

Committee Report: 1st July 2019

Application Number:	CC/0013/19
Title:	Application for demolition of an existing defunct single-storey Dining Hall in poor condition and its replacement with a two-storey and a single-storey classroom extension of the existing Science Block.
Site Location:	The Amersham School Stanley Hill Amersham
Applicant:	Buckinghamshire County Council
Case Officer:	David Periam
Electoral divisions affected & Local Member:	Little Chalfont and Amersham Common, Martin Tett
Valid Date:	13 th March 2019
Statutory Determination Date:	12 th June 2019
Extension of Time Agreement:	3 rd July 2019

Summary Recommendation(s):

A. The Development Control Committee is invited to INDICATE SUPPORT for application no. CC/0013/19 for proposed demolition of an existing defunct single-storey Dining Hall in poor condition and its replacement with a two-storey and a single-storey classroom extension of the existing Science Block at The Amersham School, Stanley Hill, Amersham, Buckinghamshire;

B. RESOLVE that the application be forwarded to the Secretary of State in accordance with the Town and Country Planning (Consultation) (England) Direction 2009;

C. That in the event of the Secretary of State not intervening, the Planning Manager be authorised to APPROVE application no. CC/0013/19 for proposed demolition of an existing defunct single-storey Dining Hall in poor condition and its replacement with a two-storey and a single-storey classroom extension of the existing Science Block at The Amersham School, Stanley Hill, Amersham, Buckinghamshire subject to the conditions set out in Appendix 1.

Introduction

1. The application seeks planning permission for demolition of an existing building and new and replacement buildings at the Amersham School in response to the Council's statutory requirement to provide school places. Amersham school needs to expand to accommodate an increase in pupils as a result of local housing development. The school intends to expand from five forms of entry to six along with an increase in staff from 73 to 83 FTE employees. In addition the science block is being extend to accommodate growth in demand and make it fit for purpose for teaching the current curriculum.
2. The application was submitted to the County Council and subsequently validated on 13th March 2019. The development was screened under the Town and Country Planning (Environmental Impact Assessment Regulations) 2017. It was considered the proposed development was not EIA development and so no EIA was considered to be required. The application was advertised by site notice and neighbourhood notification. The thirteen-week determination date was 12th June 2019 and an extension of time for determination was agreed until 3rd July 2019.

Site Description

3. Amersham School is situated on the east side of the A404 Stanley Hill on the southeast outskirts of Amersham town (see Figure 1). The entire school site lies within the Green Belt and the southern boundary of the site borders agricultural land with views towards the Chilterns Area of Outstanding Natural Beauty (AONB). Other than the school's caretaker's house within the school site, the nearest residential properties are those located on Stanley Hill approximately 120 metres from the nearest new building and 30 metres from the reconfigured entrance and car park. Amersham and Wycombe College lies to the north-east of the school.

