

PLANNING & REGULATION COMMITTEE – 12 APRIL 2010

ERECTION OF TWO STOREY SIX CLASSROOM EXTENSION AND ASSOCIATED ALTERATIONS AND ADAPTIONS; REMOVAL OF 4 TEMPORARY CLASSROOM BUILDINGS; RELOCATION OF SCHOOL CAR PARKING AREA (INCLUDING ITS RELOCATION FOR A TEMPORARY PERIOD DURING CONSTRUCTION PERIOD AND PROVISION OF TEMPORARY CONTRACTORS ACCESS AND COMPOUND)

Location: The Grange Community Primary School, Avocet Way, Bodicote Chase, Banbury, Oxon, OX16 9YA.

Application No: R3.0009/10

District Council Area: Cherwell

Introduction

1. This application is for the erection of a two storey six classroom extension, and the removal of one double, and three single temporary classroom buildings. The proposal also involves the relocation of the school car parking area (including its relocation for a temporary period during the construction period), and provision of a temporary contractors access and compound on the school playing field.

Location (see site plan)

2. The Grange Community School is located approximately 2 miles south east of Banbury town centre, just off Avocet Way.

Site and Setting (see site plan)

3. The school site is immediately bounded by St John's Catholic Primary School to the east, residential properties to the north, south and west, and the A4260 Banbury to Oxford road to the south west. A recreation ground adjoins the north side of the school playing field.
4. The school site comprises the main school building, a community hall, 4 prefabricated classrooms buildings, two car parks and the school playing field. The nearest residential dwellings are located 20 metres to the south, on Marten Gate and Hazeldene Gardens. There are mature trees and 2 metre high close boarded fencing along the school's southern site boundary, and a line of trees (a mix of lime, horse chestnut and hawthorn) between the school playing field, and the temporary classrooms/staff car park.

5. The main school building is single storey red brick building with a flat roof. The community hall extension is one and a half storeys in height, built of a matching brick but with a pitched roof. The residential dwellings closest to the proposed development are two storey brick built with pitched tiled roofs.

Background and Details of the Development

6. The proposal is to remove 4 sub-standard temporary classroom buildings from the school site and replace them with permanent teaching accommodation. In addition, the school has identified a need for an extra classroom as the existing permanent classrooms are of inadequate size and irregular shape, which inhibits teaching. No increase in pupil numbers is proposed.
7. It is proposed to erect the new 6 classroom extension on the staff car park which is located to the east of the main school building. The extension would be two storeys high with the intention of enhancing the presence of the school, and to improve the visual appearance of the entrance to the school.
8. The extension would be flat roofed with white rendered walls to the ground floor, and three colours (light blue, mid blue and grey) of cladding to the first floor. These materials are intended to contrast with the existing building. A glazed canopy is proposed over the entrance to the new extension.
9. The application also seeks to relocate the staff car park to the area currently occupied by the 4 temporary classroom buildings. No extra car parking is proposed. For the period of construction the staff car park would be relocated onto the school playing field, immediately east of the school's main car park. The contractor's compound would be located immediately north of both the temporary and main school car park. The compound would not impact on the marked out playing pitches.
10. To enable contractors vehicles to access the development site (from the site compound), it is proposed to remove two horse chestnut trees.

Consultations

11. Cherwell District Council – Holding objection. No means of protection of trees which are to be retained on site during construction works are provided.
12. Banbury Town Council – No objection. Would like the materials/colour to be conditioned to be sympathetic and in keeping with the locality.
13. Oxfordshire Playing Fields Association – No objection.
14. Environment Agency – No objection.
15. Sport England – No objection. The extension to the main car park will not affect any marked out pitches on the site and will only be for a temporary

- period. Recommend that the playing field land be reinstated to playing field quality at the end of the construction works.
16. Transport Development Control – No objection. Recommend the submission and approval of a construction traffic management plan.
 17. County Ecologist - No objection subject to conditions to cover, tree removal to be carried out in accordance with the ecological method statement, no tree removal during the bird breeding season, and details of how bats would be accommodated on site.
 18. County Forester – Initially the County Forester raised concern about tree protection. However, following the submission of amended tree protection measures the Forester has withdrawn his concerns.
 19. County Archaeologist – The application does not appear to directly affect any known archaeological sites. Request an informative advising of appropriate action to be taken in the event of archaeological finds.
 20. **Third Party Representations** (copies of each letter are available in the members resource centre)
 21. Two letters of objection have been received from neighbouring residents. The key points made by the local residents are:
 - loss of privacy;
 - potential loss of daylight/overshadowing;
 - lack of infrastructure for increased access and parking;
 - increase in noise;
 - loss of playing field space.

