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Division Affected: Barton and Churchill

PLANNING & REGULATION COMMITTEE – 12 APRIL 2010

DEMOLITION OF EXISTING SINGLE STOREY EAST WING OF THE SCHOOL AND EXISTING SINGLE STOREY FOUNDATION STAGE BLOCKS AND CONSTRUCTION OF NEW 2 FORM ENTRY PRIMARY SCHOOL AND CHILDREN'S CENTRE. EXTERNAL RE-FENESTRATION AND RE-CLAD OF EXISTING TWO STOREY CLASSROOM BLOCK AND REMAINING EXISTING ACCOMMODATION. ALTERATIONS TO DEMOLISH EXISTING BOUNDARY WALL AND FENCING TO SITE FRONTAGES TO BAYSWATER ROAD AND WAYNFLETE ROAD WITH REPLACEMENT 2M HIGH BOWTOP FENCING. SITE RECONFIGURATION TO RE-ACCOMMODATE PARKING AND CREATE NEW VEHICULAR ENTRANCE AND EXIT

Location:

Bayards Hill Primary School, Waynflete Road, Oxford, Oxfordshire, OX3 9NU.

Applicant: Oxfordshire County Council

Application No: R3.0206/09

District Council Area: Oxford City

Introduction

1. This application is for the redevelopment of the Bayards Hill Primary School site to provide a two form entry primary school, a children's centre and accommodation for Oxfordshire Music Services. The application proposes the demolition of parts of the existing school buildings and the construction of new accommodation. Works to on site parking areas, vehicle and pedestrian entrances, playing fields, boundaries and improvements to the retained buildings are also proposed.

Location (see site plan)

2. Bayards Hill Primary School (formerly the Bayswater Middle School site) is located on the eastern edge of Oxford, in Barton. The site is located off Waynflete Road which joins Bayswater Road which links to the A40 (London Road) at the Headington Roundabout.

Site and Setting (see site plan)

3. The application site is bordered on three sides by roads, the A40 (London Road) to the south, Waynflete Road and Bayswater Road to the north and north west. To the north of Waynflete Road and Bayswater Road are, in the majority, two storey semi-detached residential properties. Immediately abutting the site to the west is an old people's home whilst to the east, separated by a public footpath, is the site of the former Omerod School. On the north east corner of the site is the Barton community swimming pool which is operated by Oxford City Council. The main vehicle and pedestrian accesses into the site are located off Waynflete Road; there is also a secondary vehicle entrance off Bayswater Road. Parking areas occupy areas along the northern boundary of the site.
4. The existing school buildings consist predominately of those from the original Bayswater Middle School; these are 1950's brown brick clad flat roof buildings of single and two storey construction. Recent developments on the site include the construction of new music facilities (also used by the Oxfordshire Music Service) in 2002 and two single storey pitched roofed buildings constructed in 2003 which accommodate Key Stage 1 and Nursery Classes.
5. The school playing fields are located to the south of the school buildings, running parallel with the southern and eastern boundaries. The current playing field covers an area of approximately 17,000sqm. The course of the Dorchester-on-Thames to Alchester Roman Road runs north/south through the centre of the site.

Background and Details of the Development

Aim of the Development

6. This development is one of two developments in Oxfordshire funded through the Primary Capital Programme (PCP). The project aims to provide facilities for children aged 0-11 years through integrating a number of services onto one site and replacing existing inadequate accommodation. The redevelopment of this site would provide the following accommodation:
 - A two form entry primary school consisting of 12 Key Stage 1 and Key Stage 2 classrooms and associated foundation stage teaching spaces (currently located on the site);
 - The Roundabout Day Nursery and Family and Community Support Service (currently located on the adjacent Ormorod site);
 - Accommodation for Oxfordshire County Council's Music Service (currently located on the site).

Existing Buildings

7. The existing buildings on the site were designed as a middle school. The sizes of the classrooms are fit for purpose but there are a number of suitability issues which result in problems with the operation of the school. These include: poor security, poor circulation space, and a lack of withdrawal areas for children with special needs. The existing buildings are 1950's concrete framed structures which are costly to maintain, repair and heat.
8. The application proposes the demolition of the existing early years buildings and the eastern wing of the main school and gym. The existing school hall, kitchen, dining facilities, plant room, main entrance, music services accommodation and the two storey teaching block would be retained and improved in appearance and operation. The retained buildings would be rendered, re-clad and have new windows.

