



Addendum to Report CC/0023/20

1.0 Introduction

- 1.1 Since the publication of the committee report there has been an update on a number of outstanding matters. It is also necessary to make a correction to the report in relation to pupil numbers and the type of upgraded crossing type proposed on Chartridge Lane.

2.0 Corrections

Correction to paragraphs 2.1, 2.2 on pupil numbers

- 2.1 The existing school has capacity for 990 pupils – It can take approximately 825 pupils in years 7 to 11 (six classes per year with an average of 165 pupils per year group and 27.5 pupils per class) plus a sixth form of up to 165 pupils. The demand for sixth form places varies year to year.
- 2.2 The school currently has 964 pupils on role. This includes two bulge classes, each of 27 pupils and the sixth form. The lower years are operating above capacity but the upper years are not full.
- 2.3 The proposed development seeks to increase the capacity of the school to 1350 pupils. This would allow the school to take approximately 1200 pupils in years 7 to 11 (eight classes per year with an average of 240 pupils per year group and 30 per class) plus a sixth form with an average of 150 pupils

Correction to paragraph 4.17 on the formal pedestrian to be provided

- 2.4 Paragraph 4.17 of the report refers to the provision of a Toucan crossing. A formal crossing is proposed to be provided but the type will depend on further consideration of the road type, location and traffic flow. As such an alternative form of formal crossing, such as a Zebra, Pelican and Puffin may be provided instead. The heads of terms for the conditions includes the 'Provision of a formal pedestrian crossing point'. This condition in full will require agreement of the type and location of the crossing with the planning authority
- 2.5 The timing of the provision of the crossing is currently 'Prior to occupation' of the proposed development. As there are several elements to the proposed development, for greater clarity and enforceability it is recommended the provision of the formal crossing is instead linked to pupil numbers. Under the proposed scheme there would be an increase of 60 pupils per year with the two-form entry expansion. The school may already operate with 990 on role. There is also the third bulge class due to be taken in 2020 to which the application for temporary classrooms (CC/0029/20)

relates. As such it is recommended the formal pedestrian crossing is provided prior to the number of pupils on role reaching 1077.

3.0 Policy Consideration and Evaluation Updates

Drainage

- 3.1 In regard to drainage, the LLFA is satisfied that additional ground investigations have been completed to demonstrate that infiltration is a viable method of surface water disposal. They require further clarification on the location of the soakaway, infiltration rate testing to BRE365, and calculations to demonstrate the proposed drainage system can contain up to a reasonable level flooding from storm event on site but are satisfied this may be secured via condition. The LLFA therefore remove their objection to the proposed development subject to 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 and a whole life maintenance scheme for drainage being conditions of development. For the avoidance of doubt, the car parking area is included within this scheme.
- 3.2 Further to paragraphs 4.46 to 4.48 of the report, with these conditions in place, it can be ensured that flood risk would not increase elsewhere and that sustainable drainage systems are utilised. This is considered to be in accordance with policy CS4 of the CDCS and draft policy DM NP8 of the CSBLP.

Landscape and Trees

- 3.3 At the time of going to print, as set out in paragraph 4.41 of the report, officers were to update the committee orally with comments from the landscape advisor.
- 3.4 Detailed comments have been provided by the landscape advisor and some points of clarification relating to the pruning of the Leyland Cyprus along the northwest boundary, clarification on the re-location and/or felling of some trees, the inclusion of the hedgerows in the Arboricultural Impact Assessment, amendment of the drawings and specifications of the landscape and ecological management plan to consistently and fully show the planting proposals (including for the grassed areas) are recommended. It is also recommended that the applicant may wish to use some alternative indigenous species along the northwest boundary as the beech and lime proposed on maturity would be tall with associated shade and leaf debris issues.
- 3.5 Subject to the resolution of the above matters where further clarification is sought, it is advised that there would be no basis for objection on the ground of long term significant adverse landscape and/or visual effects. The landscape advisor also comments that the proposals would introduce permanent structures and intensification of ongoing operations within the Green Belt and in close proximity to the Chilterns Area of Outstanding Natural Beauty (AONB) and that this should be a material consideration in the determination of the application.

- 3.6 The Arboricultural Advisor has similarly commented on the extent of the pruning of the Leyland Cypress, the re-location and/or felling of some trees and seeks clarification on the Tree Protection Plan and Root Protection Areas, partially in relation to the mature and maintained hedgerow along the north/northeast boundary (front of the school). It is also advised that all trees planting is conducted in line with BS8545:2014, Trees: from nursery to independence in the landscape to ensure successful establishment.
- 3.7 The LEMP as submitted is to be read in conjunction with shrub and tree specification sheets which identify the species and girths and these tie in with the planting plan which shows species and locations. A few minor changes to the LEMP are being sought (including the size of the magnolia and a commitment to replace any planting which fails within the first five years irrespective of cause). Subject to these being received prior to the determination of the application adherence to the updated LEMP may be secured via condition. It is however advised that an updated Tree Protection Plan and Arboricultural Methods Statement are provided. This would need to via to be pre-commencement conditions.
- 3.8 Consideration of the impact of the development on the Chilterns AONB and Green Belt are set out in paragraphs 4.5 to 4.12 and paragraphs 4.38 to 4.45 of the report. Subject to the inclusion of the conditions set out above, the conclusions of these paragraphs are not considered to have changed.

4.0 Conclusion

- 4.1 The proposed development would be broadly acceptable in policy terms. The objection from the LLFA has been overcome and no further material considerations have been raised by the Landscape or Arboricultural advisor.
- 4.2 Overall, it is considered that the educational need outweighs the harm to the Green Belt and any other harm. It is recommended that planning permission is granted subject to conditions.