Relevant Development Plan and other Policies

22. Planning applications should be decided in accordance with the development plan unless material considerations indicate otherwise.
23. The relevant development plan documents are The South East Plan Regional Spatial Strategy 2026 (RSS), the Cherwell Local Plan 1996 (CLP). The Cherwell Non Statutory Local Plan (NSCLP) 2011 has been adopted by the District Council for development control purposes and is also material to the consideration of this application.
24. The relevant policies are as set out in annex 1:
 - RSS – BE6, CC6, C4, NRM2, NRM5, NRM10 AND T1.
 - CLP – C28.
 - NSCLP – D3, D9, TR1, TR5, R7A, EN3, EN6, EN15, EN16, EN22, EN24, EN35, EN37 and EN47.

Comments of the Head of Sustainable Development

25. In my view the main issues to be considered in assessing the merits of this application relate to:
- (i) Potential impacts on neighbouring residents;
 - (ii) Impact on the environment; and
 - (iii) Design/materials of the extension.
 - (iv) Potential impacts on neighbouring residents

Overlooking and daylight

26. The application seeks to locate the two storey extension 20m to the north of the rear of the nearest residential property. Policy D3 of the NSCLP seeks to ensure that new development respects the scale of adjoining properties, whilst Policy EN16 of the NSCLP seeks to prevent development on greenfield land. Policy D9 of the NSCLP seeks to ensure that all residential properties have access to some private or semi private outdoor space. Policy D9 further seeks to ensure that the privacy of dwellings is respected and that windows of habitable rooms are not overshadowed.
27. Two objectors have expressed concern about the scale of the proposed development and the effect that it may have on their residential amenities. In particular both objectors have expressed concern about overlooking from the proposed development into their rear gardens. However, only one objector has expressed concern about overlooking into their house. One of the objectors has also raised concerns about potential overshadowing and loss of sunlight.
28. The proposed development site is typical of an urban environment in that it is surrounded by varying building heights. The existing main school building is single storey, the community hall is one and a half storeys. The adjacent residential properties are two storeys in height (approximately 6.4metres). Although the two storey extension would be 7.3m high, I do not believe that it would be overbearing in relation to the adjacent houses. Therefore I believe that the extension would respect the scale of the adjoining properties and that it accords with policy D3 of the NSCLP. A two storey extension would reduce the footprint of the proposed development rather than expand onto undeveloped land. In my opinion the proposed extension accords with policy EN16 of the NSCLP.
29. The garden of the objector (who raised concern about overlooking to their garden only) would be located 21.6 metres from the new school extension. There is a 2 metre high garage with a pitched roof located in the adjacent residential garden, a 2.5 metre high covered cycle parking shelter and a 2 metre high close boarded fence located on the school's southern boundary.

Overlooking should not be a significant issue given the combination of the 21.6m distance, the location of the garage, cycle parking shelter and fencing.

30. The other objector's house is located 23.9 metres away from the proposed two storey extension, and their rear garden is located 14.4 metres away. Similarly overlooking should not be significant because of the combination of distance, a 2 metre high close boarded timber fence and, the location of 2 mature trees located on the school's southern boundary.
31. Concerns have been raised regarding lack of light/overshadowing. However, as the sun rises in the east and moves clockwise to the west, and the proposed development would be located to the north of the houses and gardens, there should be no undue loss of daylight or shadowing to neighbouring properties.

Transport network

32. One local resident has expressed concern that an increase in pupil numbers may lead to an increase in vehicular traffic, accessibility issues (for emergency vehicles), and parking problems (such as parking across private driveways and at junctions). Another local resident has expressed concern that the concentration of parking in one area may exacerbate existing congestion problems along Avocet Way during school peak times, and impact on highway safety.
33. As the new extension would not lead to an increase in pupil numbers or an increase in the number of parking spaces, I consider that once the building is constructed the transport network would not be affected.