Design of the New Buildings

9. The new building would be constructed on the existing parking areas at the front of the site and part of the school playing field. This would provide an additional 1,300sqm of floorspace. New parking would be provided in the north west corner of the site where the early years accommodation is currently located. This would result in 8 additional parking spaces (including 1 disabled space) for use by staff of the Roundabout Centre. At present there are two vehicle entrances off Waynflete. The proposal is to have a single two-way entrance. On completion of the works the existing vehicle entrance from Bayswater Road would be closed to vehicles and used as a pedestrian entrance only. Other pedestrian entrances (including a main entrance) would be provided from Waynflete Road.
10. The new building would be single storey but has been designed and positioned on the site in order to provide the school with a new visual identity. The front of the building would be constructed of buff brickwork to match recent builds at the school with coloured render panels to add interest. This front element of the building and the Roundabout Centre would have a sedum (grass) roof. The rear wings of the building have been designed to give the building a different identity. Although also constructed in buff brickwork they would have a peaked tiled roof.

Trees

11. A number of small ornamental trees and shrubs would be removed. The majority of trees across the site (particularly the more significant ones on the western side) would be retained, the application proposes new planting to improve the landscaping of the school.

Open Space

12. The application proposes a redesign of sports pitches laid out across the playing fields, new hard play areas and new external play areas and spaces. This includes areas set aside for 'learning through landscapes' which are designated areas for learning outside of the classroom. The amount of open grassed playing field on the site would be reduced from 1.7 hectares to 0.9 hectares.

Hours of Use

13. Hours of use of the primary school buildings and the music service would not change from existing arrangements. The school currently opens during normal school hours and due to the evening use of the site for the Music Service the buildings close at 10pm Monday to Thursday and 6pm on Friday. During the weekend the Music Service operates on a Saturday morning 8am to 1pm (with some occasional all day workshops and evening concerts) and occasional use during Sundays. The Roundabout Centre would be a new use on the site and its times of operation would be 8am to 6pm Monday to Friday, including school holidays.

Sustainability

14. The new building is proposed to have a BREEAM rating of 'Very Good'. In addition to the sedum roof the application proposes:
 - The use of a biomass boiler - this will seek to reduce CO2 emissions by approximately 80% compared to a gas boiler;
 - Earth tubes - these draw fresh air from underground (at 10 degrees) to cool or heat air within classrooms;
 - The use of energy efficient lights and the use of automatic controls to ensure unoccupied areas of the building are not unnecessary illuminated;
 - The replacement of the existing buildings windows with double glazing to improve the thermal properties;
 - The use of variable speed heating pumps which ensure that only the required amount of heating fluid is used in the different zones of the building;
 - The use of reclaimed or recycled materials during construction. The demolition of the existing buildings would be carried out in a way which enables materials to be crushed and used as hardcore on site. New building materials would be researched and where possible Building Research Establishment 'A+' and 'A' materials (those materials rated with the highest environmental performance) would be specified.

Consultations

15. **Oxford City Council** – Object. The application is not accompanied by Natural Resource Impact Analysis to demonstrate how a development of this scale and nature would minimise the use of natural resources. An objection has also been received from Sport England and as such the development is considered contrary to policy SR2 of the OLP.

Sport England – Object. Concerned that the application will result in a significant loss of playing field land that provides an important resource for the school and the local community. The location of the new building would compromise the area available for pitches and a grassed athletics track. As such the application fails to demonstrate that it meets with any of the specific circumstances of our adopted Playing Fields Policy. Should the Council be minded to approve the application it should be referred to the Government Office for the South East in line with the Town and Country Planning (Consultation) (England) Direction, 2009.

Environment Agency (EA) – The EA originally objected to the development on the grounds that the Flood Risk Assessment (FRA) submitted with application did not comply with PPS25 in that it was not demonstrated that a suitable surface water drainage scheme could be provided. The EA have now withdrawn their objection (subject to conditions) as further information has been provided which satisfies their concerns.

Archaeology – Due to the alignment of a Roman Road running on a north south orientation through the school grounds pre-application archaeological investigations have taken place. These revealed the presence of two parallel linear anomalies running on the same alignment as the Roman road. These were interpreted as the flanking ditches of the Roman road. Because this section of the Roman road is well preserved, and very few intact sections of this road survive we classify this as a feature of national importance. Under current planning policy guidance, there is a presumption in favour of *in situ* physical preservation of all nationally important sites. However, it is clear that this is a major school redevelopment that is essential to the well being and future education of the local community, and will not be feasible without some adverse effect on part of this nationally important site. Provided the part of the road impacted by this development is properly investigated and recorded (i.e. ‘preservation by record’) the Council should take all appropriate measures to ensure that the remaining section of road surviving within the school grounds is guaranteed full protection for the future. We would therefore recommend that the applicant should be responsible for implementing a staged programme of archaeological work over the specific areas affected by the development. A separate condition should be attached to the permission covering proposals for the *in situ* preservation of the remaining section of Roman road.

Transport Development Control – No objection subject to conditions and the submission of further information before any permission is issued about a) vehicular access during the construction period and b) visibility splays at the proposed vehicle access. Further information has been submitted on points a) and b) to the satisfaction of Transport Development Control Officers.

County Forester – No objection provided tree protection measures are put in place and maintained throughout the construction process.

Rights of Way – No objection. No plant, temporary structures or materials should be deposited on the public footpath to the east of the site.