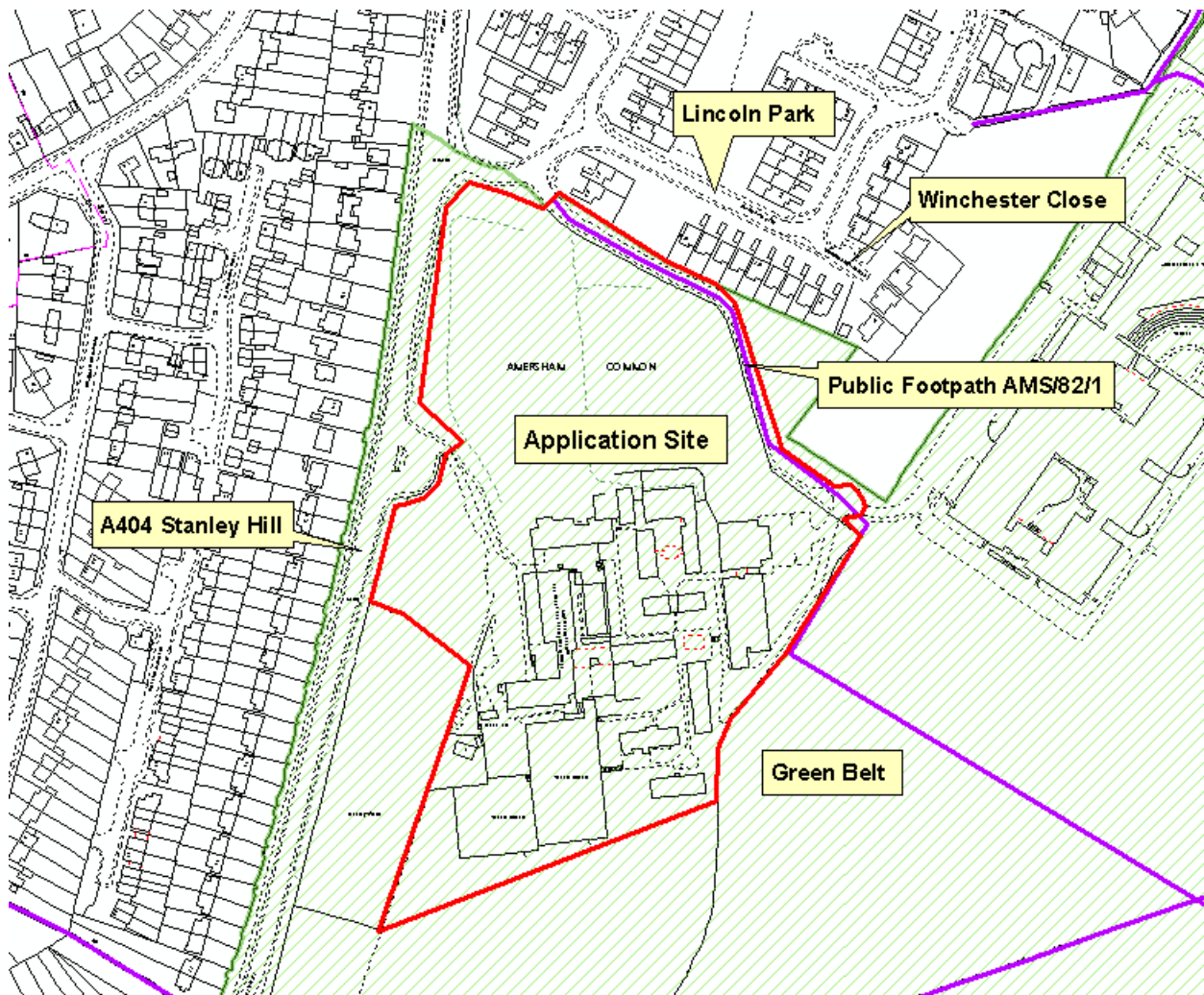


Figure 1: Location of Amersham School and the application site, which is accessed off Stanley Hill in Amersham (Copyright: Buckinghamshire County Council, 2019).

Site History

4. Planning history relevant to the application site is summarised in the following table:

Planning Application no.	Proposal	Decision	Date
CC/03/01	Proposed renewal of temporary consent for double temporary classroom unit No. 484	Approved	17/04/2001
CC/49/03	Proposed detached single storey library block and additional single storey 2 laboratory extension to	Approved	25/02/2004

	the existing science block with associated landscaping		
CC/17/04	Conversion of existing hard paved tennis courts into a floodlit multi-use games area (MUGA).	Approved	29/07/2004
CC/25/04	Renewal of temporary planning permission for classroom No. 484	Approved	01/07/2004
CC/27/07	Proposed renewal of planning consent for retention of existing double temporary classroom unit numbered 484	Approved	06/11/2007
CC/13/09	Proposed replacement of the existing adult learning centre with a new single storey building	Approved	24/09/2009
CC/11/10	Proposed replacement of the existing adult learning centre with a new single storey building	Approved	16/10/2009
CC/24/12	Proposed new classroom building to replace temporary classrooms with associated external works	Approved	22/01/2013

