

DEVELOPMENT CONTROL PANEL

7 September 2022

Item: 2

Application No.:	22/00514/FULL
Location:	Public Open Space Junction of Imperial Road And Longbourn And Windsor Girls School Imperial Road Windsor
Proposal:	Two storey sixth form building with linked covered walkway and new external doors to the existing school building, heat source pump within enclosure , 2no. fenced sports courts and 1no. fenced all weather pitch.
Applicant:	Mr Smith
Agent:	Stuart MacKay
Parish/Ward:	Windsor Unparished/Clewer East

If you have a question about this report, please contact: Carlos Chikwamba on 01628796745 or at carlos.chikwamba@rbwm.gov.uk

1. SUMMARY

- 1.1 There are no objections to the principle of the proposed development. The design and scale of the proposed extension to the school is considered to be in keeping with the existing building, and the impact on the wider area is deemed acceptable.
- 1.2 The proposed sports facilities (sports court and all-weather pitch) are deemed to be a qualitative betterment in relation to the existing playing fields. Therefore, the scheme complies with paragraph 99 of the NPPF and Local Plan Policy IF4.
- 1.3 There are no highways objections to the proposal, subject to conditions and an agreement regarding the introduction of a controlled parking zone (CPZ) (single/double yellow lines) to manage the level of overspill on-street parking that would potentially occur on Longbourn and beyond as a result of the development. Therefore, mitigating any highway safety issues related to the development. An agreement regarding a carbon offset contribution would also be required.
- 1.4 The proposed development would not have an adverse impact upon protected trees.

It is recommended the Committee authorises the Head of Planning to GRANT planning permission with the conditions listed in Section 9 of this report and subject to the preparation and completion of a Statement of Intent regarding the carbon offset contributions and the introduction of a Controlled Parking Zone.

2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Head of planning delegated powers to determine the application in the way recommended as it is a major application; such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The application site relates to Windsor Girls School, an upper school for girls aged 13 – 18. The overall site area is just under 5 hectares, and it is located on the corner of Imperial Road and Longbourn. The school consists of a cluster of buildings dating back to the 1970's and is surrounded by green space and deciduous trees. In terms of TPO trees, the site is located close to several group tree preservation areas; two north of the site and one to the north-west, all referenced; 004/1979/TPO and one south-west referenced 004/1963/TPO. There are also a number of mature trees along the Imperial Road frontage. These trees are considered to form an important part of the character of the area.

- 3.2 There are two access routes to the school via Imperial Road and Longbourn. Both are served by private roads within the school gates that can accommodate both vehicles and pedestrians. The main access is provided off Longbourn, north of the site.
- 3.3 The site is surrounded by residential properties to its east, west, and south facings, to the north is an area of woodland and a Grade II listed building (at least 50 metres away from the development site).
- 3.4 The site is also located within close proximity to Windsor Forest and Great Park Special Area of Conservation (SAC) Site of Special Scientific Interest (SSSI), at least 150 metres away. The site is also adjacent to an Air Quality Management Area.

4. DESCRIPTION OF THE PROPOSAL

- 4.1 The applicant proposes a two storey sixth form building with linked covered walkway and new external doors to the existing school building, heat source pump within enclosure, 2no. fenced sports courts and 1no. fenced all weather pitch.
- 4.2 The proposed extension would be located south-east of the existing building within the school and the proposed materials would predominantly comprise red/orange facing brick (to match existing), with PPC Aluminium windows and door frames. The maximum height of the extension will be come up to 8.4 metres, which is 0.9 metres higher than the maximum height of the existing building on-site, which currently measures 7.5 metres. The existing building has a width of about 111 metres and a maximum depth of about 66 metres, relative to this, the proposed extension has a depth of about 13.6 metres and a width of about 32 metres.
- 4.3 The development proposes 6 new classrooms, together with several offices and meeting rooms.
- 4.4 The proposed heat source pump would be located along the south elevation of the proposed extension; it would be enclosed by a timber fence measuring less than 2 metres in height.
- 4.5 The proposed courts and pitch would be located north of the site next to the existing mixed use game area and playing fields. The fencing for the courts and pitches would comprise of the same material at the fencing which enclose the existing nearby fields and they would also have similar heights to the existing fencing.
- 4.6 It has been confirmed by the applicant that the proposed building is intended for 6th form use but will also deal with the fact that demand for Year 9 places can be catered for in the main building by allocating existing teaching spaces for this purpose. The proposed expansion would cater for the increase in numbers in upper school and provide the 6th Form facilities it needs to be in line with government guidelines.

