August 2011 sets out the Government's commitment to support the development of state funded schools and their delivery through the planning system. The policy statement states that:
40. "The creation and development of state funded schools is strongly in the national interest and that planning decision-makers can and should support that objective, in a manner consistent with their statutory obligations." State funded schools include Academies and free schools as well as local authority maintained schools.
41. It further states that the following principles should apply with immediate effect:
- There should be a presumption in favour of the development of state-funded schools;
 - Local Authorities should give full and thorough consideration to the importance of enabling the development of state funded schools in their planning decisions;
 - Local Authorities should make full use of their planning powers to support state-funded schools applications;
 - Local Authorities should only impose conditions that clearly and demonstrably meet the tests as set out in Circular 11/95;
 - Local Authorities should ensure that the process for submitting and determining state-funded schools' applications is as streamlined as possible;

- A refusal of any application for a state-funded school or the imposition of conditions will have to be clearly justified by the Local Planning Authority.

42. In addition to the above, I consider that the key issues for discussion are design, the impact of the development on the amenity from traffic.

Need (NPPF)

43. The National Planning Policy Framework (NPPF) emphasizes that development shall be sustainable in terms of its economic, social and environmental impacts. The provision of infrastructure should assist the economic growth and enable positive development, encourage social interaction and should protect and enhance the environment. Paragraph 70 of the NPPF states that planning decisions should positively support the provision and use of shared space and local services to enhance the sustainability of communities. Paragraph 72 attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities.

44. As a result of the need to expand the school in terms of pupil numbers and to increase space availability for primary school aged children the proposed extension can clearly be considered to be consistent with the objectives of the NPPF. St Mary's School is an existing school site and although the proposed extension would result in extra traffic, with its access to sustainable modes of travel i.e. on foot, the highways officer has no objection subject to the development. I therefore consider it to be in compliance with the NPPF in meeting the needs of the school and the local community.

Design & Location (Policies GP.8, GP.35, GP.45, GP.53 and GP.95 of the AVDLP and NPPF)

45. Policy GP.8 of the AVDLP and Paragraph 17 of NPPF seek to promote and protect the amenity of the local area. Policy GP.35 seeks to enhance the characteristics and the local distinctiveness of the area and emphasizes the importance of the use of the correct and appropriate materials and the effect on important public views and skylines. Paragraphs 56 and 57 of the NPPF echo this. Policy GP.45 emphasizes that the design of the development should prevent crime and prevent risks to personal safety. Policy GP.53 seeks to preserve and enhance the character of Conservation Areas. Development should not be permitted if it were to cause any harm or be a detrimental impact on the character of Conservation Areas including any views from them. Policy GP.95 seeks to ensure that no un-neighbourly uses arise as a result of the proposed development.

46. Although the application is for the provision of additional classroom space I do not consider that this would not have an impact on the local amenity. The proposed classroom extension would be part of an existing school. The nearest houses are to the north west of the school buildings, approximately 40 metres away. There are fields to the south of the school. Whilst school is adjacent to the Haddenham Conservation Area and the nearest Listed Building is approximately 94 metres away.

47. No comments have been received from Aylesbury Vale District Council Planning department and also the Historic Buildings Officer.

48. Under s.16 and s.66 of the 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, when making any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any

features of special architectural or historic interest which it possesses and when considering any planning application that affects a conservation area a local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

49. In this instance I consider that the proposed extension would have not affect the setting of any Listed Building and the external design, colour and material finishes would be in keeping with the external materials of the existing school building and of the approved two classroom block under CC/08/16.
50. The site is an existing school and the existing security measures would be maintained.
51. No comments have been received from Aylesbury Vale District Council Planning department and also the Historic Buildings Officer.
52. I therefore consider that the application is in compliance with the requirements of Policies GP.8, GP.35, GP.45, GP.53 and GP.95 of the Aylesbury Vale District Local Plan and Paragraphs 17, 56 and 57 of the NPPF and therefore that refusal of the application on design and location grounds could not therefore be justified in this instance.

Landscaping (Policy GP.38 of the AVDLP)

53. Policy GP.38 seeks to ensure retention existing landscaping. There are some trees that it is proposed to remove, but new ones are to be planted to improve screening along some parts of the school boundary. Subject to the imposition of condition requiring the additional details of the landscaping and protection measures for the retained trees close to the proposed additional parking bays (detailed in the proposed Conditions No 3 and 4), I consider that there would be no detrimental impact on landscaping and trees and that the proposed is compliant with Policy GP.38.

