



Buckinghamshire Council

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Corrigendum to Strategic Sites Committee 8th April 2021

Application Number: 20/04007/APP

Proposal:	Development of a new two and three storey 6FE (1080 place) secondary school including a 32 place Special Educational Needs (SEN) Unit, two vehicle access points and pedestrian/cycle access point onto the approved road to the east, maintenance access from Burcott Lane, staff car parking including electric charging points, cycle storage, sports hall, canopies, pavilion, playing pitches, all-weather pitch, multi-use-games-area (MUGA), external bin and sports equipment storage and associated landscaping and external works
Site Location:	Kingsbrook Secondary School Land East of Aylesbury, Broughton Crossing, Bierton,, Buckinghamshire
Applicant:	Buckinghamshire Council
Case Officer:	Mrs Sue Pilcher
Ward(s) affected:	ASTON CLINTON & BIERTON
Parish-Town Council:	KINGSBROOK
Date valid application received:	30 November 2020

Corrigendum

1. Recommendation:

The recommendation for the application (which corrects that given at the beginning of the report and in paragraphs 1.6 and 8.1) is as follows:

To defer and delegate for approval to the Service Director for Planning and the Environment broadly in accordance with the draft conditions set out in the Officer's report and subject to amendments as considered appropriate following final consideration of consultee comments.

2. Comments from BC Tree Officer:

Following recent comments regarding treatment of the veteran tree T60, and the details of new planting further information has been provided. The new information shows that there is an adequate buffer around T60, and that planting proposals have been revised – an additional two trees are provided, bringing the total to 191, and the mix has been improved, total species is now up from 10 to 15. The proportion of planting remains weighted towards certain species, and while the heavy use of lime and hornbeam is tied into the clear design of the school entrance, there seems a general overreliance around the site in general. Again, no further native black poplars are proposed along the boundary by T60. This is a missed opportunity, and there is no clear reason for it, with the provision of other large canopy trees (oak, lime, beech) and trees that prefer similar wet conditions (alder).

Further information has now been provided on soil volumes and space for trees in hard landscapes – there seems slightly excessive use of root barriers, particularly in the car parking area where ‘raft’ style parking bays would perhaps be a better solution, but generally the trees have sufficient soil available that the vast majority are likely to meaningfully establish with appropriate aftercare.

There is clear scope for simple changes that would significantly improve the proposed planting, but on balance the submitted detail is acceptable, if not exceptional. However there are a few points of detail which still need addressing (although this could be left to condition): the tree pit specifications still contradict the best practice set out in BS8545:2014, specifically clause 10.2.3: “During the preparation of the tree pit, the soil is disturbed, but the base of the tree pit should remain undisturbed....”. Additionally, the maintenance information is extremely brief and not considered sufficient. A full maintenance plan should be provided.

Summary and recommendation: No objection – subject to conditions.

The proposals still involve removal of significant trees and are judged to include the loss of native black poplars. The arboricultural impact of the proposal is considered to result in substantial local harm. However, retained trees can be adequately protected and a significant number of new trees are proposed, including new native black poplars, and the information is considered sufficient to show that commensurate value is achievable through new planting. Although there remain seemingly obvious ways in which the planting proposals can be improved, the species selections and locations are acceptable. Further detail on planting specifications and aftercare can be secured via condition. Accordingly it would be appropriate to attach conditions to any permission to secure:

- *Compliance with the proposed tree protection measures as set out in the AMS*
- *Notwithstanding the submitted detail, full details of tree planting including a plan of aftercare, taking into account the guidance set out in BS8545:2014.*

Planning Officer comments: The comments of the Tree Officer are noted and a further condition is recommended to pick up the required tree pit specification to be in accordance with the latest guidance. In term of the tree species, improvements have been made to the detail provided such that a more diverse mix has been provided that is now considered to be acceptable. A landscape condition is recommended to ensure that the planting scheme is implemented. A further

condition is recommended to ensure that the planting scheme is maintained for a minimum period of five years in accordance with the Council's normal procedure. A condition to include more detail of aftercare goes beyond what can reasonably be secured and Officers are satisfied that the provision of landscaping and its maintenance through the recommended conditions would be sufficient to ensure the satisfactory development of the site in accordance with local plan policy and the NPPF.

3. Amended/updated/new conditions

Condition 11 below picks up the Council's aim to ensure that future infrastructure is available to enable increased electric vehicle charging points to be provided easily if necessary.

11. The scheme for parking and manoeuvring and the loading and unloading of vehicles, the storage of cycles and provision of electric vehicle charging points shown on the approved plans shall be laid out prior to the initial occupation of the development hereby permitted and these areas shall not thereafter be used for any other purpose. In addition to the provision of electric vehicle charging points, prior to the development being brought into use, appropriate infrastructure to allow the additional provision of electric vehicle charging points within the car park area shall be provided and thereafter retained.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway, having regard to the provision of cycle storage and electric vehicle charging points and to accord with Policy GP24 of the Aylesbury Vale District Local Plan, emerging Policies T6, T7 and T8 of the Vale of Aylesbury Local Plan and with the NPPF.

Condition 27 is a new condition to pick up the Tree Officer's comments on the provision of the tree pits and to ensure they meet up to date guidance.

27. Notwithstanding the detail submitted with the application, the tree pit specifications shall be constructed in accordance with best practice as set out in BS8545:2014.

Reason: To ensure a satisfactory appearance to the development and to comply with policy GP39 and GP35 of Aylesbury Vale District Local Plan, emerging policies NE1 and NE4 of the Vale of Aylesbury Local Plan and the National Planning Policy Framework

Condition 28 is a new condition to ensure the implementation of the Ecological Impact Assessment.

28. The development shall be implemented in accordance with the agreed mitigation and enhancement measures detailed in the Ecological Impact Assessment from the ecological Consultant SSE dated February 2021.

Reason: Having regard to ecology and biodiversity net gain and to accord with the Wildlife and Countryside Act 1981 (as amended), The Conservation of Habitats and Species Regulations 2017

(as amended), emerging policy NE1 of the Vale of Aylesbury Local Plan and with the NPPF.

Condition 29 picks up the need to ensure that the sports facilities at the school are available for community use, as had been secured in the S106 legal agreement for the outline approval for the wider Kingsbrook development.

29. Prior to the initial occupation of the development, a Community Use Agreement, prepared in consultation with Sport England, shall be submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to all the sports facilities and ancillary facilities hereby permitted and shall set out, but not be limited to, the following:

- A description of the facilities being made available for community use;
- Details of the proposed pricing policy;
- Proposed hours of use of the facilities to be made available for community use;

Details of how access to the facilities shall be made available to users not associated with the school;

- Details of the management responsibilities; and
- Proposed mechanisms for review.

The development shall thereafter not be occupied other than in complete accordance with the approved Community Use Agreement.

Reason: To secure well managed, safe community access to sports facilities to accord with the NPPF.

The reason for condition 4 should refer to policy GP39 (not GP9).

4. **Kingsbrook Parish Council** – confirmation that they have been consulted, but provided no response.

5. **Update on VALP:**

The most up to date position on VALP (to add to paragraph 5.2 in the report) is that the emerging VALP is now at an advanced stage with the further main modifications having been made and consulted on between 15 December 2020 and 9 February 2021. The Main Modifications hearing sessions have also now been arranged and will take place virtually starting 13 April 2021 for 7 days.

6. **Site plan** – see below.



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