5. RELEVANT PLANNING HISTORY

Ref.	Description	Decision and Date
16/01031/FULL	Single storey infill extension, two storey front extension, demolition and relocation of bin store and cycle shelter, amendments to fenestration, cladding of reception block, reconfiguration of parking and associated landscaping.	Approved – 5/10/2016
12/00152/FULL	Construction of a Sports Hall with attached single storey facilities building and plant equipment.	Approved – 30/03/2012
11/01928/FULL	Installation of 3 rows of 14 solar photovoltaic panels onto a roof of the school.	Approved – 23/08/2011

04/85500/FULL	Erection of a 2-storey infill extension.	Approved – 07/03/2005
02/82901/FULL	Erection of single storey and two storey side extensions and single storey front and rear extensions	Approved – 06/02/2003
01/80582/FULL	Re-siting and reconstruction of all-weather sports pitch and construction of long jump/triple jump area.	Approved – 02/05/2011

6. DEVELOPMENT PLAN

Adopted Borough Local Plan (2022).

Issue	Policy
Spatial Strategy for the Borough	SP1
Climate Change	SP2
Sustainability and Placemaking	QP1
Character and Design of New Development	QP3
Managing Flood Risk and Waterways	NR1
Nature Conservation and Biodiversity	NR2
Trees, Woodlands, and Hedgerows	NR3
Community Facilities	IF6
Sustainable Transport	IF2
Open Space	IF4
Noise	EP4

Windsor Neighbourhood Plan (2021)

Issue	Neighbourhood Plan Policy
Open space	OS.02
Quality design	DES.01
Flooding and water supply	WAT.01

7. Material Planning Policy Considerations

7.1 National Planning Policy Framework Sections (NPPF) (2021)

Section 2 – Achieving sustainable development
 Section 4- Decision-making
 Section 8 – Promoting healthy and safe communities
 Section 9- Sustainable Transport
 Section 11 – Making effective use of land
 Section 12- Achieving well-designed places
 Section 14- Meeting the challenge of climate change, flooding and coastal change
 Section 15 - Conserving and enhancing the natural environment

7.2 Supplementary Planning Documents

- RBWM Borough Wide Design Guide
- Interim Sustainability Statement

- RBWM Corporate Strategy
- RBWM Environment and Climate Strategy

Other Local Strategies or Publications

7.3 Other Strategies or publications material to the proposal are:

- RBWM Parking Strategy

More information on these documents can be found at:

<https://www.rbwm.gov.uk/home/planning/planning-policy/planning-guidance>

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

No letters were received from the neighbouring properties directly notified.

The application was advertised in the Local Press on 10th of March 2022 and a site notice was erected on 18th of March 2022.

Consultee responses and Other groups

Summary of comments

Comment	Officer's Response
<p><i>Windsor Neighbourhood Plan Delivery Group;</i></p> <p>Concerns regarding proposal's impact on the site's open character and mature TPO trees.</p> <p>Design requested to respect open space and landscaping.</p> <p>SUDS design requested to ensure that run-off from pitches will benefit these natural features rather than entering the surface water drainage infrastructure nearest the site.</p>	<p>Noted and addressed in Section 9 of the report.</p>
<p><i>Ecology;</i></p> <p>No objections subject to a CEMP condition.</p> <p>Clarity in regard to the proposed pitch's lighting.</p> <p>It's been recommended that Natural England are consulted as the site is within close proximity to SAC and SSSI.</p>	<p>Addressed in Section 9 of the report.</p>
<p><i>Environment Protection ;</i></p> <p>No objects subject to plant noise and construction hours conditions.</p>	<p>Noted and addressed in Section 9 of the report.</p>

<p><i>Lead Local Flood Authority;</i></p> <p>No objection subject to surface water drainage strategy condition.</p>	<p>Noted and addressed in Section 9 of the report.</p>
<p><i>Natural England;</i></p> <p>Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on the Windsor Forest and Great Park Special Area of Conservation and has no objection to the proposed development.</p>	<p>Noted and addressed in Section 9 of the report.</p>
<p><i>Highways;</i></p> <p>It is recommended that if the local planning authority is minded to approve the application, the consent should include a contribution to cover the cost of introducing a CPZ (single/double yellow lines) to manage the level of parking that occurs on Longbourn.</p>	<p>Noted and addressed in Section 9 of the report.</p>
<p><i>Sport England;</i></p> <p>No objections subject to a community use condition.</p>	<p>Noted and addressed in Section 9 of the report.</p>

9. EXPLANATION OF RECOMMENDATION

9.1 The key issues for consideration are:

- i Character and appearance
- ii Loss of playing field and community facility
- iii Highway and parking provision
- iv Ecology and Biodiversity
- v Trees
- vi Flooding
- vii Sustainability
- viii Other considerations

9.2 Character and appearance

9.3 The appearance of a development is a material planning consideration, and the design of a proposal should not adversely impact on the character and appearance of the wider area. The revised National Planning Policy Framework (NPPF), 2021 is a material planning consideration in the determination of planning decisions. Section 12 of the NPPF concentrates on guiding the overall scale, density, massing, height, landscape, layout, materials, and access of new buildings in relation to neighbouring buildings and the local area more generally. Policies QP1 and QP3 of the BLP and the Borough Wide Design Guide are in line with the above policy guidance.