Noise

34. It is proposed that the contractors compound would be located approximately 40m from the nearest residential property. Policy EN3 of the NSCLP seeks to ensure that new development does not cause materially detrimental levels of noise, particular to the amenities of residential properties. One of the objectors has raised concern about noise and disturbance from construction works. To minimise any noise impact on the amenity of the neighbouring residents, a condition requiring the approval of contractors working hours could be attached to any permission. I am of the view the proposed development would accord with policy EN3 of the NSCLP provided working hours are controlled.

(ii) Impact on the environment

Temporary loss of playing field

35. The proposal seeks to locate a car park and contractors compound on the school playing field for the duration of the temporary construction works. Policy R7A of the NSCLP seeks to prohibit development from taking place on playing fields unless the development would not adversely affect the use of a

playing pitch. One of the objectors has expressed concern that the temporary car park would reduce the size of the school playing field.

36. Sport England have commented that the encroachments onto the school playing field would not affect any marked out pitches, and would only be for a temporary period. As the proposed works would not affect a playing pitch, and the contractor's compound and car park would only be temporarily located on the school playing field, I consider this would not conflict with intentions behind Policy R7A of the NSCLP. A condition can be imposed to ensure that the playing field is reinstated on completion of the works.

Trees

37. To enable contractors vehicles to access the development site, it would be necessary to remove two horse chestnut trees. Policy EN35 of the NSCLP seeks to retain trees unless their loss can be justified by appropriate compensatory measures.
38. Cherwell District Council have commented that there is potential for damage to occur to retained trees as the application does not address tree protection issues in sufficient detail. Although the County Forester initially raised concern about tree protection, the applicant has since provided details of how trees to be retained would be protected during construction works. The County Forester has since confirmed that he is happy with the amended tree protection measures.
39. Because 2 trees would be lost to enable the extension, it would be appropriate to impose a condition requiring replacement tree planting to ensure that conflict with Policy EN35 of the NSCLP is offset.

(iii) Design and materials of the extension

40. The applicant proposes that the extension be faced in white render with three colours (light blue, mid blue and grey) of cladding to the white floor. Policy C28 of the CLP requires external-finish materials of new development to be sympathetic to the character of the urban context of the development. Banbury Town Council have commented that the colour of the materials should be conditioned to ensure that it is sympathetic and in keeping with the locality.
41. The finish of the existing main school building, community hall and adjacent residential properties is red brick and the materials for the new extension have been deliberately chosen to contrast with the existing building. I think that this is an acceptable approach which would compliment the red brick. However, to ensure that the colour of the materials accords with policy C28 of the CLP, a condition should be imposed requiring the submission and approval of the external cladding materials.

Conclusion

42. I consider that this proposal would enable The Grange Community Primary School to remove five temporary sub-standard classrooms from the school site and replace them with permanent teaching accommodation. Concerns have been raised about the impact that the proposed development may have on neighbouring residents and the landscaping and materials. I am of the view that the scale and design of the development is acceptable and would have minimal impact on residential amenity (noise from construction activities, overlooking, overshadowing). There are no significant transport or landscaping concerns and the application accords with Development Plan policy.

RECOMMENDATION

43. It is **RECOMMENDED** to approve Application Number R3.0009/10 subject to conditions to be determined by the Head of Sustainable Development to include the following matters:
1. The development must be carried out strictly in accordance with the particulars contained in the application and the plans (as amended).
 2. Commencement of the development within 3 years.
 3. Submission of external materials
 4. Submission of construction traffic management plan – to include contractors working hours.
 5. Submission of a replacement planting scheme
 6. Planting, seeding or turfing to be carried out in the first planting season.
 7. Tree protection measures.
 8. No tree removal during the bird breeding season.
 9. Tree removal to be carried out in accordance with the ecological method statement.
 10. Submission of details showing how bats will be accommodated on the development site.
 11. Removal of the temporary buildings from the school site.
 12. Removal of the temporary car park and contractors compound at the end of the construction period and the restoration of the playing field.
 13. Submission of full details of the canopy.

Archaeological informative – If archaeological finds do occur during development, the County Archaeologist shall be notified in order that he may visit the site and advise as necessary.

Ecological informative - If any protected species not initially surveyed for are found at any point, all work should cease immediately. Work should not recommence until a full survey has been carried out, a mitigation strategy prepared and licence obtained (if necessary) in discussion and agreement with Natural England.

