

TO: PLANNING & REGULATORY COMMITTEE

DATE: 22 March 2017

BY: PLANNING DEVELOPMENT TEAM MANAGER

DISTRICT(S) GUILDFORD BOROUGH COUNCIL

ELECTORAL DIVISION(S):

Guildford East

Mr Ellwood

PURPOSE: FOR DECISION

GRID REF: 502124 150720

TITLE: SURREY COUNTY COUNCIL PROPOSAL GU17/P/00129

SUMMARY REPORT

St Peters Roman Catholic Comprehensive School, Horseshoe Lane East, Guildford, Surrey GU1 2TN

The erection of a two storey building to provide 8 x general teaching rooms, 3 x art class rooms, a chapel and other associated facilities, refurbishment of parts of the existing music and science blocks, creation of new tennis court / coach parking and hard play area, creation of 17 additional car parking spaces and 20 additional cycle parking spaces, landscaping and other associated works.

The application site is within St Peter's Catholic School which is located on the Eastern side of Horseshoe Lane East within the Urban Area approximately 2.5km to the northeast of Guildford Town Centre. The school is presently a 6 FE school accommodating years 7 – 13. The proposals are for the expansion of the school by one form of entry and are for the construction of a new two storey building which will provide 8 no. general teaching rooms, 3 no. art classrooms, a dark room, Chapel and associated toilets, storage and office facilities. The proposals also provide for the creation of a new hard play area which will also provide a new coach drop off / pick up point, capable of accommodating up to 8 coaches at any time.

3 individual letters of objection have been received and also the Merrow Residents Association has raised objections on grounds largely relating to traffic. Sport England has also objected on the loss of playing field land.

The proposal has been assessed against the Guildford Borough Local Plan and other relevant guidance and officers are of the view that it accords with the policies within that plan with the exception of the loss of playing field land. In conclusion on this issue officers consider that the proposal does not fully comply with the provisions of the Development Plan in this case in regard to the *physical* loss of playing field land however officers consider that the practical impact of this is negligible and in fact a positive enhancement is achieved by the provision of a multi use area of hard standing. This then needs to be balanced against other considerations including the demonstrated need for new school places. In view of the objection from Sport England the application will have to be referred to the Secretary of State before any decision is issued.

The recommendation is, subject to referral to the Secretary of State, to PERMIT subject to conditions:

APPLICATION DETAILS

Applicant

SCC Property

Date application valid

17 January 2017

Period for Determination

18 April 2017

Amending Documents

E- mail from applicants agent dated 7th March 2017

SUMMARY OF PLANNING ISSUES

This section identifies and summarises the main planning issues in the report. The full text should be considered before the meeting.

| | Is this aspect of the proposal in accordance with the development plan? | Paragraphs in the report where this has been discussed |
|--|---|--|
| Principle of proposed development/educational need | Yes | 29 - 45 |
| Design and visual amenity | Yes | 46 - 51 |
| Impact on residential amenity | Yes | 52 - 56 |
| Impact on trees | Yes | 57 - 63 |
| Impact on open space | Yes | 64 - 70 |
| Development on Playing Fields | No | 71 - 87 |
| Sustainable Construction (BREEAM) | Yes | 88 - 89 |
| Sustainable Drainage | Yes | 90 - 92 |
| Highways, Traffic and Amenity | Yes | 93 - 107 |

ILLUSTRATIVE MATERIAL

Site Plan

Plan 1

Aerial Photographs

Aerial 1

Site Photographs

Figure 1

Main entrance to school showing location of hardstanding/drop off on left

Figures 2 and 3

Site of proposed building in between existing buildings on the site as viewed from main entrance drive

BACKGROUND

Site Description

- 1 The application site is within St Peter's Catholic School which is located on the Eastern side of Horseshoe Lane East within the Urban Area approximately 2.5km to the northeast of Guildford Town Centre. The school is presently a 6 FE school accommodating years 7 – 13.
- 2 The school comprises a number of school buildings, ranging from 1 to 2 storeys in height, which have been built at different times and, therefore, have varying architectural styles. The school also includes two areas of open playing fields, in addition to hard play areas and a car park. The perimeter of the school is lined with mature trees, particularly to the west at Horseshoe Lane.
- 3 To the west the School is bounded by Horseshoe Lane, to the north west by residential dwellings at Woodlands Park, to the north east and east by dwellings fronting Bushy Hill Drive and Hall Dene Close and to the south by residential properties at Merrow Croft, and also Merrow Village Hall and Merrow Village Club and Bowling Green.
- 4 The area of the site subject to the building proposed in this application comprises an existing area of hardstanding located between the existing dining hall / staff building and the sixth form centre, which is used for both car parking and informal play.
- 5 None of the buildings at this Site are listed, nor is it located within a conservation area. There are no trees protected by a Tree Preservation Order (TPO) at this site. The Site is located within Flood Zone 1, which indicated that there is a low probability (less than 1 in 1,000 annual probability) of river or sea flooding. The playing fields are identified as Areas of Open Space on the Guildford Borough Local Plan.

Planning History

- 6 The site has an extensive planning history with most of the applications having been determined by Guildford Borough Council. The most notable are as follows:
- 7 **12/P/02127** Erection of a new detached building to provide accommodation for drama and performing arts, theatrical performances, liturgical events and services, religious education and year group assemblies. Removal and relocation of cycle store and reconfiguration of existing car park layout. Approved
- 8 **08/P/01461** - Erection of a detached two storey building to provide new sixth form centre. Approved.
- 9 **07/P/00746** - Application to erect single storey front and side extensions to St Pius Church to provide community hall and ancillary accommodation to replace existing community hall, and provision of new dual purpose netball court and overflow car park on land adjoining existing football pitch at St Peters Comprehensive School. Approved.
- 10 **06/P/00188** - Application to erect modular single storey building incorporating access ramp for Artventure Trust Limited. Approved for temporary period.
- 11 **01/P/02272** - Application to increase number of children from 38 to 44 at Christopher Robin Day Nursery. Approved.
- 12 **99/P/00498** - Existing temporary access road to be made permanent, new classroom building with overflow car parking for 20 cars. Approved.

- 13 **97/P/01342** - Extension to provide additional classrooms, extension to provide additional class room, four court sports hall and ancillary accommodation, extension to existing car park. Approved

THE PROPOSAL

- 14 The proposals are for the expansion of the school by one form of entry and are for the construction of a new two storey building which will provide 8 no. general teaching rooms, 3 no. art classrooms, a dark room, Chapel and associated toilets, storage and office facilities. Each additional classroom can accommodate 30 pupils. Refurbishment of parts of the existing Music and Science blocks is also proposed. The increase in the number of pupils which would arise from this expansion (from 6FE to a 7FE) will be 150 (900 to 1050).
- 15 The proposed new building will be located within the centre of the existing school site, between the existing dining hall / staff block and the sixth form centre. The building will form a new focal point at the entrance to the school, with the chapel at the heart of the building's design. The building will comprise traditional construction materials and will be kept to two storeys in height, consistent with the scale and form of the existing school buildings. The proposed building footprint will be approximately 1,059 sqm and level access will be provided to the proposed building.
- 16 In addition to the above, a new hard play area is proposed to replace the playground space lost from the new build, which will also accommodate coach drop off / pick up at the beginning / end of the school day. There will be 2m high weldmesh fencing along three sides of the hard play with a section of removable and winchable netting (to a height of 6m) along the roadside edge to allow for access by the Coaches at pick up and drop off times. Improvements to staff car parking at the school are also proposed. As part of the proposed development, an additional 17 car parking spaces will be provided. The proposals include the introduction of 20 new cycle spaces, which will be secured and covered.
- 17 The creation of the new hard play area will also provide a new coach drop off / pick up point, capable of accommodating up to 8 coaches at any time, and positioned closer to the entrance so as to minimise the extent of coach vehicle movements within the site.

