

Development Control Committee – 23 July 2018

Application Number:	CC/0017/18
Title:	Development of a new two storey 2FTE (420 place) primary school and 52 place pre-school, to be constructed in two phases, with associated external works, including a car park for 55 cars and 3 motorcycles, external play areas, a multi-use-games-area (MUGA) and a single storey eco classroom building located with the soft play area, to the south east of the site.
Site Location:	Abbey View Primary Academy Kennedy Avenue High Wycombe Buckinghamshire
Applicant:	Buckinghamshire County Council County Hall Walton Street Aylesbury HP20 1UA
Case Officer:	Anna Herriman
Electoral divisions affected & Local Member:	Abbey, Lesley Clarke
Valid Date:	4 April 2018
Statutory Determination Date:	4 July 2018
Extension of Time Agreement:	25 July 2018
Summary Recommendation(s):	

The Planning Development Control Committee is invited to APPROVE application no.



INVESTOR IN PEOPLE



1.0 Introduction

The application is submitted by GSS Architects as the agents on behalf of Bucks County Council Commissioning team. It was received on 23rd March 2018 but it was not valid until 4th April 2018. It was sent out for consultation on 5th April 2018. Further details were submitted on landscaping, aboricultural details as well as bat reports details and further consultations took place with the relevant consultees. The application was advertised through a site notice, neighbour notification and newspaper advert due to it being a major development. An Environmental Impact Assessment Screening Opinion was carried out on 17th August 2017 and it concluded that the development did not constitute EIA development. The 13 week target date for the determination of the application expires on 4th July but an extension of time has been agreed and the target determination date is now 25th July 2018.

2.0 Site Description

- 2.1 The site is located on the north-eastern side of the Daws Hill Major Development Area (MDA) which is approximately 0.9 miles south east from High Wycombe centre. The site is not in the Green Belt and it is not in the AONB. The site was previously a military base which has now been demolished. To the south east of the Daws Hill MDA, an outline planning application is currently being processed for the Abbey Barn South Reserve under reference 18/05363/FUL for up to 550 dwellings including a medical facility, retention and enhancement of 'The Ride', provision of public open space / pedestrian links. Currently this appears to be focusing on phase 1 of the development. Phase 2 of the Abbey Barn Reserve would be adjacent to the eastern boundary of the proposed Abbey View school. The AONB sits to the south of the M40.
- 2.2 The outline planning permission for the MDA development (Wycombe District application reference number (13/05799/FULEA) is for the demolition of the existing buildings at the RAF Daws Hill site for mixed use development to provide 441 dwellings (362 houses and 79 apartments) 448.13sqm retail unit (class A1), 536.05sqm community centre (class D1), 211.55sqm Air Training Corps building (class D2), 9 industrial units (2819.29sqm, class B1c/B8), bus hub, school drop-off, open space, play areas, landscaping, car parking, the creation of a new access from Daws Hill Lane. The outline planning permission also includes the provision of a primary school and pre-school (up to 1320 sqm class D1). The permission provides for a one form entry (210 place) primary and pre-school on the site.
- 2.3 The land is a brownfield site and currently vacant. The site of the school is indicated on the Daws Hill Masterplan and is the site proposed for the primary school in this application. The only access to the Daws Hill MDA is off Daws Hill Lane to the south of the MDA development. There is proposed housing to the west and North of the school site (on the other side of the bridleway) and to the north east of the school site. There is an Ancient Woodland which is also a Biological Notification Site called Deangarden Wood just beyond the houses north of the school site. A bridle way bisects the Daws Hill MDA area across the road to the west of the school site. The area to the south of the school site is an area called "The Ride" which is a historic landscaping feature. The nearest properties to the school building would be screened by trees on the bridleway.
- 2.4 There are properties approximately 7 metres away from the north eastern boundary and these would be close to the part of the school site allocated for a possible U12

sports pitch / integration into 2FE school site. These are the nearest properties on which the school could have an impact but they are approximately 90 metres away from the permanent school building and area for soft play as part of the 1FE development.

- 2.5 Planning permission (as required by the S106 agreement for the approved MDA Development for the transfer of the school site to BCC) is being sought from the County Council under Regulation 3 of the Town and Country Planning (General Regulations) 1992 rather than as reserved matters pursuant to the outline permission. The applicant (now BCC) is seeking permission for more pupils and as such, forms a new application as opposed to relying on the outline permission for the MDA Development granted by Wycombe District Council.
- 2.6 The site has no landscape designations of historical, cultural or known archaeological significance nor contains any wetlands, coastal zones, mountains or forest areas, nature reserves or parks and no areas in which environmental quality standards have been exceeded. The site does not fall within any identified non-statutory or statutory nature conservation site.

3.0 Site History

- 3.1 The only planning history for this site is the outline planning permission for the Daws Hill MDA site as mentioned above.

4.0 Description of the Proposed Development

- 4.1 The application is for the development of a new two storey 2FTE (420 place) primary school and 52 place pre-school, to be constructed in two phases, with associated external works, including a car park for 55 cars and 3 motorcycles, external play areas, a multi-use-games-area (MUGA) and a single storey eco classroom building located with the soft play area, to the south east of the site. The proposal is planned on the existing land established as part of an outline application approved for a 1 form entry school and pre-school. The development has been determined as necessary to support the growing populations in Daws Hill and Abbey Barn South. Figure 1 below shows the proposed site layout:



Figure 1: Site Layout of the proposed school

Provision:

- 4.2 The new building would provide accommodation for a 420 place primary school and 52 place pre-school in accordance with the educational vision developed with the Academy Trust and Buckinghamshire County Council. The accommodation would be developed in two separate phases. The initial phase of works would comprise development of a one form entry primary and pre-school (1FE) with the supporting facilities (of Hall, Studio, Kitchen, Offices and Ancillary areas) built to accommodate two forms of entry (2FE). Phase 2 of the development would provide expansion of the teaching accommodation to create a two form entry primary and pre-school should the demand for the additional school places becomes evident.

Layout

- 4.3 The proposed building would be a two storey building, and the shape and layout of the building would allow only certain internal areas to be accessed for out-of-hours use.
- 4.4 The proposed school building is positioned on the corner of the site with a link to the School Plaza and allowing the school a presence and visibility on the 'street scape' creating a visible presence from the road. To the south (rear) is the vehicle access (already defined by Taylor Wimpey) the car parking, bin stores, delivery area and emergency vehicle access route. The pedestrian and vehicle areas would be separated by the school buildings. With the building located centrally between the parking and the School Plaza, any conflict due to vehicle and pedestrian 'cross over' is prevented. There is a proposed Eco classroom to the east of the MUGA.

Building organisation

- 4.5 The main entrance to the school would be within the 'hall block' from which there is

easy access to the facilities used by the school community. This includes a multi-use hall for performances/ meetings and sport, which could be supported by the adjacent catering facilities and secured from the main school for out-of-hours use if required.

