

OFFICER REPORT

1. REASON FOR REPORTING APPLICATION TO COMMITTEE

The application has been reported to the Planning Committee as more than 3 letters of objection have been received.

2. SITE DESCRIPTION

The site is Heathfield School, a boarding school for girls aged 11 to 18 located to the west of the 14.6ha site. The school buildings are two storey in height, some with pitched roofs like that of the main white rendered school building, and some are flat roofed like that of the Phoenix building. There is also a single storey sports hall and chapel building with a roof height similar to that of two storey buildings.

The site is located within an area designated by the Bracknell Forest Borough Policies Map as 'land outside settlement'. The school classrooms, administration buildings, tennis courts, sports hall, swimming pool, chapel, staff accommodation and car parking all fall within what is considered to be the built envelope of the site, located within the north-west corner of the site apart from a lodge that is located on the entrance off London Road. The majority of the built envelope is also considered to be Previously Developed Land. The rest of the site, outside that of the built envelope, is open and consists of landscaping and open playing fields. The site as a whole is well screened from almost all public vantage points except the two vehicular accesses that serve the site from London Road and Priory Road.

3. RELEVANT SITE HISTORY

According to the applicant the school moved to the present site in 1899. The School has gradually been developed over the intervening period with facilities being updated and provided to keep pace with developments in education and to maintain standards and viability.

More recent applications on the site are as follows:-

623542 Detached swimming pool building. APPROVED. 04.06.98

624537 First floor extension to sixth form residential block. APPROVED. 27.04.99

05/00670 Temporary classroom. APPROVED.

06/00766 Single storey extension to library. APPROVED

07/00481 Single storey building forming domestic science facility. APPROVED.

07/00831/FUL- Erection of new performing arts centre following the demolition of existing pavillion. APPROVED.

10/00298/T- Retention of temporary class room for a period of five years. APPROVED.

13/01038/FUL- Erection of two-storey building accommodating classrooms. APPROVED.

4. THE PROPOSAL

The applicant has explained that the following proposals are sought as part of a 5 year plan for Heathfield School to improve the school's facilities so that it can compete with other such schools within the area:-

1. Staff Housing.
2. Junior Boarding House and consequent extension to existing car park.
3. Extension to Phoenix Building.

The total number of staff on site will not increase however on a previous application for a classroom extension a condition was included limiting the number of staff to 135 and the number of pupils to 250. Therefore the application has been assessed on the basis of these numbers.

1. Staff Housing:

The school currently has 2no. detached staff bungalows located close to the western boundary of the site north of some existing tennis courts and a swimming pool. The two staff bungalows currently provide accommodation for the Head Mistress and Deputy Head Mistress. These two staff bungalows are considered by the school to be of an inferior standard of construction especially with regards to insulation and therefore need replacing. Replacing the 2no. bungalows would be 2no. 4 bedroom two-storey staff dwellings (one for the Head Mistress and one for the Director of Boarding). The applicant also wishes to erect a terrace of 5no. 3 bedroom 2.5-storey staff dwellings, with rooflights at the front and dormers to the rear, therefore providing a 2nd floor within the eaves. The terrace of 5no. dwellings would also have gable frontages over the entrances to each of the 5no. dwellings.

All the dwellings are laid out to not only accommodate the staff but also to accommodate pupils who will visit the dwellings when required for school house style activities and meetings essential to the running of the school. Parking for the staff dwellings is to be located between the dwellings themselves and an area of trees screening the site from a former refuse tip. Access to the dwellings would be via the rear drive onto Priory Road.

The staff housing would not result in additional staff over and above those already employed by the school, although more would be housed on site. According to the school the on-site housing is required to house staff in order to provide pastoral care and to provide school facilities that can compete with other such boarding schools for girls.

2. Junior Boarding House and extension to car park:

The proposed 2.5-storey Junior Boarding House would be located on an existing car park north of the existing sports hall. The building has a semi-circular plan form with two projecting gables facing east. The maximum height of the building would be 10.5m with the eave height being 6.5m.

The proposed boarding accommodation would accommodate 60 junior pupils and provide 3no. 1 bedroom and 1no. 2 bedroom duplex level staff flats. The flats have been designed into the floor plan of the building so that they allow staff easy access to the pupils boarding accommodation, providing the level of care necessary for the type of boarding.

The erection of the Junior Boarding House would result in the loss of 30no. staff parking spaces. These parking spaces are to be re-provided within an extension of an existing car park north of the existing swimming pool taking the number of spaces from 56 to 90 therefore accommodating the shortfall. The extension to the car park north of the staff dwellings would be, like that of all the proposed development, curtailed within the built envelope of the site and within existing hedging and trees.