CONSULTATIONS AND PUBLICITY

- | | | |
|----|-------------------------------------|--|
| 18 | Guildford Borough Council | No objection subject to comments relating to additional screening along frontage of site and subject to assessment by Sport England and the Highways Authority |
| 19 | Arboriculturalist | No objection subject to further details being submitted on the replacement trees |
| 20 | SuDS & Consenting Team | No objection subject to conditions relating to drainage design and verification |
| 21 | Transportation Development Planning | No objection subject to conditions |
| 22 | Sport England | Raise objection as the proposal leads to a loss of playing field land which though will be used as a form of hard play will not be laid |

out to Sport England specifications as it will have a dual use as a coach drop off area

Parish/Town Council and Amenity Groups

- 23 Merrow Residents Association Makes following comments (summarised):
1. Strong local concerns over the existing traffic and parking problems are identified in both the Transport Assessment and the School Travel Plan but there is no inclusion of any measures in the Planning Application to address these concerns or mitigate the consequences of further school expansion.
 2. Given the widely acknowledged traffic and parking problems, we feel it is reasonable to expect at the very least that the proposals do not worsen matters, but this appears not to be the case.
 3. The additional parking provided is just two spaces more than the minimum required by the SCC parking policy requirements (which only acknowledges staff parking). The Sixth Form will be expanding by 37 students and so the provision of just two extra parking spaces is wholly inadequate
 4. At the very least, can we request that the proposals be amended to include a more reasonable on-site parking provision. We suggest at least ten more spaces than presently proposed, and a commitment to revisit the Transport Assessment once the local parking restrictions have been implemented and again at two-year intervals during the period of the school expansion.

Summary of publicity undertaken and key issues raised by public

- 24 The application was publicised by the posting of 2 site notices and an advert was placed in the local newspaper as the proposal falls within the category of *Major Development*. A total of 52 owner/occupiers of neighbouring properties were directly notified by letter. 4 letters have been received as a result of this publicity. One of these expresses support for the proposal as it provides much need school places and states that the design is in keeping with the existing school site. The other 3 make the following comments:
1. Why does the school need a chapel as there is already a catholic church across the road
 2. The design is a monstrosity with no artistic merit and which is visually intrusive
 3. The highways in the area need attention as currently double decker buses cannot easily pass each other in Horseshoe Lane east and have to drive on the pavement
 4. The winch net on one side of the hardstanding would be 6m high which is unreasonable
 5. Buses should be required to turn off their engines when waiting within the school

PLANNING CONSIDERATIONS

Introduction

- 25 The guidance on the determination of planning applications contained in the Preamble/Agenda frontsheet is expressly incorporated into this report and must be read in conjunction with the following paragraphs.
- 26 In this case the statutory development plan for consideration of the application consists of the saved policies of the Guildford Borough Council Local Plan 2003. In Guildford Borough Council is in the process of preparing a new Local Plan which, upon adoption, will replace the Local Plan 2003. The Borough consulted on the Guildford Borough 'Proposed Submission Local Plan: Strategy and Sites', between 6 June and 18 July 2017. Following a review of the consultation responses, it is anticipated that the new Local Plan will be submitted to the Secretary of State for examination in public in December 2016. Due to the stage at which the preparation of this document is at, weight may be afforded to its contents depending on the level of objections that may have been received in relation to the particular policy. Finally in addition the Guildford Borough Council Sustainable Design and Construction SPD 2011 (updated 2015) is a material consideration.
- 27 In considering this application the acceptability of the proposed development will be assessed against relevant development plan policies and material considerations.
- 28 In assessing the application against development plan policy it will be necessary to determine whether the proposed measures for mitigating any environmental impact of the development are satisfactory. In this case the main planning considerations are whether the development is in principle in accordance with development plan policy and national planning guidance; whether the design of the building is appropriate; whether there are any adverse impacts on residential amenity either through the form and location of the proposed building or as a result of traffic generation; whether there are unacceptable impacts on highway safety as a result of traffic generation or parking; whether there would be any unacceptable loss of playing field land and whether there would be an unacceptable impact on trees.

PRINCIPLE OF PROPOSED DEVELOPMENT/EDUCATIONAL NEED

National Planning Policy Framework 2012

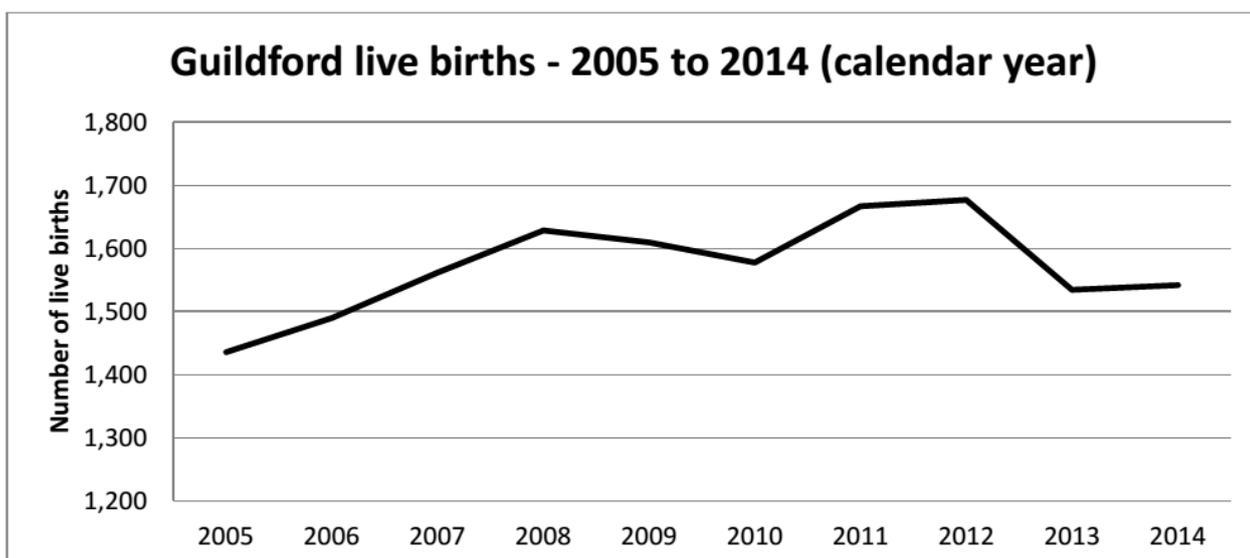
Guildford Borough Local Plan 2003

Policy CF1 Provision of new community facilities

Policy CF4 Expansion of Schools

- 29 Paragraph 72 of the NPPF states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. It continues by stating that local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. It states that Local Planning authorities should *inter alia* give great weight to the need to create, expand or alter schools.
- 30 The site lies within the Urban Area and Policy CF1 of the Guildford Borough Local Plan states that planning permission will be granted for the development, expansion or change of use of premises for community facilities in urban areas provided that: the proposed use would not detract from the character and appearance of the property and surrounding area; the site is accessible, or can be made accessible, by public transport, on foot and by bicycle; and the proposed use would not prejudice the amenities of the occupiers of adjoining properties. Policy CF4 supports the expansion of schools subject to other similar criteria which include that the development accords with Policy R5 on Urban Open Space, that it does not detract from the character and appearance of existing buildings and the area, that it includes a Green Travel Plan and that the highways implications of the expansion are acceptable.