County Ecologist – A bat survey has been carried out which did not indicate the presence of bats in the buildings to be demolished. Therefore no objection subject to conditions.

Third Party Representations (Copies of these letters are available in the Member's Resource Centre)

16. We have received two letters from neighbouring residents. Neither object to the development but they have made the following points:
- The new entrance does not appear wide enough and would increase queuing in Waynflete Road and Bayswater Road and restrict access for emergency vehicles;
 - The new car parking area should be well drained as heavy rain fall runs off into Waynflette Road.

Development Plan and other Policies

17. Planning applications should be decided in accordance with the development plan unless material considerations indicate otherwise. The relevant development plan documents are:

The South East Plan Regional Spatial Strategy 2026 (RSS). The relevant policies are as follows: BE6, CC1, CC4, CC6, NRM4.

Oxford Local Plan 2016 (OLP). The relevant policies are as follows: CP1, CP3, CP6, CP7, CP8, CP9, CP11, CP15, CP17, CP18, NE10, NE15, ED1, ED3, SR2, SR15, HE1, HE2.

18. Because the development involves the loss of playing fields, Sport England Policy is also relevant.
19. All relevant policies are set out in Annex 1.

Comments of the Head of Sustainable Development

20. The key planning issues to be considered with this application are:
- (i) Provision of educational and community facilities;
 - (ii) Impacts on local people;
 - (iii) Impacts on the environment.
- (i) *Provision of educational and community facilities*
21. Barton is one of the most seriously deprived parts of Oxford and indeed Oxfordshire and suffers from relatively poor quality housing and infrastructure. Of the 12 deprived areas in Oxfordshire (identified in the Index of Multiple Deprivation 2007), two are located within the Barton and Sandhills ward. The new facilities proposed would play a significant part in regenerating the area and offering better quality facilities and services for local residents. Enabling such a development would specifically support three of the relevant priorities within the sustainable communities strategy (Oxfordshire 2030) – planning for better places to live, learn and work; reducing inequalities and breaking the cycle of deprivation, and promoting healthy and thriving communities. Policies CC1 and CC6 of the RSS specifically seek to promote the creation of sustainable communities, including deprived communities having a better quality of life. Policy SR15 of the OLP recognises the importance of community facilities within Oxford.
- Open Space*
22. The provision of improved educational and community facilities on the site would result in the overall loss of existing playing field space. Currently the site provides approximately 1.7 hectares of grassed playing field land. On completion of the development the school would have 0.9 hectares of grassed playing field capable of accommodating playing pitches. At present, of the existing 1.7 hectares of grassed playing field only 0.4 hectares is laid out as formal pitches (one 3,350sqm football pitch and an 800sqm running track). The development would provide 0.9 hectares of grassed playing field capable of accommodating playing pitches (this area would include 3 laid out pitches covering an area of 0.7 hectares). In addition the school would also have hard play areas, a games court, other soft play areas (including 'learning for landscaped areas') and a habitat area covering approximately 0.6 hectares, all of which represents a benefit in terms of the present use of the open space.
23. Policy SR2 of the OLP and Policy CC8 of the RSS seek to protect important open spaces, including playing fields to ensure that the public have adequate open space to enjoy both for physical activity, and to provide a pleasant environment. Sport England's adopted Playing Field Policy (A Sporting Future of the Playing Fields of England, 1996) aims to ensure that there is an adequate

supply of quality pitches to satisfy the current and estimated future demand for pitches within an area. If an application proposes the use of all or any part of a playing field Sport England oppose the development unless they consider it would meet with one or more of their exception criteria to this policy. The criteria cover:

- evidence to suggest there is an over provision of playing field land in the area;
- whether the development is ancillary to the principle use of the site as a playing field;
- if the playing field land lost is capable of forming a playing pitch;
- whether there are proposals to provide replacement playing field land elsewhere;
- whether the development is for an outdoor or indoor sports facility.

24. In this instance Sport England consider none of the above exception criteria are met and therefore they object. They consider the proposal would result in the loss of playing field land that provides an important resource for the school and the local community. Oxford City Council have also raised this as an issue based on the objection from Sport England. Discussions have taken place between the applicant, planning officers and Sport England to try and resolve their concerns. These have however proved unsuccessful and Sport England maintain their objection.

25. The main policy consideration is whether the development is in accordance with Policy SR2 of the OLP and whether the development accords with Sport England policy. Policy SR2 states that development on playing fields would not be granted where there is a need for the playing field to be retained in its current location or the open space provides an important green space for local residents. I do not consider that the issue of retaining a playing field in this location is an issue given that this application would not result in the loss of the entire school playing field, there would be enough playing field retained to meet with the required educational standards and additional soft and hard play areas would be provided. Therefore a playing field would be retained in this location, albeit to a reduced size. Currently there is no formal use of the school playing field by the local community, occasional informal use takes place by local children after school, during school holidays and at weekends. The redevelopment of the site would not preclude this from happening in the future as this informal agreement would be retained.