- 4.6 It has been proposed that the pre-school, with its own defined entrance, should be located adjacent to the main school entrance. The key advantages of this solution are:
- Pre-School entrance access directly off School Plaza.
 - Pre-School and Reception areas are adjacent (1FE and 2FE).
 - Early years play provision for Pre-School and Reception can be combined and enhanced in one part of the site.
- 4.7 A Library and Practical Room would be located at first floor level, above the Studio and Staff Offices. If required, these could accommodate independent use out of school hours whilst maintaining a secure line to the other teaching areas. To define the main entrance and tie the upper and lower floors together, a small double height space is provided over the lobby; this would animate the upper floor and library, enabling passive supervision and creating a visual link between the 'public' and 'private' zones within the building.
- 4.8 A combined Pre-School and Reception play space would be located to the front of the building with canopied cover for use in all weathers. Play space for KS1 would be provided at the rear of the building with direct access provided from the classrooms. Further play areas for KS2 and general external social use would be provided at the eastern end of the building.

Sports Provision

- 4.9 Provision of a school playing field (soft outdoor PE area) is subject to a separate planning application and is related to the Section 106 of the MDA. Currently the S106 for the approved MDA Development is being redrafted in order to allow the adjacent area of public space to be passed to Buckinghamshire County Council and to be incorporated into the new school proposals for education purposes. This would be proposed to the north east of the school site and buildings.
- 4.10 The alterations and development of the Section 106 Agreements have provisionally been agreed by BCC, Wycombe District Council and Taylor Wimpey and are currently being dealt with by the BCC Legal Team. The provision of a playing field for the school would therefore be the subject of a separate Planning Application, comprising 0.71 hectares (7137sq.m), immediately to the north east of the current school site. This application has not yet been made.
- 4.11 To the east of the building, an area of tarmac (1450sq.m), sized to accommodate one netball court, together with a multi-use-games-area (MUGA) 36.6m x 22.5m (including run-offs) is proposed.

External Materials

- 4.12 The main car park, vehicle circulation areas and pedestrian circulation to the front entrance areas will be constructed in block paving, of a vehicle grade where appropriate. Within the hard play areas, teaching zones and circulation areas, surfacing will be black tarmacadam.
- 4.13 Main Entrances: The design uses two architectural 'fin' features to highlight the main School and Pre-School entrances. The first full height 'fin' creates a feature wall dividing the 'public' and 'private' internal building spaces. It projects externally,

locating the main school entrance and providing a backdrop for school signage. The wall cuts through the building as a feature within the double height circulation spaces and alongside the first floor library. The secondary 'fin' replicates the first but at a smaller scale, externally locating the Pre-School entrance and continuing internally through the Nursery office.

- 4.14 School Hall: The hall is located at the front of the site to enable public use but creates a large block volume in a very visible location. In order to reduce the impact of its scale and to add to the visual design there would be cladding at higher level, in varying tonal shades, set out to 'creep down' the external walls and expose the more traditional masonry finish below.
- 4.15 Classrooms: Each KS1/KS2 classroom is provided with a large feature window. At first floor these also include external feature surrounds. This allows good visibility out to surrounding external spaces and a 'framed' view of teaching activities from the outside. The proposed materials include 1800mm high polyester powder coated welded mesh fence and associated gates in green to the perimeter generally. The MUGA is proposed to be 2500mm high polyester powder coated rebound fencing and associated gates (green). The brickwork of the retaining walls will be buff to match elevations of KS1 soft play area and boundary to school plaza area. The play areas, habitat area and pedestrian ramps would be surrounded by 1200mm high (black) railings.
- 4.16 Doors are proposed to be clear double glazed aluminium doors with polyester powder in grey.
- 4.17 The roof is proposed to be polyester powder coated profiled roof covering (grey) to pitched roofs. Membrane is proposed for the flat roof.
- 4.18 Walls of the school building are proposed to be clay facing brickwork (buff) stretcher bond with localised areas of through coloured render (burgundy) and polyester powder coated aluminium rain screen cladding (shades of blue / teal / green). Laminate cladding panels to bay windows (grey to front face) with individual colours to the side and soffit. The curtain walling to be polyester powdered in grey with double glazing and opaque ceramic backed spandrel panels. The windows to be clear double glazed aluminium windows and curtain walling with polyester powder coated frame (grey).
- 4.19 The eaves and gutters are to be polyester powder coated aluminium coated with the gutters in grey.

Landscaping

Hard

- 4.20 Hard landscaping around the school site includes the early years play area with hard play areas to be surfaced with permeable tarmac and the car park surfaced with permeable block paving.

Soft

- 4.21 The soft landscaping includes planting, hedgerows and trees around the school site. Some trees are to be removed i.e. those in the way of school building and MUGA areas, although where possible, trees of significant value are to be retained. Most of the trees to the south east corner of the school site are to be retained. New trees are proposed in the school plaza area and the parking area close to the front of the

school (north west of the school buildings). New trees and hedgerow are proposed on the southern border of the school site and to the south and east at the bottom of the school site on the boundary. There are a few trees which have Tree Protection Orders (TPO) in the habitat area proposed between the hard play area and the soft play area to the south east of the school buildings. These trees are proposed to be retained.

- 4.22 Proposed grassed areas are to be south east of the early years play area to the north east of the school buildings, in the KS1 soft play area between the south of the school buildings and the staff car park as well to the east of the school buildings in the soft play area.

Access

Pedestrian:

External:

- 4.23 It was felt that the school would benefit from a dedicated pedestrian entrance at the front of the building gaining direct access to both the School and the Pre-School from the drop off area and School Plaza.

- 4.24 The design allows for separate access to the school and pre-school to avoid safeguarding issues due to the differing times for drop off/pick up of the school pupils and pre-school children. By locating the pre-school entrance separately, yet adjacent to the main school entrance, parents of pre-school children are able to access the pre-school without entering the school building or the school's external areas.

- 4.25 The existing levels of the School Plaza (already constructed by Taylor Wimpey) have necessitated external steps at the eastern end of the pedestrian link to the school entrance area. However at the western end of this interface a wide pedestrian route with level gradient of a maximum 1:21 forms a generous route, accessible by all, to the front entrances of the building.

Internal:

- 4.26 There would be a lift located near the main entrance with access to W.C. facilities for disabled occupants provided on both levels of accommodation. The central corridor is approximately 2m wide, providing sufficient space for two wheelchair users to pass. All stairs will comply with ADM and doors to all occupied rooms will provide the minimum required clearances. The design makes provision to deliver the curriculum to all learners and staff and to accommodate members of the community during out of hours use.

Cycling:

- 4.27 A total of 54 cycle spaces are provided around the school site using double sided 'Sheffield-type' hoops. All cycle spaces will be lit and covered utilising proprietary stand-alone, gated bicycle stores to meet Secured by Design standards to provide secure cycle parking for students, staff and visitors.

- 4.28 The main cyclist access will be from the School Plaza. Cyclists will be encouraged to dismount before entering the shared school pedestrian area at the front of the building to secure their bicycle.

- 4.29 There are cycle spaces for approximately 34 bicycles split between separate storage areas at the front of the building. 16 cycle spaces are provided within the fenced area of the school grounds for use by pupils and staff with a further 18 spaces provided by the main entrance for use by visitors.

4.30 A further 20 cycles spaces are proposed at the rear of the school adjacent to the MUGA for use by staff and students.

Vehicular:

4.31 Vehicle access to the school is from the adjacent highway to the west of the site. This route was pre-determined as part of the Outline Planning Permission obtained by Taylor Wimpey and provides access to the school car park and bin store and a route for maintenance and emergency vehicles to the school playgrounds and MUGA.