- 31 Though catholic secondary schools will, by their nature, have large catchment areas, having regard to the criteria of Local Plan Policies CF1 and CF4 this site does lie in an urban location in close proximity to the population it would serve. The site is accessible by foot, cycle and public transport and subject to it satisfying the other criteria of policy CF1 and CF4 (which officers consider that it does and which are discussed in the following sections of this report) there are no policy objections to this proposal.
- 32 Also of relevance in the assessment of this proposal is the recent advice in the NPPF which indicates a strong presumption in favour of this development. Paragraph 72 of the document states: "The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:
- give great weight to the need to create, expand or alter schools; and
 - work with schools promoters to identify and resolve key planning issues before applications are submitted
- 33 In respect of the Educational Need for the proposal the applicants have submitted a statement which advises that between 2016 and 2021, Surrey County Council has identified the need to provide an additional 11,000 primary and secondary school places, with the focus of the capital programme shifting to the secondary sector, as the larger cohorts accommodated in the primary sector transfer into secondary education.
- 34 The provision of additional secondary school places is vital in order to ensure that the Local Authority fulfils its statutory duty of providing sufficient school places and meet the demands of a rising population. The provision of additional places at Catholic Schools is also essential in providing specific faith based school places that retain and enhance a diversity of provision in the School estate and to meet the specific demands of a rising catholic population.
- 35 A number of primary school extensions have taken place in recent years in Guildford Town, including St Joseph's Catholic Primary School, which was expanded by 1 FE in 2010, and is a direct feeder school to St Peter's Catholic School. There is, therefore, the need for plans to be put in place to ensure secondary places are provided for the increased pupil cohorts transitioning into the secondary phase. Without expansion, St Peter's Catholic School would be unable to meet the future demand for Catholic secondary places in the area.
- 36 As part of the evidence base for the emerging Local Plan, GBC have published a 'Guildford Draft Local Plan: Education Review' (May 2016) ("the Review"), which was prepared by the 'School Commissioning Team' at Surrey County Council on their behalf. This provides an analysis of the detailed housing data that was provided to the 'School Commissioning Team' at Surrey County Council in autumn 2015, in order to determine the impact of potential housing on existing education infrastructure. The findings of the Review have since been published within the 'Draft Guildford Borough Infrastructure Delivery Plan' (June 2016).
- 37 The review has identified that there has been a sustained increase in birth rates between 2005 and 2012 as shown on the graph overleaf:



- 38 While there was a drop in 2013/14 it is too early to identify if this trend will continue. This increase in birth rates has translated into the expansion of the number of primary schools across the borough both on a temporary and permanent basis:

Temporary 'Bulge' Classes

| Area | School | Bulge class details * |
|----------------------|------------------------|------------------------------------|
| West Guildford | Stoughton Infant | Reception - 2008, 2012, 2013, 2014 |
| North Guildford | Boxgrove Primary | Reception - 2010 |
| West Guildford | St Joseph's Primary | Reception - 2010, 2011, 2012 |
| West Guildford | Northmead Junior | Year 3 - 2011, 2015 |
| North Guildford | Burpham Primary | Reception - 2012 |
| South Guildford | Onslow Infant | Reception - 2012, 2013 |
| South Guildford | Queen Eleanor's Junior | Year 3 - 2013, 2015 |
| Tillingbourne Valley | Tillingbourne Junior | Year 3 - 2013 |

*30 places unless otherwise stated

Permanent Expansions

| Area | School | Expansion details |
|-------------------------|------------------------|---|
| Ripley & Send | Ripley C of E Primary | Expansion from infant to primary, 2008 |
| North Guildford | Boxgrove Primary | + 1 form of entry, 2011 |
| Puttenham & Shackleford | St Mary's Infant | + 5 places, 2012 |
| North Guildford | Burpham Primary | + 1 form of entry, 2013 |
| West Guildford | St Joseph's Primary | + 1 form of entry, 2013 |
| Puttenham & Shackleford | Puttenham Infant | + 4 places, 2014 |
| South Guildford | Onslow Infant | + 1 form of entry, 2014 |
| South Guildford | Queen Eleanor's Junior | + 1 form of entry, 2014 |
| West Guildford | Stoughton Infant | + 1 form of entry, 2015 |
| West Guildford | Worplesdon Primary | + 1 form of entry at junior classes, 2016 |
| East Guildford | Clandon CofE Infant | Change from infant to primary 2016, reduction in PAN 2017 |

- 39 The report identifies that the impact of increased demand for Primary School Places will begin to affect the secondary school sector from 2017.
- 40 The need to expand Secondary schools is more easily quantifiable than primary, as the

number of pupils places required is more or less known, and not so reliant on forecasting.

- 41 The Review identifies that many schools within the Borough are popular, oversubscribed and at, or very close to capacity and recognises that it is the responsibility of the LEA to provide local schools for local children. The paper specifically identifies the need from current planning permissions and demographic growth. It states:

“The first phase of the Local Plan includes current planning permissions that have been granted (c.1,654 homes). Guildford Borough Council has shared the information on these developments with Surrey County Council to assist in school place planning. To meet the projected increase in demand for school places arising from these developments, as well as demographic growth, school expansions have been planned as above. These expansions have either been recently completed, are currently underway or proposed to take place in the next few years.”

- 42 St Peter’s Catholic School is one of the identified schools for which it is proposed to expand by 1 FE. A report relating to the expansion of St Peter’s Catholic School was presented to Surrey County Council’s Cabinet Members on 20 September 2016. The report sets out proposals for the expansion of the school from 180 places per year / 6 forms of entry (900 places) to 210 places per year / 7 forms of entry (1,050 places), in order to help meet the demand for additional secondary places in Guildford from September 2017.
- 43 The report identifies that the proposals will create a new two storey building providing eight general teaching rooms and three art rooms, with associated office space, storage and toilets. Additional refurbishment of existing spaces within the school would also take place to deliver the curriculum. A hard surface play area would be provided to replace the playground lost from the new build and some additional onsite parking would be provided to mitigate the impact of additional vehicles on local roads.
- 44 Given the above, there is a clear need for the provision of additional FEs within the Borough, and the expansion of St Peter’s Catholic School to provide an additional 1 FE, a total of 150 additional places. In allocating additional school sites, GBC has assumed that 1FE will be accommodated at St Peter’s to help meet the overall need.
- 45 In conclusion on this issue this application seeks to provide additional school places within the built up area of Guildford for which there is a strong need. Relevant policies state that the need for school places should be accorded great weight. The proposal does therefore accord with development plan policies in this regard and is acceptable.

DESIGN AND VISUAL AMENITY

Guildford Borough Local Plan 2003

Policy G5- Design Code

Policy G5(1) – Context for Design

Policy G5(2) – Scale, Proportion and Form

Policy G5(7) – Materials and Architectural Detailing

Policy CF4 – Expansion of Schools

- 46 Local Plan Policy G5(1) requires that design respects existing patterns of development including building lines, topography, landmark buildings, roof treatment, and relationship to other buildings. Policy G5(2) requires that new buildings respect the scale, height

proportions and materials of the surrounding environment. Policy G5(7) requires a high standard of materials to harmonise with surrounding buildings. Policy CF4 supports the expansion of schools subject to criteria which include that the development does not detract from the character and appearance of existing buildings and the area.