26. Given the issues raised above I consider that firstly, the redevelopment of the playing fields would allow sufficient playing field land to be retained on the site to meet the schools needs and educational requirements. The Department for Children, School's and Families (DCSF) require that a school of this size have between 0.8 hectares and 1.2 hectares of playing pitch areas (the development would result in a grassed playing pitch area of 0.9 hectares capable of

accommodating playing pitches). Although playing field land would be lost which is capable of being used for playing pitches the remaining areas would be more formally laid out and utilised in a better way than at present. The redevelopment would also allow the existing site to be more intensively used through improved hard play areas, soft play areas, games courts and other outdoor areas which would allow improvements to education provision and improvements visually to the site. Secondly, the redevelopment of the site would not result in the loss of the informal community use arrangements that are currently in place. Local children would still be allowed to use the playing field so in practice there would be no loss of green space for local residents. In addition Policy SR2 of the OLP requires that there should be a demonstrated need for the development. This development would be one of two Primary Capital Programmes in the County and as such would be an important community facility for this part of the City and Oxfordshire as a whole. Importantly it would also allow for the integration of a number of educational facilities onto one site to provide a more joined up service for children between 0 and 11.

27. In summary I consider that the proposal represents a beneficial redevelopment of the site in terms of providing modern new school and community buildings consistent with Policies CC1 and CC6 of the RSS and the County Council's sustainable communities strategy which seek to create sustainable communities. The development would also improve the visual appearance of the site and create a more pleasant environment for the area. I also consider that the development does not conflict with Policies SR2 of the OLP and CC8 of the RSS given that only part of the playing field would be lost and that educational and community use can be retained and indeed improved. Although there is a quantitative loss of the playing land in conflict with the objectives of Sport England's policies I consider that the need for the development in this deprived area of Oxford justifies overriding the objection of Sport England.
28. In circumstances such as this where Sport England (a statutory consultee) have raised an objection and the local planning authority do not propose to refuse the application the authority is required to consult the Secretary of State before the issuing of any planning permission.

(ii) Impacts on local people

Scale of Activity

29. This redevelopment would lead to an increase in the number of uses currently on the site (the Roundabout Centre would be additional). Policy CC1 of the RSS requires new development to be in sustainable locations whilst Policies ED1, ED3, CP3 and SR15 of the OLP also require new educational and community facilities to be in accessible locations, that they should not cause significant problems in terms of noise and disturbance to local residents and should not cause unacceptable traffic or parking problems. Policy CP1 of the OLP also

requires new development to be acceptable in terms of access, highway safety and traffic generation.

30. The proposed development would lead to an increase in activities that take place directly on this site. However, this would stem from the addition of the Roundabout Centre which is currently located on the adjacent Ormorod site. Given the close proximity of this site I do not consider that the proposal would lead to a significant amount of additional trips to the area. An additional eight car parking spaces and additional cycle spaces are proposed to accommodate this increase in use on the site. Transport Development Control Officers consider this increase in parking provision acceptable and have no objection to the proposal in wider terms and consider the site is well located to serve this part of Oxford. They have recommended that the schools existing travel plan is updated to take account of the development.
31. Although the Roundabout Centre would be an additional use there would be no increase in use of the site outside of the times that activities currently operate. The Oxfordshire Music service currently operates outside of school hours and as mentioned previously the Roundabout Centre operates on an adjacent site during the proposed times. Given that this facility is currently operating on the adjacent site (without any identified environmental problems) I consider that there would be little or no impact to local residents as a result of moving it to the Bayards School site. The types of activities associated with this use are not significant noise or disturbance generators.

Vehicle Access

32. A comment has been received from a local resident questioning whether the proposed entrance points to the site are acceptable. In their original response Transport Development Control Officers also requested further information be provided in relation to the acceptability of the proposed accesses. This further information has been provided and shows that vision splays from this entrance are acceptable and its location on Waynfilete Road is appropriate. Transport Development Control Officers are satisfied that it has been demonstrated that vehicles can access the site safely from the surrounding highways network.
33. Policy SR15 of the OLP states that planning permission for new community facilities will be granted subject to the site being readily accessible and in a location where problems of noise and disturbance to local residents can be prevented. The site is well located to serve the local population. This is an existing accessible site that currently operates educational and community facilities successfully with limited impact on local residents, it has also been demonstrated in the application that access to the new development can be safely provided. Therefore I consider that the development is consistent with policies SR15, CP3, ED1 and ED3 of the OLP and CC1 of the RSS which requires new developments to be in sustainable locations.