Drop-off parking is provided off-site and adjacent to the 'School Plaza'. This has already been constructed by Taylor Wimpey. Due to the existing gradients of paving in this area, in relation to wheelchair access, there is currently no provision for accessible vehicle parking at the front of the school. In order to mitigate this issue, and following discussion with The Transport Consultant, it is proposed that an additional disabled bay be included in the new on-site car park. It is proposed that the School will manage access to the car park (generally for staff use only) for any disabled parents or visitors who require fully compliant wheelchair access to the building.

4.32 Parking is provided within the car park for 55 cars, including 3 accessible spaces and 3 motorcycle spaces. Level access is not possible from this area to the rear of the school, due to the site level changes, however an accessible ramp and stairs, fully compliant with ADM, provides a safe route for deliveries, staff and disabled persons to gain direct access to the rear of the school.

4.33 Occasional bus/coach pick-up is to be at the front of the school from the School Plaza.

Crime Prevention

4.34 The School will comply with Secured By Design Schools 2014 and consultation is currently underway to ensure the new school premises will receive SBD accreditation. CCTV will be provided to monitor the school's security and design has been carefully considered to ensure coverage does not extend onto adjacent properties.

Ecology

4.35 Site investigations show that there are a number of different species present on site. As a requirement of the planning process, the Taylor Wimpey development proposals carries an obligation to retain and enhance the existing south east and south west boundaries of the site to create an enhanced 'eco corridor'; this is to run off the existing wildlife corridor located to the west of the site (refer to Aspect Ecology Baseline Ecological Assessment and Ecological Mitigation & Enhancements Figure 5.1 undertaken on behalf of Taylor Wimpey).

4.36 A further Preliminary Ecological Assessment relating to the school development site, undertaken in February 2018, confirms that the site has potential to support bats, reptiles and breeding birds. As a result of this assessment a further Bat Scoping Survey has also been carried out.

4.37 Although no direct evidence of bats was found on the survey of the trees, specifically those that are to be removed, there is a medium/high possibility of the presence of bats due to the abundance of roosting opportunities within other trees on the site. A number of further, additional mitigation and compensation recommendations were

made in the report together with further survey recommendations. A watching brief by an ecologist for the removal of trees with dense ivy on them (G26) was also recommended.

- 4.38 In view of the planting to the south east and south west boundaries of the site to create an enhanced 'eco corridor', external lighting levels for the new school have been carefully considered and designed with particular regard to any potential impact on bats. Soft landscaping proposals have also been developed to incorporate the anticipated Taylor Wimpey planting enhancements and to encourage wildlife. A reptile survey of the areas of semi-improved grassland has been recommended during the appropriate species survey period of April to October inclusive.

Arboriculture

- 4.39 The existing trees had a large influence on the design. The new proposals endeavour to retain as many of the existing trees as possible and their location played a large part in the overall design.
- 4.40 An existing collection of trees located at the centre of the site, including a mature oak (with TPO) is retained by creating a semi-mature habitat area and a further large mature oak tree (with TPO) located on the south eastern boundary, is accommodated within the grassed soft play area.
- 4.41 An Arboricultural Survey and an Arboricultural Method Statement have been undertaken to inform the proposals and were submitted with the application. Overall eleven individual trees and two groups of trees require removal to achieve the proposed development. However, three of the individual trees identified for removal are considered unsuitable for long-term retention due to their poor condition, and their removal would therefore have been required irrespective of the proposed development.
- 4.42 The Arboricultural Method Statement recommended a number of protective measures to be undertaken for the retention of the existing trees and hedgerows within the site and the locations for tree protection barriers have been identified on the Tree Protection Plan.

Public Rights of Way and Green Infrastructure

- 4.43 The school development will sit within a framework formed by existing landscape and ecological features, including the formal avenue of trees, The Ride, forming a linear green space to the south west of the site, the existing bridleway (HWU/156/1) running approximately north-south to the west, and the primary pedestrian access point proposed to the north east, connecting the new development of Abbey Barn South to the Daws Hill development area. To the north, and beyond a further area of Taylor Wimpey housing, is Deangarden Wood, Keep Hill an areas of Ancient Woodland.
- 4.44 The proposals currently being developed for Abbey Barn South include the 12 hectares of currently private land forming The Ride, being made available for public access, connecting the school and the new residential developments with a historic landscape feature in the form of public open space. There would be enhanced planting provided to the south east and south west site boundaries to support and promote opportunities for wildlife.
- 4.45 A proposed walking and cycling route through the woodland to the north, suggested by Wycombe District Council and utilising Section 106 monies made available via the Daws Hill Development, would further enrich connections to the adjoining landscape.

Although it is anticipated that the proposed development will impact on the adjacent public footpaths and the public highway at peak arrival and drop off times, the newly constructed routes have been designed with due regard to the new school. The existing public rights of way are considered of sufficient width and capacity to accommodate the effects of the development and the principle of a primary school and pre school at this location, with associated highway and access measures to accommodate journeys associated with this use, has already received Planning Consent.

Highways

- 4.46 The catchment area for the proposed school is to be the Daws Hill development and the Abbey Barn South development. This results in the school being within reasonable walking distance of its pupils.
- 4.47 At full capacity, the extant planning permission has permitted a 1FE primary school which would have generated in the region of 112 vehicle trips in the AM peak (0800-0900) and 72 trips in the school PM peak (1500-1600). It is now proposed that the trip generation of the site will increase to 224 vehicle trips in the AM peak and 138 trips in the school PM peak.
- 4.48 To ensure a robust assessment, the applicant has considered a similar school development; Berryfields Primary School, Aylesbury. The catchment intake from Berryfields Primary School has been obtained and is shown in the table below.

	Reception	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Intake	100%	100%	90%	74%	75%	63%	63%

Table 1: Catchment Intake from Berryfields Primary School (School Census September 2016)

- 4.49 The above figures are expected as the Berryfields development is not fully occupied. However, it is anticipated that the Daws hill residential development will be largely complete and occupied by the time the school is forecast to open in 2019 which would result in a consistently high proportion of the schools intake to be traveling to the school from within the catchment area, noting that Phase 2 is not intended for implementation unless demand for school places increase as a result of the Abbey Barn South site coming forward.
- 4.50 The applicant states that ‘a number of those vehicle trips will be ‘diverted’ or ‘pass by’ trips, therefore not creating any new trips on the road network, and accordingly having little impact on its operation.’. Due to the proposed trip generation effectively doubling the vehicle trip generation accepted for the consented school site, the proportion of anticipated link, diverted or pass by trips should be clarified so that this may be quantified with respect to the comparison between consented and proposed trip rates.
- 4.51 In terms of parking, the school is providing a car park comprising of 55 spaces including provision for disabled parking. Access to the car park will be controlled by electronic gate which is to be monitored by reception. As such, access to the car park will be restricted to staff, service vehicles and disabled drop off only. In addition, 54 cycle spaces are provided for staff, visitors and pupils and are therefore compliant with the Buckinghamshire County Parking Guidance. With respect to parent parking, a drop off and parking area for 24 vehicles is proposed and was agreed as part of the

original planning application.