- 47 The proposed new building will be located within the centre of the existing school site, between the existing dining hall / staff block and the sixth form centre. This was considered by the school to be the best location for the proposal due to educational links with adjacent facilities. The building layout is linear in plan form, which features two 'streets', off which all the classrooms are situated and connected to each other by a communal circulation. At the intersection of these 2 streets, there is the Chapel, providing a new "face" for the School.
- 48 The proposed building is two storeys high under a flat roof and it is positioned comfortably in the centre of the site within the existing complex of buildings and as such is a significant distance from the boundaries with neighbouring dwellings. The building is in keeping with the scale of the existing school and the surrounding development outside the site boundary and officers are therefore of the view that it is therefore appropriate in terms of scale and character.
- 49 The exterior walls of the proposed building will be finished predominantly in brick. Timber cladding is used for the Chapel entrance area and to surround the external emergency stair. The brickwork is spaced out by multiple horizontal windows, which cut the façades along its length and in the corners. A different approach has been considered for the main chapel elevation, where a series of small openings will be created in order to generate an internal contemplative and kinetic space. Officers are of the view that the form and materials palette proposed for the new school building are sympathetic to the site and its surroundings.
- 50 Turning to the proposed replacement hard play area and coach drop off point and mesh fencing surrounding it. This will be positioned in close proximity to the front of the site and main entrance. As such, it will be readily visible from the street. Guildford Borough Council has suggested that enhanced planting along the front boundary of the site would be beneficial in softening the visual impact of this element of the proposal on the surroundings. Such buffer planting is shown on the proposed landscaping scheme within the Design and Access Statement and on the Proposed Landscape Plan submitted with the application and this will take the form of feature native mixed species under storey shrub planting to soften views across the site boundary. The applicants state that the plant species selection will include feature species to grow to a minimum height of 2.5m. There is already a wall along this boundary which does provide a degree of screening but this is relatively low (approximately 1.5m high). Officers are of the view that additional structure planting to 2.5m would soften the impact of the proposed new fence around the hardstanding on the appearance of the area but it will still be visible through the front entrance of the drive and from distances around the site. However officers are of the view that in the context of the school site and against the backdrop of what are significant school buildings the proposed fence would not give rise to a serious adverse impact on the amenity of the area and is acceptable.
- 51 In conclusion on this issue officers are of the view that the proposal accords with relevant Development Plan policy and is acceptable.

IMPACT ON RESIDENTIAL AMENITY

Guildford Borough Local Plan 2003

Policy G1(3) – Protection of Amenities Enjoyed by Occupants of Buildings

- 52 Local Plan Policy G1(3) allows development where the amenities enjoyed by the occupants of buildings are protected from unneighbourly development in terms of privacy, access to sunlight and daylight, noise, vibration, pollution dust and smell.
- 53 In this case the proposed new building is sited well within the existing site and a distance from the boundaries with adjacent residential dwellings with other existing buildings intervening on three sides. There will therefore be no impact on the residential amenities of neighbouring dwellings by virtue of the building.
- 54 The proposed expansion will give rise to a small increase in traffic in the local area at drop off and pick up times. It therefore has to be acknowledged that the proposal will give rise to some additional degree of loss of amenity for nearby residents at peak times as an increase in pupil numbers is proposed. Though some mitigation measures are proposed as part of the application, these can only assist in trying to manage the situation, they will not reduce the vehicle numbers.
- 55 This situation is acknowledged. However Officers are of the opinion that the loss of amenity to local residents in this case will be insignificant having regard to that which already occurs and the fact that is confined to short periods during weekdays only. Notwithstanding this view any impact which does arise from this proposal on residential amenity would need to be balanced against the other issues relevant in this case including the strong need for the required school places.
- 56 Having regard to the above officers are of the opinion that the proposal accords with Development Plan Policy in this regard and is acceptable.

IMPACT ON TREES

Guildford Borough Local Plan 2003

Policy G1 (12) - Safeguarding and Enhancement of the Landscape and Existing Natural Features

Policy NE5 – Development Affecting Trees, Hedges and Woodland

- 57 Local Plan Policy G1(12) requires that development is designed to safeguard and enhance the characteristic landscape of the locality and existing site features such as trees. Policy NE5 states that if removal of trees is permitted as part of a development the equivalent number (or more) of new trees will be planted.
- 58 This site does contain a number of mature trees, particularly on its frontage, which contribute to the character and amenity of the area. The applicant has submitted an Arboricultural Impacts Assessment with the application which states that there were 44 individual trees and 4 groups of trees surveyed in connection with the application. Of those trees only two trees will need to be removed as part of the development a Norway Maple and a Leyland Cypress – both category B trees. These are not on the site of the proposed building but are required to be felled to accommodate two new parking bays.
- 59 The applicant comments that The 2 x trees to be removed are not principal components of the main arboricultural features of the site; they are much smaller than the adjacent mature trees and are of a different species. Accordingly, current views of these trees are limited by the surrounding larger trees to be retained and their removal will not have a significantly detrimental effect on the character and appearance of the school. Furthermore, they state that new tree planting can be secured to mitigate their removal.
- 60 In addition the applicants point out that as part of a previous planning application made to Guildford Borough Council in 2012 (ref: 12/P/02127) for the erection of a new drama and performing arts building, the same parking bays as now proposed, including the removal of the two trees, was approved by the Borough Council. Though the building has been erected the trees have not been removed but given that the planning

permission has been implemented the permission to carry out these works still exists under that permission. Having regard to this situation officers are therefore of the view that the removal of these two trees is acceptable.

- 61 In addition to the above the Impact Assessment identifies several trees within the site where the proposed development – notably the drainage installations and the proposed hard surfaces - will give rise to incursions into the root protection areas (RPAs). In these cases the majority of the incursions which occur are below the recommended 20% benchmark but for two trees the incursions are slightly higher at 23.8% for a Wellingtonia Tree and 20.5% for a Lawson Cyprus. The applicant's arboriculturist is of the view that this can be acceptable having regard to the relevant British Standard if specialised above soil surfacing (such as cell-web) is used. The applicants have included details of tree protection measures during construction works and also the provision of replacement trees which are on its submitted landscape plan but the details of the proposed trees are not yet provided.
- 62 The County Council's Arboricultural Manager has confirmed that he has no objection to the proposed tree removal or the protection measures proposed by the applicant subject to details of the proposed replacement trees being submitted. The details of the tree replacement can be secured by way of a condition on the planning permission.
- 63 Subject to appropriate conditions officers are of the view that the proposal complies with relevant Development Plan policies and is acceptable in this regard.

IMPACT ON OPEN SPACE

National Planning Policy Framework 2012

Guildford Borough Local Plan 2003

Policy R5 – Protection of Open Space

- 64 Paragraph 73 of the NPPF recognises that “access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities” and Paragraph 74 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- *“An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
 - *The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
 - *The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.*
- 65 Policy R5 of the Local Plan resists development on identified areas of Protected Open Space within the Borough (which includes school playing fields) where it will have a material harm to the character and visual amenity. It goes on to state that proposals for development on Open Space will only be allowed if there is no material harm to the character and visual amenity and:
1. *The proposed development is ancillary to the open use of the site; or*
 2. *The proposed development enhances the recreational value of the site; or*
 3. *Where equivalent provision is made nearby; or*
 4. *Where there will continue to be adequate open space in the locality; or*

5. In the case of school playing fields, the proposed new development meets a legitimate educational need that is appropriately met on the site.”

