

**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE**

MAIDENHEAD DEVELOPMENT CONTROL PANEL

6 July 2016

Item: 1

Application No.:	16/00984/FULL
Location:	Braywick Court School Hibbert Road Maidenhead SL6 1UU
Proposal:	Construction of part single part two storey school building (Class D1) with associated external works, following demolition of existing buildings.
Applicant:	Bellevue Place Education Trust
Agent:	Miss Rebecca Skinner - JLL Ltd
Parish/Ward:	Oldfield Ward
If you have a question about this report, please contact: Susan Sharman on 01628 685320 or at susan.sharman@rbwm.gov.uk	

1. SUMMARY

- 1.1 The application seeks planning permission for a new enlarged school building that will enable the school to become a 1 form entry primary school. The site is located in the Green Belt, but because of the site characteristics and design elements, the proposal will not have a greater impact on the openness of the Green Belt and the purposes of including the land within it than the existing development and is, therefore, appropriate development.
- 1.2 The Highway Authority has raised no objections to the scheme subject to the implementation of a robust Travel Plan and other conditions. Likewise, subject to an appropriate landscaping scheme, Tree Protection Plan and Arboricultural Method Statement, concerns relating to the impact on trees can be sufficiently addressed.
- 1.3 The Council is currently awaiting the results of further bat surveys which are due at the end of June. The findings of those surveys will be reported at the Panel meeting. Subject to these being satisfactory and accompanied by an acceptable mitigation strategy and method statement, together with conditions in respect of breeding birds, invasive species and biodiversity enhancements, no objections are raised on ecology grounds.
- 1.4 The Council's Conservation Officer has advised that the proposal will cause less than substantial harm to the setting of the nearby listed terraced row and that the benefits of the proposal would outweigh the low level of harm. The existing school building is not considered to be a non-designated heritage asset and thus the loss of this building raises no objection. The former Braywick Lodge stable building is not considered to be a non-designated heritage asset and therefore development within its setting would not harm historical built significance.
- 1.5 It is not considered that the proposal will harm the character and appearance of the area, nor the living conditions of any nearby residents.
- 1.6 The Council's Head of Schools and Educations Services has confirmed there is a need for this school in Maidenhead.

It is recommended the Panel grant planning permission with the conditions listed in Section 10 of this report.

2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Borough Planning Manager delegated powers to determine the application in the way recommended; such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The main part of the application site is located on the north-west side of Hibbert Road, on the southern edge of Braywick Park within the Oldfield Ward. It extends to approximately 0.73 hectares and, together with the area of land occupied by the existing school, includes part of the existing car park accessed from Hibbert Road, a section of car park behind Stafferton Lodge and a footpath crossing Braywick Park.
- 3.2 The site is currently occupied by a typical Victorian village school building, constructed mainly of red brick with steeply pitched tiled roofs. It is largely single storey, with the exception of a two-storey section located to its east. In addition, there is an existing former toilet block towards the east boundary. The site slopes downwards from west to east by approximately 1.7m.
- 3.3 The surrounding area to the south and west of the site is predominantly residential in character and appearance. Within the vicinity of the site, Hibbert Road is characterised by large detached two-storey houses of mainly red brick construction, set back from the highway and enclosed by mature vegetation and walls. Braywick Park, to the north of the site, comprises areas of open space, Braywick Cemetery, Stafferton Lodge, Maidenhead Golf Centre and a number of other recreational facilities. To the south-east, approximately 20m from the site, is a terrace of grade II listed cottages. Braywick Nature Centre immediately to the west of the school occupies the former stable building of the now demolished Braywick Lodge.
- 3.4 The site is located in the Green Belt and adjoins Braywick Park which is a Local Wildlife Site and Nature Reserve.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 A school has existed on the main part of the application site since the 1860's and the more recent planning history relates primarily to temporary terrapin consents and small extensions to the former Winbury Preparatory School. Winbury School closed in 2011 and the building remained vacant until it was occupied in 2014 by Braywick Court School (BCS), a new free school. BCS is funded by the Education Funding Agency which granted funding for a 1 Form Entry (1FE) primary school as it is not financially viable to operate a school less than 1FE.
- 4.2 A previous application (15/00801) for an extension to the existing school, a change of use of Braywick Nature Centre to a school, and the construction of a replacement nature centre was withdrawn following a number of concerns from officers. Essentially, the previous scheme sought to retain the existing main school building, however in order to achieve the required floor space, the proposal involved a large, two-storey extension taken close to the edge of Hibbert Road. Concerns were raised in respect of the bulk and scale of the extension and how it would appear in the wider area, as well the possible impact on the amenities of nearby residents. In addition, the scheme proposed to convert the existing building occupied by the Nature Reserve Centre to classrooms, which meant the nature centre itself required a new building to be located in Braywick Park.
- 4.3 Although currently a small school, there have been problems of conflict between traffic associated with the school and other road users and users of the nature reserve public car park off Hibbert Road. The school's strategy for dealing with this issue proposed under the previous application was not considered acceptable by the Highway Authority.
- 4.4 Following the withdrawal of the previous application, the applicant and their representatives met with officers from the Council to discuss alternative proposals and undertook a comprehensive public consultation. The result of these is the current submitted proposal, which is notably different from the previous scheme. Essentially, the proposal involves the demolition of the existing school buildings on the site and the construction of a contemporary designed part-single, part two storey school building. The new building is roughly L-shaped with the two-storey section (running east to west) positioned towards the north boundary, as per the existing school, and taken up to the east side boundary. The single storey element runs north to south, adjoining and perpendicular to the two-storey part of the building. The main entrance to the school is changed from the south to the north through the park.