3. Extension to Phoenix Building.

The existing Phoenix Building currently provides boarding for girls. The extension to the Phoenix Building would consist of a two-storey addition providing 14 rooms with showers, WC's and a bathroom on each of the two floors. The extension would be located north of the existing dormitory and would be linked via a flat-roof lobby at ground floor level.

The applicant's 5 year plan, which covers the proposals under this submission, would provide facilities in order to provide for an increase in pupils from 230 to approximately 250. However the number of staff employed by the school will remain at the present level of 133.

5. REPRESENTATIONS RECEIVED

4no. objections were received from separate addresses.

The following concerns were expressed in the letters of objection:-

The application represents a departure from the development plan as it is development within the Countryside. Therefore the application should be refused from the outset. [Officer Comment: The application has been advertised by means of 2no. site notices and an advert in the local press as a departure from the development plan. An assessment of the proposal as a departure will be explored in this report under section 9]

Why is there a need for staff housing on site when there is staff housing on North Street and why is the housing of the size and layout proposed. [Officer Comment: Issues concerning staff housing, and the applicants' justification for it, will be explored in the section of this report that addresses the principle of development]

6. SUMMARY OF CONSULTATION RESPONSES

Winkfield Parish Council

Comments on application as submitted:-

Winkfield Parish Council supports this application for the use of this site for educational purposes only but would ask the Officer to apply a condition preventing any future alienation from the entire school site. [Officer Comment: a restriction on the occupancy of the proposed dwellings is recommended below which is considered to address this point]

Environmental Health

Recommend conditional approval.

Transportation Officer

Recommend conditional approval.

Biodiversity Officer

Recommend conditional approval.

7. POLICY CONTEXT

At a national level, the key planning policy guidance relevant to the proposal is the National Planning Policy Framework (NPPF). Core Principle Para 17 point (v) refers to recognising the intrinsic character of the countryside, Chapter 7 which deals with design, and Chapter 8 which deals with promoting healthy communities and in particular schooling to meet the need.

At a local level, the most relevant planning policies are those set out in Bracknell Forest Council's adopted Core Strategy Development Plan Document 2008 (CSDPD) and the Bracknell Forest Borough Local Plan 2002 (BFBLP). These include CSDPD Policy CS2 which deals with the locational principles guiding new development; and CSDPD Policy CS9 and Policies EN8 and H5 of the Local Plan which provide guidance on development on land outside settlements. CSDPD Policy CS7 and BFBLP Policy EN20 which deal with design considerations are also relevant.

It is considered that the policies referred to above can be afforded full weight in relation to the NPPF as they are consistent with the aims of the NPPF in terms delivering sustainable development and promoting high quality sustainable design whilst recognising the intrinsic character of the countryside.

The development proposal has been considered primarily in light of these above policies although this is not an exhaustive list of policies relevant to the determination of such a scheme.

8. PRINCIPLE OF DEVELOPMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise, which is supported by the NPPF (paras. 2 and 12). This is also reflected in SALP Policy CP1, which sets out that planning applications which accord with the Development Plan should be approved without delay, unless material considerations indicate otherwise. Policy CP1 also sets out a positive approach to considering development proposed that reflects the presumption in favour of sustainable development contained in the NPPF (which in turn contains caveats regarding specific policies within the NPPF which indicate development should be restricted), and therefore can be afforded full weight. Regard will also need to be had to CSDPD Policies CS1 relating to sustainable development principles, CS2 relating to locational principles and CS9 relating to development on land outside of settlements and saved BFBLP Policies EN8 relating to development on land outside settlements and H5 relating to new dwellings outside settlements which are considered to be consistent with the NPPF.

The proposal is to provide a new school building (including 4no. staff flats), extension to an existing building and 7no. staff houses, along with an extension to an existing car park, all within the built envelope of the Heathfield School site. Policy CS2 of the Core

Strategy states the following: 'Development will be permitted within defined settlements and on Allocated Sites.' The site lies outside of a defined settlement and so conflicts with this policy.

The site lies within countryside outside a defined settlement. Local Plan Policies EN8 and H5 and Core Strategy Development Plan Policy CS9 seek to protect the Countryside for its own sake. Development will only be permitted where it would not adversely affect the character, appearance or function of the land, and would not damage its landscape quality. The proposed development, including new staff housing, does not fall within any of the types of development identified by BFBLP Policies EN8 and H5 as being acceptable within countryside areas. As such the proposal as a whole is not considered acceptable in principle and the application was advertised as such.