- 66 The undeveloped parts of this school site are designated in the Local Plan as ‘Protected Open Spaces’ and the proposal here includes the provision of a hard play area within the designated area, including a mesh fence around it. The hardstanding area to be provided will double up at school drop off and pick off as a coach parking area.
- 67 In this case the proposals will provide fencing to the perimeter of the new hardstanding area. The proposed fence is of a Weldmesh style and 2.4m in height to three sides. Parallel to the access road a netting is provided to allow access by coaches when required. There is therefore some impact on the visual amenity of the site by virtue of the fact that structures (the fence) are introduced into an otherwise open area.
- 68 Officers are of the view that the introduction of a hardstanding - which will have dual use as a sports facility - to a part of a playing field within a school grounds would not materially alter the character of that area and indeed is a facility one would expect to find in such a location. Furthermore officers consider that the impact is mitigated given the low height of the fence (2.4m) and its material (weldmesh) and the fact that the applicants are proposing additional planting on the frontage of the site in this location.
- 69 Furthermore, the proposals comply with a number of the further tests set out in points 1-5. Namely, the clear need for the expansion of this school has been demonstrated having regard to point 5. The proposed development also complies with points 1, 2, and 4. In relation to point 1 the area will continued to be used for sporting activities, for which the site is presently put. In relation to point 2, the proposals would provide a new level surface for the provision of sports such as tennis or netball courts, which the school does not presently have. In relation to point 4, the open space is not publicly accessible and consequently the proposals do not result in a deficiency. Furthermore, the function of the open space remains the same.
- 70 Having regard to the above officers are of the view that the proposal will not cause material harm to the visual amenity of the space as accords with the relevant Development Plan policy in this regard.

DEVELOPMENT ON PLAYING FIELDS

National Planning Policy Framework 2012

A Sporting Future for the Playing Fields of England: Policy on Planning Applications for Development on Playing Fields’. Sport England

Guildford Borough Local Plan 2003

Policy R1 - Loss of Land and Facilities for Sport and Recreation

- 71 Paragraph 73 of the NPPF recognises that “access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities” and Paragraph 74 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- *“An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
 - *The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
 - *The development is for alternative sports and recreational provision,*

the needs for which clearly outweigh the loss.

Sport England's advice set out in 'A Sporting Future for the Playing Fields of England: Policy on Planning Applications for Development on Playing Fields' specifically relates to the protection and enhancement of sites for sport. It states that playing fields are one of the most important resources for sport in England and that the loss of these will be opposed unless specific circumstances apply, namely:

- E1 – an assessment of current and future needs has demonstrated 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 a playing pitch (or part of) and does not result in the loss of or inability to make use of any playing pitch, a reduction in the size of the playing areas of any playing pitch or the loss of any other sporting/ancillary facilities.
- E4 – the playing field which would be lost would be replaced by a playing field of an equivalent or better quality and quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of 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.

- 72 Policy R1 of the Guildford Borough Local Plan resists the loss of land in recreational use unless that can be replaced elsewhere. The policy is aimed at protecting existing accessible sports provision.
- 73 The school site presently accommodates two playing fields both of which are designated as Protected Open Space. One to the south of the school site, which is capable of accommodating a full size running track together with full size football and rugby pitches. To the north of the site is a smaller playing field, a part of which it is proposed to use to create the dual use hardstanding and coach drop-off as part of this proposal. Each summer, and weather permitting, this can be utilised for a 50m running track, rounders pitches and long jump as well as informal soft play. It can accommodate a football pitch of a size suitable for u11/12 but is not utilised / marked out for this purpose. This northern field slopes and suffers from drainage issues in the winter. It is, therefore, not capable of use all year round. The pitch also has an extensive ground source heat pump located below the surface which provides heating to the Sixth Form building, located on the eastern corner of the field.
- 75 The school has advised that from an education perspective it is able to accommodate all timetabled education classes on the main playing field. Furthermore, the vast majority, if not all, afterschool clubs and community use take place on the main field. While the smaller pitch is available, this is seldom taken up due to its condition.
- 76 Therefore, at present the range of sports provision on the smaller playing field and its availability for use during the year means that it performs a limited role and function both to the school and to the wider community, both of which are served by the main school playing field.

- 77 On this application the proposed new building is sited on an existing area of hardstanding between the sixth form building and dining hall. This is used for hard play. As a consequence there is a requirement by the school that as part of the proposal a replacement hard play area is provided.
- 78 The area of hardstanding proposed is also required for coach pick up and drop off. This is discussed further in the highways section below but in summary the location of the new building blocks access to the rear of the site where this presently takes place. This existing location also has health and safety concerns. The hard standing would be laid out as a level, well drained tarmac area capable of accommodating netball courts and tennis courts. The specification of the tarmac needs to be suitable to take the weight of coaches, which means the specification differs from Sport England's requirements for MUGAs.
- 79 The school have advised that they do not presently have a suitable level playground area which can be used for the purpose of formal play and that if this hard surface was provided this would allow them to hold netball tournaments. The provision of the hardstanding in the location specified still means that the remaining playing field can be used for all of its current functions as identified above in paragraph 73. The proposal would have no implications on the playing pitch which can be accommodated on that playing field and it would remain of a size suitable for U11/12s.
- 80 Consequently, in summary, in this case:
- The playing field is of a poor quality and seldom used other than in the summer months for a limited range of sports;
 - The proposals would not result in any reduction in the size of the football pitch meaning all existing sports can still be accommodated;
 - the variety of sport to which the site can be put is enhanced by providing flat level surfaces to be used for Netball/ Tennis; and
 - This new hard surface will be made available for hire on the school's website, as per the school's other facilities.
- 81 Sport England has been consulted on this proposal and have raised objection to it. They comment that the proposed development for the hard play area/coach parking will encroach on to the playing field located to the north west of the school. Sport England notes that the applicant considers that the proposed hard play area will be capable of accommodating netball and tennis when not in use for coach parking. However, the applicant acknowledges that the specification for its construction will not be in accordance with Sport England's technical design guidance for MUGAs (Multi-use games areas) given that it will need to be constructed to a specification capable of withstanding the weight of coaches. Sport England also notes that no artificial sports lighting is proposed. Provision of suitable floodlighting to enable the community to access facilities outside of school hours is often critical to ensuring that the benefits to the community from school facilities are maximised.
- 82 In addition Sport England considers that the cumulative impact from the proposed development would further reduce the sporting capability of the playing field. They note that the playing field will no longer be capable of accommodating a full size football pitch and that a reduced sized pitch would be the maximum size suitable for this area. The acknowledge however that playing field is used for summer sports and from recent historical aerial images of the site taken from Google Earth is shown as marked out with two rounders pitches and a short-track athletics track.
- 83 Sport England points out that the playing field has already been reduced in area as a result of the building in the north east corner of the playing field and cannot find any record of being consulted on this development. This building (a sixth form block) was considered and approved by Guildford Borough Council in 2008 (reference 08/P/01461).

Surrey County Council officers consider that the erection of this building has already reduced the potential value of the area of playing field land now proposed for coach parking/hard play.