Transport (Policy GP.24 of the AVDLP, AVDC SPG Parking Guidelines and the NPPF)

54. Paragraphs 29 – 36 of the NPPF promote sustainable travel. The school is in a good location for it to promote sustainable travel as a result of its accessibility by foot and by bicycle. Paragraph 36 of the NPPF mentions that where a development gives rise to significant traffic, it should be subject to a travel plan.
55. Policy GP.24 of the AVDLP promotes the use of sustainable transport modes and also ensures that parking follows the District Council's Supplementary Planning Guidance (SPG) parking guidelines, as well as providing for people with disabilities.
56. The AVDC SPG Parking Guidelines state that there should be a maximum of one car parking space per Full-Time Equivalent (FTE) staff member, although where a site is well served by public transport, this level of maximum provision will not be required.
57. Although the development proposes an additional three parking spaces, it is not considered to have a detrimental impact on the highway. Due to the accessibility of the site, I consider that the number of car parking spaces available for staff is acceptable and should ensure that there is no additional parking on nearby residential roads.
58. Concern has been raised by the Parish Council and the Local Member regarding damage to grass verges on the village green, although some repairs have been carried out, the Highways Officer has suggested that the school should contribute to the extension of these repair works. There is ample provision for sustainable travel through

the provision of walking opportunities via footpaths in the local area. The school also has an active School Travel Plan.

59. The Safer Routes to Schools Officer has been consulted and has no objection to the proposal. However, the Officer and Highways Development Management have requested that a condition is included in the consent that encourages active, safe and sustainable travel and reduces car use by ensuring that that School Travel Plan is reviewed and the updated version approved.

60. Subject to conditions proposed I therefore consider that the proposed development is in compliance with Policy GP.24, the AVDC parking guidelines and the NPPF.

Flood Risk

61. The Council's Flood Management Officer raised no objection to the proposed development subject to a condition requiring submission of details of further information and mitigation measures including the infiltration rates. I therefore consider that the proposed extension would not have a detrimental impact on flooding and surface water run-off.

Biodiversity (NPPF)

62. Paragraph 109 of the NPPF states that development should minimise the impact on biodiversity and where possible should provide for net gains in biodiversity. The Council's Ecology Advisor has raised no objection to the proposal, but highlighted the need to secure biodiversity net gain. As such, subject to conditions to ensure this, I consider that the proposed extension would not have detrimental impact on biodiversity.

Conclusion

63. Application CC/30/16 seeks planning permission for a two classroom extension with toilets and store to accommodate an additional half form entry in addition to the existing two classroom block already approved under consent CC/08/16 that was approved in May 2016.

64. I consider that the proposed development would have no detrimental impact on the local amenity of the area and is acceptable in terms of its design and location. I am also satisfied that the proposed development would meet the current needs of the school and primary aged children in the local area. Therefore, subject to no objections from the landowner within the 21 day consultation period, application CC/30/16 is recommended for approval subject to the conditions as set out below.

BACKGROUND PAPERS

Planning Application Ref. CC/30/16
Aylesbury Vale District Council Local Plan
AVDC Supplementary Planning Guidance Parking Guidelines (April 2002)
National Planning Policy Framework 2012
Consultation replies dated July and August 2016.

APPENDIX A

| | |
|------------------------|--|
| Recommendation: | <p>The Development Control Committee is invited to APPROVE application number CC/30/16 for the proposed construction of a single storey two classroom extension with associated external works and drainage. proposed extension to connect the phase 1 extension that was approved under consent cc/08/16 at St Marys Church of England School subject to the following conditions:</p> |
| Conditions: | <ol style="list-style-type: none"> 1. The development to which this permission relates must be begun before the expiration of three years from the date of this permission. 2. The development shall not be carried out other than in complete accordance with the following drawings / documentation: <ul style="list-style-type: none"> •Drawing ADP-00-00-DR-A-0901 Rev S0 P1 – Location Plan – Phase 2; •Drawing ADP-00-00-DR- A-1005 Rev S0-P 1 - Existing and Proposed Site Plan Phase 2; •Drawing ADP-00-00-DR- A-1050 Rev S2-P1 – Existing Ground Floor Plan; •Drawing ADP-XX-00-DR- L-1911 Rev S2_ P1 – Phase 1 and Phase 2 Combined Soft Landscaping Planting Scheme; •Drawing ADP-00-00-DR- A-1100 Rev S0-P3 – Ground Floor Plan Showing Phase 1; •Drawing ADP-00-00-DR- A-1105 Rev S0-P1 – Proposed Ground Floor Plan Phase 2; •Drawing ADP-00-XX-DR- A-1201 Rev S0 P1 – Proposed Elevations Phase 2 – 2 Classroom Extension; •Drainage Strategy, July 2016, AKS Ward Construction Consultants; •Arboricultural Impact Assessment, July 2016, Betts; •External Materials Board; •Landscaping Scheme Statement, July 2016, ADP Architects; •Plant Schedule L1901, ADP Architects; •2016 Haddenham St Mary’s CE Infants School – School Travel Plan, Modeshift Stars; •Drawing 2116 – Site Plan; •Drawing ADP-00-XX-DR- A-1305 Rev S0 P1 – Proposed Sections Phase 2; •Drawing ADP-00-ZZ-M3-A-1505 Rev S0 P1 – Proposed 3D Views; |

