

**Planning Committee:** 15 November 2022

**Item Number:** 9

**Application No:** [W 22 / 1250](#)

**Town/Parish Council:** Bishops Tachbrook  
**Case Officer:** Helena Obremski

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**Registration Date:** 17/08/22

**Expiry Date:** 16/11/22

**Oakley Grove School, Land at, Oakley Wood Road, Bishops Tachbrook**

Reserved Matters application in association with W/19/1030 for all-through school (including nursery, primary school, secondary school and 6th Form), sports hall and outdoor sports and play facilities together with associated roads, car parking, landscaping and supporting infrastructure. FOR Willmott Dixon Construction Ltd.

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A number of concerns have been identified by the Parish Council. For the purposes of this report, these are treated as an objection to the application and this is the reason for presenting the application to Planning Committee. However, discussions are ongoing between the applicant and Parish Council.

**RECOMMENDATION**

Planning Committee are recommended to GRANT planning permission, subject to the conditions listed within the report.

**DETAILS OF THE DEVELOPMENT**

Planning permission is sought for the approval of the reserved matters (appearance of the buildings, landscaping of the site, layout of the site and its relationship with adjoining development, and the scale of buildings) in association with W/19/1030 for an all-through school (including nursery, primary school, secondary school and 6th Form), sports hall and outdoor sports and play facilities together with associated roads, car parking, landscaping and supporting infrastructure.

This includes the following development:

- An early-years Nursery (single storey with a floorspace of 428 sq.m);
- 420-place Primary School (two-storey with a floorspace of 2,388 sq.m);
- 900-place Secondary School (three-storey with a floorspace of 5,601 sq.m);
- 300-place 6th Form (three-storeys with a floorspace of 2,181 sq.m);
- A Sports Hall with changing facilities (two-storeys with a floorspace of 1,464 sq.m);
- 4 Junior Football Pitches; 1 MUGA; 1 Artificial Grass Pitch; 1 Full Size Pitch;
- 219 car parking spaces, including a drop off area; cycle storage areas for 400 bikes;
- Soft landscaping around the perimeters, linking to the Country Park.

Minor landscaping amendments were made during the course of the application to the landscaping scheme to address comments made by WCC Landscape, WCC Ecology and the Green Spaces Team.

The sports hall roof design was amended to accommodate some necessary plant equipment and includes a brick screen at first floor.

## **THE SITE AND ITS LOCATION**

The application site is approximately 11.2ha and is positioned to the west of Oakley Wood Road and south of Harbury Lane. The site currently consists of open countryside. 150 dwellings were approved in outline as part of application W/19/1030 which would sit to the north of the application site - a reserved matters application for the dwellings is currently with the Council for consideration (W/22/1104). Some isolated residential properties lie to the south and east of the site, of which there are Grade II listed buildings to the east. The Bishops Tachbrook Conservation Area boundary is located nearby to the southern boundary of the application site.

The Tach Brook runs along the southern and western boundaries of the site.

## **PLANNING HISTORY**

Outline planning permission was granted for a Primary School and Secondary School with 6th Form, sports pitch provision including flood lights, land for use as a Country Park and a residential development of up to 150 dwellings, with all matters reserved apart from access (W/19/1030).

This application relates to the education element only of the aforementioned application.

## **RELEVANT POLICIES**

- National Planning Policy Framework
- Warwick District Local Plan 2011-2029
- DS3 - Supporting Sustainable Communities
- SC0 - Sustainable Communities
- BE1 - Layout and Design
- BE3 - Amenity
- TR1 - Access and Choice
- TR2 - Traffic generation
- TR3 - Parking
- CC1 - Planning for Climate Change Adaptation
- CC3 - Buildings Standards Requirements
- FW1 - Development in Areas at Risk of Flooding
- FW2 - Sustainable Urban Drainage
- HE1 - Protection of Statutory Heritage Assets
- HE2 - Protection of Conservation Areas
- HE4 - Archaeology
- NE1 - Green Infrastructure
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- NE3 - Biodiversity

- NE4 - Landscape
- NE5 - Protection of Natural Resources
- Guidance Documents
- Parking Standards (Supplementary Planning Document- June 2018)
- Air Quality & Planning Supplementary Planning Document (January 2019)
- Distance Separation (Supplementary Planning Guidance)
- Heading for Bishop's Tachbrook Neighbourhood Plan
- BT1 - Conserving and Enhancing Bishop's Tachbrook's Landscape Character
- BT3 - Green Infrastructure
- BT4 - Traffic Management and Transport Improvements
- BT12 - Responding to Climate Change