9.4 At present the school buildings are not deemed to have a particularly strong architectural merit, however, they do have a clear style which is characterised by predominantly vertical two-storey structures with flat roofs, the buildings depict a contemporary style. The proposed extension would also be a two-storey vertical structure characterised by a flat roof design. Therefore, in terms of its design and appearance the extension will relate well with the existing buildings.

9.5 The proposed extension would have a slightly greater height than the existing school building it will extend off, but this is not deemed to have a detrimental impact on the resultant appearance of the development. This is because the proposed extension is joined to the existing building by a single storey element (linked covered walkway). Therefore, the two-storey element will appear as a linked-detached element when viewed alongside the subject existing school building. This is considered to respect the existing building and its dimensions by creating a visual clear separation. The proposed materials for the development will also be in line with the existing materials along the school buildings.

9.6 The proposed enclosed heat source pump is considered to be a low-level structure which will not have any detrimental impacts on the character of the area.

9.7 The proposed 2no. fenced sports courts (primarily used for netball) and 1no. fenced all weather pitch (predominantly to be used for Hockey) will be located within areas that are already in use as playing fields. The 2 courts will be enclosed with a 3-meter-high fence and the x1 all-weather pitch would enclose with a 3-metre fence, with the height increasing to 4.5m behind the goal areas. The fence to be used will be a weldmesh type, this is a same type which currently encloses the existing playing fields within the school, and they are depicted by similar height to the ones proposed under this development. Overall, the proposed courts and pitch are deemed to relate well with the existing sports facilities in terms of their design and appearance.

9.8 The resultant extension would be set back from the closet main roads along Imperial Road and St Leonards Road by at least 40 metres. Furthermore, views towards the extension would also be partially screened by two-storey residential properties and high mature trees and planting. In regard to the enclosures for the pitch and courts, these elements will be screened a consistent mature tree line along the frontage of Imperial Road, north-east of the site. Therefore, when viewed from public vantage points within the immediate vicinity, the proposal is not deemed to have a detrimental impact on the appearance of the area.

9.9 To conclude, the proposed development is considered to be an acceptable design and it will not have a detrimental impact to the character and appearance of the site and wider area.

9.10 Loss of playing fields and community facility

9.11 The proposal relates to the loss of areas within the school that are considered to be playing fields, to accommodate the proposed sports courts and all-weather pitch. Paragraph 99 of the NPPF (2021) states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings, or land to be surplus to requirements; or
- b) 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

- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

9.12 Policy IF4 of the Local Plan states that developments involving the loss of open space will only be granted permission where

- a) There is clear evidence, for example from the latest published Open Space Study, that the existing facility is no longer required to meet current or projected needs, including for biodiversity improvements/off-setting; or
- b) The existing facility would be replaced by equivalent or improved provision in terms of quality and quantity in a suitable location within walking distance of the existing facility, or
- c) The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

9.13 Sport England's policy on playing fields (2018) states: 'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field unless, in the judgement of Sport England, the development as a whole meet with one or more of five specific exceptions.

9.14 The relevant exception in this instance would be; The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field. This is in line with the NPPF and the relevant local plan policy.

9.15 Sport England were consulted on the scheme they concluded that there is a need within the Borough for a full-size hockey artificial grass pitch (also corroborated by England Hockey). Sport England also state that there would be a benefit in introducing 2no. fenced sports courts in terms of the development of sport within the school as this would allow a wider experience of playing sport on different surfaces as well creating greater capacity for the school.

9.16 It is considered that the scheme would accord with Policy IF4 of the Local Plan as the existing facility would be replaced by an improved provision in terms of quality, and the quantity of this open space would not decrease (IF4(b), and that it accords with paragraph 99 of the NPPF.

9.17 *Community Facility*

9.18 Policy IF6 of the Local Plan states that proposals for new or improved community facilities which meet the needs or aspirations of local residents and visitors will be supported. Sport England's guidance note on community use in regard to sports facilities also encourages the utilisation and availability of good sports facilities by the wider community, when they are not being used by their main user, especially for educational sites outside normal school hours. Therefore, as part of this planning permission, a condition also recommended by Sport England, will be secured to ensure that these sports facilities are also open and can be used by the wider community (see Condition 12). This enhancement of facilities that serve the needs of local residents and visitors would be in line with Policy IF6. Furthermore, by virtue of this community use it would also represent a proposal for alternative sports and recreation which would be of sufficient benefit to the development of sport in the wider area which together with the points raised in Sections 9.15-9.16 of the report, would outweigh the detriment caused by the loss to the existing area of playing field.