Description of the Proposed Development

5. The application seeks planning permission for the demolition of an existing single storey block which serves as a dining room and part demolition of the existing lobby (existing combined gross floorspace = 421 m²). Both of these are in the western part of the site on ground raised above the existing access and car parking area. These would be replaced by a two-storey building on a slightly larger footprint providing 1394 m² of gross new floor space and an improved and slightly enlarged reception area providing 52 m² of gross new floor space. An extension to the existing science block towards the western side of the school is also proposed providing 125 m² gross new floorspace. Two canopies would be provide to the new two-storey building covering a total of 83 m². There would also be the construction of a new car park extending into a grassed area towards the frontage of the school to Stanley Hill. This would have 15 new spaces (total = 104) plus one additional disabled bay and mini-bus bay, rearrangement of the access/egress road and construction of 18 drop-off bays and widening of the access road. It will introduce approximately 1,650 m² of additional hard area. Some additional fencing would also be provided including three metres high twin wire mesh fences to the netball courts. Additional lighting would be provided to the re-arranged car park and also the temporary parking facilities provided whilst the construction works are in progress. The temporary parking area is indicated to be on the playing field to the north of the existing sports hall. 37 additional cycle parking spaces would be provided.
6. The proposed buildings would be of a brick reflective of the site's location close to the Chilterns AONB. Roofs, doors and windows would be of wood and aluminium construction with glazing. The buildings are designed for minimal use of heating, lighting and power and so energy and so as to minimise heat loss with natural ventilation systems to be used. The proposed two-storey building would have a chair lift and platform lift. The height of the two-storey building would be 9.8 metres, the height of the science block would be 4.3 metres and the height of the reception area would be 3.8 metres.
7. There would be the loss of some trees but replacement tree and shrub planting is proposed. The new dining hall and reception would utilise the existing surface water drainage system which ultimately discharges to Stanley Hill, the new Science Block would discharge to a new deep bore soakaway, the new parking areas would utilise Type A permeable paving, infiltrating directly to the ground and the new access road would utilise a new drainage channel discharging directly to the Surface Water sewer in Stanley Hill. However should further infiltration tests show the infiltration in the car park would not be feasible, the surface water runoff from the new car park and access road will be the surface water runoff would be attenuated in a granular storage or a cellular crate storage under the car park prior to discharge.
8. The school currently has 855 places with 200 being sixth form and 10 special educational needs. In response to anticipated future housing development, the school intends to expand from five forms of entry to six with an overall increase of 180 pupils

including 30 sixth form. Along with this increase in pupils, the number of full-time equivalent staff would be expected to increase from 73 to 83 employees.



Planning Policy and Other Documents

9. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise.
10. The development plan for this area comprises of:
 - Core Strategy for Chiltern District 2011 (CSCD)
 - Saved policies of the Chiltern District Local Plan (CDLP)
11. In addition, I consider the following documents are relevant for the determination of the application:
 - National Planning Policy Framework (NPPF)
 - Biodiversity and geological conservation: Circular 06/2005

- The draft Chiltern and South Bucks Local Plan 2036 (CSBLP) which is currently out to public consultation and therefore carries limited weight at this time. The following policies are considered relevant to the proposed development:

Core Strategy for Chiltern District Local Plan (CSCD)

- CS1 (The Spatial Strategy)
- CS2 (Amount and distribution of residential development)
- CS3 (Amount and distribution of non-residential development)
- CS4 (Ensuring that development is sustainable)
- CS20 (Design and Environmental Quality)
- CS22 (Chilterns AONB)
- CS25 (Transport)
- CS26 (Requirements for New Development)

Saved Policies of the Chiltern District Local Plan (CDLP)

- GC1 (Design of New Development)
- GC3 (Protection of Amenities)
- GC4 (Landscaping)
- GB1 (Extent of the Green Belt)
- GB2 (Development in the Green Belt)
- GB30 (Rural Landscape in the Green Belt)
- LSQ1 (Chilterns AONB)
- TR2 (Highway Aspects)
- TR11 (Provision of Off-Street Car Parking)
- TR16 (Parking & Manoeuvring Standards)

Draft Chiltern and South Bucks Local Plan 2036 (CSBLP)

- DM DP1 (Design)
- DM CP3 (Car parking standards)
- DM NP1 (Chilterns AONB)
- DM NP5 (Trees)
- DM NP8 (Flood protection and SUDS)
- DM NP9 (Amenity)
- SP PP1 (Green Belt)
- DM PP2 (Replacement of a building in the Green Belt)
- DM PP3 (Green Belt previously developed land)

Consultation Responses

12. **Chiltern District Council** objects on the following grounds:

Although the proposed extensions would be sited within the built envelope of this existing educational site within the Green Belt, the proposed extensions are

unnecessarily bulky and, as such, unnecessarily obtrusive as viewed from Stanley Hill and from the open Green Belt land to the south. Consequently, the proposal would adversely affect the visual amenities of this part of the Green Belt, contrary to the provisions of the NPPF and policies GB1 and GB2 of The Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) Consolidated September 2007 and November 2011, policies CS1 and CS2 of the Core Strategy for Chiltern District (adopted November 2011).