## **SUMMARY OF REPRESENTATIONS**

### **Bishops Tachbrook Parish Council:** Comments:

- Site issues: the buildings sit surprisingly well in landscape - confirmation sought that visualisations are accurate; an LVIA should be provided; surplus land within school could be provided for Country Park at least temporarily; mini soccer pitch and Tachbrook are too close; query on timelock gate and community access to the site; narrow ramps to address change in levels is impractical and dangerous; requests brick corbelling details to north and south elevations of secondary school building; parapet level of sports hall missing; cross section drawings missing; area for expansion of sports provision should be included in Country Park - revised temporary fence line should be provided.
- Design of access road is poor: level difference between access road and Country Park needs to be resolved; inadequate pedestrian access from north along Oakley Wood Road; query on pedestrian access from the south.
- Pitches: gradient of mini soccer pitch too steep to play games on; gradient of senior football pitch too steep; soil will migrate downward across the mini soccer pitch; path from Country Park to time lock gate is too steep and will present a danger in winter; pitches should be level; cycle stands to south of mini soccer pitch too close to pitch - does not allow goal net depth; no area for primary school games - infant pitch needed.
- Cost of site due to levels: rough calculation suggests c55,000m<sup>3</sup> of cut, fill and grading, which is expensive - query whether cost is included in financial plan.

**Tree Officer:** No objection, subject to condition.

**WCC Ecology:** Comments addressed, suggests bat and bird boxes could be increased.

**Sports and Leisure:** No comments.

**WCC LLFA:** No comments, surface water drainage details are controlled through the outline application.

**Environmental Protection:** No objection, subject to condition.

**WCC Highways:** No objection, subject to conditions.

**Conservation Officer:** No objection, considering the boundary treatments and topography of the site, harm will not arise to the setting of designated heritage assets including Bishop's Tachbrook Conservation Area and Grade II listed buildings at Tachbrook Mallory House. I therefore have no objection to this application, subject to provision of facing materials which can be covered via condition. I would ask for further details of the 2.4m high secure boundary fencing, although it does appear that this is to be largely screened by existing and proposed vegetation.

**Public Rights of Way:** No objection.

**WCC Landscape:** Updated comments:

- School appears prominent, can anything be done to soften views from the public right of way - is there scope for additional tree planting?
- Query regarding accuracy of one of the visualisations.
- Lack of tree planting to soften phase 3 of the development.
- Request to keep non-native feature trees around buildings and car parks.
- Request for detailed landscape plans to be conditioned or details provided up front.
- Planting should be included to soften fencing.

**Open Space:** Updated Comments:

- Welcomes confirmation that children will be able to explore and interact with nature, confirmation of boundary treatments and machinery for maintenance.
- Query regarding retaining structures.
- Query regarding maintenance and development of safeguarded land.
- Comment on biodiversity enhancements.
- Suggestion for additional planting around the sports pitches.
- Query regarding access to site and timings of gate.
- Query regarding parking for community use.
- Query regarding relationship between entrance to site and Country Park.
- Queries regarding verified views.

**Sport England:** Objection to details submitted as the safeguarding of the playing field land to the south of the school has not been adequately been justified.

**Public Responses:**

1 Neutral:

- Approves of school being built, but has significant concerns regarding road safety during construction works. Oakley Wood Road should not be used for construction traffic as it would have a significant impact on quality of life, due to volume of dangerous HGVs. Construction traffic should be conditioned to be routed along Banbury Road, Europa Way and Harbury Lane. Conditions should ensure that Oakley Wood Road remains open in both directions, along with pedestrian walkway retained open, to allow residents to get to work, schools, hospitals, shops etc and allow emergency access.

- Noise and vibration will affect neighbours, impacting on mental and physical health, and cause damage to historic properties.

## **ASSESSMENT**

As this is an application for the approval of reserved matters, it is not possible to reconsider the principle of development. This was considered in the assessment of the outline planning application and was found to be acceptable.

Consideration of the current application can only include issues related to the detailed appearance, landscaping, layout and scale of the education development.