- 4.5 The proposed building is approximately 21.5m wide and 25m deep, compared to the existing school which is 19m and 16m respectively. In terms of the height, the development takes advantage of the difference in levels across the site, resulting in the height of the flat roofed new school being lower than the maximum ridge height of the existing school, (35.481m AOD compared to existing maximum AOD of 35.970m). Two separate play areas are also provided, together with 42 cycle spaces. All parents/carers arriving by car will be required to use the existing Park and Stride Car Park behind Stafferton Lodge. Additional car parking spaces for staff will also be available at the Park and Stride.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework (NPPF) Sections: 4 (Promoting sustainable transport), 7 (Requiring good design), 8 (Promoting healthy communities), 9 (Protecting Green Belt land), 11 (Conserving and enhancing the natural environment) and 12 (Conserving and enhancing the historic environment).

Royal Borough Local Plan

- 5.2 The main strategic planning considerations applying to the site and the associated policies are:

Green Belt	Highways and Parking	Trees	Community Facilities	Listed Buildings
GB1, GB2	P4, T5	N6	CF1/2	LB2

Supplementary planning documents

- 5.3 Supplementary planning documents adopted by the Council relevant to the proposal are:

- Sustainable Design and Construction

More information on these documents can be found at:

http://www.rbwm.gov.uk/web/pp_supplementary_planning.htm

Other Local Strategies or Publications

- 5.4 Other Strategies or publications relevant to the proposal are:

- RBWM Parking Strategy - view at:
http://www.rbwm.gov.uk/web_pp_supplementary_planning.htm

6. EXPLANATION OF RECOMMENDATION

- 6.1 The key issues for consideration are:

- i The principle of development and Green Belt issues;
- ii Parking provision and highway issues;
- iii The impact on trees;
- iv Ecology;
- v The impact on nearby listed buildings/heritage assets and archaeology;
- vi The impact on the character and appearance of the area; and
- vii The impact on the living conditions of local residents.

The principle of development and Green Belt issues

- 6.2 The application site is located in the Green Belt. Paragraph 89 of the NPPF advises that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces or limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land) whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
- 6.3 In this case, the existing building is a school and the replacement building is also for a school. The existing school is largely single storey and has a floor area of approximately 475sq.m, while the proposed school has a floor area of 1,311sq.m, representing a 183% increase in floor area over and above the existing. However, what this does not take account of is the bulk of the existing building, which although single storey, is covered by steeply pitched roofs that, in parts, reach a height of 8.1m. So while in terms of floor area the proposal would be larger, this is not automatically the case in terms of overall scale and bulk, particularly when having regard to the contemporary design of the proposed school and the topography of the site.
- 6.4 The proposal can also be assessed under the category of redevelopment of a previously developed site. The test under this provision is whether the new building would have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. An assessment of impact on openness is a matter of planning judgement for the decision taker and often involves a review of relevant case law. Historically, in planning terms, openness refers to the absence of development and is concerned primarily with the amount and extent of development and its physical effect on a site. A recent case (Turner v Secretary of State for Communities and Local Government (2016) EWCA CIV 466) however affirmed the visual dimension in the assessment of openness. In short, the judge found that the concept of openness was not narrowly limited to a volumetric approach, that the word "openness" is open textured and a number of factors are capable of being relevant when it comes to applying it to the particular facts of a specific case. Prominent among these will be factors relevant to how built up the Green Belt is now and how built up it would be if redevelopment occurs (in the context of which, volumetric matters may be a material concern, but are by no means the only one) and factors relevant to the visual impact on the aspect of openness which the Green Belt presents.
- 6.5 With regard to the current proposal, the application site has existing development within it and the two storey part of the new building would be positioned in a similar location to the existing school, approximately 15m back from Hibbert Road. The width of the new building would be only 2.5m more than the existing school, while the maximum roof would be lower (the existing AOD being 35.970 while the proposed is 35.481). With the exception of the entrance footpath, the majority of the development would be contained within the existing site. Views of the new building would be limited from outside due to the substantial tree cover along the north and east boundaries, from the west due to the existing nature centre building and further trees and vegetation and from the south due to the building's set back and 2m high brick wall adjacent to Hibbert Road. Overall, having regard to the specific circumstances of the proposal and the site, together with the recent relevant case law, it is not considered that the development would have a greater impact on the openness of the Green Belt than the existing development.
- 6.6 Paragraph 80 of the NPPF states that the Green Belt serves five purposes: To check the unrestricted sprawl of large built-up areas; To prevent neighbouring towns merging into one another; To assist in safeguarding the countryside from encroachment; To preserve the setting and special character of historic towns and; To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. In this case, the proposal would not compromise any of these purposes for including the site within the Green Belt.
- 6.7 As the proposal is not considered to have a greater impact on the openness of the Green Belt or the purposes of including the land within it, the development is not inappropriate and the principle is acceptable.