9. OTHER MATERIAL CONSIDERATIONS

The applicant states in their submission that in order for the school to operate efficiently and economically; and to also provide the right standard of pastoral care for the pupils, on-site housing for the Headmistress, Deputy Head (Academic), Deputy Head (Pastoral), Director of Boarding, four Heads of House, Facilities Manager and School Chaplain is required.

There is currently accommodation on site for 3 of the key staff listed above in the two bungalows and the entrance lodge therefore 7no. school staff dwellings would be required on-site.

The School also currently has 4 'in residence' staff posts (Drama, IT, Music and Art). There are 3no. terrace dwellings off-site that are currently used by the school but these are not considered appropriate in size and location. Two of the terrace dwellings currently have two of the four 'in residence' staff accommodated in each. The third terrace dwelling is currently occupied by the schools Chaplain; however when the Chaplain is relocated to the new on-site accommodation the third terrace dwelling will be occupied by junior teachers.

The new on-site accommodation would greatly improve the current situation with the Headmistress and Director of Boarding occupying the proposed 2no. detached houses and the four Heads of House and the school's Chaplain occupying the proposed 5no. terrace dwellings. The layout of the 5no. terrace dwellings allows for pupil/Head of House interaction at ground floor level that is common with this type of schooling. Although an on-site lodge (fronting London Road) would provide accommodation for one of the remaining three key on-site posts, two of the key staff would still have to remain off-site.

With regard to the accommodation that is to be provided within the Junior Boarding House; the 1 bed flat and 2 bed duplex flat would be used by the two House Mistresses who would provide support for the two junior years within the building. The two bedsits are intended to accommodate relief staff when the House Mistresses are not on duty, which is usually two days and nights a week.

The applicant has applied for the development as a whole to be considered as ancillary to the school use although the staff housing would be C3 use. It is considered that the applicant has provided adequate justification in this case why additional built form is required on site in order to improve the school facilities and to help them compete with similar facilities within the area. This approach is considered to meet with the principles of paragraph 22 of the NPPF where 'applications for alternative uses of land or

buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.'

The proposal is also considered to be supported by paragraph 72 where it 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.'

It is considered that the reasonable requirements of the school to provide ancillary facilities necessary to the running of the school (for example to meet changes in regulations, bring existing facilities up to current standards, to meet changes in the national curriculum or to provide a viable business) are material considerations.

This is also considered to be the case with the fact that the built envelope of the site is predominately PDL and that the long established school use has existed for many years.

These social, economic and environmental material considerations are considered to outweigh harm to the Countryside as a result of the development being contrary to Local Plan Policies EN8 and H5 and Policies CS2 and CS9 of the CSDPD. However this is subject to there being no unacceptably adverse affects upon the character, appearance or function of the land and that there would be an occupancy restriction on the staff accommodation being occupied by staff and their dependants only. This is assessed below.

10. IMPACT ON CHARACTER AND APPEARANCE OF AREA

The NPPF at paragraphs 56 and 57 confirms that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people. It is therefore important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

CSDPD Policy CS7 requires high quality design which in this case should build on the rural local character, respect local patterns of development, and enhance landscape, and aid movement and accessibility. Policy EN1 seeks to protect existing tree and hedgerow cover. Policy EN20 of the Local Plan supports Policy CS7 and sets out how development should be in sympathy with its local environment and appropriate in terms of mass and scale, layout and materials amongst other criteria. These policies are considered to be consistent with the NPPF, and can therefore be afforded full weight.

The proposed Junior Boarding House, Phoenix Building extension, new staff housing and extension to an existing car park have been located within what is considered to be the built envelope of the site. The remainder of the site is considered to be undeveloped.

The extension to the Phoenix Building, subject to suitable materials, is considered to be of a design, bulk and massing that is in-keeping with surrounding classrooms and the main building.

The new 2.5 storey Junior Boarding House, subject to suitable materials, is considered to be of a design, bulk and massing that sits within its immediate surroundings which include the recently built Performing Arts centre. The Junior Boarding building will be partially screened from the games field and subsequently any external views experienced through one of two access points onto Priory Road.

The new staff housing would have a bulk and massing greater than the current 2no. bungalows. However the ground floor would be screened by an existing landscaping bund and trees so that 1.5 storeys of the terraced staff housing and 1 storey of the replacement staff housing could be viewed east of the site. Although the bungalows cannot be currently viewed east beyond the landscaping bund the additional bulk and massing, subject to suitable materials, is not considered to have a detrimental impact upon the character and appearance of the area. The staff housing is not considered to fall outside that of the built envelope of the site.