(iii) Impacts on the environment

Archaeology

34. Redevelopment of the existing buildings and playing field would impact on the known alignment of a Roman road running on a north south axis through the site. Policy HE1 and HE2 of the OLP and Policy BE6 of the RSS seek to protect archaeological remains. Pre-application discussions with Archeologically Officers highlighted the need for archaeological field evaluations given that part of the site was know for its importance. The evaluation confirmed the presence of around 80 linear metres of Roman road. Because this section of the road is well preserved Officers considered that this must be classified as a feature of national importance. Under policies HE1 and HE2 of the OLP there is a presumption in favour of *in situ* physical preservation of all nationally important sites.
35. Further discussions have taken place with Officers and the applicant and the County Archaeologist accepts that given this development is an important educational and community facility it would not be possible to provide it without some adverse impact on part of this nationally important site. It has therefore been agreed that as long as the section of the road to be impacted is properly investigated and recorded (i.e. preservation by record) the remaining surviving section of the road should be guaranteed full protection for the future. Planning conditions are therefore recommended to require a staged programme of archaeological investigations and mitigation over the affected areas and also a condition which ensures the remaining section of the road is preserved *in situ*. Given the views of Archaeological Officers and the work that has been carried out to limit the impact on this important archaeological site and protect the remaining section for the future I consider the approach that is proposed to be taken is acceptable. Furthermore, I consider that whilst there is some conflict with policies HE1 and HE2 of the OLP and BE6 of the RSS in terms of not preserving all archaeological remains *in situ* the public benefit of this development outweighs the impact.

Sustainability of the Development

36. Applications of this nature and scale should include evidence that the development would use fewer non-renewable resources, use less energy, re-use demolition materials and use sustainable building materials. Policies CP15, CP17 and CP18 of the OLP and CC4 of the RSS require the demonstration of these issues in development proposals. The City Council have objected to the development on the grounds that insufficient information has been provided to demonstrate how natural resources would be minimised. A Sustainability Statement was submitted with the application and further information provided during the consultation on the application which has sought to demonstrate how the development would perform in terms of sustainability. Details of this are set

out in paragraph 14. Given this information I consider that the applicant has provided evidence of the measures proposed to ensure that the use of natural resources would be minimised. Importantly the environmental performance of the buildings which would be retained would also be improved. However, in my view it is important that the sustainable features highlighted in paragraph 14 are achieved through the detailed design stage and then construction of the building. Therefore I recommend a condition which ensures that a BREEAM rating of 'Very Good' is maintained up to the point of completion of the development and that the final details of sustainable construction methods and energy efficiency measures are submitted and approved prior to the commencement of the development. This would ensure that the development achieves high sustainable standards, and is therefore in accordance with Policies CP15, CP17 and CP18 of the OLP and CC4 of the RSS.

Flooding

37. Because of the size of the development proposed the Environment Agency (EA) require that a Flood Risk Assessment (FRA) should be submitted with the application which demonstrates that surface water run-off would not increase on the site or to the surrounding area. Policy NE10 of the OLP and Policy NRM4 of the RSS require development proposals to demonstrate this. The EA originally objected to the application on the grounds that the FRA submitted did not demonstrate that a suitable surface water drainage scheme could be provided. Work has been carried out by the applicant to assess this and further technical information submitted. The EA are now satisfied (subject to conditions set out in the recommendation) that the FRA demonstrates a surface water drainage scheme can be satisfactorily provided. This scheme would include permeable car parking and hard play areas. Given the views of the EA and the conditions they have recommended I am now satisfied that the issue of surface water drainage on the site has been fully addressed and the application does not conflict with policies NE10 of the OLP and NRM4 of the RSS.

Conclusion

38. The proposal would provide an important educational and community facility in this part of Oxford. In planning terms I believe this proposal is acceptable and that the need for the development outweighs the loss of areas of the existing playing field to new buildings. Importantly, there would be enough playing field provision retained to serve both educational and community needs for the local area. Policies CP3 and SR15 of the OLP encourage new educational and community facilities provided that there is a need for the development, they are within sustainable locations and they do not impact on residential and recreational amenity. In my opinion the above policy criteria have been demonstrated in the application and the development would not have a significant impact on the immediate or wider area, including any neighbouring residents. The proposal is also seen as acceptable in highway safety terms and

the relocation of the Roundabout Centre onto this site from the adjacent site would not significantly alter traffic to the area. The development would also improve the visual appearance of the site through creating new features and landscapes and the new buildings design and scale are considered appropriate for this location. The redevelopment would also allow for opportunities to improve the appearance and energy efficiency of the existing buildings that would be retained on the site. Through conditions a high level of sustainability of the new buildings can also be secured. Although there is an issue regarding the impact on important archaeological remains I believe this has been addressed and appropriate mitigations measures secured.