Parking provision and highway issues

- 6.8 The school currently utilises the existing Park and Stride facility behind Stafferton Lodge and it is proposed that its use will be compulsory (enforced through the School's Travel Plan and Home-School Agreement) for parents/carers dropping off and picking up their children, with the exception of the collection of pupils from after school clubs in the winter. The car park provides 99 spaces (including 28 for staff) and the Highway Authority has advised that, together with the proposed 'Kiss and Drop / Grab and Go' arrangements this is sufficient to meet the parking needs associated with the expanded school.
- 6.9 The Highway Authority has further advised that to encourage the use of the Park and Stride a number of improvements should be undertaken to improve the car park and footpath. However, it adds that there is no funding in place to enable these works and suggests a condition be imposed to any planning consent requiring the works to be completed before development is commenced. While the suggested works (largely resurfacing and marking out of parking spaces) may improve the Park and Stride facility they are not necessary to the development and it would also be unreasonable to attach a pre-commencement condition to a planning consent in the knowledge that there is currently no funding for such works.
- 6.10 During winter (18 school weeks from October half-term to Easter) parents/carers will be allowed to collect pupils from after school clubs from the Nature Reserve car park. The school proposes staggered end times for the after school clubs with 5 pick-up times at 25 minute intervals ranging from 16.20 to 18.00. It is predicted that there would be a parking demand for 7 spaces during each 25 minute slot and these would be provided by the 8 parking spaces within the Nature Reserve car park currently allocated to the school. This would be enforced through the School's Travel Plan which would be regularly reviewed and updated (see condition 6 in Section 10).
- 6.11 14 full-time and 17 part-time employees are proposed once the school reaches capacity, equating to a need for 28 parking spaces and these will be provided in the Park and Stride car park. Staff will also marshal walking buses to and from the school and the Park and Stride, and any staff finishing after normal school hours will park in the Braywick Park car park (between the Stafferton Lodge and Braywick Road) so that they can walk to their cars along the lit footway of Braywick Road.
- 6.12 42 cycle/scooter parking spaces are proposed at a ratio of 1 space to 5 pupils which is in accordance with the Council's Parking Strategy.
- 6.13 Visitors to the school will be able to park in the 8 spaces allocated to the school in the nature reserve car park. Bus/coach access arrangements will need to be agreed before the development is occupied and the School Travel Plan updated accordingly. The Highway Authority has also advised that the delivery and waste collection arrangements need to be further developed and have recommended condition 9 to that effect on any planning consent that may be forthcoming.
- 6.14 It is predicted that the net change in two-way vehicle trip generation would be approximately 90 during the morning peak 08.00-09.00 hours, approximately 88 during the school afternoon peak 15.00-16.00 hours and approximately 216 daily two-way vehicle trips. Given that most of these movements would be from the Braywick sports ground junction with the A308 Braywick Road, it is considered that the proposed school trip generation can be accommodated on the local highway network. This is provided the School Travel Plan and Home-School Agreements, including the Park and Stride and after school parking arrangements are successful.
- 6.15 The Highway Authority has raised no objections to the proposal subject to a legal agreement to secure funds to address future parking, congestion or vehicle speed issues that may arise as a result of the development, together with a number of conditions. With regard to a legal agreement, it is considered that it is unreasonable to request funds from an applicant for issues that may or may not occur in the future. The local planning authority is required to determine the application as submitted and the proposed parking provision is either acceptable or not. In this case, it is acceptable provided the School Travel Plan is robust and properly implemented and

the appropriate mechanism for dealing with this is by way of a planning condition, which is recommended at condition 6.

- 6.16 Other conditions recommended by the Highway Authority include the submission and approval of a demolition and construction management plan, a delivery and waste collection management plan and cycle parking, all of which are considered reasonable and necessary. Conditions relating to the resurfacing of the footpath, widening of the access road to the Park and Stride and parking and turning within the car park are not necessary or reasonable to the development.