13. **The local member, Mr Tett** has no objection to the application.
14. The **Landscape advisor's** comments, amended following the receipt of further information, are as follows:
 - i. Revision of submitted information is appropriate to address the following matters:

Clarification is required on trees to be retained and removed.

The arboricultural survey should be updated to include all trees potentially affected by the development and to remove an erroneous reference.
 - ii. Subject to satisfactory resolution of the above there would appear to be no basis for objection on the grounds of long term significant adverse landscape and/or visual effects.
 - iii. The proposals would introduce permanent structures within the Green Belt and in close proximity to the Chilterns Area of Outstanding Natural Beauty (AONB). This should be a material consideration in the determination of the application.
 - iv. In the event that planning permission is granted it would be appropriate to require the submission and agreement of the following pre-determination, or by conditions requiring agreement pre-commencement:
 - Detailed planting proposal and specification stating species size at time of planting; spacing/densities; total plant numbers; planting protection/fencing.
 - Detailed proposals for all grassed areas including seed mixes and sowing rates.
 - Design and long-term management objectives for existing and new landscape areas; an establishment management and maintenance programme for a minimum five years of aftercare for all new planting; and during the first five years of the programme, the
 - replacement of all failed new planting (irrespective of cause) in the planting season immediately following failure.
 - v. Detailed proposals for frontage fencing (currently post and rail) should be the subject of a planning condition.
15. The **County's Arboricultural advisor's** comments are as follows:
 - i. It is recommended that an Arboricultural Method Statement is provided together with a tree protection plan.

ii. To clarify the extent of tree removals it is considered prudent to include tree removal information with the tree protection plan.

iii. The tree protection plan should demonstrate how all retained trees (both on-site and off-site) including those in Stanley Wood, which are at risk of damage, are to be protected during the proposed development works and the alignment of protective fencing.

iv. The Arboricultural Survey Report sections 3 and 4.3 provide suitable generic guidance that should be followed by the applicant when producing a suitable Arboricultural Method Statement for the site.

v. In line with BS5837:2012 Trees in relation to design, demolition and construction it is recommended that an Arboricultural Method Statement is provided as a planning condition to include a schedule of works and appropriate working methods within identified root protection areas.

vi. Clarification is required on the location/description of one tree to be removed.

16. The **County's Ecologist** has no objection to the application subject to the following conditions:

Condition 1

Measures for the mitigation of the impact on protected species and other ecological features of interest shall be implemented in accordance with the details set out in the *Preliminary Ecological Appraisal and Preliminary Roost Assessment Report* (Bernwood ECS Ltd, February 2019).

Reason: To ensure that protected species are safeguarded at all phases of development and to ensure a net gain for biodiversity in accordance with National planning policy1.

Condition 2

Prior to any works being undertaken at the site a sensitive lighting design strategy shall be submitted to and approved in writing by the County Planning Authority. The strategy shall:

- Identify those areas/features on site that are likely to be sensitive for bats including areas adjacent to Stanley Wood.
- Detail how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that impacts on bats will be avoided.
- The sensitive lighting strategy must align with recommendations provided in current guidance on bats and lighting.
- All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.

Reason: To minimise disturbance to nocturnal wildlife including bats.

17. The **County's Flood Management Team** objects to the application due to concerns with the viability of the proposed surface water drainage scheme with regard to the proposed deep bore soakaway to the proposed science block, the permeability of the proposed surfacing of the new car park and the additional surface water runoff from the widened access road.
18. The **School Travel Plan team** has no objection to the proposed development subject to a condition requiring that the existing School Travel Plan be submitted for approval prior to the occupation of the development and that it is reviewed annually.
19. **Thames Water** has no objection to the application.
20. **Highways Development Management** comments awaited.

Representations

21. No representations have been received from members of the public.

Discussion

22. The Communities and Local Government (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 states that:

"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.

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.

This has been endorsed as part of the National Planning Policy Framework.