- 84 In conclusion Sport England considers that the proposal is likely to reduce the capability of the playing field to accommodate a range of pitch sports both summer and winter and that the community benefits to sport from the proposal are likely to be minimal. This is because the area of hard play will not comply with Sport England's technical guidance: *Artificial Surfaces for Outdoor Sports 2013* which ensures that facilities are fit for purpose and that no floodlighting is proposed which will limit the community benefits of the facility.
- 85 Officers have considered the comments of Sport England against the comments made by the applicants on the way that the playing fields are used by the school and also against the background of the need to provide the new school places and, in connection with that adequate and safe provision for coach access to the site.
- 86 Officers accepts the view of the school that the impact of the proposals on the function of the playing field is negligible and the provision of new hard tarmac which provides the school with new facilities will enhance the existing sports provision. Officers consider that the proposal therefore falls within Sport England's category E3 (see paragraph 71 above). Furthermore even if one were to take a different view, the proposals are compliant with local plan open space policy and the need for education school places. The hard area is also required to maintain safe pick up and drop off from coaches and for that sustainable mode of transport to continuing. In our view these other factors more than outweigh the marginal reduction in playing field land.
- 87 In conclusion on this issue officers consider that the proposal does not fully comply with the provisions of the Development Plan in this case in regard to the *physical* loss of playing field land however officers consider that the practical impact of this is negligible and in fact a positive enhancement is achieved by the provision of a multi use area of hard standing. This then needs to be balanced against other considerations including the demonstrated need for new school places. In view of the objection from Sport England the application will have to be referred to the Secretary of State before any decision is issued.

SUSTAINABLE CONSTRUCTION (BREEAM)

National Planning Policy Framework 2012

Guildford Borough Council Sustainable Design and Construction SPD 2011 (updated 2015)

- 88 Guildford Borough Council's SPG on Sustainable Design and Construction requires non residential developments of over 1000 sq m or more to achieve a BREEAM Very Good assessment rating and requires developers to demonstrate this both at design and post build stage.
- 89 The applicants have submitted a BREEAM pre - assessment with this application. In the BREEAM pre-assessment the broad details of the proposal are assessed (and certain assumptions made) against a number of sustainability criteria. This concludes that the proposal is capable of achieving a score of at least within the 'very good' category and the applicant has confirmed a commitment to securing a sustainable design as far as possible. Officers consider that the proposal complies with Development Plan Policy in this regard.

SUSTAINABLE DRAINAGE

National Planning Policy Framework 2012

- 90 This application is a 'major' application and the Government strengthened planning policy on the provision of sustainable drainage systems (SuDS) for 'major' planning applications from 6 April 2015 (Paragraph 103 of National Planning Policy Framework and Ministerial Statement on SuDS). Since that time all 'major' planning applications must use sustainable drainage unless this is demonstrated to be inappropriate.
- 91 Guildford Borough Council's SPG on Sustainable Design and Construction provides additional guidance on this.
- 92 The applicants have submitted a sustainable drainage strategy and the Local Lead Flood Authority has confirmed that this meets their requirements subject to the submission and approval of additional detailed information which can be secured by conditions.

HIGHWAYS, TRAFFIC AND AMENITY

Guildford Borough Local Plan 2003

Policy G1(1) – Parking Provision

Policy G1(2) – Transport Provision, Access, Highway Layout and Capacity

Policy G13 – Green Travel Plans

Policy CF4 – Expansion of Schools

- 93 Local Plan Policy G1(1) requires that parking be provided in accordance with the standards set in the Plan. These have been updated by the Guildford Development Framework Vehicle Parking Standards Supplementary Planning Document 2006. Local Plan Policy G1(2) requires that satisfactory access and highway layout is provided and traffic generated is compatible with the local road network. Policy G13 requires the submission of school travel plans for certain developments, including expansions of schools. Policy CF4 supports the expansion of schools subject to criteria that include that highway access, parking, turning and any increased traffic movement, can be accommodated satisfactorily.
- 94 The proposal will result in an increase from 6 forms of entry (1128 pupils) to 7 forms of entry (1315 pupils) - including an additional 37 sixth form pupils. The school currently employs a total of 134 staff. Following the expansion, there will be an additional 15 staff taking the total to 149. In support of the application a Transport Assessment, a School Travel Plan and a Construction Transport Management Plan was submitted by the applicants.
- 95 As a Catholic secondary school, drawing from a wide area, the majority of the school's current pupils (85%) live in excess of 2km from the school and are therefore beyond walking distance. Currently 11.8% of pupils walk to school, 2.2% cycle, 0.4% come by rail, 6.3% come by public bus, 35.2% come by school bus and 43.9% come by car (including car share and park and stride). 90% of staff arrive by car with 10% arriving on foot, bike or public bus.
- 96 There are six school bus services that serve the site directly and one that is shared with George Abbott. It is understood that the school buses provide travel for around 397 pupils but there is capacity for 450 - there is therefore some spare capacity for existing and/or future pupils. There are five public bus services serving the A25 Epsom Road and that are within easy walking distance of the school. The nearest rail station is London Road, which is 2.6km away from the school - equating to a half hour walk or a 7 minute bus ride. There are therefore good non-car options for access to this site. This is reflected in the comparatively low car modal share when compared with the distance pupils live from the school.

- 97 The Transport Assessment identifies Horseshoe Lane East, Grasmere Close, Laustan Close, Merrow Croft and Woodlands Park as the roads most likely to be affected by parking at the expanded school. A parking survey undertaken in support of the application concluded that there are 118 legal on-street parking spaces in the vicinity of the school, of which 62 are in the immediate area - Woodlands Park and Horseshoe Lane East between the school and Woodlands Park. The greatest demand is in the afternoon between 15.15 and 15.30, when there were 51 parked cars observed in the wider area, leaving 67 spaces available and 36 observed in the immediate area, leaving 26 available.
- 98 The on-site car park accommodates staff, visitors, pupils (sixth form), minibuses, school buses, deliveries and refuse vehicle parking. The vast majority of the spaces are taken by staff and students. The existing parking capacity is 109 spaces, 84 of which are marked bays and 25 of which are on an unmarked gravel area. This includes the St Pius car park which is used by the church out of school hours. There is available parking for most of the day except between 12.00 and 12.15 when the number of vehicles exceeds parking capacity. Parking availability is low between 11.00 and 12.30. There is currently no dedicated bus parking area within the site, the provision of a dedicated bus parking area is considered to be beneficial from a pupil safety perspective provided that reversing buses are supervised at all times by a banksman.
- 99 On the basis of the current mode share, and taking no account of any mode shift or increase in car sharing that may occur as a result of the successful implementation of travel plan measures, the proposed expansion of the school could result in an increase of 82 children coming to school by car. As this 82 includes car share and park and stride, this is considered to be an absolute worst case scenario. The additional 31 children travelling by car share would result in 16 additional cars. The net increase in cars would therefore be 67 (82 minus 15).
- 100 Transportation Development Control has been consulted on the application and comment as follows. The additional 67 cars arising as a result of the proposed development will not all arrive at the same time and will therefore not all require parking at the same time. Using the current pupil arrival and departure profile, the cumulative demand for additional on-street parking at school drop off in the a.m. period is 27 spaces and is 44 in the p.m. pick up peak. There are sufficient free spaces within the wider area in the morning both in the wider and immediate areas, in the afternoon there are sufficient free spaces in the wider area but not in the immediate area. This may result in short term parking stress on Horseshoe Lane East and Woodlands Park. There is no suitable mitigation for this other than the school strongly advocating the travel plan and encouraging pupils to use non-car modes and/or car sharing/park and stride/parking further afield to access the school. The school's existing good accessibility by non-car modes makes this a realistic option.
- 101 TDC also advise that the Guildford Local Committee is promoting the 'Merrow Schools Road Safety Initiative' in the wider area as there are a number of schools in close proximity to one another - St Peters, Boxgrove Primary and St Thomas of Canterbury. If this is implemented, it will result in the introduction of parking restrictions in the area, including double yellow lines at the junction of Woodlands Park with Horseshoe Lane East.
- 102 A School Travel Plan has been submitted with the application. This will need to be updated prior to the occupation of the extension and actively promoted by the school. The school currently has 26 cycle parking spaces and the applicant is proposing an additional 20 as part of the proposal - making a total of 46. TDC has advised that this is considered acceptable.
- 103 There are currently 109 car parking spaces on site and the applicants are proposing an additional 17 spaces for additional staff and pupils. The Transport Assessment refers to the production of a Car Parking Management Plan to manage the on-site parking. As some of the vehicles will be double parked, TDC consider this to be essential. A condition for the production and implementation of the car parking management plan is therefore