The impact on trees

- 6.17 The tree officer has advised that the area of trees to the north and east of the site may be ancient woodland and if it is, the removal of any of these trees would be unacceptable. In addition, the school building comes within part of the root protection area of two off-site trees (T76 and T78) and should therefore be moved outside of this area. Clarification on the construction of the retaining / boundary wall to the north is required as it may impact on the important line of off-site Yew trees.
- 6.18 Details of service/drainage runs are required to assess the impact on off-site trees and the tree officer has advised that access should be restricted for pupils along the northern side of the site due to the toxicity of the Yew. The proposed tank on the north-east corner will result in the loss of a cherry tree (T86) unless the tank is installed via a trenchless technique. The new entrance via the footpath in Braywick Park will result in the loss of a small but mature Box tree (T63). The existing Yew trees in the park will obstruct views and create a dark area when viewed from the school building and this may result in pressure to detrimentally prune them back.
- 6.19 The tree officer has advised that unless the above issues are adequately addressed the proposal would not comply with policies N6 and DG1 of the Local Plan. Should planning permission be granted a tree protection plan and arboriculture method statement will need to be submitted for approval.
- 6.20 The applicant has provided a response to the issues raised by the tree officer. With regard to the question of whether the woodland outside of the site is ancient, this was assessed by an ecologist and arboriculturalist for ancient woodland indicator plants. The following indicator plants were observed. Field maple, hornbeam, bluebell, holly and Hart's tongue (fern). None of these appeared in any great numbers and as such there is insufficient evidence to suggest the wood is ancient from its floral diversity. Consequently it would be unlikely that the Local Planning Authority would pursue this issue, the scheme is thus acceptable in this regard.
- 6.21 The root protection areas of the T76 and T78 have been revised. Given the proximity of T76 to the existing retaining wall, it is considered likely that the tree root system has been restricted mainly to the soft ground. Some roots may extend below the wall, however the footing depth of the wall has not been validated. Given the presence of vegetation and the topography to the north of the existing boundary (step slope downhill away from the wall); it is considered that T78 is unlikely to have developed a rooting system in close proximity to the wall.
- 6.22 With regard to the foundation design of the reinstated boundary / retaining wall, the engineering solution is a cantilever design that will limit the ground working in the vicinity of the northern site boundary. All installation of new fencing will use the same holes as the existing fence wherever possible. In terms of service /drainage runs, provided the installation of these uses directional drilling or air-spade open trench techniques, the impact on off-site trees will be minimal. Arboricultural supervision is recommended for any operations taking place within RPA's.
- 6.23 It is considered that the likelihood of harm from the Yew trees is minimal, but awareness education for the children should be considered. Works within the RPA of the cherry tree should use trenchless techniques, the details of which will be supplied within an Arboricultural Method Statement secured by condition 11. The Box tree is to be retained.
- 6.24 The school has been designed and laid out so that its main outlook and light will be taken from the south and west. The platform to the north will require regular maintenance to limit the build-up of leaf matter / tree debris. It was noted that the yew trees have undergone regular

management in the past with lower limb removal and branch reduction both within the park and within the school boundary line. A cyclical programme of light formative pruning is likely to be required to limit low level overhanging branches.

- 6.25 Subject to a landscaping scheme that includes the replacement planting of off-site trees (condition 3), together with a Tree Protection Plan (condition 10) and an Arboricultural Method Statement (condition 11), that includes the measures proposed by the applicant to protect the RPA's of off-site trees, no objection is raised to the proposal on tree grounds.

Ecology

- 6.26 The Council's ecologist has provided the following summarised advice in respect to ecological matters:
- 6.27 The proposed development site lies adjacent to Braywick Park Local Nature Reserve and Local Wildlife Site and it is understood that a number of trees and areas of scrub are to be removed to facilitate the larger school building. The effect of this on ecology has not been addressed. The new building is also likely to lead to an increase in light pollution which would impact on the wildlife site and this has also not been addressed. It is recommended that an assessment of the impact should be undertaken prior to determination of the application.
- 6.28 Bats and their habitats are protected by law and a survey of the main school building, which is to be demolished, has confirmed that the roof space has been used as a bat roost. Further surveys are therefore being undertaken to confirm if this is still the case. The results of these surveys are due at the end of June and the findings will be reported at the Panel meeting. In addition, details of a suitable mitigation strategy and method statement will need to be provided.
- 6.29 Breeding birds are also protected by law and as such vegetation removal should be undertaken outside of the breeding bird season. Concerns are also raised in relation to the potential harm from any lighting along the footpath between the Park and Stride car park and the school.
- 6.30 In response to the issues raised by the ecologist, the proposal does not involve any lighting along the Park and Stride footpath and it is not considered that the new building, for a primary school, will lead to a significant increase in light pollution. The applicant's ecologist has also confirmed that none of the trees proposed to be removed have the potential to support roosting bats. Subject to the submission of acceptable bat survey results, a mitigation strategy and method statement and the imposition of planning conditions in relation to these matters no objections are raised on ecology grounds.

The impact on nearby listed buildings/heritage assets and archaeology.

- 6.31 The Council's conservation officer has advised that the submitted heritage assessment and addendum clearly identify the built heritage significance of the nearby buildings, namely the listed terrace row, the existing school building and the former Braywick Lodge stables, which is now the nature reserve centre.
- 6.32 With regard to the setting and significance of the listed cottages, the proposal would have a low level of harm that is less than substantial, and the public benefits of the scheme would deliver social progress through the provision of a high quality education building.
- 6.33 The existing building is not considered to be non-designated heritage asset, as defined by the NPPF and NPPG. Therefore the loss of this building would not raise heritage-related concerns. Likewise, although there are elements to the building which have some age, it is not considered that the nature reserve building warrants non-designated heritage asset status. Therefore the setting of the building and the impact of the scheme on this does not raise heritage concerns.
- 6.34 The proposed materials appear to have been chosen to provide a contemporary yet harmonious new building that would assimilate itself within the wooded setting. The bronze cladding is an important element in the design and the quality of the materials used must be high to ensure the longevity of the high quality finish. A sample of the proposed brick should be agreed to

complement the bronze cladding and wooded setting and would be secured by condition 2. The large canopies, designed to provide shade to the building, should be low maintenance particularly their underside.