23. NPPF Paragraph 94 states that LPAs should take a proactive, positive and collaborative approach to ensure a sufficient choice of school places is available; they should give great weight to the need to expand or alter schools and work with school promoters to identify and resolve key planning issues prior to submission of applications.
24. I consider that the main issues to be considered are the site's location in the Green Belt and the need for the development, design and the setting of the Chilterns AONB, landscape and arboricultural impacts, amenity impacts, highway impacts and the surface water drainage proposals.

Green Belt and the need for the development

25. CDLP policies GB1 and GB2 define and seek to protect the Green Belt in Chiltern District. CSCD policy C1 sets the spatial strategy for the District which is to in part protect the Green Belt by focusing development in areas not so designated. CSCD Policy CS2, whilst not directly relevant to this development, sets out the number of residential dwellings to be accommodated over the plan period to 2026, which is a combined figure for Amersham with Chesham, Little Chalfont and Chalfont St Peter of 1,685 to 1,935. CSCD policy CS3 sets out the non-residential development to be accommodated but makes no specific provision for new educational facilities. CSBLP policy SP PP1 states that planning permission will not be granted unless very special circumstances have been demonstrated or specific other policies are accorded with. One of these is policy DM PP2 which allows for the replacement of a building which is similar in scale and footprint to that which it replaces and another is DM PP3 which allows for development on previously developed land in the Green Belt which would not result in a greater impact on the openness of the Green Belt subject to massing and siting, the maintenance of important views and no material change in the ratio of built development to open space.
26. In accordance with relevant Green Belt policies and the NPPF, the proposed development would be, by definition, inappropriate development in the Green Belt as it does not fall within one of the exceptions identified in those development plan policies. The purpose of Green Belt policy, as set out in paragraph 133 of the NPPF, is to prevent urban sprawl by keeping land permanently open. However, Amersham School is a long established educational establishment that has been a constant feature within this land designated as Green Belt. Furthermore, the school site represents the boundary of the Metropolitan Green Belt within Amersham (see Figure 1). It is considered that the proposed development has been sensitively designed to remain within the existing overall built footprint of the school site and the largest element is essentially a replacement building on a very similar footprint, albeit two storeys. I note Chiltern District Council's concerns however, the proposed built development does not extend substantially beyond the absolute limits of existing built development at the school and is set within the context of the existing school buildings. Furthermore, measures have been proposed in the application to mitigate the impact of the proposed development by increasing landscape planting, the upkeep of which can be secured by condition. I do not consider in this context that it would adversely affect the

visual amenities of this part of the Green Belt and arguably it is in accordance with the aims of CSBLP policies DM PP2 and DM PP3.

27. Nevertheless, given that the proposed development does not meet the relevant exception tests set out in policy GB2 of the CDLP, planning permission should therefore only be granted in very special circumstances. The applicant states that there is a need for the County Council as education authority to plan for additional school place demand in the Amersham area given the anticipated additional residential development to be accommodated. The Amersham School is one of three state secondary schools in the Amersham/Little Chalfont area and the only one which provides for those who do not pass the 11+ examination. Furthermore, mindful of the guidance set out in the Chief Planning Officer's Letter dated 15th August 2011 and the NPPF set out above, it is considered that very special circumstances to allow inappropriate development in the Green Belt have been demonstrated in this instance to warrant an exception to policies C1 and GB2 of the CDLP, CSCD policy CS3 and in accordance with CSBLP policy SP PP1.

Design and the Chilterns AONB

28. Policies GC1 of the CDLP and CS20 of the CSCD seek to see a high standard of design and this is also reflected in CSBLP policy DM DP1. Policies LSQ1 of the CDLP and CS22 of the CSCD seek to protect the Chilterns AONB and its setting. CSBLP policy DM NP1 makes similar provision. In terms of design, the proposed development has taken account of the sensitivity of the site's location, including the setting of the Chilterns AONB and Green Belt designation, by proposing the use of suitable brickwork. Furthermore, in terms of scale and massing, the proposed development would not result in any built element which would significantly exceed the height of the existing two-storey school buildings, particularly taking into account the topography of the site which slopes in an east to west direction. Whilst visible from the Chilterns AONB, the Council's Landscape Advisor has not objected to the application. The proposed development is considered to be in compliance with policies GC1 & LSQ1 of the CDLP, policies CS20 & CS22 of the CSCD and CSBLP policies DM DP1 and DM NP1.