Flooding

- 4.52 The proposed school site is within Flood Zone 1. Prior to design of the surface water drainage system, the proposed development increases the permeable area of the site by 0.07 Ha.
- 4.53 The proposed conceptual surface water drainage strategy is summarised below:
- Due to the underlying chalk geology, deep groundwater levels and former use of soakaways at the site, infiltration is the preferred option for discharge of surface water. However, results of ongoing groundwater monitoring at the site should be used to inform the final detailed drainage design;
 - Soakage testing in the west of the site, using BRE 365 methodology, indicates that the required storage volume for the school roof and paved areas can be drained by infiltration alone during the 1 in 100-year, 6-hour storm event (plus 20% climate change allowance);
 - The proposed drainage strategy utilises infiltration to manage runoff rates and volumes, through the use of a central geocellular soakaway. Access roads and the staff parking area will drain by permeable paving, play areas will use porous tarmac, and French drains underdrain the sports pitch. Channel drains are proposed at access areas to the site, to intercept runoff and prevent off-site impacts from the development;
 - In the unlikely event that later site investigations determine that discharge by infiltration is not feasible, an alternative option will be to line features to retain attenuation storage and either utilise rainwater harvesting or, following permission from Taylor Wimpey and consent from Thames Water (if the systems are adopted), discharge into the proposed surface water sewer system for the wider RAF Daws Hill development site at greenfield rates and volumes;
 - Runoff generated by exceedance rainfall or blockage of a structure is proposed to remain on site and away from the school building, with grassed embankments providing a retaining feature.

External Lighting

- 4.54 The proposed lighting scheme utilises ultra-low energy light sources coupled with high efficiency luminaires for minimum energy input consistent with achieving the required illuminance levels. LED lamp technology has been chosen where possible to eliminate UV emissions.
- 4.55 The luminaires will provide various forms of functional, security and amenity lighting. The areas proposed to be lit will be the open air car park, bin shed, cycle stores and building perimeter security lighting.
- 4.56 The external lighting will be controlled via photocell and time clock, complete with manual override.
- 4.57 The lighting design has generally been carried out to BSEN 12464-2 and BS 5489-1. The lux plot plan that was submitted clearly shows the beam orientation of the fittings proposed.

Measurements

- 4.58 The length of the proposed school building is approximately 63 metres. The width of the proposed school building is approximately 23.25 metres at the widest point (main hall). The maximum height of the development at its highest point would be

9.5metres. The development proposes approximately 2699 sqm new floor space. The nearest properties to the building (when built) would be approximately 82.25 metres away. The total area of the school site is approximately 1.19 hectares.

Additional Information

4.59 The proposed opening hours of the school are Mondays to Fridays 7am – 10pm, Saturdays 7am – 10pm and Sundays / Bank Holidays 8am – 6pm.

4.60 There will be 54 members of FTE staff.

5.0 Planning Policy & Other Documents

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning is determined in accordance with development plan unless material considerations indicate otherwise. The development plan for this area comprises the saved policies of the Wycombe District Local Plan and the Wycombe District Core Strategy.

5.2 The following saved policies from the Wycombe District Local Plan are relevant:

G3 (General Design Policy);
G7 (Development relation to local topography);
G8 (Detailed Design Guidance and Local Amenity);
G10 (Landscaping);
G11 (Trees and Hedgerows);
G15 (Noise Pollution);
G16 (Light Pollution);
G26 (Designing for Safer Communities);
T2 (On-site Parking and Servicing);
T6 (Cycling);
L1 (AONB);
L6 (Woodlands)

5.3 The following saved policies from the Wycombe District Core Strategy are also relevant:

CS15 (Community Facilities and Built Sports Facilities);
CS16 (Transport);
CS 17 (Environmental Assets);
CS19 (Raising the quality of place-shaping and design);
CS20 (Transport and Infrastructure)

5.4 The National Planning Policy Framework (2012) Government's Ministerial Statement for Schools and the Buckinghamshire Parking Strategy is relevant material considerations.

6.0 Consultation Responses

6.1 **Local Member** – No comments have been received from the Local Member.

6.2 **Wycombe District Council** – has comments regarding the transfer of the land north of the school from the District Council to BCC for use by the school as a playing pitch, and they strongly recommend retention of the trees on the school boundary on land behind the school, a tree protection plan to be in place to protect the vegetation

around the perimeter of the school and an arboricultural method statement to be in place to protect the root of the existing trees of the site. They would like to see mitigating planting at the front of the school and that tree planting should be provided within the car park. They would like to see the same colour of bricks and tiles as the new houses in the area. The legal agreement would need to be varied to allow for the expansion of the school by incorporating public open space into the school playing field. The school should be designed for dual use ie. Use of the school sports pitch outside school hours (when provided) and also the use of the main school hall. The County Council should ensure that measures to be put in place to improve biodiversity are secured by planning conditions.

- 6.3 **Highways Development Management** – have no objection subject to conditions regarding school travel plans, a construction management plan. and that development of phase 2 should not commence until planning permission have been approved for the Abbey Barn South Residential Development (18/05363/FUL).
- 6.4 **Flood Management Team** – has no objection subject to a condition regarding SuDS component and submission of details demonstrating sufficient water treatment, existing and proposed discharge rates and volumes, infiltration details, construction details of SuDS and drainage components, pipes details, calculations regarding storm water input and details of proposed overland flow.
- 6.5 **Jacobs Landscape** – has no objection subject to conditions regarding legal negotiations with regards to the management and maintenance schedule and also a condition that replacement tree planting further from the building takes place as compensation for the removal of 4 cherry trees.
- 6.6 **Jacobs Forestry** – would like to see a revised AMS to reflect extra information for RPA, reconsideration of proposed construction methods / location for hard standing car park and MUGA need extra construction information, a full schedule of proposed trees to be removed and improved TPP for some areas. AMS to include further details on tree pruning, and arboricultural supervision.
- 6.7 **Ecology** – The officer is satisfied with the reports that were submitted as part of the application and that all recommendations and method statements for the protection of badgers and reptiles in the reports should be followed. This will form a condition on the consent, if granted.
- 6.8 **Archaeology** – has no objection to the proposed development and does not wish to add any conditions.
- 6.9 **Buckinghamshire Fire and Rescue Service** – no comments have been received.
- 6.10 **Chilterns AONB Board** – has a few concerns regarding the impact of lighting of the development on the nearby AONB. Their comments refer mainly to the proposed Abbey Barn South development but have asked us to take into account the Chilterns AONB Management Plan especially at paragraph 11 which takes into account the impact of the development on the AONB. Also they would like to see best practice in design and management of lighting. They would like to see conditions for management of lighting on the development such as; no external lighting shall be used, any lighting proposed should be designed in a way that there is no emittance of light upwards or sideways, no development shall take place until the details of external lighting have been submitted to and approved in writing by the planning authority, no lighting shall be installed or illuminated without permission from the planning authority, details of floodlights, control in the use of lighting (not after 1900hrs at night or before 1530hrs in the afternoon. They also would like to see an

informative requesting that guidance on lighting is consulted.