- 6.35 There are potential archaeological implications with the current proposal linked to the site's former associations with the medieval Court House of the Manor of Bray. In addition, the site is on a gravel terrace of the River Thames in an area that had been a focus of prehistoric settlement and land use. The proposed development has the potential to disturb buried remains and therefore in accordance with advice set out in the NPPF paragraph 128 a condition is recommended to secure a programme of archaeological work see condition 16 in section 10 of this report.

Impact on the character and appearance of the area

- 6.36 As advised under the planning history section above, the previous application sought to retain the existing building and proposed a large two storey extension and conversion of the existing nature centre. While this was of a more traditional design incorporating materials to match the existing buildings, it resulted in a bulky development taken very close to Hibbert Road that would have detracted from the area and likely harmed the living conditions of nearby local residents. It also would have meant that a new nature centre would have to be built in Braywick Park.
- 6.37 The current proposal allows for the nature centre to be retained as it is and sets the main two storey element well back from Hibbert Road (15m), making use of the topography of the site and existing tree screening along the north and east boundaries. The single storey section will be partially screened by the existing brick wall abutting Hibbert Road and good sized gaps (from 11m to 17m) will be retained between the new school and the nature centre, allowing views of Braywick Park beyond. This is a vast improvement to the previous scheme.
- 6.38 The more efficient use of the site and better relationship with neighbouring properties is achieved not only by the siting of the building but also its contemporary design, which involves the use of flat roofs. This enables the bulk of the building to be kept to a minimum. To complement the design, the proposal involves the use of different materials than those on development surrounding it. Provided these materials are of a high quality which can be secured by condition 2 it would not be harmful to the character and appearance of the area. The application site is not within nor adjoins a conservation area and there are numerous examples within the Borough where contemporary development sits comfortably next to more traditional buildings.

The impact on the living conditions of local residents

- 6.39 The closest residential property to the new school is positioned approximately 20m to the east. Given this separation distance, the orientation of the buildings and the existing tree screening to be retained, together with any additional tree planting considered necessary, it is not considered that the proposal would harm the living conditions of the occupiers of this property in terms of loss of privacy, loss of light or from the development appearing overbearing.

Other Material Considerations

- 6.40 Paragraph 72 of the NPPF advises that "The government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. 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 school promoters to identify and resolve key planning issues before applications are submitted." This weighs in favour of the proposal.
- 6.41 Policy CF1 of the Local Plan seeks to protect against the loss of existing community facilities unless the Council is satisfied that an acceptable alternative provision is to be made elsewhere. It is understood that if the school is not able to expand it will lose its funding and have to close. Policy CF2 seeks to permit proposals for new community facilities which "meet the needs of local

residents” provided adequate access and car parking is provided especially for people with disabilities.

- 6.42 The submitted Energy Statement outlines a number of measures to be undertaken to minimise energy consumption and the proposal involves the use of 49 solar photovoltaic panels that will deliver a 10.5% reduction of the total predicted energy demand through on-site renewable energy. A BREEAM pre-assessment has identified that the proposal would achieve a ‘Very Good’ score.
- 6.43 The application is supported by RBWM’s Head of Schools and Education Services. Full comments set out in Section 8 below.
- 6.44 The submitted Planning Statement sets out the school’s attempt to find an alternative site. In short, the existing Hibbert Road school site has been determined as the preferred location for provision of a 1FE school, as it was, and remains, the most suitable, deliverable and affordable site, selected in accordance with the DfE’s and EFA’s requirements. It is not financially viable to deliver a school at less than 1FE.
- 6.45 Some local residents have expressed concerns about noise pollution, however given that the pupils will be outside for only short periods of time and supervised; it is not considered that this will harm the living conditions of any local residents.

7. ASSOCIATED INFRASTRUCTURE IMPROVEMENTS

- 7.1 The application seeks to enable the provision of a primary school. No negative transport, open space, sport, recreation or other will arise as a result of the development and therefore the proposal does not need to be supported by any new infrastructure. As such financial contributions are not being sought in this case.

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

15 occupiers were notified directly of the application.

The planning officer posted a statutory notice advertising the application at the site on 1st April 2016.

Maidenhead Advertiser 14th April 2016.

397 letters were received supporting to the application, summarised as:

Comment		Where in the report this is considered
1.	Maidenhead is in desperate need of school places.	6.43
2.	The new plans have taken local resident’s concerns into account.	Noted
3.	The school will be an excellent learning space for the children.	Noted
4.	The comprehensive travel plan ensures that there should be little or no impact on traffic on the Hibbert Road.	6.8
5.	The school promotes an outdoor life and insists on daily physical activity with its Park and Stride scheme, which is used by children in rain or shine.	Noted
6.	BCS is very much needed in our community.	Noted
7.	I have two children at the school and they are both thriving and receiving a fantastic education. We use the Park and Stride or walking bus every day.	Noted