CHRIS COUSINS
Head of Sustainable Development
Environment & Economy

Background Papers: File Ref: R3.0009/10 8.1/4539/2

Relevant Planning Policies

The South East Plan

POLICY BE6: MANAGEMENT OF THE HISTORIC ENVIRONMENT

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. Proposals that make sensitive use of historic assets through regeneration, particularly where these bring redundant or under-used buildings and areas into appropriate use should be encouraged.

POLICY CC6: SUSTAINABLE COMMUNITIES AND CHARACTER OF THE ENVIRONMENT

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 reduction.

POLICY C4: LANDSCAPE AND COUNTRYSIDE MANAGEMENT

Outside nationally designated landscapes, positive and high quality management of the region's open countryside will be encouraged and supported by local authorities and other organisations, agencies, land managers, the private sector and local communities, through a combination of planning policies, grant aid and other measures.

In particular, planning authorities and other agencies in their plans and programmes should recognise, and aim to protect and enhance, the diversity and local distinctiveness of the region's landscape, informed by landscape character assessment.

Positive land management is particularly needed around the edge of London and in other areas subject to most growth and change. In such areas long-term goals for landscape conservation and renewal and habitat improvement should be set, and full advantage taken of agri-environmental funding and other management tools.

Local authorities should develop criteria-based policies to ensure that all development respects and enhances local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided.

POLICY NRM2: WATER QUALITY

Water quality will be maintained and enhanced through avoiding adverse effects of development on the water environment.

In preparing local development documents, and determining planning applications, local authorities will:

- i. take account of water cycle studies, groundwater vulnerability maps, groundwater source protection zone maps and asset management plans as prepared by the Environment Agency, water and sewerage companies, and local authorities;
- ii. ensure that the environmental water quality standards and objectives as required by European Directives are met
- iii. ensure that the rate and location of development does not breach either relevant 'no deterioration' objectives or environmental quality standards
- iv. not permit development that presents a risk of pollution or where satisfactory pollution prevention measures are not provided in areas of high groundwater vulnerability (in consultation with the Environment Agency and Natural England).

Local authorities will work with water and sewerage companies and the Environment Agency to:

- i. identify infrastructure needs, allocate areas and safeguard these for infrastructure development
- ii. ensure that adequate wastewater and sewerage capacity is provided to meet planned demand
- iii. ensure that impacts of treated sewage discharges on groundwater, inland and marine receiving waters do not breach environmental quality standards or 'no deterioration' objectives
- iv. ensure that plans and policies are consistent with River Basin Management Plans
- v. ensure that water cycle studies are carried out, prior to development sites being given planning permission, where investigations by the Environment Agency indicate that water quality constraints exist
- vi. ensure that Sustainable Drainage Systems are incorporated in a manner to reduce diffuse pollution.

Local authorities should promote land management initiatives to reduce diffuse agricultural pollution.

POLICY NRM5: CONSERVATION AND IMPROVEMENT OF BIODIVERSITY

Local planning authorities and other bodies shall avoid a net loss of biodiversity, and actively pursue opportunities to achieve a net gain across the region.

- i. They must give the highest level of protection to sites of international nature conservation importance (European sites). Plans or projects implementing policies in this RSS are subject to the Habitats Directive. Where a likely significant effect of a plan or project on European sites cannot be excluded, an appropriate assessment in line with the Habitats Directive and associated regulations will be required.
- ii. If after completing an appropriate assessment of a plan or project local planning authorities and other bodies are unable to conclude that there will be no adverse effect on the integrity of any European sites, the plan or project will not be approved, irrespective of conformity with other policies in the RSS, unless otherwise in compliance with 6(4) of the Habitats Directive.
- iii. For example when deciding on the distribution of housing allocations, local planning authorities should consider a range of alternative distributions within their area and should distribute an allocation in such a way that it avoids adversely affecting the integrity of European sites. In the event that a local planning authority concludes that it cannot distribute an allocation accordingly, or otherwise avoid or adequately mitigate any adverse effect, it should make provision up to the level closest to its original allocation for which it can be concluded that it can be distributed without adversely affecting the integrity of any European sites.
- iv. They shall avoid damage to nationally important sites of special scientific interest and seek to ensure that damage to county wildlife sites and locally important wildlife and geological sites is avoided, including additional areas outside the boundaries of European sites where these support the species for which that site has been selected.
- v. They shall ensure appropriate access to areas of wildlife importance, identifying areas of opportunity for biodiversity improvement and setting targets reflecting those in the table headed 'Regional Biodiversity Targets – Summary for 2010 and 2026' below. Opportunities for biodiversity improvement, including connection of sites, large-scale habitat restoration, enhancement and re-creation in the areas of strategic opportunity for biodiversity improvement (Diagram NRM3) should be pursued.
- vi. They shall influence and applying agri-environment schemes, forestry, flood defence, restoration of mineral extraction sites and other land management practices to:
 - deliver biodiversity targets
 - increase the wildlife value of land
 - reduce diffuse pollution
 - protect soil resources.
- vii. They shall promote policies that integrate the need to accommodate the changes taking place in agriculture with the potential implications of resultant development in the countryside.