- 6.11 **Natural England** – has no comments to make. However, they commented that standing advice is available on ancient woodland. In any event, we have carried out a consultation with a forestry advisor on this planning application.
- 6.12 **Crime Prevention** – no comments have been received.
- 6.13 **Rights of Way** – The officer has no objection however, he would like to suggest a condition requesting that prior to the occupation of the school, works to be carried out on the 120m length of the bridleway HWU/156/1 at 2.5m width should be laid out with a granite to dust surface in accordance with details to be approved in writing by the Planning Authority in conjunction with the Highways Authority.
- 6.14 **Sports England** – has no comments to make as the proposed development falls outside their remit. However, they have included advice that the applicants should follow if the proposed development involves the loss of any sports facility, provides a new sports facility or the development involves the provision of additional housing. The NPPF should also be considered.
- 6.15 **Safer Route to Schools** – commented that they would like a condition added to ensure that the school develops and maintains an active School Travel Plan and is approved by the BCC Transport, Economy and Environment Unit to increase active travel, improve safety and encourage sustainable travel modes for the school journey.
- 6.16 **Energy Team** – no comments have been received.
- 6.17 **Thames Water** – has no objection to the proposed development. However, they would like to see informative attached stating that no building or construction may take place within 3 metres of a water mains or if works are to be carried out within 3 metres, Thames Water need to check that it would not reduce capacity, limit repair or maintenance activities during and after construction. As the development proposed is within 15m of underground water assets, the guide “working near our assets” needs to be read to ensure construction and workings are in line with the necessary processes if considering working above or near pipes or other structures.

7.0 Representations

- 7.1 Representations were received by a third party and a member of the public who are in support of the planning application due to the shortage of school places and the school would provide education facilities to help children achieve their highest potentials and increase children’s independence and promote thinking skills.

8.0 Discussion

- 8.1 I consider that the main issue in regards to this proposal is whether the proposed school building and associated facilities meet the requirements of the relevant local plan policies in terms of design and amenity, and also the highway and landscaping impacts on the local area.
- 8.2 The use of the site for the provision of a primary school has been allocated and agreed in principle as part of the outline planning permission for the Daws Hill MDA. Planning application CC/0017/18 is made as a full planning application in its own right. It is acknowledged that the suitability of the site for the purpose proposed and its relationship with the surrounding intended development has been considered and agreed in principle by Wycombe District Council.

Principle of the Development (NPPF)

8.3 The CLG letter to the Chief Planning Officers dated 15th August 2011 set out the Government's commitment to support the development of state-funded schools and their delivery through the planning system. The policy statement reads:

“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.”

8.4 State-funded schools include Academies and free schools as well as local authority maintained schools.

8.5 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 the Planning Practice Guidance;
- 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.

8.6 The National Planning Policy Framework (NPPF) emphasises that development should be sustainable. This includes the provision of infrastructure that would assist the local economy and community as well as protecting and enhancing the environment. Paragraph 70 of the NPPF states that planning permissions should plan positively for the provision and use of space and local services to enhance the sustainability of communities. Paragraph 72 of the NPPF attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. The planning application is submitted in accordance with the County Council's statutory duty to provide a school place for every child of school age in Buckinghamshire who requests one. Abbey View Primary Academy is proposed to accommodate the identified demand for school places as a result of the residential developments of RAF Daws Hill and Abbey Barn South. Therefore there is a need to provide this facility and is therefore in compliance with the NPPF.

Design and Amenity (Policies G3, G8, G15 and G16 of the WDLP and Policies CS15 and CS19 of the WDCS)

8.7 Policy G8 seeks to safeguard the amenity of local residents and refers to design and its impact on daylight and sunlight, privacy, visual intrusion and overshadowing. Policy CS19 of the WDCS and Policy G3 of the WDLP advocate the quality of design, regard to the amenity of the neighbouring uses and existing site characteristics. Policy G3 seeks to ensure that the development achieves a high standard of design and layout that respects and reflects the local urban and rural context and maintains and reinforces its distinctiveness and character. Policy G15 of the WDLP states that

development that would have a detrimental impact on the surrounding area as a result of noise would not be permitted. Policy G16 states that development would not be permitted if light would have a detrimental impact on the surrounding area. Policy CS15 of the WDCS seeks to support the provision of new community facilities in sites allocated for such purposes or part of a mixed use allocation.

- 8.8 The school, like the rest of the housing development forms part of Daws Hill MDA which is largely built on the brownfield site of the former Daws Hill RAF base. According to policy DM12 of the DSA, the development can only be permitted on Green Space in exceptional circumstance. As the school is part of the Daws Hill MDA, where there would be housing built to the north, west and south of the school site, it would not cause a fragmentation of the Green Space, and the proposed landscaping proposals would ensure the eastern boundary of the school site blends into the landscaping. Also the trees alongside the public footpath to the west of the school plaza would also be retained.
- 8.9 The proposed materials would be considerate to the surrounding area. The play area would be located beyond the school building and a playing field space south of the housing north of the site. Therefore I would considered that noise would not be an issue. Strict conditions would be applied for the control of lighting including operation times and that it would not have a detrimental impact on the surrounding area especially the nearby AONB. The opportunity for the MUGA and the school hall for community use would assist in the provision of new community facilities in the residential area. Therefore, I consider the proposed development to be in accordance with the above policies.

Lighting

- 8.10 We note the concerns by the Chilterns Conservation Board with regarding to the impact of lighting from the development onto the nearby AONB. The majority of their comments are related to the Abbey Barn South proposed housing development which would be closer to the AONB area than the this application site within the Daws Hill MDA. The AONB area is to the south of the M40 motorway. The applicant has submitted details on the proposed lighting to be used in the car parking, and some pedestrianised areas of the school site. However, no details were submitted regarding the hours of use. This has been requested by condition. No lighting is proposed in the MUGA area. Due to the location of the school site and the fact that there is housing (with respective street lighting) between the school site and the M40 motorway, and there would be more housing proposed to the north of the school site. It is not considered that there would be any detrimental impact on the setting of the AONB area. Consideration would be taken to protect the character of the 'The Ride' where extra landscaping is proposed for the school's south eastern corner and the boundaries near there. An informative is to be added to any decision notice if granted to ensure the lighting proposed meet the requirements of lighting requirements for AONBS and also the dark skies approach. Therefore subject to the proposed condition and the informative, I would consider that there would be no detrimental impact as a result of lighting and would therefore be in compliance with policy G16 of the WDLP.

Highway Matters (Policies T2 and T6 of the WDLP policy CS16 and CS20 of the WDCS

- 8.11 Policies CS16 and CS20 of the WDCS require that the proposals should be assessed in relation to the possible impact on the transport network and ensure that all vehicular traffic generated by the development does not materially increase traffic problems. The NPPF (paragraphs 29-36) supports sustainable developments and sustainable transport modes should be used where possible. Policies CS20 of the

WDCS and T2 of the WDLP expect development proposals to provide appropriate and effective parking provisions. The Buckinghamshire Parking Guidance states that there should be 1 space for every FTE staff.

- 8.12 Policies T6 states that developers should provide adequate cycling provision.
- 8.13 It is anticipated that the school buildings would cater for 420 children. The proposed staffing is 54 FTE. A 55 space car park (including 3 for disabled) and 3 for motorbikes is also proposed together with a 54 cycle provision and 24 spaces for parents at the front of the school off Kennedy Avenue.
- 8.14 It appears that the provision of parking facilities as well as those for cycling should be sufficient. It is not expected that every member of staff would be driving to the school. Some would cycle or use other modes of transport. The Highways Officer is satisfied with the proposals subject to conditions. This is a new school, so the school needs to establish itself but there is enough capacity to deal with the possible transport modes to and from the school. Safer Routes to school was also consulted and they would like to see an active travel plan in place and maintained. Drop off and pick up times is not considered to have a detrimental impact on the public highway and would likely be confined to the local area.
- 8.15 Subject to the requested conditions by the Highways Officer and the Safer Routes to School officer, I therefore consider the proposed development to be compliance with the above policies, Buckinghamshire County Council parking guidance and the principles in the NPPF.