8.	BCS is a very special and unique school and has provided amazing results.	Noted
9.	Pupils benefit from green school lessons and are able to explore the nature reserve on a regular basis.	Noted
10.	I am a resident of Bray – finally we are getting a village school back.	Noted
11.	It is a beautiful setting with a high standard of teaching.	Noted
12.	A lot of consideration has gone into the new building to fit in nicely with its surroundings.	6.36 – 6.38
13.	I would rather see a school built there than anything else.	Noted
14.	A modern design is pleasing – we do not want to lose this excellent school.	6.36 – 6.38
15.	The design is modern, exciting and innovative.	Noted
16.	The travel options put forward by the school are a fair solution.	6.8
17.	Sustainable site due to ease of access.	
18.	The teaching is outstanding and the pupils are thriving in the nurturing environment provided by the school.	Noted
19.	The proposal will make better use of the site.	6.38
20.	The site has been used as a school for many years. As a local resident and parent it's really exciting to see investment in high quality education facilities, which will benefit and serve the local community for years to come.	Noted
21.	This school is wonderful and fantastic for children and it will be at the heart of this wonderful natural environment.	Noted
22.	We desperately need this for our children.	6.43
23.	This will be a state of the art facility. The school has listened to local feedback and adjusted the plans accordingly.	Noted
24.	It's great to see this application resubmitted and momentum for this crucial upgrade of local school capacity resumed.	Noted
25.	This will deliver an excellent quality, practical and overall, essential solution for the local community.	Noted
26.	Increasing school capacity is vital.	6.43

21 letters were received objecting to the application, summarised as:

Comment	Where in the report this is considered
1. This rural area and nature park will totally change. The development will have a detrimental impact on Braywick Park. The site is not suitable for this development.	6.37
2. This will be a nightmare for traffic and local residents. Hibbert Road cannot tolerate the number of cars the school will generate. Will lead to more cars through Bray.	6.8 – 6.16
3. Please do not be pressurised by outside forces to approve this.	Not a material consideration
4. Extremely confusing and inaccurate application.	Noted
5. Have not accurately counted the number of trees to be removed	This has been

	which provide habitats to wildlife.	checked and confirmed
6.	The Bellevue Place Educational Trust has been offered a more suitable location. They cannot be trusted.	Not a material consideration
7.	Have further surveys been done?	6.28
8.	The removal of trees will have a significant adverse impact on views from Hibbert Road. The development will not be able to avoid the Yew trees.	6.17 – 6.25 6.36 – 6.38
9.	The development will be overbearing – it will be only 20m from the nearest property. It will cause overlooking and is out of scale with the area.	6.39
10.	The building will be of glass, aluminium and yellow brick which is not in keeping with the surroundings. The new building is a carbuncle, a huge, ugly glass box with no resemblance to the surrounding red brick properties.	6.36 – 6.38
11.	The size of the site is too small. This is overdevelopment of the site.	6.38
12.	The Park and Stride is too far away.	Noted
13.	This will put a great strain on the local network.	6.14
14.	The Travel Plan won't work. It will only work on sunny days. How will the home / school agreement be enforced?	6.8 – 6.16
15.	Parents will ignore the school's wishes to use the Park and Stride.	Noted
16.	This site should not have been chosen in the first place – there are alternative sites. The school should not have been allowed to set up here if it knew it would have to expand.	6.44
17.	Will lead to noise pollution. Will cause light pollution in the winter months.	6.45
18.	There is inadequate space for playing. The children will have to make use of Braywick Park.	6.30
19.	All this for a single form entry school.	Not a material consideration
20.	The school is taking over the public car park and public open space.	There is no loss
21.	There are many inaccuracies and deceptive comments in the application. The plans are inaccurate / inconsistent. The reports are misleading. Context drawings have added trees and the elevational drawings are not correct.	Checked and confirmed
22.	The Council is leasing additional open space to the school.	Not a material consideration
23.	The Council will be breaking its promise on protecting the environment.	Not a material consideration
24.	In using the Park and Stride many more cars will have to cross the Braywick Road, where there have already been several accidents.	Noted
25.	Will cause harm to bats which are protected.	6.27
26.	The Council's own departments have recommended refusal.	See consultee responses below
27.	The Nature Centre will lose its garden.	Not a material consideration
28.	The public park and public will be devastated and destroyed.	Noted

29.	The building will detract from the pond and dell in the nature reserve.	6.37
30.	Why has the Highway Authority changed its mind?	6.8 – 6.16
31.	The construction will cause major disruption in the area.	Disruption can be minimised by a Construction Management Plan condition
32.	This is inappropriate development in the Green Belt.	6.2 -6.7
33.	The artists' impression shows trees where they are proposed to be removed.	6.25
34.	The Council leader has been openly supportive of this application, so how can an unbiased, democratic decision be made by the Council?	Not a material consideration
35.	Cllr. Burbage was the main driving force behind RBWM buying this site, so he is strongly invested in the success of the school application.	Not a material consideration
36.	Given such powerful members of the Cabinet and Council so openly supporting the school, how do we know if other members of the Panel or council employees will not be put under pressure to vote in favour or give favourable supporting reports?	Noted, the Local Planning Authority is required to act within the law
37.	Object to any parking / waiting restrictions on Hibbert Road. Local residents need to be able to park on Hibbert Road. A Residents' Only system would cause inconvenience and be inflexible.	Noted

Statutory Consultees

Consultee	Comment	Where in the report this is considered
Highway Authority	No objections subject to a legal agreement and conditions.	6.8 – 6.16