recommended. The school is well located in terms of bus and rail access so there are other options for travel.

- 104 TDC has also advised that on the basis of current mode share, traffic modelling has indicated that the junction of Horseshoe Lane East and the A25 Epsom Road will begin to approach capacity for a short period in the a.m peak by full occupation of the school in 2022. Even without the expansion of the school, there will be longer queues at this junction, but they will be worsened slightly by the expanded school. It needs to be borne in mind however that this expansion is driven by the need for additional school places. If they were not to be provided here, they would need to be provided elsewhere. It is likely that some of the additional traffic generated by the school expansion would therefore still be on the network irrespective of where the additional places are provided. Additionally, the successful implementation of measures to encourage the use of sustainable modes of travel to and from school should reduce the increase in car journeys associated with the school and thus reduce the increase in delays. The junction will be operating satisfactorily in the school p.m. peak.
- 105 A Construction Transport Management Plan has been submitted in support of the application. This has been assessed by TDC and is considered to be acceptable. This should ensure that there is no conflict with pupils during the construction phase. These measures, provided they are implemented, should also ensure that the impact of the traffic associated with construction is minimised.
- 106 Finally as with any school, there are reported instances of poor parking, poor parent behaviour and localised congestion. This is likely to be exacerbated by the increase in pupils at the school and the impact of this on residential amenity has been assessed in that section of the report above. The active implementation of the school travel plan should go some way to mitigating this.
- 107 TDC has advised that they have no objection to the proposed development subject to a number of conditions relating to control of HGV movements, updating of the Travel Plan and provision and management of on-site cycle, car and bus parking. TDC has also considered the comments raised in the objection letters including those from the Merrow Residents Association and in respect of these comments that the impact of the additional cars is acknowledged but the scope for mitigation is limited. The car parking provision on-site is being increased but this is limited by on-site constraints (trees/playing fields/need to keep cars and pedestrians separate). Though TDC confirm that the County Highways Authority would not object to further parking provision on site (as advocated by residents) given the constraints of the site it is considered that it would be unreasonable to insist on it. TDC confirms that parents are not allowed on to the school site to drop off/pick up and this activity will continue on the highway and that the implementation of an updated Travel Plan is the main mitigation proposed in this case. Finally TDC confirms that it would not be appropriate to revisit the Transport Assessment as suggested after two years but the annual Travel Plan monitoring should keep parking, both on and off site, under review and propose corrective action should it be necessary.
- 108 Officers are of the view that subject to appropriate conditions relating to the Construction Traffic Management Plan, Hours of HGV movements, Travel Plan, and on-site car and cycle parking the proposal is acceptable on highways grounds and accords with Development Plan policy in this regard.

HUMAN RIGHTS IMPLICATIONS

- 108 The Human Rights Act Guidance for Interpretation, contained in the Preamble to the Agenda is expressly incorporated into this report and must be read in conjunction with the following paragraph.

- 109 In this case, the Officers' view is that subject to conditions the impact on amenity caused by the proposal is not considered to interfere with any Convention right nor is it sufficient to engage Article 8 or Article 1 of Protocol 1.

CONCLUSION

- 110 Officers consider that there is a strong need for additional school places in the local area of this school and the school lies within the Urban Area and there is no objection in principle to the expansion and Government Policy in the NPPF advises that proposals for the provision of new school places where there is an identified need should be given great weight.
- 111 The scale and design of the proposal is acceptable and compatible with the existing scale of development in the area. There will be no loss of residential amenity to the neighbouring dwellings with the exception of a very small impact in respect of the increase in traffic but this is confined to short periods during the morning and evening and officers consider that this impact would be insignificant compared to that which exists at the present time. Notwithstanding this view any impact which does arise from this proposal on residential amenity would need to be balanced against the other issues relevant in this case including the strong need for the required school places. Though there is a loss of two trees the principle of the loss of these has already been established through the granting of a previous planning permission and replacement trees will be provided. The proposal will not cause material harm to the Protected Open Area in this location and though a small area of the school playing fields will be hardsurfaced this provides for an alternative sports provision on the site. Officers consider that there is no *practical* impact on the capacity of the northern area of playing field land to provide for pitch based sports. The highways aspects of the proposal are acceptable. Officers have carefully considered the relevant factors in this case and given that the need for the school places should be given great weight, consider that this outweighs the small loss of residential amenity which occurs and the other considerations in respect of open space/playing fields.
- 112 In conclusion Officers have considered all of the relevant issues and recommend that pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the application is **PERMITTED** subject to conditions.

RECOMMENDATIONS:

- 113 That:
1. Pursuant to the provisions of the Town and Country Planning (Consultation) (England) Direction 2009, application no. GU17/P/00129 be forwarded to the Secretary of State in view of Sport England's objection and
 2. In the absence of any direction by him and pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the application be **PERMITTED** subject to the following conditions.

Conditions:

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in all respects in accordance with the following plans/drawings:
CD160403 TOD XX ZZ DR A 1001 Revision D dated 17/01/2017 The location plan
CD160403-TOD-XX-ZZ-DR-A-1002 Revision F dated 17/01/2017 Existing Site Plan

CD160403 TOD XX ZZ DR A 1004 Revision H dated 17/01/2017 Proposed Site Plan
 CD160403 TOD XX XX DR A XXXX dated December 2016 High Level Fencing Details
 CD160403 TOD XX XX DR A 0003 dated 02/12/2016 Proposed Elevations Sheet 1
 CD160403 TOD XX RF DR A 0015 dated 02/12/2016 Roof Plan
 CD160403 TOD 00 XX DR A 0006 dated 02/12/2016 Proposed Sections Sheet 1
 CD160403 TOD 00 ZZ DR A XXXX dated 02/12/2016 Materials Palette
 CD160403-TOD-XX-GF-DR-A-0001 dated 02/12/2016 Ground Floor Plan
 CD160403-TOD-XX-01-DR-A-0002 dated 02/12/2016 First Floor Plan