The landscape analysis and site visit confirmed that the site is well screened and can only be seen from public vantage points via the 2no. entrances/exit points. However, in order to integrate the proposals into the existing setting of the site, a landscape condition is recommended. This is in line with BFBLP Policy EN2 (supplementing tree and hedgerow cover). This policy is considered to be in accordance with the NPPF (Chapter 11), and can be afforded significant weight.

No protected trees will be removed or adversely impacted; those trees shown for retention can be managed and protected by the use of standard BS5837 requirements. For the reasons given and subject to suitable materials and finish the proposed development, due to it being located within the built envelope of the site is considered not to result in any unacceptably adverse impacts upon the character and appearance of the school site and the countryside area. Therefore the proposal is considered to be in accordance with BFBLP Policies EN1 and EN20 and CSDPD Policy CS7 and the NPPF.

11. BIODIVERSITY

The proposal, subject to conditions, adequately addresses ecological issues such as the presence of bats within the area to the satisfaction of the Council's Biodiversity Officer.

As such, with appropriate conditions, the proposal is considered to comply with both CSDPD Policies CS1 and CS7 and BFLP Policy EN3 as overall it would enhance and safeguard existing on-site ecology.

12. RESIDENTIAL AMENITY

Saved BFBLP Policy EN20 proviso (vii) seeks to prevent development that would adversely affect the amenity of surrounding properties. This is consistent with the NPPF.

There are residential properties along Priory Road close to one of the site's access points. However the development will be located some 150m to the west of these with intervening screening and it is not considered that any adverse impacts will result.

A condition is proposed to limit the hours of construction so as to limit any impact upon the current occupiers of the site.

For the reasons given above, and subject to a condition, the proposal is not considered to result in any significant impacts upon residential amenity. As such the proposal is considered to comply with saved BFBLP Policy EN20 proviso (vii) and the NPPF.

13. TRANSPORT IMPLICATIONS

BFBLP Policies M4 and M9 and CSDPD Policies CS23 and CS24 seek to promote or retain safe highway access and suitable off-road parking provisions, thus avoiding highway safety implications. This is consistent with the objectives of the NPPF and can be afforded weight 'Saved' Policy M9 seeks to ensure that the new development has sufficient car parking. To supplement this policy the adopted Parking Standards SPD (2007) sets out the advised levels and size of parking spaces for development.

The Local Highway Authority has reviewed the information submitted and carried out a site visit to assess this planning application from a highways perspective. A Transport Statement was provided as part of this planning application.

The site is located close to the busy traffic signalised junction of the A329 London Road with Priory Road and Swinley Road.

The existing access arrangements onto London Road and Priory Road are to remain. Acceptable sight-lines are available from both of these existing accesses. The main vehicular access from London Road on the eastern side boundary has a dedicated right-turn lane and the access is wide enough to accommodate two-way vehicular movements. The secondary access from the B3017 Priory Road at the eastern site boundary is not wide enough to enable two vehicles to pass each other and be clear of the highway. This access is barrier controlled.

The School currently has capacity to accommodate 230 pupils, who are boarders at the School. The proposal would increase the capacity to 250 pupils. The new pupils will be boarders and will not therefore create regular travel in and out of the site on a daily basis.

The proposal does not increase the number of staff on-site. A number of staff currently commuting to the site on a daily basis will live on-site and therefore these trips will no longer take place.

The proposal could give rise to an additional 18 vehicular movements per day. This is as a result of the trips generated by the families of the staff. This is considered to constitute a minimal increase in trip rates and as such is considered de minimus. As such no mitigation contributions would be sought.

The car parking provision for the 7 new staff houses accords with the Bracknell Forest Borough Parking Standards (2007). A total of 16 parking spaces are provided, including 3 driveway and car port parking spaces for each of the 2 x 4 bed dwellings and a communal parking area with 10 spaces for the 5 x 3 bed units.

Cycle parking is provided for the 7 new staff houses in garden sheds which are either accessed from the rear of the dwelling or through car ports.

The Junior Boarding House is to be located on an existing car park which currently provides 30 parking spaces. The parking spaces will therefore be re-provided via alterations/extensions to an existing car park to provide 90 parking spaces in total from the previous 56 spaces in this location. Additional parking will not be required for the boarding house staff accommodation as this could be provided within the existing staff parking as the number of staff is not proposed to be increased.

The new proposed parking area should be in place prior to any construction of the boarding block so that adequate parking remains on site, not only for the staff, but also for construction vehicles. It is suggested that a planning condition is required that the parking area be provided prior to commencement of the development and that parking is retained thereafter. On-street parking is un-restricted in the local area.

The application form notes that the proposed vehicular access points and area of hard-standing are to be constructed using permeable surfacing to an agreed specification and that low level lighting is to be used for car park and controlled lighting elsewhere. It is suggested that planning conditions are required providing further details of site drainage and lighting and that these are implemented prior to commencement of the development and retained thereafter.