9.19 Highway safety and parking provision

Local Plan policy IF2 states that development proposals should support the policies and objectives of the Transport Strategy as set out in the Local Transport Plan and provide car and cycle parking in accordance with the current Parking Strategy. Furthermore, developments should not cause an adverse impact to highway safety.

- 9.20 Imperial Road forms part of the B3173, a primary distributor road within the Borough which is considered to be a strategically important route as it is a main link from the M4 to Legoland/Ascot and beyond. On average it carries around 17,000 vehicles per day rising to in excess of 18,000 at certain times of the year. Vehicular access to Windsor Girls School is off Longbourn which has a priority junction with Imperial Road. Both roads have 30mph speed restriction. There are two accesses to Windsor Girls School which operate an in/out arrangement. Pedestrian access is also available by the out access. This arrangement will be unchanged.
- 9.21 The proposed development would lead to an increase in staff and number of pupils and as a result of this there would be some increase in car traffic around the school site at peak times. However, this increase is deemed to be modest, and it would not have a severe cumulative impact on the highway network.
- 9.22 The development would lead to the loss of some of the existing car parking spaces to accommodate the new two-storey extension (8 in total as per the submitted transport statement). The loss of these car parking spaces and cumulative increase in staff and pupils over the next couple of years, is likely to increase the level of on-street parking in areas within the vicinity, in particular along Longbourn, which is a busy road that doesn't have a CPZ.
- 9.23 Within their consultation response, Highways recommended that if the local planning authority is minded to approve the application, the consent should include a financial contribution to cover the cost of introducing a CPZ (single/double yellow lines) to manage the level of parking that occurs on Longbourn and beyond, if necessary, in order to mitigate any highway safety issues related to the development. Officers deem that this is necessary to manage and control parking to avoid any highway safety issues which would have otherwise made the proposal unacceptable. As the applicant is the Council, it is proposed to address this by requiring the preparation and completion of a Statement of Intent which sets out the steps and timeframes that the applicant will undertake in the preparation, consultation, and implementation of a CPZ (subject to the outcome of the consultation with affected residents).
- 9.24 Section 9 of the NPPF (2021) encourages the use of sustainable transport modes and states that maximum parking standards should not be imposed unless there is clear and compelling justification that they are necessary for managing the local road network. It is deemed that the parking spaces lost and the additional need for parking by the extra pupils and staff over the years will be off-set by the nearby on-street parking, which will also be controlled by a CPZ to mitigate any highway safety issues related to the development. Furthermore, the transport statement and previous permissions (16/01031/FULL – in particular) highlights that there are already existing secure and covered cycle parking facilities which encourage sustainable modes of travel alleviating the need for use of private cars. Lastly, there are also close transport links to the site in the form of frequent bus services and train station within less than 1.5 miles of the site. Therefore, there are options for sustainable modes of travel to the site for pupils, staff, and visitors.
- 9.25 To conclude the proposal is not deemed to cause any highway safety issues by virtue of the increased traffic generation and parking provisions, provided that the Statement of Intent as outlined above is agreed before the grant of planning permission.
- 9.26 Policy IF4 of the local highlights that proposals related to school expansions should be accompanied by travel plans. The current travel plan doesn't reflect the current transport provisions as a result of this proposed development. Therefore, a condition is recommended to ensure that the school's travel plan is updated to consider the proposed development and is updated to reflect in cumulative annual increase in pupils and staff and how that affects the site's transport provision, (see Condition 10).