- viii. They shall require green infrastructure to be identified, developed and implemented in conjunction with new development.

POLICY NRM10: NOISE

Measures to address and reduce noise pollution will be developed at regional and local level through means such as:

- i. locating new residential and other sensitive development away from existing sources of significant noise or away from planned new sources of noise
- ii. traffic management and requiring sound attenuation measures in major transport schemes
- iii. encouraging high levels of sound-proofing and screening as part of sustainable housing design and construction.

POLICY T1: MANAGE AND INVEST

Relevant regional strategies, local development documents and local transport plans should ensure that their management policies and proposals:

- i. are consistent with, and supported by, appropriate mobility management measures
- ii. achieve a re-balancing of the transport system in favour of sustainable modes as a means of access to services and facilities
- iii. foster and promote an improved and integrated network of public transport services in and between both urban and rural areas
- iv. encourage development that is located and designed to reduce average journey lengths
- v. improve the maintenance of the existing transport system
- vi. include measures that reduce the overall number of road casualties]
- vii. include measures to minimise negative environmental impacts of transport and, where possible, to enhance the environment and communities through such interventions
- viii. investment in upgrading the transport system should be prioritised to support delivery of the spatial strategy by:
 - a. supporting the function of the region's international gateways and inter-regional movement corridors (see Diagram T1 at the end of this chapter)
 - b. developing the network of regional hubs and spokes (see Diagram T2 at the end of the chapter)
 - c. facilitating urban renewal and urban renaissance as a means of achieving a more sustainable pattern of development
 - d. improving overall levels of accessibility.

Cherwell Local Plan

- C28 Control will be exercised over all new development, including conversions and extensions, to ensure that the standards of layout, design and external appearance, including the choice of external-finish materials, are sympathetic to the character of the urban or rural context of that development. In sensitive

areas such as conservation areas, the area of outstanding natural beauty and areas of high landscape value, development will be required to be of a high standard and the use of traditional local building materials will normally be required.

Non-Statutory Cherwell Local Plan 2011

D3 Proposals for development that reflects or interprets the locally distinctive character of the site and its context, will be permitted provided that they:

- (i) respect the site's landform and natural features
- (ii) are well integrated into the landscape setting
- (iii) reflect the traditional pattern of the arrangement of street blocks, plots and their buildings and spaces
- (iv) include the retention and enhancement of existing open spaces and undeveloped gaps of local importance that contribute positively in visual terms to the public realm although in private ownership
- (v) relate well to the local palette of building and surfacing materials
- (vi) relate well to the local architectural styles and the local palette of elements of construction, elevational detailing, windows and doors
- (vii) respect the scale, proportion, massing and height of adjoining buildings and the street scene
- (viii) do not interfere with valued views, vistas and landmarks.

D9 In assessing development proposals the council will seek to ensure that energy efficiency design principles are incorporated by means of:

- (i) minimising energy loss through appropriate urban form, siting of buildings and soft landscaping
- (ii) maximising natural (passive) solar heating, natural lighting and natural ventilation by means of appropriate layout and orientation
- (iii) minimising energy consumption by means of building design
- (iv) ensuring that the aesthetic implications of the green technology proposed are appropriate to the particular context of the proposals
- (v) ensuring that all residential development, including flats, has access to some private or semi private outdoor space
- (vi) providing adequate accommodation for waste separation and recycling facilities.

TR1 All traffic generating development must contribute to achieving the objectives of the Local Transport Plan.

TR5 Before proposals for development are permitted the council will need to be satisfied that:

- (i) conflict between vehicles and pedestrians, cyclists and people with sensory and mobility impairments is minimised by securing segregated provision, controlled crossings or other measures as appropriate; and
- (ii) the development does not compromise the safe movement and free flow of traffic or the safe use of roads by others.