To conclude, along with suitable conditions, the proposal is not considered to result in any highway safety implications and is therefore considered to comply with BFBLP Policies M4, M9 and CSDPD Policies CS23 and CS24 and the NPPF.

14. ACCESSIBILITY

There are no concerns regarding accessibility. Therefore the proposal is considered to be in accordance with the requirements of Policy CS7 of the CS and saved BFBLP Policies EN22 and H14.

15. PLANNING OBLIGATIONS

CSDPD Policy CS6 states that development is expected to contribute to the delivery of:-

- (a) infrastructure needed to support growth and;
- (b) infrastructure needed to mitigate impacts upon communities, transport and the environment.

Infrastructure requirements are set out in the Council's "Limiting the Impact of Development" (LID) SPD.

The application has been assessed on the basis that the housing would be C3 use although occupied by staff and their dependants. It is proposed that any approval be accompanied by a Section 106 Legal Agreement restricting the occupancy of the housing to persons (and their dependants) employed at the site.

Mitigation of other impacts would not be necessary to make 7 staff houses acceptable as residents are likely to use on-site facilities thus not increasing pressures on local facilities.

As such, it is recommended that this permission is subject to the completion of a S106 agreement.

16. THAMES BASIN HEATHS SPECIAL PROTECTION AREA (SPA)

The Council adopted the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPA SPD) on 29 March 2012. This SPD supplements Policy CS14,

South East Plan retained Policy NRM6 and Core Strategy DPD Policy CS14 are consistent with the NPPF and should therefore be given full weight as Development Plan polices.

The Council, in agreement with Natural England (NE), has formed the view that that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heath SPA is likely to have a significant effect on the SPA, either alone or in-combination with other plans or projects.

This site is located approximately 3.05 km from the boundary of the SPA and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.

Therefore, a Habitats Regulations Assessment must consider whether compliance with conditions or restrictions, such as a planning obligation, can enable it to be ascertained that the proposal would not adversely affect the integrity of the SPA.

In line with the above policies and guidance, the developer must provide the following SPA avoidance and mitigation measures in order to satisfy the Habitats Regulations.

SPA Avoidance and Mitigation Measures

The provision of bespoke Suitable Alternative Natural Greenspace (SANG) and its on-going maintenance in perpetuity.

In accordance with the SPA SPD (the development will be required to provide alternative land to attract new residents away from the SPA. The term given to this alternative land is Suitable Alternative Natural Greenspace (SANG).

It is understood that the new dwellings to be provided for the Head and Deputy Head are replacement dwellings and would not lead to a net increase in dwellings, also that the Junior Boarding House is student accommodation. These dwellings will therefore not give rise to SPA contributions as they are not deemed to lead to a likely significant effect on the integrity of the SPA.

The Planning Statement (paragraph 5.40 - 5.42) confirms that the development will result in a net increase of 5 x 3 bed dwellings (the new terrace), one x 1 bed apartment and one x 2 bed apartment (within the Junior Boarding House). The total SANG payment would come to £15,120.

The open space works at Englemere Pond is the most appropriate to this proposal (although it may be necessary to allocate the contribution to another SANG). Furthermore, there is a need to include an occupation restriction which is included in the Template s106 agreement. The occupation restriction is necessary to ensure that the SANGs works are in place before occupation thereby giving the certainty required to satisfy the Habitats Regulations in accordance with South East Plan Policy NRM6 (iii) and the Thames Basin Heaths Special Protection Area SPD paragraph 4.4.2.

The Council has also signed a legal agreement to secure financial contributions towards Strategic Access Management and Monitoring (SAMM) which is calculated on a per bedroom basis. This application for this development is for 5 x 3 bedroom dwellings, one x 1 bed apartment and one x 2 bed apartment which require the total SAMM contribution to be £4,480.

In summary, the total SPA related financial contribution including a contribution towards the SAMM project for this proposal is £19,600 (i.e. £15,120 + £4,480).

The applicant has confirmed that the school is prepared to make a contribution of £19,600 towards the costs of SPA avoidance and mitigation measures (see Planning Statement paragraph 5.42).

Therefore, the Council is convinced, following consultation with Natural England, that the above measures will prevent an adverse affect on the integrity of the SPA. Pursuant to Article 6(3) of the Habitats Directive (Council Directive 92/43/EEC) and Regulation 61(5) of the Conservation of Habitats and Species Regulations (2010) as amended, permission may be granted.