9.27 Ecology and Biodiversity

- 9.28 The site is located within close proximity to Windsor Forest and Great Park, which is a Site of Special Scientific Interest (SSSI), and a Special Area of Conservation (SAC). The supporting text within the Local Plan as per part 12.8.3 states that areas within a SAC that have been given special protection under the European Union's Habitats Directive. SACs provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity.
- 9.29 The primary reason for designation Windsor Great Park SAC is the significance of old acidophilous oak woods, range, and diversity of saproxylic invertebrates, and fungal assemblages. The Natura 2000 data form for Windsor Forest and Great Park reports that the main threats relate to forest and plantation management and use; air pollution, invasive non-native species; and interspecific floral relations. Where any proposal is likely to have a significant effect on a European site either alone or in combination with other plans or projects, the Conservation of Habitats and Species Regulations requires an appropriate assessment to be made in view of that site's conservation objectives. In this case the proposed development, along and in combination with the linked proposals, is not considered to have a significant effect on Windsor Forest and Great Park, due to the distance of the proposal from the SAC and therefore an appropriate assessment is not required
- 9.30 Paragraph 179(a) (2021) of the NPPF states 'when determining planning applications, local planning authorities should apply the following principles: if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. Policy NR2 of the BLP states that developments will be expected to demonstrate how they maintain, protect, and enhance the biodiversity of application sites including features of conservation value which might presence of protected/priority species. Furthermore, development proposals will be expected to identify areas where there is opportunity for biodiversity to be improved and, where appropriate, enable access to areas of wildlife importance and proposals shall be accompanied by ecological reports in to aid assessment of the schemes
- 9.31 A Preliminary Ecological Appraisal and Preliminary Roost Assessment (Arbtech, June 2022) has been undertaken to an appropriate standard and provided as part of this application. The building on site was assessed as having negligible potential to support roosting bats and none of the trees are to be removed. Therefore, no further survey for roosting bats is necessary. There was no evidence or suboptimal habitat to support great crested newts, reptiles, otter, water vole, badger, hedgehog, or dormice. The proposed development is to be located on areas of building, hard standing and very short mown grassland which have low ecological value. There are scattered trees and woodland within the site boundary (which are to be retained and protected during development) which could be indirectly affected by the development. It is recommended that a Construction Environmental Management Plan (CEMP: Biodiversity) is produced for the site, to ensure that the higher ecologically valuable habitats within the trees and woodland, adjacent to the site are protected during and following development. Condition 3 would secure the submission of a CEMP.
- 9.32 The planning agent confirmed in writing that they would not be proposing any installation of any form of lighting to the pitch and courts under the current application. Therefore, the scheme is not deemed to cause any light pollution that would cause detriment to the subject habitats adjacent to the site.
- 9.33 A Biodiversity Net Gain report has been provided and details the habitats which will need to be created in order to provide an overall on-site net gain in biodiversity. Post development, under the current landscaping plans, the site will provide a 3.23% net gain in habitat units and a 21.16% gain in hedgerow units. In addition, a number of other enhancements including installation of bird and bat boxes, creation of hedgehog hibernacula and the creation of loggeries would be provided. In accordance with paragraph 179 of the NPPF and Policy NR2 of the Borough Local Plan, which states that opportunities to incorporate biodiversity in and around developments

should be encouraged. A condition is recommended to secure these biodiversity enhancements and gain, refer to Condition 4.

9.34 **Trees**

9.35 Policy NR3 of the Local Plan states that development proposals should carefully consider the individual and cumulative impact of proposed development on existing trees, woodlands, and hedgerows, including those that make a particular contribution to the appearance of the streetscape and local character/distinctiveness. Additionally, development proposals should: i. Protect and retain trees, woodlands, and hedgerows; ii. Where harm to trees, woodland or hedgerows is unavoidable, provide appropriate mitigation measures that will enhance or recreate habitats and new features; iii. plant new trees, woodlands and hedgerows and extend existing coverage where possible.

9.36 The proposed development would not lead to the loss of any on-site trees. However, the proposed extension is within close proximity of a mature tree, which has high amenity value (labelled T18 (Non-TPO) on the tree plan). A small part of the walkway/pavement linked to the new building will fall within the root protection area of T18. However, this will only be a small incursion within this non-TPO tree, and it has been confirmed by the applicant within their arboricultural impact assessment and method statements that any damage will be mitigated by the proposed no-dig construction methods. Therefore, this measure is deemed sufficient to safeguard the health and viability of that tree. Furthermore, the proposed tree protection plan/fencing will safeguard T18 and the other trees within close proximity to the new building during the construction phase of the development.

9.37 The proposed courts and pitches are adjacent to TPO areas however, none of these works will encroach the root protection areas of any protected trees. Furthermore, no extensive excavation is proposed for the courts and pitches. Therefore, these elements are not deemed to have any implications on the health of the trees within the TPO areas.

9.38 **Flood risk**

9.39 Guidance note 55 of the NPPF (2021) and Section 14 states that developments in Floodzone 1, where the land is subject to other sources of flooding and where the development would introduce a more vulnerable use, should be accompanied by site specific flood risk assessments. Policy NR1 of the BLP highlights that within designated flood zones 2 and 3 (and also in Flood Zone 1 on sites of 1 hectare or more in size and in other circumstances as set out in the NPPF) development proposals will only be supported where an appropriate flood risk assessment has been carried out and it has been demonstrated that development is located and designed to ensure that flood risk from all sources of flooding is acceptable in planning terms.

9.40 Policy NR1 of the Local Plan states that within areas liable to flood, development will not be permitted unless it can be demonstrated that the proposal would not of itself or cumulatively in conjunction with other development impede the flow of flood water, reduce the capacity of the floodplain to store flood water or increase the number of people or properties at risk from flooding.