3. Subject to the requirements of Condition 13 below, the development shall be implemented in accordance with the 'Construction Traffic Management Plan Rev A' submitted with the application unless otherwise agreed by the County Planning Authority.
4.
 - a.) Before any equipment, machinery or materials are brought onto the site for the purposes of carrying out the development hereby permitted, protective fencing in accordance with the details contained in Appendix 3 and drawing no. TPP01 dated 24/11/2016 contained in the Arboricultural Method Statement submitted with the application shall be installed and shall thereafter be maintained until all equipment, machinery and surplus materials have been removed from the site. For the duration of works on the site no materials, plant or equipment shall be placed or stored within the protected area.
 - b.) The development shall be carried out in all respects in full accordance with all other measures to protect trees during construction set out in the above Arboricultural Method Statement.
5. No later than the first planting season following the occupation of the development hereby approved replacement tree planting shall be completed and maintained in accordance with details which have been submitted and approved by the County Planning Authority. Such details shall include the size, species and location of the replacement trees together with a maintenance plan. Maintenance shall include the replacement of any tree which is removed, uprooted or destroyed or dies or becomes in the opinion of the County Planning Authority seriously damaged or defective within 5 years of the date of this permission.
6. No part of the drainage system for the site shall be constructed until the following details have been submitted to and approved by the County Planning Authority:
 - a) A design that satisfies the SuDS Hierarchy and includes the results from the infiltration testing
 - b) A design that is compliant with the national Non-Statutory Technical Standards for SuDS, National Planning Policy Framework and Ministerial Statement on SuDS
 - c) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (CC0% allowance for climate change storm events, during all stages of the development (Pre, Post and during), associated discharge rates and storages volumes shall be provided using a Greenfield discharge or a 2 l/s discharge rate or as a worst case scenario a 5l/s discharge.
 - d) A Sensitivity check is run at 40%
 - e) An exceedance flow route plan
 - f) A Construction phase plan that details how SuDS elements will be protected during construction
 - g) Details of management and Maintenance regimes and responsibilities
 - h) A finalised Drainage layout plan and construction drawings, long and cross sections of each SuDS element
 - i) Details of procedures in place in the case of pump failure

7. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Urban Drainage System has been constructed as per the scheme approved in accordance with condition 6 above..
8. Prior to the occupation of the development hereby permitted details of the structural landscaping to be provided along the front boundary of the site shall be submitted to and approved by the County Planning Authority. The details shall include the size, detailed planting location and species of the proposed landscaping and measures for the replacement of any part of it which is removed, uprooted or destroyed or dies or becomes in the opinion of the County Planning Authority seriously damaged or defective. The planting shall be maintained for a period of five years after planting.
9. The development shall not be occupied unless and until car parking provision has been provided in accordance with the approved plans and the parking shall thereafter be retained for its designated use.
10. The development shall not be occupied unless and until 20 additional cycle spaces have been provided in accordance with the approved plans and shall thereafter be retained for their designated use.
11. The development shall not be occupied unless and until parking for buses/coaches has been provided within the site in accordance with the approved plans and the parking shall thereafter be retained for its designated use. A banksman shall be in attendance at all times that school buses/coaches are reversing on site.
12. Within 3 months of the date of this permission the School Travel Plan submitted with the application shall be updated and shall be submitted for approval to the County Planning Authority. The approved School Travel Plan shall be implemented prior to the occupation of the development hereby permitted and thereafter maintained, monitored and developed.
13. During school term time, there shall be no HGV movements to or from the site between the hours of 08.00 and 09.00 and 15.00 and 16.00 nor shall the applicant or their contractors allow any HGVs associated with the development at the site to be laid up, waiting in Horsehoe Eane (East or West), Woodlands Park, Laustan Close, Merrow croft or Grasmere Close during these times

Reasons:

1. To comply with Section 91 (1)(a) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and in the interests of proper planning.
3. In order that the development does not prejudice highway safety not cause inconvenience to other highway users, to prevent conflict between pupils, parents and staff with construction vehicles and to protect the residential amenity of local residents in accordance with Policies G1, G13 and CF4 of the Guildford Borough Local Plan 2003
4. In the interests of the visual amenity of the site and the area in accordance with Policy G1 and NE3 of the Guildford Borough Local Plan 2003
5. To mitigate the impact of the development in accordance with Policy G1 and NE3 of the Guildford Borough Local Plan 2003

6. To ensure the design meets the technical stands for SuDS and the final drainage design does not increase flood risk on or off site in accordance with Guildford Borough Council Sustainable Design and Construction SPD 2011 (updated 2015)
7. To ensure the design meets the technical stands for SuDS and the final drainage design does not increase flood risk on or off site in accordance with Guildford Borough Council Sustainable Design and Construction SPD 2011 (updated 2015)
8. To provide additional screening of the site in accordance with policies G5 of the Guildford Borough Local Plan 2003
9. To ensure satisfactory on site car parking in accordance with Policies G1, G13 and CF4 of the Guildford Borough Local Plan 2003
10. To ensure satisfactory on site cycle parking in accordance with Policies G1, G13 and CF4 of the Guildford Borough Local Plan 2003
11. To ensure safe and satisfactory on site coach parking and drop off in accordance with Policies G1, G13 and CF4 of the Guildford Borough Local Plan 2003
12. In order to mitigate the impact of the development and encourage sustainable modes of transport in accordance with Policies G1, G13 and CF4 of the Guildford Borough Local Plan 2003
13. In order that the development does not prejudice highway safety not cause inconvenience to other highway users, to prevent conflict between pupils, parents and staff with construction vehicles and to protect the residential amenity of local residents in accordance with Policies G1, G13 and CF4 of the Guildford Borough Local Plan 2003

Informatives:

1. In determining this application the County Planning Authority has worked positively and proactively with the applicant by: entering into pre-application discussions; scoping of the application; assessing the proposals against relevant Development Plan policies and the National Planning Policy Framework including its accompanying technical guidance and European Regulations providing feedback to the applicant where appropriate. Further, the County Planning Authority has: identified all material considerations; forwarded consultation responses to the applicant; considered representations from interested parties; liaised with consultees and the applicant to resolve identified issues; and determined the application within the timeframe agreed with the applicant. Issues of concern have been raised with the applicant including impacts of and on noise/traffic/odour/air quality/dust/heritage/flooding/landscape/ecology/visual impact/Green Belt and addressed through negotiation and acceptable amendments to the proposals. The applicant has also been given advance sight of the draft planning conditions and the County Planning Authority has also engaged positively in the preparation of draft legal agreements. This approach has been in accordance with the requirements of paragraphs 186-187 of the National Planning Policy Framework 2012.
2. This approval relates only to the provisions of the Town and Country Planning Act 1990 and must not be taken to imply or be construed as an approval under the Building Regulations 2000 or for the purposes of any other statutory provision whatsoever.
3. The attention of the applicant is drawn to the requirements of Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1970 and to Building Bulletin 102 'Designing for disabled children and children with Special Educational Needs' published in 2008 on behalf of the Secretary of State for Children, Schools and Families, or any prescribed document replacing that note.

4. Details of the transportation requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Planning Division of Surrey County Council.

CONTACT

Dawn Horton-Baker

TEL. NO.

020 8541 9435

BACKGROUND PAPERS

The deposited application documents and plans, including those amending or clarifying the proposal, responses to consultations and representations received as referred to in the report and included in the application file and the following:

Government Guidance

[National Planning Policy Framework 2012](#)

The Development Plan

Guildford Borough Council Local Plan 2003

Guildford Borough Council Council Sustainable Design and Construction SPD 2011 (updated 2015)

Other Documents

A Sporting Future for the Playing Fields of England: Policy on Planning Applications for Development on Playing Fields'. Sport England