RECOMMENDATION

39. **The Committee is RECOMMENDED subject to the development not being called in by the Secretary of State to approve Application Number R3.0206/09 subject to conditions to be determined by the Head of Sustainable Development to include the following matters:**
- (1) That the development must be carried out strictly in accordance with the particulars contained in the application and the plans accompanying (as amended) subject to conditions covering matters below.**
 - (2) That the development shall commence within 3 years of the date of the permission.**
 - (3) That samples of the external materials of the proposed building (including the sedum roof) shall be submitted and approved prior to the commencement of the development.**
 - (4) That no development shall take place until the trees on the site which are to be retained and which are adjacent to or within the development area, have been protected during building operations by means of a protective fence around the edge of the canopy of the trees.**
 - (5) That the site be landscaped and planted with trees (including replacement trees) and shrubs in accordance with a comprehensive planting and landscaping scheme.**
 - (6) That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner.**
 - (7) That prior to the commencement of the development full details of all boundary treatments (including fencing to the front of the site) should be submitted to and approved by the Head of Sustainable Development.**
 - (8) Prior to the commencement of the development a Construction Traffic Management Plan must be submitted and approved.**

- (9) Prior to the commencement of the development written consent must be obtained from the relevant Highways Area Office for works to the proposed vehicular access.**
- (10) That the final details of the cycle and scooter parking areas (including the provision of covered stands) shall be submitted and approved prior to the commencement of the development.**
- (11) Review and update School Travel Plan to take account of the proposed development.**
- (12) No plant, temporary structures or materials should be deposited on the public footpath to the east of the site.**
- (13) No development shall commence until a staged programme of archaeological investigation and mitigation has been implemented in accordance with a written scheme of investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication. The work shall be carried out by a professional archaeological organisation.**
- (14) The remaining section of roman road surviving within the school grounds should be preserved in situ.**
- (15) The development permitted shall only be carried out in accordance with the Flood Risk Assessment submitted with the application.**
- (16) That prior to the commencement of the development details of a surface water drainage scheme for the site shall be submitted and approved.**
- (17) That prior to the commencement of the development details of sustainable construction and energy efficiency measures to be incorporated into the new building shall be submitted and approved. The development proposed shall maintain a BREEAM status of 'Very Good' until the completion of the development.**
- (18) On completion of the development details of the layout of all winter and sports pitches laid out of the site shall be submitted and approved.**
- (19) No demolition work shall commence until a 'Demolishing Buildings' form has been agreed and signed by all contractors working on the demolition.**
- (20) If any bats are found at any point, all work should cease immediately and the Protected Species Officer contacted immediately.**
- (21) Should demolition of the building take place later than August 2010, an updated bat survey must be carried out.**
- (22) Vegetation removal should not take place during the bird breeding season, which is March-August inclusive.**

CHRIS COUSINS
Head of Sustainable Development
Background Papers: File Ref: R3.0206/09 8.2/5507/17

Development Plan Policies and other Material Considerations

Development Plan Policies

The South East Plan Regional Spatial Strategy 2026 (RSS)

- CC1 The principal objective of the Plan is to achieve and to maintain sustainable development in the region. Sustainable development priorities for the South East are identified as:
- i. achieving sustainable levels of resource use
 - ii. ensuring the physical and natural environment of the South East is conserved and enhanced
 - iii. reducing greenhouse gas emissions associated with the region
 - iv. ensuring that the South East is prepared for the inevitable impacts of climate change
 - v. achieving safe, secure and socially inclusive communities across the region, and ensuring that the most deprived people also have an equal opportunity to benefit from and contribute to a better quality of life.
- CC4 The design and construction of all new development, and the redevelopment and refurbishment of existing building stock will be expected to adopt and incorporate sustainable construction standards and techniques. This will include:
- i. consideration of how all aspects of development form can contribute to securing high standards of sustainable development including aspects such as energy, water efficiency and biodiversity gain
 - ii. designing to increase the use of natural lighting, heat and ventilation, and for a proportion of the energy supply of new development to be secured from decentralised and renewable or low-carbon sources
 - iii. securing reduction and increased recycling of construction and demolition waste and procurement of low-impact materials
- CC6 Actions and decisions associated with the development and use of land will actively promote the creation of sustainable and distinctive communities. This will be achieved by developing and implementing a local shared vision which:
- i. respects, and where appropriate enhances, the character and distinctiveness of settlements and landscapes throughout the region
 - ii. uses innovative design processes to create a high quality built environment which promotes a sense of place. This will include consideration of accessibility, social inclusion, the need for environmentally sensitive development and crime.
- CC8 Local authorities and partners will work together to plan, provide and manage connected and substantial networks of accessible multi-functional green space.

BE6 - When developing and implementing plans and strategies, local authorities and other bodies will adopt policies and support proposals which protect, conserve and, where appropriate, enhance the historic environment and the contribution it makes to local and regional distinctiveness and sense of place. The region's internationally and nationally designated historic assets should receive the highest level of protection.

NRM4 In considering planning applications local authorities should require incorporation and management of Sustainable Drainage Systems (SuDS), other water retention and flood storage measures to minimise direct surface run-off.