Other Consultees

Consultee	Comment	Where in the report this is considered
Berkshire Archaeology	No objection subject to a condition to secure a programme of archaeological work. (See condition 16 in Section 10).	Noted
Conservation	The proposal will cause less than substantial harm to the setting of the nearby listed terraced row. The benefits of the proposal would outweigh the low level of harm. The existing school building is not considered to be a non-designated heritage asset and thus the loss of this building raises no objection. The former Braywick Lodge stable building is not considered to be a non-designated heritage asset and therefore development within its setting would not harm historical built significance.	6.31 – 6.34
Head of Schools and Education Services	RBWM Children Services support this application as the school is already open and the places are definitely needed. The Department for Education agreed that the school should be a one form entry primary school, but the current buildings are too small.	6.43

	<p>The enlarged school is definitely required from a place planning perspective, as the number of children living in the local area, in particular the Oldfield Ward, are greater than the number of school places available. Braywick Court School helps to provide for the shortfall of school places in the area.</p> <p>Although BCS does not have a specific designated area, its popularity makes it a community school, serving the children in the immediate area. It is a popular school and always full after allocation. Between 2014 and 2015, the number of preferences increased from 16 to 28 (57% growth), and by 2016 there was a further 18% application growth, taking the first preference applications to 34, for only 30 spaces. For the 2016 allocation, 29 of the 30 children given a place live within 1.6 miles of the school. Holyport primary school designated area abuts that of Oldfield, and it too is full – taking 60 pupils per year group. In the whole of Maidenhead, there are only 19 spare places across all schools when places were allocated in April 2016 – and many of these will be taken up by late applicants who live in the Maidenhead area. This shows that the places at BCS are vital to the provision of school places for Maidenhead children.</p> <p>One suggestion has been that the old Oldfield school site should be used for BCS, but this site is not available as Forest Bridge special school is in occupation until such times as it can move into permanent premises elsewhere.</p> <p>A new building, fit for purpose for the modern day curriculum to replace the small school buildings that have been on this site for many years, is therefore the best location and is necessary for the pupils living in the local area.</p> <p>Children Services therefore support this planning application wholeheartedly.</p>	
Maidenhead Civic Society	<p>Obviously we are disappointed to see the old Winbury School buildings being demolished. However, we believe that a new purpose built school is the most satisfactory solution for this site. We are pleased that the Braywick Nature Centre is retained in situ and that there appears to be no incursion in the Green Belt.</p> <p>Although the car parking area – shared with the Nature Centre – has been extended, we are concerned that there will be traffic and parking problems at the start and close of the school day. Parent’s vehicles will join those of teachers and Nature Centre staff and visitors. We believe that there will be a need for active parking and traffic management.</p>	6.8 – 6.16 & 6.36 – 6.38
Local Lead Flood Authority	<p>The submitted Flood Risk Assessment does not confirm how surface water runoff from the existing development is dealt with. The outline sustainable drainage system does not indicate any levels on the proposed system and therefore it is difficult to assess the feasibility of the proposed system. The outfall also appears to be based on an assumed invert level and location of a Thames Water sewer. The viability of connection to this system will need to be proved and the applicant will require Thames Water’s consent to connect to the surface water sewer.</p> <p>In the absence of this additional information it is recommended that the application be refused.</p>	The strategy for dealing with surface water runoff is outlined in the submitted FRA. Ongoing discussions with Thames Water are taking place Final details to be conditioned
Adjoining Parish (Bray) Council	<p>Recommend refusal – GB1 Impact / intensification on the Green Belt and GB2 overdevelopment of the plot and traffic issues as inadequate parking / access.</p>	6.2 – 6.7 6.8 – 6.16

comments		
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9. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B - Site layout plan
- Appendix C - Elevations
- Appendix D - Elevations

This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. The Case Officer has sought solutions to these issues where possible to secure a development that improves the economic, social and environmental conditions of the area, in accordance with NPPF.

In this case the issues have been successfully resolved.

10. CONDITIONS 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. Prior to construction samples of the materials to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.
Reason: In the interests of the visual amenities of the area. Relevant Policy DG1.
3. No development shall take place until full details of both hard and soft landscape works, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved within the first planting season following the substantial completion of the development and retained 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 prior 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 DG1.
4. Prior to construction details of the siting and design of all walls, fencing or any other means of enclosure (including any retaining walls) have been submitted to and approved in writing by the Local Planning Authority. Such walls, fencing or other means of enclosure as may be approved shall be erected before first occupation of the development unless the prior written approval of the Local Planning Authority to any variation has been obtained.
Reason: To ensure the satisfactory resultant appearance and standard of amenity of the site and the surrounding area. Relevant Policy - Local Plan DG1.
5. No development shall commence until details of all finished slab levels in relation to ground level (against OD Newlyn) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.
Reason: In the interest of the visual amenities of the area. Relevant Policy Local Plan DG1.
6. Prior to occupation, a revised School Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include details of the operation of the Park and Stride facility, the home - school agreement, staff and visitor parking, after school collection arrangements and bus/coach arrangements, together with a plan outlining how each of

these will be appropriately managed and enforced by the school. The plan shall be implemented in accordance with the approved details

Reason: In the interests of the flow of traffic and conditions of highway and pedestrian safety in the area. Relevant Policies Local Plan T5).