17. SUSTAINABLE CONSTRUCTION

The NPPF outlines how the impacts of climate change and the delivery of renewable and low carbon energy and associated infrastructure is central to the economic, social and environmental dimensions of sustainable development. Para 96 of the Framework states that in determining planning applications, LPAs should expect new development to comply with adopted Local Plan policies on local requirements for decentralised energy supply, unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption. This application has been considered against the objectives of the NPPF and in the context of the Borough's energy and sustainability policies. Both CSDPD Policies CS10 and CS12 are considered consistent with the NPPF.

CSDPD Policy CS10 is likely to be complied with as a Pre-assessment Estimator has been provided demonstrating that the dwellings are likely to meet with Code for Sustainable Homes Level 3 and that the Junior Boarding House is likely to achieve BREEAM 'Very Good'. However the applicant has failed to address the proposed extension to the Phoenix Building. A condition is recommended to be imposed in-order to secure that policy CS10 is met.

Policy CS12 requires the submission of an Energy Demand Assessment demonstrating how the development's potential carbon dioxide emissions will be reduced by at least 10% and how 20% of the development's energy requirements will be met from on-site renewable energy generation.

The applicant has submitted a 'Sustainability Statement'. This sets out the applicant's approach in meeting the requirements of Policy CS12. This does not fully meet with the requirement of policy CS12 as the applicant has not demonstrated that 20% of the development's energy demand would be offset via renewable energy technology. Therefore a condition is recommended to be imposed to address this matter.

18. LAND CONTAMINATION

North of the school site is an old Council landfill site. Environmental Health was consulted on the proposed scheme and they are happy that any issues regarding potential land contamination can be dealt with by using suitably worded conditions.

19. CONCLUSIONS

In conclusion, the proposed extension to an existing classroom building, new Junior Boarding House, new staff accommodation and extension to an existing car park, although not in accordance with BFBLP Policies EN8, H5 and CSDPD Policies CS2 and CS9, are considered acceptable as there are social, economic and environmental materials considerations that outweigh this policy conflict. It is also a material consideration that the school use is an established use within the Countryside setting.

The proposal as a whole would result in no materially adverse impacts upon the character and appearance of the countryside area, upon neighbouring amenity, highway safety and biodiversity. As such the proposal would comply with policies CSDPD Policies CS1, CS7, CS9, CS10, CS12 and CS23 and BFBLP Policies EN1, EN3, EN8, EN20, EN25, M4 and M9 and the NPPF.

The application is therefore recommended for approval subject to appropriate conditions and the completion of a s106 agreement restricting occupancy of the staff housing and flats to persons (and their dependants) employed at the site and securing contributions to mitigate impacts upon the SPA.

It will be noted that if the S106 is not completed by 2 April the scheme becomes CIL liable.

RECOMMENDATION

Following the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act 1990 relating to:-

01. Restricting the occupancy of the staff housing and flats to persons employed at the site (& their dependants).

Contributions towards the Thames Basin Heaths SPA mitigation.

That the Head of Development Management be authorised to **APPROVE** the application subject to the following condition(s):-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990

02. The development hereby permitted shall be carried out only in accordance with the following approved plans and documents:

Transport Statement received 29.09.14

Landscape and Visual Impact Assessment received 29.09.14

Arboricultural Impact Assessment received 29.09.14

Extended Phase 1 Habitat Assessment received 29.09.14

5165/1100 Site Location Plan (Red line for Planning) 1:2500 received 29.09.14

5098/1100 Existing Site Plan 1:500 received 29.09.14

5098/1110A Proposed Site Plan 1:500 received 29.09.14

5098/1120 Staff Housing Existing Site Survey 1:200 received 29.09.14

5098/1130 Staff Housing Block Plan 1:200 received 29.09.14

5098/1200 Staff Housing HM's House 1:100 received 29.09.14

5098/1201A Staff Housing Director of Boarding's House 1:100 received 29.09.14

5098/1202/A Staff Housing Terraced Plans 1:100 received 29.09.14

5098/1300 Staff Housing Terraced Elevations 1:100 received 29.09.14

4985/1100 JBH and Car Park Existing Site Plan received 29.09.14

4985/1101 JBH and Car Park Proposed Site Plan received 29.09.14

4985/1200 JBH Plans 1:100 received 29.09.14

4985/1201 JBH Plans 1:100 received 29.09.14

4985/1300 JBH Elevations 1:100 received 29.09.14

4985/1301A JBH Elevations 1:100 received 29.09.14

5165/110A Phoenix House Existing Plan and Elevations 1:100 received 29.09.14

5165/1111 Phoenix House Extension Proposed Site Plan 1:100 received 29.09.14

5165/1200 Phoenix House Extension Floor Plans 1:100 received 29.09.14

5165/1300 Phoenix House Extension Elevations 1:100 received 29.09.14

4985/1102 Junior Building Drainage Plan 1:200 received 18.11.14

5098/1135 Staff Housing Drainage Plan 1:200 received 18.11.14

5165/1201 Phoenix House Drainage Plan 1:200 received 18.11.14

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. The number of staff employed by Heathfield School shall be restricted to no more than 135 and the number of pupils on the school role shall be restricted to no more than 250.