Oxford Local Plan 2016 (OLP)

- CP1 Planning permission will only be granted for development which:
- (i) shows a high standard of design, including landscape treatment;
 - (ii) is acceptable in terms of access, parking, highway safety, traffic generation, pedestrian and cycle movements;
 - (iii) provides buildings with suitable access arrangements and facilities for all members of the community;
 - (iv) retain important landscape features;
 - (v) retain important open spaces of recreational amenity;
 - (vi) preserve the site and setting of sites of special local archaeological significance.
- CP3 Planning permission will only be granted for employment, retail, education, leisure and other developments that attract a large number of people when the City Council is satisfied that:
- a. there is a need for the development;
 - b. the location of the proposed development is in the most sustainable locations; and
 - c. the location is realistically accessible by walking, cycling or public transport for the majority of people travelling to the site.
- CP6 Planning permission will only be granted where development proposals make maximum and appropriate use of land. Development proposals must make best use of site capacity, in a manner compatible with both the site itself and the surrounding area, as well as addressing the following criteria:
- a. the intensity of development must be appropriate for the use proposed;
 - b. the scale of development, including building heights and massing, should be at least equivalent to the surrounding area;
 - c. opportunities for developing at the maximum appropriate density must be fully explored;
 - d. built form and site layout must suit the site's capacity; and
 - e. parking levels must be appropriate to the use proposed.

PN5

- CP7 Planning permission will only be granted for developments that demonstrate good urban design. The applicant must demonstrate that the proposed development is appropriate for the site and the surrounding area.
- CP8 `All new and extended buildings should relate to their setting to strengthen, enhance and protect local character. Planning permission will only be granted where:
- c) where new development is well connected to, and integrated with, the wider area;
 - d) the siting, massing and design of proposed development creates an appropriate visual relationship with the form, grain, scale, materials and details of the surrounding area.
- CP9 Development proposals should be designed to create a successful living and working environment and achieve high quality public spaces.
- CP11 Planning permission will only be granted where:
- a. the landscape design relates to the function and character of the spaces and surrounding buildings;
 - b. existing trees, shrubs, hedges and water features of significant landscape value are incorporated alongside new planting;
 - c. buildings and paved surfaces are located far enough from existing trees and hedges to avoid damage to roots from sub-surface works;
 - d. all boundary edges or fences are designed as an integral part of the development and surrounding area;
- CP15 Planning permission will only be granted for developments which are designed to optimise energy efficiency.
- CP17 Planning permission will only be granted for developments where the design includes the use of reclaimed materials.
- CP18 Developments of non-residential developments of 2000 m² or more will be expected to submit a Natural Resource Impact Analysis, this analysis should demonstrate attention to opportunities for the reduction in energy use, efficiency in the use of energy, the generation of energy from renewable energy sources, the use of recycled or reclaimed materials in their construction.
- NE10 Planning permission will only be granted for developments that would not significantly increase surface water run-off.
- NE15 Planning permission will not be granted for development proposals which include the removal of trees, hedgerows and other valuable landscape features where this would have a significant adverse impact upon public amenity or ecological interest. Planning permission will be granted subject to soft landscaping, including tree planting, being undertaken whenever appropriate.

PN5

- HE1 Planning permission will not be granted for any development that would have an unacceptable effect on a nationally important monument (whether or not it is scheduled) or its setting.
- HE2 Planning applications should incorporate sufficient information to define the character and extent of archaeological deposits as far as reasonably practicable, including, where appropriate:
- a) the results of an evaluation by fieldwork; and
 - b) an assessment of the effect of the proposals on the deposits or their setting.
- If the existence and significance of deposits is confirmed, planning permission will only be granted where the proposal includes:
- c) provision to preserve the archaeological remains in situ, so far as reasonably practicable, by sensitive layout and design (particularly foundations, drainage and hard landscaping); and
 - d) provision for the investigation and recording of any archaeological remains that cannot be preserved, including the publication of results, in accordance with a detailed scheme approved before the start of the development.
- SR2 Planning permission will not be granted for development that would result in the loss of open-air sports facilities, including school playing fields, where there is a need for the facility to be retained in its current location, or the open area provides an important green space for local residents. Where this is not the case, planning permission will only be granted where there is no need at all for the facility for the purposes of open space, sport or recreation, or where:
- a. there is a need for the development;
 - b. there are no alternative non-greenfield sites; and
 - c. the facility can be replaced by either:
 - i. providing an equivalent or improved replacement facility; or
 - ii. upgrading an existing facility.
- SR15 Planning permission will be granted for new community facilities subject to the site being:
- a) readily accessible to the relevant community by walking, cycling and public transport;
 - b) in a location where significant problems of noise and disturbance to local residents can be prevented.
- ED1 Planning permission would only be granted for nursery education and childcare facilities where the proposed development:
- a) will not cause unacceptable noise and nuisance to the adjoining properties;
 - b) provides adequate internal and external play space is provided;
 - c) adequate provision is made for access, parking, and dropping off facilities;
 - d) the location is realistically accessible by walking, cycling or public transport.