•Drawing ADP-XX-00-DR-L-1910 Rev S2_P1 – Soft Landscape Plan Planting Scheme;

•Soft Landscape Specification, ADP architects 18/07/2016; and

•Travel Statement

3. Prior to the commencement of the development, a detailed landscaping scheme shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include, but not limited to:

(i) Details of the boundary treatment;

(ii) Additional planting on the site boundary and the east gable end and details of the arrangement to ensure trees are not adversely affected during the construction phase;

(iii) Details of the locations, species and size of all grassed areas, trees and shrubs to be planted, removed and retained;

(iv) Details of the protection and management measures to be provided for all new and retained grass areas, trees and shrubs;

(v) A five year programme of established maintenance including aftercare to include the replanting of any new or retained grassed areas, trees or shrubs which die or become diseased.

The approved scheme shall be implemented in the first planting season following the completion of the development and maintained in accordance with the requirements of this condition and the approved details.

4. Prior to the commencement of development and for the protection and enhancement of trees on the site, further details shall be submitted to and approved in writing by the Local Planning Authority including:

- An assessment of predicted impacts of the development design upon the trees retained in the areas for the proposed extra car parking areas;

- Procedures to protect any retained trees at risk of damage during the construction phase must be addressed;

- Details including vehicles to be used, access facilitation pruning to retained trees on the provisions to be made to prevent damage to trees from construction related vehicles in the parking area;

- The Arboricultural Impact Assessment report needs to be resubmitted to include details on impact to the trees close to the proposed drainage system proposed to be installed around the extension block.

- The Tree Protection Plan should include details of tree protection including protective fencing (to protect trees from including mower damage, vehicle movements). details of access routes and position of the storage areas outside the RPAs and if RPAs are incurred upon during construction the appropriate protection to be used (e.g. ground protection for RPA incursion by vehicles, appropriate to the expected weight), five year programme of aftercare management and maintenance to establish the new trees (including summer watering), and commitment to plant

replacements in the planting season immediately following failure from any cause;

5. 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:

- Clarification of the function of Manhole S07; and
- Creation of a catchpit at Manhole S08 or connection of roof pipes to Manhole S07.

6. No other part of the development shall commence until a scheme for off-site highway works to provide granite sett kerbing works on parts of Church End, Aston Road and Church Way have been laid out and constructed in accordance with details to be first approved in writing by the Local Planning Authority in consultation with the Highway Authority.

7. 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.

8. The development hereby approved shall not be occupied until an updated Travel to School Plan has been submitted to and approved by the Local Planning Authority. The plan shall include a full analysis of the existing modal split for staff and pupils at the school, reasons for the modal choice and detailed proposals for future transport provision with the aim of securing reduction in car trips generated to and from the school. There shall be an annual review of this Travel to School Plan, which shall include a detailed survey of the number of movements generated by the school. This shall be compared with the initial survey and in the event of any reduction not being secured the school shall undertake whatsoever measures, as may first have been agreed in writing by the local planning authority, as are necessary to cause a reduction in the number of car borne trips to, as a maximum, the control level. This may include such options as a greater provision of subsidised transport.

9. No removal of hedgerows, trees or shrubs or works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation to the Local Planning Authority that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site.

INFORMATIVES:

1. The applicant is advised that the off site works will need to be constructed under a section 278 of the Highways Act legal agreement. This agreement must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A minimum period of 8 weeks is required to draw up the agreement following the receipt by the Highway Authority of a completed Section 278 application form. Please contact Development Management at the following address for information:-
Development Management, 6th Floor, County Hall, Walton Street, Aylesbury, Buckinghamshire HP20 1UY Telephone 0845 2302882
2. Compliance with Article 35 of the Town and Country Planning (Development Management Procedure) Order 2015.
In determining this planning application, the County Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the proposed development by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken positively and proactively in accordance with the requirements of the National Planning Policy Framework as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
3. Please remove any site notice that was displayed on the site pursuant to the application.
4. That the reasons for the approval of the application are that the application is in compliance with saved policies GP.8 (Amenity), GP.24 (Car parking guidelines), GP.35 (Design), GP38 (Landscaping), GP.45 ("Secured by Design" considerations), GP.53 (New development in and adjacent to Conservation Areas), GP.95 (Unneighbourly Uses) and the National Planning Policy Framework 2012 (NPPF).