REASON: To ensure that the development does not give rise to an increase in traffic to and from the school, which could result in a detrimental and unmitigated impact on the local road network.

[Relevant Plans and Policies: BFBLP M4 and CSDPD CS23]

04. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of the visual amenities of the area.

[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

05. The development hereby permitted shall not be begun until details showing the finished floor levels of the dwellings, garages and the levels of the roads hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

REASON: In the interests of the character of the area.

[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

06. The development hereby permitted shall not be begun until comprehensive details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include: -
- a) Comprehensive planting plans of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations.
 - b) Details of semi mature tree planting.
 - c) Comprehensive 5 year post planting maintenance schedule.
 - d) Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.
 - e) Means of enclosure (walls and fences etc) including fencing that is permeable to badgers at the end of both the existing and propose badger corridors.
 - f) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas etc.

All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner, or as may otherwise be agreed in writing by the Local Planning Authority. All hard landscaping works shall be carried and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved, unless the Local Planning Authority gives written consent to any variation.

REASON: - In the interests of good landscape design, visual amenity of the area and biodiversity.

[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS1 and CS7]

07. The development shall not be begun until a Sustainability Statement demonstrating how the development meets current best practice standards in the sustainable use of natural resources has been submitted to and approved in writing by the Local Planning Authority. The Statement shall include either a Design Stage Report and BRE Interim Certificate or a pre-assessment estimator carried out by an independent assessor licensed by the Building Research Establishment demonstrating that the development meets a minimum standard of Level 3 of the Code for Sustainable Homes or a "Very Good" or "Excellent" BREEAM rating. The development shall be implemented in accordance with the Sustainability Statement and shall be retained in accordance therewith.

REASON: In the interests of sustainability and the efficient use of resources.

[Relevant Policy: Core Strategy DPD CS10]

08. Within one month of the first occupation of the development hereby permitted (or, where the development is phased, within one month of the first occupation of the final phase of that development), a Post Construction Review Report shall be carried out by an independent assessor licensed by the Building Research Establishment and a Final Code Certificate shall be submitted to the Local Planning Authority which demonstrates that the development has been constructed to meet a minimum standard of level 3 of the Code for Sustainable Homes.

REASON: In the interests of sustainability and the efficient use of resources.

[Relevant Policy: Core Strategy DPD CS10]

09. The development shall not be begun until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate:

(a) that before taking account of any on-site renewable energy production the proposed development will reduce carbon dioxide emissions by at least 10% against the appropriate Target Emission Rate as set out in Part L of the Building Regulations (2006), and

(b) that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 20%).

The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.

REASON: In the interests of the sustainability and the efficient use of resources.

[Relevant Plans and Policies: CSDPD Policy CS12]

10. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved by the Local Planning Authority.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: BFBLP EN3 CS1, CS7]

11. All ecological measures and/or works shall be carried out in accordance with the details contained in the Ecosulis Precautionary Method of Working statement dated August 2014 as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: BFBLP EN3 CS1, CS7]

12. The demolition of building B2 as identified in Ecosulis' bat survey report dated August 2014 shall not in any circumstances commence unless the local planning authority has been provided with either:

a) a licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorising the specified activity to go ahead; or

b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity will require a licence.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]

13. The areas shown for bat roost purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose without the prior written permission of the Local Planning Authority.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that order, no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details set out in a lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

a) identify those area/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

REASON: In the interests of nature conservation, accessibility and safety of the car park users.

[Relevant Plans and Policies: BFBLP M9, CSDPD CS1, CS7, CS23]

15. If more than 2 years elapse between the previous bat survey and the due commencement date of works, an updated bat survey shall be carried out by a suitably qualified ecologist, unless otherwise agreed in writing by the Local Planning Authority. A report confirming the results and implications of the assessment, including any revised mitigation measures, shall be submitted to the Local Planning Authority before construction works commence on site.

REASON: To ensure the status of bats on site has not changed since the last survey.

[Relevant Plans and Policies: CSDPD CS1, CS7]

16. The demolition shall not be begun until a scheme for the provision of bird and bat boxes (and other biodiversity enhancements), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the local planning authority.