Landscape impact

29. CDLP policies GC4 and GB30 taken together seek to protect the landscape including existing trees and hedgerows. CSBLP policy DM NP5 makes similar provision. Given the proximity of the Chilterns AONB and the need to have regard to its setting, the proposed development has incorporated measures to screen the new built and Development. Furthermore, to offset the loss of some trees and to screen the views into the site of the development, the application also proposes additional planting which would be subject to long term management. Therefore, subject to the inclusion of appropriate conditions requiring the submission, approval and implementation of an arboricultural method statement and tree protection plan to ensure existing trees to be retained are protected and additional tree planting and grass seeding measures, the proposed development is considered to be in compliance with policies GC4 and GB30 of the CDLP and CSBLP policy DM NP5.

Amenity Impact

30. CDLP policy GC3 seeks to protect the amenities of existing neighbours. CSBLP policy DM NP9 seeks to protect residential amenity from noise and light pollution. Given that the site is an established educational establishment it is considered unlikely that the proposed development would give rise to any significantly adverse amenity impacts. The proposed new buildings would not be close to any residential neighbours other than the school's own caretaker's house. A condition should be attached to any planning permission granted requiring that a detailed lighting scheme be submitted for approval. Therefore, subject to this, the proposed development is considered to be in compliance with policy GC3 of the CDLP and CSBLP policy DM NP9.

Highways Impact

31. The proposed development would result in an anticipated 180 additional pupils attending the school. Furthermore, the application proposes an additional 10 FTE employees at the school. The proposed car park would provide 104 spaces plus one additional disabled bay and mini-bus bay, the rearrangement of the access/egress road and construction of 18 drop-off bays and widening of the access road. Policies TR11 and TR16 of the CDLP taken together advocate that facilities shall be provided for parents delivering and collecting children by car, within the curtilage of the site or adjacent to the entrance of the school. Policies CS25 and CS26 of the CSCD, and policy TR2 of the CDLP advocate that traffic generated by developments should not materially increase existing problems on the highway. Where this would happen, mitigation measures should be secured prior to occupation of the development. CSBLP policy DM CP3 references proposed parking standards.
32. The Highway Authority has asked for some additional information in support of the Transport Assessment. I shall therefore update the committee orally on whether there are any issues with what is proposed from a highway perspective.
33. Subject to no over-riding issue being raised by this, the application is considered to be in compliance with policies TR2, TR11 and TR16 of the CDLP, and policies CS25 and CS26 of the CSCD.

Surface Water Drainage

34. CSCD policy CS4 seeks to see assessment of surface water drainage impacts and the inclusion of Sustainable Drainage Systems (SUDS) which consider all SUDS options and ground conditions, under advice set out in national policy. The design and consideration of SUDS in the Critical Drainage Areas should be given particular attention so that it will not increase the risk of flooding within the site and to adjoining land/ properties. CSBLP policy DM NP8 makes similar provision.

35. The Flood Management Team has raised objection to the application due to concerns with the viability of the proposed surface water drainage scheme with regard to the proposed deep bore soakaway to the proposed science block, the permeability of the proposed surfacing of the new car park and the additional surface water runoff from the widened access road. The applicant has submitted additional information to address these concerns and the initial indication from the Flood Management Team is that this may address their concerns. I will update the committee orally with regard to this issue and whether the objection has been overcome.

Equality and Diversity issues

36. The Equality Act 2010, Section 149 states:
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.

Conclusion

37. Application CC/0013/19 seeks planning permission for new build to improve the facilities at the school and bring it to a standard able to accommodate additional pupil intake in line with the County Council's statutory requirement to provide for pupil places as a result of growth in the area. Whilst the proposed development does not fall within the exceptions to Green Belt policy, it is considered that very special circumstances exist to justify an exception to the development plan. Furthermore, in the balance of this consideration, weight has been attached to the Chief Planning Officer's letter endorsed in the NPPF which indicates the Government's intention to promote necessary development at state-funded schools.
38. Additionally, given that the proposed development has been limited to be largely within the existing overall built footprint of the site and suitable measures have been included, or can be implemented post-consent in accordance with further details to be approved by condition, to minimise the visual impact of the proposed development, it is considered that the proposed development would not have a significant additional detrimental impact on the setting of the Chilterns AONB, on the local landscape or on the amenity of local residents. Therefore, subject to the resolution of the outstanding issues with regard to highways impact and surface water drainage, the development should be approved subject to conditions to be determined by the Head of Planning and Environment including those set out in Appendix A. However, as the development constitutes more than 1000 m² of new built development in the Green Belt, it is necessary that before planning permission can be granted, it is first referred to the Secretary of State to consider whether he wishes to determine the application.