7. No development shall commence until a Construction Environmental Management Plan to control the environmental effects of all construction activities for that part of the development, and containing all relevant Codes of Construction Practice, has been submitted to, and approved in writing by, the Local Planning Authority. The Construction Environmental Management Plan shall include details of the strategy, standards, control measures and monitoring effects of the construction process and shall include:
- i) hours of working and periods of the year
 - ii) access and parking for construction vehicles, plant and construction workers' vehicles and sustainable travel measures for construction workers
 - iii) site layout and appearance, including measures to manage the visual impacts during demolition and construction
 - iv) site security arrangements, including hoardings and other means of enclosure
 - v) health and safety
 - vi) piling methods
 - vii) foundation design
 - viii) measures to control dust
 - ix) details of the means of storage, disposal and removal of spoil waste arising from the excavation or construction works
 - x) construction waste arising from the development that will be recovered and reused on the site or on other sites, and a Site Environmental Management Plan
 - xi) measures to control noise
 - xii) protection of areas of ecological sensitivity
 - xiii) details of temporary lighting

Reason: To protect the environmental interests (noise, air quality, waste, ground water, ecology) and amenity of the area and for highway safety and convenience. Relevant Policies - Local Plan DG1, NAP3, NAP4, T5, T7, ARCH2, GB2.

8. No part of the development shall be occupied until covered and secure cycle parking facilities have been provided in accordance with the approved drawing. These facilities shall thereafter be kept available for the parking of cycles in association with the development at all times.

Reason: To ensure that the development is provided with adequate cycle parking facilities in order to encourage the use of alternative modes of transport. Relevant Policies - Local Plan T7, DG1.

9. Prior to occupation, a Delivery & Waste Collection Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan as approved shall be implemented and be kept available for use in association with the development at all times.

Reason: To ensure the development is provided with adequate facilities that allow it to be serviced in a manner that would not adversely affect the safety and flow of traffic. Relevant Policies - Local Plan T5, DG1.

10. Prior to any equipment, machinery or materials being brought onto the site, details of the measures to protect, during construction, the trees adjacent to the site shown to be retained on the approved plan, shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full prior to any equipment, machinery or materials being brought onto 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. These measures shall include fencing in accordance with British Standard 5837. 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 prior written approval 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 DG1, N6.

11. Prior to commencement, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies - Local Plan DG1, N6.

12. Prior to commencement of development a detailed mitigation strategy for bats and a copy of the European Protected Species License for bats, issued by Natural England shall be submitted to

and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved mitigations strategy in respect of bats and with the agreed license unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development will not harm the protected species and its habitat, in accordance with the core principle⁷ of the National Planning Policy Framework.

13. The development hereby permitted shall not commence until a precautionary method statement with measures that protect bats during the construction of the development has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented as approved.

Reason: In order to comply with advice in paragraph 118 of the National Planning Policy Framework 2012.

14. Prior to occupation, details of the biodiversity enhancement measures for the site shall be submitted to and approved in writing by the local planning authority. The development shall be carried out and maintained in accordance with the approved details

Reason: In order to comply with advice in paragraph 118 of the National Planning Policy Framework 2012.

15. Prior to occupation, a Building Research Establishment (BRE) issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of Very Good shall be submitted to the Local Planning Authority.

Reason: The Code Assessor can only confirm that the site wide works are satisfactory when the whole of the development is complete. The Assessor then needs to write a report and submit it to the BRE. The BRE can only then verify the submission and issue Final Code Certificate.

16. No development shall take place, other than demolition to ground level, until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the Planning Authority.

Reason: To ensure the continued preservation in situ or by record of any finds made in this area of archaeological interest. Relevant Policies - Local Plan ARCH2, ARCH4.

17. Prior to the commencement of development or other operations on site, details of the proposed drainage and services, including showing their position on a layout plan, shall be submitted to and approved in writing by the Local Planning Authority. The drainage runs and services must provide for the protection of trees to be retained on the periphery of the site. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure the protection of trees identified for retention at the site and to ensure new planting is not compromised. Relevant Policy - Local Plan N6.

18. Prior to installation an external lighting scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented before any of the external lighting is brought into use and thereafter the lighting shall be operated in accordance with the approved scheme and maintained as operational. The scheme shall include the following: i) The proposed design level of maintained average horizontal illuminance for the site. ii) The proposed vertical illumination that will be caused by lighting when measured at windows of any properties in the vicinity. iii) The proposals to minimise or eliminate glare from the use of the lighting installation. iv) The proposed hours of operation of the light. There shall be no other external lighting other than that approved.

Reason: In the interest of the amenities of the area and ecology. Relevant Policies - NAP3, DG1.

19. The building hereby permitted shall not be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems, March 2015, and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall: i). provide

information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; ii). Include a timetable for its implementation; and iii). Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime."

Reason: To prevent an increased risk of flooding from surface water runoff. Relevant Policy - NPPF, Paragraph 103.

20. Prior to commencement, details of the footpath from Braywick Park that links with the main and pupil's entrances shall be submitted to and approved by the Local Planning Authority. The construction of this footpath shall be undertaken and maintained in accordance with the approved details.

Reason: In the interest of the visual amenities of the area. Relevant Policy Local Plan DG1.

Informatives

1. No trees or scrub shall be removed during the bird breeding season (between 1st March and 30th September inclusive).