Landscaping, biodiversity and ecology (Policies G10, G11, L1 and L6 of the WDLP and Policies CS17 of the WDCS)

- 8.16 Policy G10 of the WDLP requires that the landscaping forms a part of the development project. The application includes proposals for landscaping proposals which respects the existing landscape character. Detailed landscaping proposals have been submitted and landscaping proposals are expected to be maintained.
- 8.17 Policy G11 of the WDLP states that the development proposals will be required to retain existing trees and hedgerows of good quality and/or visual significance, or trees and hedgerows of good quality and/or visual significance, or trees and hedgerows which are likely to become visually significant when the site is developed.
- 8.18 Policy L1 of the WDLP states that development would not be permitted where even though located outside the AONB, would have a detrimental impact on the special character or appearance of the AONB.
- 8.19 Policy L6 of the WDLP states that development would not be given for proposals that would cause the loss, fragmentation or reduction in size of woodlands.
- 8.20 Policy CS17 of the WDCS states that applications should improve the conservation and enhancement of the Chilterns AONB, biodiversity, protection of open spaces, retention and enhancement of green spaces.
- 8.21 The proposed extension would involve the removal of trees where they would be in the way of construction but however, new trees are proposed. There are a couple of trees with TPO status but these have been retained and would be part of the habitat area in the centre between the hard and soft play areas to the east of the school buildings. New planting and hedges are proposed along the eastern and the southern borders.

- 8.22 However, there are still a few issues regarding arboricultural and the protection of trees still outstanding. Another revision of the AMS has just gone out for consultation which has resolved some of the outstanding issues. However, the agent has requested that a site visit is made to the site prior to works commencing to do a final check that all issues are resolved. Any more information regarding this would be mentioned verbally at the committee meeting and a possible condition to secure the resolution of final details.
- 8.23 In terms of impact on views. A Landscape Impact View Assessment was submitted with the application. The school is proposed to be located within the Daws Hill MDA on the north eastern area of the development. Housing is still being built as part of the development. Housing are proposed to the north of the school site. Housing is being built in the MDA in a northerly direction. However, parkland and habitat areas are on the eastern and southern boundary of the school site in which the school could be visible. The area to the south of the school site in an area called "The Ride" which is a historic landscaping feature and therefore as part of the planning application process, it is important to consider sufficient screening on the southern and eastern boundaries of the school site to minimise views of the school from these nature areas. Due to the close proximity of the school site to the houses to the north of the site, consideration would need to be given for the screening of the northern boundary to protect the amenity of these houses. There is a proposed playing field space between the school main site and the houses on the northern side of the school site. However, there are proposals to erect native hedging on the northern border of the school site also to protect views from the houses. The applicant has also received confirmation from Wycombe District Council that maintenance of trees and hedging on the boundary of the school site would eventually come under the control of the school rather than under Taylor Wimpey.
- 8.24 Also the proposed plans of the school would not cause any fragmentation or segmentation of woodland. The proposed screening around the school site especially those on the eastern and southern borders would protect views on the landscape character of the area including the AONB. Therefore it is considered that the proposed development is in compliance with the above policies.
- 8.25 Paragraph 109 of the NPPF states that developments should minimise the impact on biodiversity and ecology and where possible provide net gains in biodiversity. A bat scoping survey and a reptile survey was submitted as part of the application. A dawn / dusk survey of bats was also carried out. The County's Ecologist has raised no objection to the planning application providing that conditions / informatives are included for the protection of bats, badgers and reptiles to be according to the protection methods, and recommended mitigation measures as stated in the submitted reports. These include the stripping of grassland / ground clearance under a robust method statement for reptiles and mitigation measures would be in place for bats with regard to lighting and the protection of any bat roosts that are found and the provision of bats / bird boxes for the habitat area with log piles for insects and reptiles. As such, subject to the inclusion of relevant conditions and informatives, the proposal is considered to be in compliance with the biodiversity aims of the NPPF.

Flood Risk (NPPF)

- 8.26 Paragraph 103 of the NPPF states that development should not be permitted if it is likely to generate additional flood risk elsewhere. The planning application is accompanied by a Flood Risk Assessment (FRA) and some information on drainage strategy. The County's Flood Management has no objection subject to a suitably worded condition to require further information calculations and drainage / SuDS

information. Subject to this condition and the submission and approval of this extra information required, I consider that there would be no detrimental impact on flooding, drainage and surface run off in the local area and on the school site.

Equality and Diversity

8.27 Equality Act 2010, Section 149 states:

(1) A public authority must, in the exercise of its functions, have due regard to the need to-

(a) Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

(b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

(c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

The proposal would not conflict with the requirements of the Equality Act 2010 or the Council's policy on equality.

9.0 Conclusion

9.1 The planning application is for the development of a new two storey 2FTE (420 place) primary school and 52 place pre-school, to be constructed in two phases, with associated external works, including a car park for 55 cars and 3 motorcycles, external play areas, a multi-use-games-area (MUGA) and a single storey eco classroom building located with the soft play area, to the south east of the site.

9.2 The use of the land has been agreed as a school site as part of the MDA Development. The proposed development would provide the pre-school and primary school facilities and places required as a result of the new housing development. The school would not have a detrimental impact on the local environment and would respect the landscape / ecological characteristics of the area. The proposed school and pre-school would not have a detrimental impact on the highway network. This application is therefore recommended for approval subject to the conditions in Appendix A.

Appendix A: Schedule of Conditions

1. The development to which this permission relates must be begun before the expiration of three years from the date of this permission.

Reason:

To prevent the accumulation of unimplemented planning permissions, to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91(1) of the Town and Country Planning Act 1990 (as amended).

2. The development and materials to be used in the construction of the external surfaces of the extension/buildings(s) hereby permitted shall not be other than those specified on the approved plans as below:
 - Drawing no: 53V006-GSS-00-XX-DR-A-0001 P01 Location Plan;
 - Drawing no: 53V006-GSS-00-XX-DR-A-0005 P03 Proposed Site Layout;
 - Drawing no: 53V006-GSS-00-XX-DR-A-0006 P03 Proposed Site Plan Sheet 1 of 2;
 - Drawing no: 53V006-GSS-00-XX-DR-A-0007 P03 Proposed Site Plan Sheet 2 of 2;
 - Drawing no: 53V006-GSS-00-GF-DR-A-0010 P02 Proposed Ground Floor Plan;
 - Drawing no: 53V006-GSS-00-FF-DR-A-0011 P02 Proposed First Floor Plan;
 - Drawing no: 53V006-GSS-00-RL-DR-A-0012 P02 Proposed Roof Plan;
 - Drawing no: 53V006-GSS-00-EL-DR-A-0020 P02 Proposed Elevations Sheet 1 of 2;
 - Drawing no: 53V006-GSS-00-EL-DR-A-0021 P01 Proposed Elevations Sheet 2 of 2;
 - Drawing no: 53V006-GSS-00-SX-DR-A-0022 P02 Proposed Sections Sheet 1 of 2;
 - Drawing no: 53V006-GSS-00-SX-DR-A-0023 P02 Proposed Sections Sheet 2 of 2;
 - Drawing no: 53V006-GSS-00-XX-DR-A-0024 P01 External Visuals;
 - Drawing no: 53V006-GSS-00-SX-DR-A-0025 P02 Existing & Proposed Site Section 1;
 - Drawing no: 53V006-GSS-00-SX-DR-A-0026 P02 Existing & Proposed Site Section 2;
 - Drawing no: 53V006-GSS-00-SX-DR-A-0029 P02 Proposed Site Section 1;
 - Drawing no: 53V006-GSS-00-SX-DR-A-0030 P02 Proposed Site Section 2;
 - Drawing no: 53V006-GSS-00-XX-DR-A-0091 P02 External Works Ramps & Steps 01;
 - Drawing no: 53V006-GSS-00-XX-DR-A-0092 P02 External Works Steps 02 & 03;
 - Drawing no: 53V006-GSS-00-XX-DR-A-0093 P01 Refuse / Recycling Store Details Sheet 1 of 2;
 - Drawing no: 53V006-GSS-00-XX-DR-A-0094 P01 Refuse / Recycling Store Details Sheet 2 of 2
 - Drawing no: 53V006-GSS-00-XX-DR-A-0095 P01 External Works Fixtures