9.41 The site is located in Floodzone 1, but as the site area is over 1 hectare in size, a Flood Risk Assessment is required. A Flood Risk Assessment was submitted with the proposal. The FRA identifies that the land subject of the development has risk of surface water flooding. For the extension it is proposed that the surface runoff water will be discharged into the existing public surface water sewer via attenuated storage area under the soft landscaping area into the existing surface water network within the hardstanding area to the north of the primary existing building. In regard to the pitch and courts, these will consist of permeable surfacing, and the surface water will be stored within the subbase layer and will discharge via a gravity network into the existing ditches either side of Longbourn and out to the main sewer run in Imperial Road. Overall, there are no objections to this SUDS strategy subject to a pre-commencement condition being imposed with any permission granted, that requires full and comprehensive details of the proposed surface water drainage scheme to be submitted and approved by the Local Planning Authority. (Refer to Condition 13).

9.42 **Sustainability**

9.43 The council's Interim Sustainability Statement (March 2021) highlights all developments (except householder residential extensions and non-residential development with a floorspace of below 100sq.m) should be net-zero carbon unless it is demonstrated this would not be feasible, this statement is a material consideration. It sets out that any shortfalls should be mitigated by a financial contribution to the carbon offset fund. Additionally, Paragraphs 7 and 8, and Section 14 of the NPPF (2021) and Policy SP2 of the Borough Local Plan (2022), encourage developments to be built to mitigate climate change and to incorporate low carbon and efficient energy sources.

9.44 The proposal relates to a non-residential development that exceeds 100sqm, therefore, the scheme requires an assessment as per the interim sustainability statement. The submitted energy statement highlights that the development will reduce carbon emission by 35% using efficient and renewable energy sources, despite this the scheme still falls short of achieving a net-zero carbon development. However, to accommodate the shortfall, the applicant has agreed to make a contribution to the carbon offset fund which will also be secured by a Statement of Intent to be finalised before the grant of planning permission.

9.45 **Other considerations**

9.46 The development is located within a residential area. However, the development will not introduce any new uses beyond the existing uses/ site intensification. Furthermore, the pitch/courts will not introduce any lighting, thus, there will be no light pollution issues. Overall, the proposed development will not cause any amenity issues to the immediate neighbouring properties.

9.47 Environment protection recommended that a plant noise condition will be added to the permission to ensure that the noise emitted from the heat source pump is regulated to an appropriate level (see Condition 11). Officers agree with this and consider this condition necessary to manage noise emissions. However, the construction and demolition hours condition is not deemed necessary for this development. Construction and demolition hours is covered by guidance from Environmental Protection. The site is also in close proximity to an AQMA; the increase in car trips from the development as such the impact upon the AQMA is not considered to be significant.

9.48 It has already been mentioned that the development site is at least 50 metres from a Grade II Listed building. However, the proposal will not affect the setting on this listed building due to the sufficient separation distance and the nature of the works closest to this heritage asset, which would be the sports pitch which is similar in character to the surrounding playing fields within the site in terms of its enclosures and visual outlook, as already mentioned in the previous sections.

9.49 For the reasons set out in this report, it is recommended that planning permission is granted subject to the conditions and agreed Statement of Intent.

10. **APPENDICES TO THIS REPORT**

Appendix A – Site Location Plan

Appendix B – Plans

Appendix C - Elevations

11. **CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED**

1 The development hereby permitted shall be commenced within three years from the date of this permission.

Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The materials to be used on the external surfaces of the development shall be in accordance with those specified in the application. Development shall be carried out in accordance with the

approved details.

Reason:In the interests of the visual amenities of the area. Relevant Policies - Local Plan QP1 and QP3.

- 3 No development shall take place (including demolition, ground works and vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.a) Risk assessment of potentially damaging construction activities.b) Identification of "biodiversity protection zones".c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction.d) Invasive species removal method statement [if applicable]e) The location and timing of sensitive works to avoid harm to biodiversity features.f) The times during construction when specialist ecologists need to be present on site to oversee works.g) Responsible persons and lines of communication.h) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.i) Use of protective fences, exclusion barriers and warning signs.The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that impacts on protected species and other biodiversity are minimised.

- 4 The development shall be carried out and implemented in accordance with the biodiversity net gain and enhancement details within the submitted 'Preliminary Ecological Appraisal and Preliminary Roost Assessment' by Arbtech, dated; 10/06/2022 and received and the 'Biodiversity Net Gain Assessment' by Arbtech, dated 15/06/2022.The development shall be maintained in accordance with the approved details thereafter.

Reason: To incorporate biodiversity in and around the development in accordance with paragraph 175 of the NPPF and Policy NR2 of the Local Plan.