ED3 Planning permission will only be granted for significant trip-generating development at schools that meets the following criteria:

- a) it will not cause unacceptable traffic or parking problems;
- b) appropriate provision is made for access and dropping off facilities;
- c) the site is accessible by walking, cycling or public transport.

Other Material Considerations

Oxfordshire 2030, A partnership plan for improving quality of life in Oxfordshire, Oxfordshire Partnership

Sport England adopted Playing Fields Policy - A Sporting Future of the Playing Fields of England, Sport England, 1996:

Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field or allocated for use as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of five specific circumstances applies.

The five specific circumstances are:

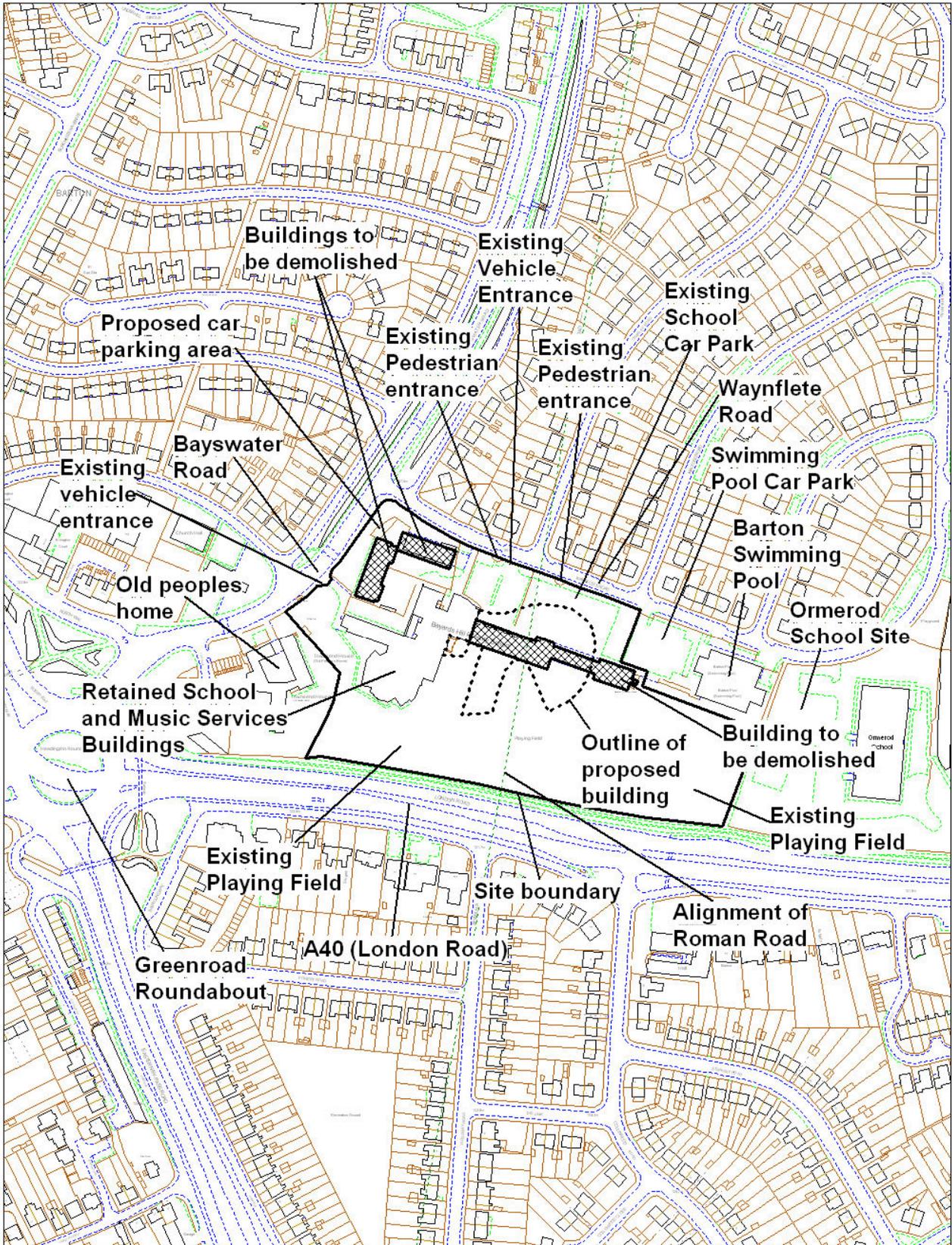
[E1] "A carefully quantified and documented assessment of current and future needs has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport."

[E2] "The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use."

[E3] "The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of, or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facility on the site."

[E4] "The playing field or playing fields which would be lost as a result of the proposed development would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of the development."

[E5] "The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields."



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Plot Date: 16/03/10
By: PF