- Enplan Ltd Overall Landscape Proposals dated 06 March 2018 Enplan Ltd Soft Landscape Proposals dated 12 March 2018 (Drawing no. 53V006-EN-XX-XX-DR-L-775101 Rev.A)
- Enplan Ltd Soft Landscape Proposals dated 12 March 2018 (Drawing no. 53V006-EN-XX-XX-DR-L-775102 Rev.A)
- Enplan Ltd Soft Landscape Proposals dated 12 March 2018 (Drawing no. 53V006-EN-XX-XX-DR-L-775103 Rev.A)
- Enplan Ltd Abbey View Primary Academy Management & Maintenance Schedule Rev A dated 24 April 2018
- Peter Brett Associates Primary School Sports Pitch Proposed Levels and Contours dated 10 August 2017 (Drawing no. 25263/035/800)
- Peter Brett Associates Planting Plan Sheet 5 dated 09 April 2013 (Drawing no. Daws-D05-P)
- Peter Brett Associates Planting Plan Overview Sheet dated 23 May 2013 (Drawing no. Daws-D00-POV-A)

Reason:

In the interests of local amenity and to comply with policies G3, G8 of the WDLP and policy CS19 of the WDCS.

3. As soon as the boundary to the southern and eastern side of the school has been transferred from Taylor Wimpey to Buckinghamshire County Council, aftercare provision for the structural tree and hedge boundary planting shown on the Peter Brett Associates drawings (listed in Condition 2) is required. These should be maintained in accordance with the Management and Maintenance Schedule Rev A prepared by Enplan that was submitted on 26th April 2018.

The following should also be submitted to and approved in writing by the County Planning Authority:

- Replacement of failures in the first five years from planting
- The design height of hedgerow which should be sufficient to maintain visual separation between the proposed development and 'The Ride'

Reason:

In the interests of impact of views on 'The Ride' and surrounding landscape areas and in accordance with policies G3, G8, G10, G11, L1 and L6 of the WDLP and policy CS17 of the WDCS.

Pre commencement

4. 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:
 - Assessment of SuDS components as listed in the CIRIA SuDS Manual (C753) and provide justification for exclusion if necessary
 - Demonstrate that there is sufficient water treatment prior to discharging of runoff to any infiltration component, as per the guidance in CIRIA C753.
 - Existing and proposed discharge rates and volumes

- Infiltration in accordance with BRE365 in the locations of the proposed infiltration components
- Subject to infiltration being inviable, the applicant shall demonstrate that an alternative means of surface water disposal is practicable subject to the drainage hierarchy
- SuDS components as shown on drawing no. 53V006-BCL-00-00-DR-C P01 – Proposed Drainage
- Full construction details of all SuDS and drainage components
- Detailed drainage layout with pipe numbers, gradients and pipe sizes complete, together with storage volumes of all SuDS 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.
 - Flow depth
 - Flow volume
 - Flow velocity
 - Flow direction

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.

5. Prior to the commencement of any works on the site, a construction traffic management plan (CTMP) shall be submitted to and approved in writing by the County Council. The CTMP shall provide for the following:
- the routing of construction vehicles
 - the parking of vehicles of site operatives and visitors
 - loading and unloading of plant and materials
 - storage of plant and materials used in constructing the development
 - operating hours
 - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - wheel washing facilities

The approved CTMP shall be adhered to throughout the construction period.

Reason:

In the interests of highway safety and prevention of congestion and in accordance with policies G3 and T2 of the WDLP and policies CS16 and CS20 of the WDPS.

6. Prior to any development above slab level, sample of brick work and tiling to be used at the school shall be submitted to and approved in writing by the County Planning Authority.

Reason:

In the interests of design, character and the amenity of the local area and in accordance with policies G3 and G8 of the WDLP and policy CS19 of the WDCS.

7. Prior to the commencement of the development, the following shall be submitted to and approved in writing by the County Planning Authority:
 - details of Root Protection Areas
 - proposed construction methods / location for hard standing car park and MUGA
 - a full schedule of proposed trees to be removed and improved tree protection in the following areas: the footpaths running through the habitat area, MUGA and the hard standing car park
 - details on tree pruning and arboricultural supervision.

Reason:

In order to protect trees on the site and the amenity of the school site and the local area and in accordance with policies G10 and G11 of the WDLP.

8. In order to protect badgers and reptiles on the school site, all recommendations as stated in the document "Aspect Ecology Limited Ecological Mitigation & Enhancements" dated March 2013 shall be carried out in full.

Reason:

For the protection of badgers and reptiles on the school site and in accordance with policy CS17 of the WDCS and the NPPF.

9. No vegetation shall be removed and no buildings shall be demolished during the bird nesting season. This is weather dependant but generally extends from 1 March to 31 August (inclusive). If this is not possible, a qualified ecologist shall check the areas concerned immediately prior to vegetation removal/building demolition works to ensure that no nesting or nest-building birds are present. If any nesting or nest-building birds are present, no vegetation shall be removed and no buildings shall be demolished until the fledglings have left the nest.

Reason:

To protect ecological interests at the site and to comply with policy CS17 of the WDCS and the NPPF.

10. Prior to construction and during construction, any bats that are found as well as nesting birds and reptiles shall be protected as detailed in methods and recommendations within in the Bat Scoping Report v.4 by HRS services dated 7th June 2018.

Reason:

To ensure the protection of protected species that may be found on the site and in accordance with policy CS17 of the WDCS and the NPPF.

Prior to Occupation

11. Lighting shall be constructed in accordance to details outlined in the report "External Lighting Report" by David Bedwell Partners dated 5th April 2018 (ref: 53V006-BED-XX-XX-RP-E-4000) submitted with the planning application as part of this development. Prior to the use of lighting, details of light operational times and a summary of how the lighting would respect the dark skies approach and avoid a jarring relationship with 'The Ride' when viewed from the wider AONB vantage points to the south should be submitted to and approved in writing by the County Planning Authority.

Reason:

To ensure that the light source itself is invisible other than at very close quarters, to protect the living conditions of nearby residents and in the interests of the landscape character of the AONB, including dark night skies objectives and in accordance with policies G8, G16, L1 and L6 of the WDLP and CS17 of the WDCS.