- 5 No tree or hedgerow shown to be retained in the approved plans (Tree protection plans refs; Arbtech TPP 01 (Site 1) & Arbtech TPP 02 (Site 2), dated; February 2022) shall be cut down, uprooted, or destroyed, nor shall any retained tree be lopped or topped other than in accordance with these approved plans and particulars and without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 Tree work. If any retained tree is removed, uprooted, or destroyed or dies, another tree shall be planted in the immediate vicinity and that tree shall be of the size and species, and shall be planted at such time, as specified by the Local Planning Authority.

Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan QP1, QP3 and NR3.

- 6 The development shall also be carried out in accordance with the no-dig construction methods and tree protection/fencing measures shown in the Tree protection plans refs; Arbtech TPP 01 (Site 1) & Arbtech TPP 02 (Site 2), dated; February 2022 and the Arboricultural Method Statement, dated; 18 February 2022.The tree protection fence shall be erected before any equipment, machinery or materials are brought on to the site, and thereafter maintained until the completion of all construction work and all equipment, machinery and surplus materials have been permanently removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies - Local Plan QP1, QP3 and NR3.

- 7 Prior to the commencement of any works or demolition a construction management plan showing how demolition and construction traffic, (including cranes), materials storage, facilities for operatives and vehicle parking and manoeuvring will be accommodated during the works period shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented as approved and maintained for the duration of the works or as may be agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan IF2.

- 8 No part of the development shall be occupied until vehicle parking and turning space has been provided, surfaced, and marked out in accordance with the approved drawing ref; 303492-SWH-ZZ-XX-DR-C-0700 P01, with the submitted Transport Statement, dated; February 2022. The space approved shall be kept available for parking and turning in association with the development.

Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and

to highway safety, and to facilitate vehicles entering and leaving the highway in forward gear. Relevant Policies - Local Plan IF2.

9 All landscape works shall be carried out in accordance with the approved details within plan ref; 402/03 in the 'Biodiversity Net Gain Assessment' by Arbtech, dated 15/06/2022. These works shall be carried out as approved within the first planting season following the substantial completion of the development and retained thereafter in accordance with the approved details. If within a period of five years from the date of planting of any tree or shrub shown on the approved landscaping plan, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the immediate vicinity, unless the Local Planning Authority gives its written consent to any variation.
Reason: To ensure a form of development that maintains, and contributes positively to, the character and appearance of the area. Relevant Policies - Local Plan QP1 and QP3.

10 An updated school travel plan which takes account of the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the development hereby approved. The plan shall be implemented in accordance with the approved details and the provision within the plan needs to be reassessed each year as part of the School Travel Plan requirements to ensure its adequacy.

Reason: To ensure that the development is provided with adequate car and cycle parking facilities and encourage the use of alternative modes of transport. Relevant Policies - Local Plan IF2.

11 The rating level of the noise emitted from fixed plant and stationary equipment shall not exceed the existing background level (to be measured over the period of operation of the proposed development and over a minimum reference time interval of 1 hour in the daytime and 15 minutes at night). The noise levels shall be determined 1m from the nearest noise-sensitive premises. The measurement and assessment shall be made in accordance with BS 4142: 2014+A1:2019 (or an equivalent British Standard if revised or replaced).

Reason: To protect the residential amenities of the area. Relevant Policy - Local Plan EP4

12 Within 12 months of the date of this permission, a community use agreement prepared in consultation with Sport England shall be submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to all external artificial sports surfaces, car parking and toilets and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy.

13 Prior to commencement (excluding demolition) of development, a surface water drainage scheme for the development, based on the submitted sustainable drainage strategy, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include: o Calculations to include development runoff rates, volumes (attenuation and long-term storage) and topographic details, and any consents required from Thames Water. o Full details of all components of the proposed surface water drainage system including dimensions, locations, gradients, invert levels, cover levels long sections and cross section and relevant construction details of all individual components. Water quality discharged from the site should be of sufficient water quality. The applicant is to provide evidence that discharge from the site would be of sufficient water quality that it would not result in detriment to any receiving water course. o Details of the proposed maintenance arrangements relating to the surface water drainage system should also be provided, confirming the part that will be responsible. The surface water drainage system shall be implemented and maintained in accordance with the approved details thereafter.

Reason: To ensure compliance with the National Planning Policy Framework and the Non-Statutory Technical Standards for Sustainable Drainage Systems and to ensure the proposed development is safe from flooding and does not increase flood risk elsewhere.