The proposal would not have any disproportionate affect upon people with protected characteristics.

Appendix A - Schedule of Conditions

Time limit for commencement

1. The development shall commence no later than three years from the date of this consent. No later than seven days before the date of commencement, written notification of the date of commencement shall be provided to the County Planning Authority.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.

Approved Plans

2. The development hereby permitted shall not be carried out other than in complete accordance with the submitted documents and the following drawings:
 - Drawing no. 414.07296.00007.0004 Rev P1 Site Location Plan
 - Drawing no. 414.07296.00007.0005 Rev P1 Proposed Block Plan
 - Drawing no. 414.07296.00007.0003 Rev P03 Hardworks Proposals
 - Drawing no. 414.07296.00007.0001 Rev P15 Landscape Strategy Plan
 - Drawing no. AMS001-AHR-E-RF-GA-A-2006 Rev P01 Planning - Block E GA Proposed Roof Plan
 - Drawing no. AMS001-AHR-E-ZZ-EE-A-2016 Rev P01 Planning - Block E Proposed Elevations
 - Drawing no. AMS001-AHR-E-ZZ-SE-A-2050 Rev P01 Planning - Block E Proposed GA Sections
 - Drawing no. AMS001-AHR-N-00-GA-A-2006 Rev P02 Planning - Block N GA Proposed Ground Floor Plan
 - Drawing no. AMS001-AHR-N-ZZ-GA-A-2008 Rev P02 Planning - Site Block Plan
 - Drawing no. 414.07296.00007.0002 Rev P03 Outline Softworks Proposals
 - Drawing no. AMS001-AHR-E-00-GA-A-2006 Rev P01 Planning - Block E GA Proposed Ground Floor Plan
 - Drawing no. AMS001-AHR-N-01-GA-A-2005 Rev P01 Planning - Block N GA Proposed First Floor Plan
 - Drawing no. AMS001-AHR-N-RF-GA-A-2006 Rev P01 Planning - Block N GA Proposed Roof Plan
 - Drawing no. AMS001-AHR-N-ZZ-EE-A-2017 Rev P01 Planning - Block N Proposed Elevations

- Drawing no. AMS001-AHR-N-ZZ-EE-A-2018 Rev P01 Planning - Block N Proposed Elevations Drawing no. AMS001-AHR-N-ZZ-SE-A-2052 Rev P01 Planning - Block N Proposed GA Sections B-B,C-C
- Drawing no. AMS001-AHR-N-ZZ-SE-2060 Rev P01 Planning - Site Sections
- Drawing no. 70042627-104 Rev P01 Proposed Levels
- Drawing no. 70042627-105 Rev P02 External finishes
- Drawing no. 70042627-107 Rev P02 Construction Details
- Drawing no. 70042627-100 Rev P04 Existing/Proposed Arrangement
- Drawing no. 414.07296.00007.0002 Rev P02 Outline Softworks Proposals With Arboriculture Information
- Drawing no. 100/A Arboricultural Survey
- Amersham Sections
- Drawing no. 70042627-D-002 Rev P04 Dining Hall, Reception and Car Park Foul and Surface Water Drainage Layout (If Infiltration Is Feasible)
- Drawing no. 70042627-D-001 Rev P04 Science Block Extension Proposed Foul and Surface Water Drainage Layout
- Drawing no. 70042627-D-002 (Infiltration Not Feasible) Rev P04 Dining Hall, Reception and Car Park Foul and Surface Water Drainage Layout (if Infiltration Not Feasible)
- Drawing no. 414.07296.00007.0010 Rev P03 Indicative Cycle Storage Details
- Drawing no. 414.07296.00007.0011 Rev P02 Indicative Step Details
- Drawing no. 414.07296.00007.0012 Rev P02 Indicative Ramp Details
- Drawing no. 414.07296.00007.0020 Rev P03 Temporary Car Parking Plan
- Drawing no. 70042627-102 Rev P05 General Arrangement
- Drawing no. 70042627-D-003 Rev P04 Deep Borehole Soakaway
- Drawing no. 70042627-D-004 Rev P03 Manhole Details
- Drawing no. 70042627-D-005 Pipe Bedding Details
- Drawing no. 70042627-103 Rev P01 Vehicle Swept Path Analysis