12. Prior to the occupation of the school, details of trees to compensate for the loss of 4 cherry trees shall be submitted to and approved in writing by the County Planning Authority.

Reason:

In order to protect the visual amenity of the school site and surrounding area and in accordance with policies G10 and G11 of the Wycombe District Local Plan.

13. Prior to occupation of the school, works along the 120 metre length of Bridleway HWU/156/1, at 2.5 metres width, should be laid out and constructed with a granite to dust surface in accordance with details to be first approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason:

To ensure the bridleway connecting the development with High Wycombe is in a suitable condition to safely and conveniently accommodate pupils walking and cycling to school and to comply with guidance in WDC Policy CS20 and NPPF.

14. Prior to the occupation of the development a School Travel Plan shall be submitted to and agreed by the County Council to be in general accordance with the 'Buckinghamshire County Council Travel Plan Good Practice Guidance'. The approved Travel Plan shall be implemented upon occupation of the development and subject to annual review thereafter. For avoidance of doubt, the Framework Travel Plan shall include:

- The appointment of a Travel Plan Co-ordinator;
- A programme for facilitating the monitoring of the Travel Plan;
- Funding of the Travel Plan and its annual auditing by the Council; and
- The provision of a Travel Plan contingency fund.

Reason:

In order to influence modal choice and to reduce single occupancy private car journeys and comply with National and Local Transport Policy and in accordance with policies G3 and T2 of the WDLP and policies CS16 and CS20 of the WDCS.

Post Occupation

15. Following occupation of the development hereby permitted, the travel plan shall be reviewed and submitted for approval, on an annual basis, at the end of each academic year.

The plan shall include a full analysis of the existing modal split for staff and pupils at the school and detailed proposals for future transport provision, with the aim of securing no increase in the number of car movements generated on the school journey. In the event of an increase in the number of car movements, the school shall undertake measures, which will have previously been identified in the travel plan, as are necessary to promote a reduction in the number of car borne trips.

Reason:

In order to minimise danger, obstruction and inconvenience to users of the highway (National Planning Policy Framework). Also in order to promote sustainable methods of travel, to minimise danger, obstruction and inconvenience to users of the highway and in accordance with policies G3 and T2 of the WDLP and policies CS16 and CS20 of the WDCS.

Ongoing

16. The development hereby permitted shall not be used other than Mondays to Fridays 7am – 10pm, Saturdays 7am – 10pm and Sundays / Bank Holidays 8am – 6pm.

Reason:

In the interests of the amenities of the area and to comply with policies G8 and T2 of the WDLP and policies CS15, CS16 and CS20 of the WDCS.

INFORMATIVES

1. Thames Water

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>

The proposed development is located within 15m of our underground water assets and as such we would like the following informative attached to any approval granted. The

proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

2. Ecology

Bats

All species of bat and their roosts are protected under the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2010. The applicant and contractors should be aware that all bats and any structures used by them are protected by law, and that works likely to disturb bats or their resting places (even if undertaken at a time of year when the bats are absent) require a licence from Natural England. Should a bat be encountered during development, work should cease immediately and advice should be sought from Natural England (tel. Batline 0345 1300228). Bats should preferably not be handled (and not without gloves) but should be left in place, gently covered, until advice is obtained. Particular care and vigilance should be taken when roof tiles or slates are removed (remove by hand and check underside for bats before stacking, particularly the ones over the gable ends and ridge tiles.) Fascias, barge boards and external cladding may also provide roost opportunities for bats and should be disturbed with care. As a further precaution, undertaking roof work during the months of March to May, or September to November will avoid the main hibernation and breeding seasons when bats are most sensitive to disturbance.

Badgers

Badgers (*Meles meles*) - Badgers and their setts are protected under the Protection of Badgers Act 1992, which makes it illegal to kill, injure or take badgers or to interfere with a badger sett. During the construction phase, measures should be installed in order to protect badgers from being trapped overnight in open excavations and/or pipe and culverts. Appropriate measures may comprise either timber planks or earth ramps in order to allow badgers to egress from excavations greater than 0.5m depth. Alternatively all excavations should be backfilled before nightfall.

Reptiles

All UK native reptile species including adder, common lizard, grass snake and slow worm are fully protected are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). All native reptile species are also listed as Species of Principle Importance and are therefore protected by Section 40 of the Natural Environment and Rural Communities Act (NERC Act) 2006. Care must be taken in regard of any works which will involve the removal or disturbance of vegetation piles, especially near to water bodies during the hibernation and incubation periods for reptiles. Any clearance of vegetation should be undertaken, by hand, under the supervision of a suitably qualified ecologist. To avoid impacts to reptiles this should be carried out between September and February and preferably during periods of warmer weather when reptiles are likely to be active.

Nesting birds

Just vegetation

All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended), including their nests (whilst in use or being built) as well as any eggs the nest may contain. Therefore, no vegetation should be removed during the bird nesting season.

This is weather dependant but generally extends from 1st March to 31st August (inclusive). If this is not possible, a qualified ecologist should check the areas concerned immediately prior to vegetation removal to ensure that no nesting or nest-building birds are present. If any nesting or nest-building birds are present, no vegetation should be removed until the fledglings have left the nest.

Vegetation and buildings

All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended), including their nests (whilst in use or being built) as well as any eggs the nest may contain. Therefore, vegetation should not be removed nor buildings demolished during the bird nesting season. This is weather dependant but generally extends from 1st March to 31st August (inclusive). If this is not possible, a qualified ecologist should check the areas concerned immediately prior to vegetation removal/building demolition to ensure that no nesting or nest-building birds are present. If any nesting or nest-building birds are present, no vegetation/building demolition shall be removed until the fledglings have left the nest.

Just buildings

All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended), including their nests (whilst in use or being built) as well as any eggs the nest may contain. Therefore, buildings should not be demolished during the bird nesting season. This is weather dependant but generally extends from 1st March to 31st August (inclusive). If this is not possible and breeding birds are encountered, no building demolition should take place until after the fledglings have left the nest.

3. Lighting

In terms of lighting, regard should be paid to:

- i) the guidance as set by the Institute of Lighting Engineers for Environmental Zone E1 (Area of Outstanding Natural Beauty) and
- ii) Dark Night Skies, Cranborne Chase AONB Partnership, Paper by Bob Mizon Commission for Dark Skies (CfDS) - March 2016
- iii) Relevant position statements by Cranborne Chase AONB Partnership
- iv) Guidance provided by the Bat Conservation Trust with regard lighting and bats.

4. 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 pro-active 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 pro-actively 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.

5. Please remove any site notice that was displayed on the site pursuant to the application.

6. That the reasons for the approval of the application are that the application is in compliance with the saved policies:

Wycombe District Local Plan:

G3 (General Design Policy);
G7 (Development relation to local topography);
G8 (Detailed Design Guidance and Local Amenity);
G10 (Landscaping);
G11 (Trees and Hedgerows);
G15 (Noise Pollution);
G16 (Light Pollution)
G26 (Designing for Safer Communities);
T2 (On-site Parking and Servicing);
T6 (Cycling);
L1 (AONB);
L6 (Woodlands).

Wycombe District Core Strategy:

CS15 (Community Facilities and Built Sports Facilities);
CS16 (Transport);
CS 17 (Environmental Assets);
CS19 (Raising the quality of place-shaping and design);
CS20 (Transport and Infrastructure).

The National Planning Policy Framework (2012)