14 The development hereby permitted shall be carried out in accordance with the approved plans listed below.

Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

Appendices

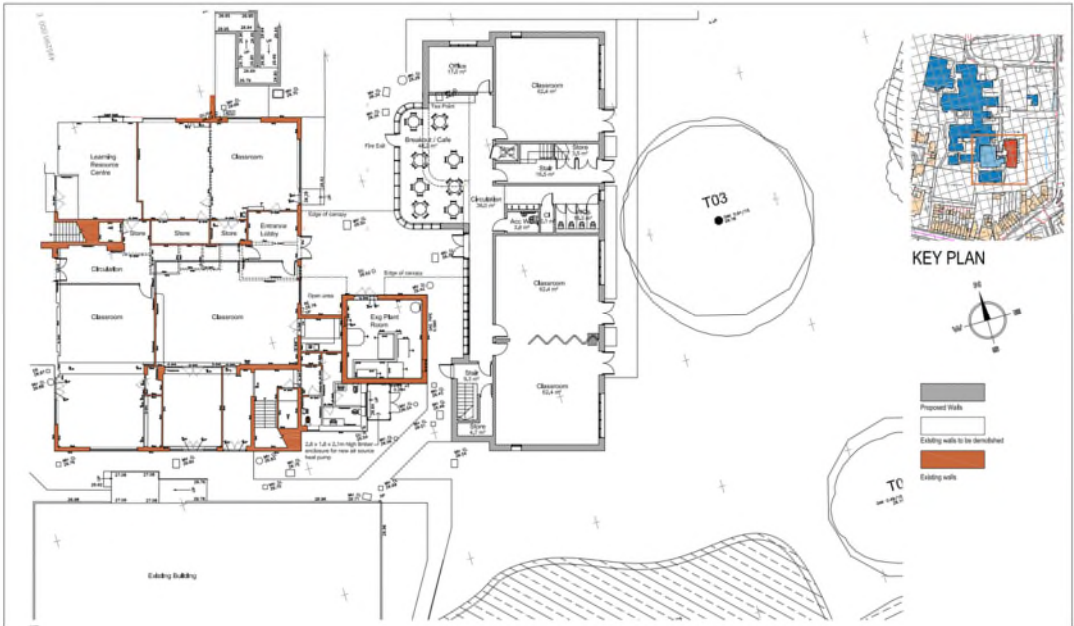
Appendix A



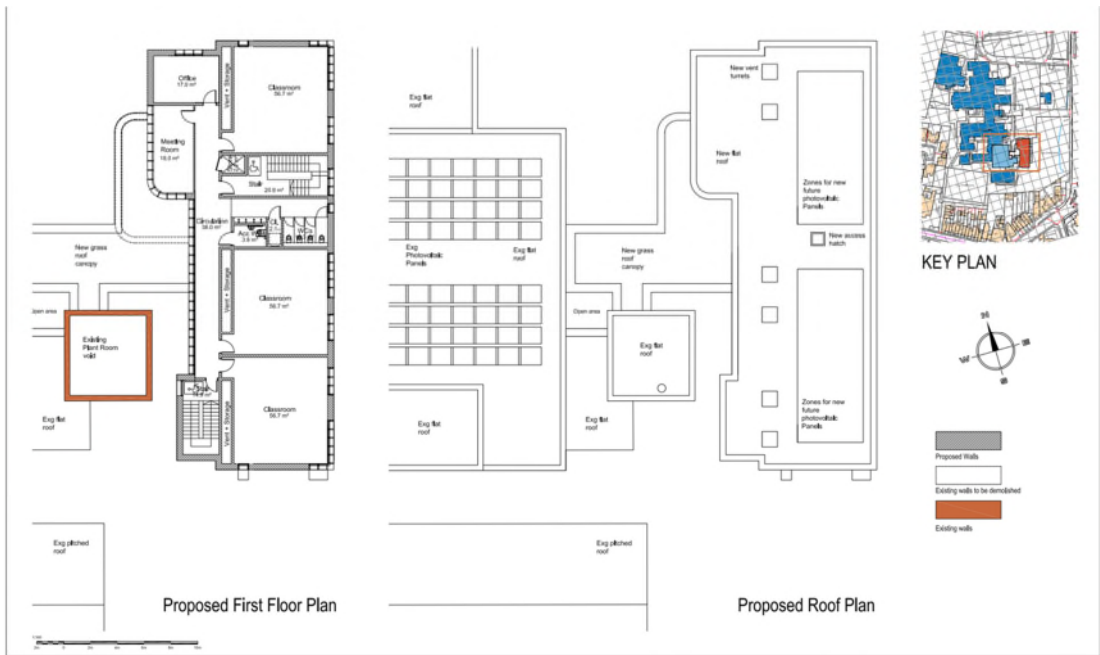
SITE LOCATION PLAN



Appendix B



Proposed Ground Floor Plans



Proposed First Floor and Roof Plans

Appendix C