The approved scheme shall be performed, observed and complied with.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]

17. No development shall take place until a contaminated land Phase I report (Desk Top Study) has been carried out by a competent person to identify and evaluate all potential sources and impacts of land and/or groundwater contamination

relevant to the site. The Desk Top Study shall be submitted to, and approved in writing by, the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11".

Following approval of the Desk Top Study, a Phase II report (Site investigation) may be carried out if required by a competent person to fully and effectively characterise the nature and extent of any land and/or groundwater contamination and its implications. The method and extent of this site investigation shall be agreed with the Local Planning Authority prior to commencement of the work and shall then proceed in strict accordance with the measures approved.

This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11".

REASON: The proposed development is located on a potentially contaminated site, due to its historic land use. To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas.

[Relevant Plans and Policies: BFBLP EN25]

18. Following completion of the desk top study and site investigation required by the above condition, a remediation scheme to deal with any contaminants identified must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include an implementation timetable, monitoring proposals and a remediation verification methodology. The remedial scheme must be carried out before the development commences unless otherwise agreed in writing by the local planning authority.

Should any unforeseen contamination be encountered during the development, the Local Planning Authority shall be informed immediately. Any further investigation/remedial/protective works shall be carried out to agreed timescales and approved by the Local Planning Authority in writing.

A Site Completion Report shall be submitted to, and approved in writing by, the Local Planning Authority. The report must detail the conclusions, actions taken and verification methodology at each stage of the works and shall include a sampling and analysis programme to confirm the adequacy of decontamination. An appropriately qualified person shall oversee the implementation of all remediation. The construction of buildings shall not commence until the investigator has provided a report, which shall include confirmation that all remediation measures have been carried out fully in accordance with the remediation scheme. The report shall also include results of the verification programme of post-remediation sampling and monitoring in order to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

If no contamination is encountered during the development, a letter confirming this fact shall be submitted to the Local Planning Authority upon completion of the development.

REASON: To enable to the Local Planning Authority to ensure that appropriate measures are taken to avoid any threat which the proposed development might pose to health and safety and/or the environment.

This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11".

[Relevant Plans and Policies: BFBLP EN25]

19. No development approved by this permission shall be commenced until a ground gas risk assessment has been submitted to an approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.

REASON: The proposed development is located on a potentially contaminated site, due to its historic land use. To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas.

[Relevant Plans and Policies: BFBLP EN25]

20. No demolition or construction work shall take place outside the hours of 08:00 and 18:00 Monday to Friday; 08:00 and 13:00 Saturday and not at all on Sundays and Public Holidays.

REASON: In the interests of the amenities of the area.

[Relevant Plans and Policies: BFBLP EN20]

21. No building work to the Junior Boarding House shall take place until the associated vehicle parking and turning space has been surfaced and marked out in accordance with drawing 4985/1101- JBH and Car Park Proposed Site Plan dated 29.09.14 . The spaces shall not thereafter be used for any purpose other than parking and turning.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

22. The car ports shall be retained for the use of the parking of vehicles at all times, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the Local Planning Authority's vehicle parking standards are met.

[Relevant Policy: BFBLP M9]

23. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:

- (a) Parking of vehicles of site personnel, operatives and visitors
- (b) Loading and unloading of plant and vehicles
- (c) Storage of plant and materials used in constructing the development
- (d) Wheel cleaning facilities
- (e) Temporary portacabins and welfare for site operatives
- (f) Construction Management Plan

and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (d) above without the prior written permission of the Local Planning Authority.

REASON: In the interests of amenity and road safety.

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
 02. No further details need to be submitted in respect of conditions 01, 02, 03, 05 and 10 although they need to be complied. However further details need to be submitted to address conditions 04, 06, 07, 08, 09, 10, 11, 12 and 13.
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01. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the applicants have not satisfactorily mitigated the development to comply with the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPD) 2012. In the absence of a section 106 planning obligation to secure suitable mitigation measures, the proposal would therefore be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and to the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPD) 2012.
 02. The proposed additional dwellings, the occupation of which is not restricted to school staff and their dependants, are considered to be inappropriate development in the countryside which would result in an adverse urbanising impact and unacceptably increase the pressure on open space, education facilities, public open space, built sports facilities, libraries and community facilities. In the absence of a section 106 planning obligation restricting the occupancy of the proposed dwellings to persons employed at the school on the site (and their dependants), the proposal is considered to be contrary to BFBLP Policies EN8, H5 and EN20 and CSDPD Policies CS1, CS6, CS7 and CS9 and the NPPF.

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed at the Council's Time Square office during office hours or online at www.bracknell-forest.gov.uk