Reason: To define the development which has been permitted so to control the operations in accordance with policy 28 of the BMWLP and policies GP.8 and GP.35 of the AVDLP.

Pre-commencement Conditions

3. Prior to the commencement of the development, an Arboricultural Method Statement including a tree protection plan shall be submitted to and approved in writing by the County Planning Authority. The approved Arboricultural Method Statement shall be implemented thereafter throughout the construction period for the development.

Reason: To ensure that the trees and hedgerows to be retained are protected in accordance with policies GC4 and GB30 of the CDLP.

4. Prior to the commencement of the development, a scheme of landscape planting and grass seeding shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include the following:
- Detailed planting proposals and specification stating species size at time of planting; spacing/densities; total plant numbers; planting protection/fencing.
 - Detailed proposals for all grassed areas including seed mixes and sowing rates.
 - Design and long-term management objectives for existing and new landscape areas; an establishment management and maintenance programme for a minimum five years of aftercare for all new planting; and during the first five years of the programme, the replacement of all failed new planting (irrespective of cause) in the planting season immediately following failure.

Reason: In the interests of the local landscape, the setting of the Chilterns AONB and the amenities of local residents including those on Stanley Hill in accordance with policies GC4 and GB30 of the CDLP.

5. Prior to any works being undertaken at the site a sensitive lighting design strategy shall be submitted to and approved in writing by the County Planning Authority. The strategy shall:
- Identify those areas/features on site that are likely to be sensitive for bats including areas adjacent to Stanley Wood;
 - Detail how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that impacts on bats will be avoided; and
 - Align with recommendations provided in current guidance on bats and lighting;

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and shall be maintained thereafter in accordance with the strategy.

Reason: To minimise disturbance to nocturnal wildlife including bats in accordance with paragraph 170 of the National Planning Policy Framework.

On-going Conditions

6. Measures for the mitigation of the impact on protected species and other ecological features of interest shall be implemented in accordance with the details set out in the *Preliminary Ecological Appraisal and Preliminary Roost Assessment Report* (Bernwood ECS Ltd, February 2019).

Reason: To ensure that protected species are safeguarded at all phases of development and to ensure a net gain for biodiversity in accordance with paragraph 170 of the National Planning Policy Framework.

7. Prior to the first occupation of the development hereby permitted, an updated travel plan shall be submitted to and approved in writing by the County Planning Authority.

The plan shall include a full analysis of the existing modal split for staff and pupils at the school and detailed proposals for future sustainable transport promotion and provision, with the aim of securing no increase in the number of car movements generated on the school journey. The approved School Travel Plan shall be implemented thereafter.

Reason: In order to promote sustainable methods of travel, to minimise danger, obstruction and inconvenience to users of the highway in accordance with policy CS25 of the CSCD.

8. Following occupation of the development hereby permitted, the approved School Travel Plan shall be reviewed and updated and submitted to and approved in writing by the County Planning Authority, on an annual basis, at the end of each academic year. In the event of an increase in the number of car movements, the school shall set out the measures to be taken to promote a reduction in the number of car borne trips. The approved reviewed and updated School Travel Plan shall be implemented thereafter.

Reason: In order to promote sustainable methods of travel, to minimise danger, obstruction and inconvenience to users of the highway in accordance with policy CS25 of the CSCD.

INFORMATIVES

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

In determining this planning application, the County Planning Authority has worked 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. In this instance, this requirement can be demonstrated through the County Planning Authority working to highlight and seek to resolve consultee concerns with regard to landscape, arboricultural impact, surface water drainage and highways impacts.

Mud on the Road

It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.

Site Notice

Please remove any site notice that was displayed on the site to advertise this planning application.