Proposals that do not comply with relevant standards of road safety will not be permitted.

- R7A Development proposals on playing fields will not be permitted unless:
- (i) the playing fields are established as being surplus to requirements (including consideration of all functions open space can perform); or
 - (ii) the proposed development is ancillary to the use of the site as a playing field and would not affect the quantity or quality of pitches or adversely affect their use; or
 - (iii) the council is satisfied that a suitable alternative site of at least equivalent community benefit is to be provided within an agreed time period;
 - (iv) the proposals only affect land which is incapable of forming a playing pitch (or part of one); or
 - (v) the proposal is for a facility of sufficient benefit to the development of sport to outweigh the loss of the playing field.
- EN3 Development which is likely to cause materially detrimental levels of noise, vibration, smell, smoke, fumes or other type of environmental pollution will not be permitted.
- EN6 In determining planning applications the council will seek to avoid unnecessary light pollution. Proposals for any external lighting scheme that requires planning permission will need to demonstrate that:
- (i) the lighting scheme is the minimum required for its intended use
 - (ii) light pollution is minimised
 - (iii) there is no detrimental impact on residential amenity, the character and appearance of the landscape, nature conservation or highway safety.
- EN15 New development generating increased surface water run-off likely to result in an adverse impact to surface drains and watercourses, such as an increased risk of flooding, river channel instability or damage to habitats, will not be permitted until the proposals include appropriate source control and/or attenuation measures. Developers will be expected to cover the costs of assessing the impact of development on run-off generation and of any appropriate mitigation works, including long term management.
- EN16 Development on Greenfield land including the best and most versatile (Grades 1, 2 and 3a) agricultural land will not be permitted unless there is an overriding need for the development and opportunities have been assessed to accommodate the development on previously developed sites and land within the built-up limits of settlements.
- If development needs to take place on agricultural land, then the use of land in Grades 3b, 4 and 5 should be used in preference to higher quality land except where other sustainability considerations suggest otherwise.

EN22 Development proposals will be expected to incorporate features of nature conservation value within the site, features of value should be retained and enhanced wherever possible. The use of planning conditions or planning obligations will be sought to secure their protection and management, or the provision of compensatory measures where appropriate.

EN24 The council will seek to promote the interests of nature conservation through the control of development. Proposals which would result in damage to or loss of a site of ecological or geological value will not be permitted unless:

- (i) in the case of an internationally important site, there is no alternative solution and there are imperative reasons of over-riding public interest for the development; or
- (ii) in the case of a nationally important site, the reasons for the development clearly outweigh the ecological or geological value of the site and the national policy to safeguard the national network of such sites; or
- (iii) in the case of a site of regional or local importance for its ecological or geological value, the reasons for the development clearly outweigh the ecological or geological value of the site.

In all cases where development is permitted, damage must be kept to a minimum. The council will use conditions or planning obligations to protect and enhance the site's ecological or geological interest and to provide mitigation and compensatory measures where appropriate.

EN35 The council will seek to retain woodlands, trees, hedges, ponds, walls and any other features which are important to the character or appearance of the local landscape as a result of their ecological, historic or amenity value. Proposals which would result in the loss of such features will not be permitted unless their loss can be justified by appropriate mitigation and/or compensatory measures to the satisfaction of the council.

EN37 In exercising its development control functions the council will welcome opportunities for countryside management projects where:

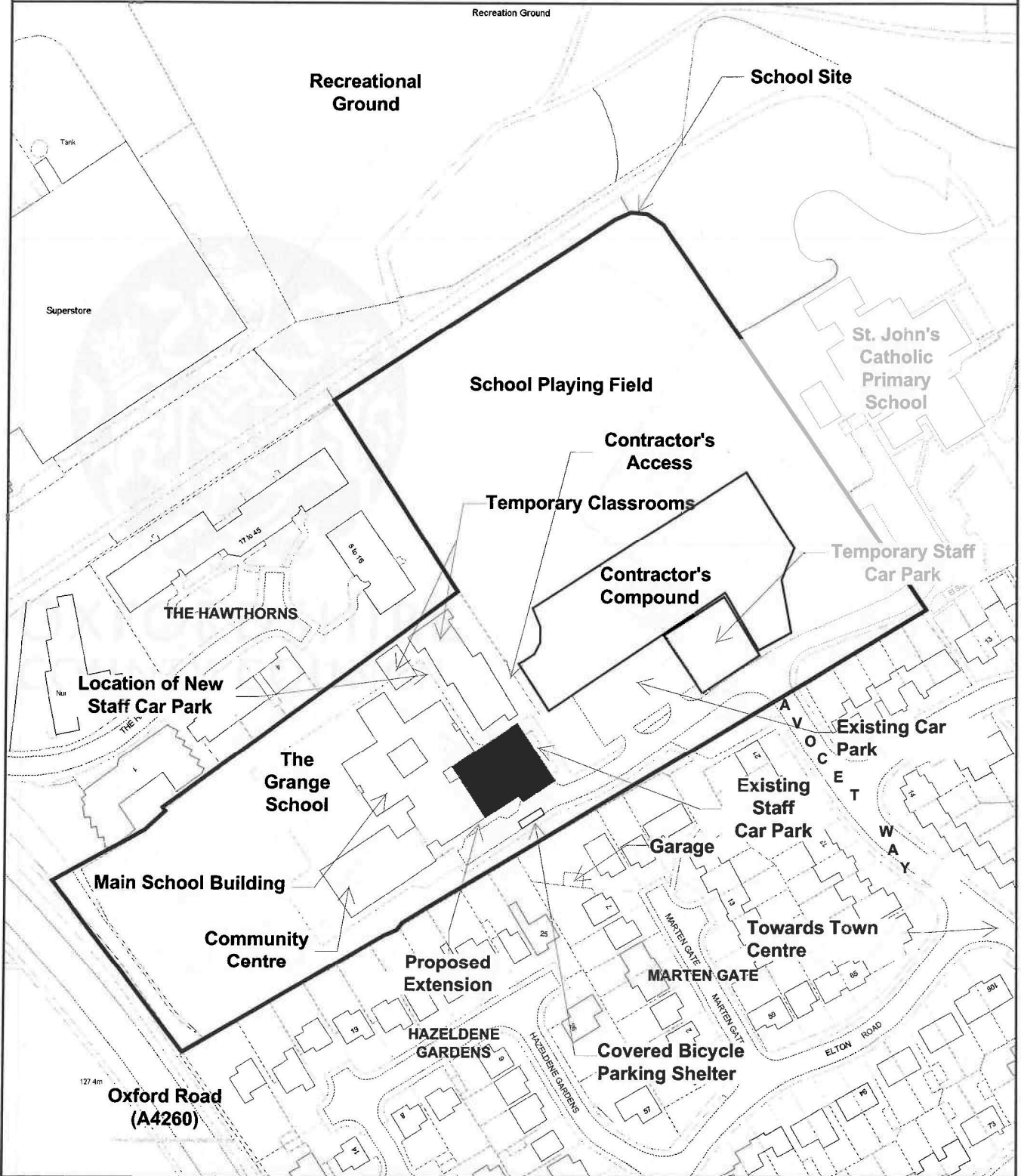
- (i) all important trees, woodland and hedgerows are retained
- (ii) the ecological value of the site will be enhanced; and
- (iii) new tree and hedgerow planting using species native to the area and of local provenance is encouraged and subsequently managed.

EN47 The council will promote sustainability of the historic environment through conservation, protection and enhancement of the archaeological heritage and its interpretation and presentation to the public. In particular it will:

- (i) seek to ensure that scheduled ancient monuments and other unscheduled sites of national and regional importance and their settings are permanently preserved
- (ii) ensure that development which could adversely affect sites, structures, landscapes or buildings of archaeological interest and their settings will

- require an assessment of the archaeological resource through a desk-top study, and where appropriate a field evaluation
- (iii) not permit development that would adversely affect archaeological remains and their settings unless the applicant can demonstrate that the archaeological resource will be physically preserved in-situ, or a suitable strategy has been put forward to mitigate the impact of development proposals;
 - (iv) ensure that where physical preservation in-situ is neither practical nor desirable and sites are not scheduled or of national importance, the developer will be responsible for making appropriate provision for a programme of archaeological investigation, recording, analysis and publication that will ensure the site is preserved by record prior to destruction. Such measures will be secured either by a planning agreement or by a suitable planning condition.

The Grange Community Primary School - App No. R3.0009/10



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