In view of the above, the main issues relevant to the consideration of this application are as follows:

- Design and layout;
- Impact on Heritage Assets;
- Landscaping;
- Amenity;
- Highway safety/car parking/access;
- The ecological impact of the proposals;
- Drainage and flood risk; and
- Other Matters

### **Design and layout**

Warwick District Local Plan policy BE1 states that new development will be permitted where it positively contributes to the character and quality of its environment through good layout and design. It should harmonise with or enhance land use and should relate well to local topography and landscape features. This policy also recognises the need for development to be resilient to climate change. Policy NE4 of the Local Plan states that new development will be permitted that positively contributes to landscape character. Proposals must demonstrate that they consider landscape context, including local distinctiveness and enhance key landscape features, ensuring their long term maintenance. Proposals must also identify their likely visual impacts on the local landscape and should conserve, enhance or restore important landscape features. Detrimental impacts on features which make a significant contribution to character, history and setting of an area or asset should be avoided.

Policy BT1 of the Neighbourhood Plan states that development should conserve or enhance the area's landscape character to enhance the sense of place and history, and to provide recreational opportunities within tranquil settings. Development should protect the historic character and settlement pattern of the area, including maintaining individual farmsteads. The network of water features along the Tach Brook and other streams and ponds should be retained. Tree cover and hedgerows should be retained along the Tach Brook and Oakley Wood. Water features, woodlands and hedgerows should be protected and planting new hedgerows is encouraged. Urban forms of development should be screened and have

appropriate transitions to rural areas. New coverts and tree belts are supported in appropriate locations.

Policy BT3 states that the network of paths, watercourses and water features, hedgerow and woodland should be maintained and enhanced. New features that enhance the green infrastructure network will be encouraged.

At the outline stage, the development as a whole (including the additional housing and education provision) was considered to have a moderate level of harm on the landscape, noting that it would bring built form closer to Bishops Tachbrook than at present. The provision of a community use facility delivering health and wellbeing benefits, the benefits associated with the Country Park and meeting the education needs of the District were considered to represent material benefits which outweighed this harm.

Oakley Wood Road is lined by trees; this limits views into the site from the public highway. The proposed development is sat back well from the main road, in accordance with the requirements of the parameters set out under the outline permission. The nursery which is closest to the highway would be a modest single storey structure and the development steps up in height moving further into the site, again in accordance with the requirements of the outline permission. It is noted that there are some very small structures located adjacent to the highway in the "no build zone". These would be a transformer enclosure, foul pump station, substation and enclosed timber bin store. Given the very modest nature in terms of scale of these structures, including the lightweight nature of the timber bin store, it is not considered that locating these elements in the no build zone would be contrary to the approved parameters plan. The purpose of the 'no build zone' was to limit the visual impact of the built development from Oakley Wood Road, and these structures are unlikely to be visible within the public domain, given their scale and position.

There will be impacted views from public footpaths and from within the Country Park to the north of the site. However, largely these impacts were considered at the outline planning stage and the benefits of the proposal were considered to outweigh any harm in this regard. With that said, the development has been designed to respond to the landscape and notably from the south will be viewed against the back drop of approved housing development, so will read as part of the built development beyond. The visualisations show that the school, whilst being three stories in part, is set down into the landscape, reducing the impact of its scale on the landscape. It is noted that the Parish Council consider that the buildings sit surprisingly well in landscape.

Visualisations from the housing development show that the views of the school would be interspersed with additional landscaping measures both proposed at the school site and also within the Country Park. Given the area of Country Park which separates the housing sites to the north and the school, this assists in softening views of the school from the north. There will be short range views of the school from the area of Country Park immediately to the north. However, the views of the school will only impact the entrance to the park and the main sections of the Country Park are far wider and will look out onto open countryside, with views of the school from the west being more nestled into the topography of the land.

The proposed buildings would be flat roof and have been designed to be representative of their purpose as an education facility. The buildings would be constructed predominantly from brickwork, with corbelled brickwork detail to add visual interest. Cladding, timber fins to the windows and deep window reveals add a more modern element to the otherwise simple design of the buildings. Maintaining the same pallet of materials for the buildings across the site allows for consistency, whilst responding to the different needs of the nursery, primary, secondary and 6th form provision. In this regard the proposal is considered to provide a comprehensive development of the site.

The Parish Council requested that additional brick corbelling details were added to the north and south elevations of the secondary school building as they currently appear bland. However, Officers consider that the design of the development as proposed is acceptable for the reasons set out above.

WCC Landscape and the Parish Council requested a LVIA and had some queries regarding the verified viewpoints provided by the applicant. WCC Landscape also had comments regarding the proposed landscaping, requesting additional landscaping to soften the views of the school from public vantage points. The Council's Green Spaces team also had some queries regarding the interaction of the development with the Country Park, requested additional viewpoints and had general queries regarding the layout.

The applicant responded to these points, noting that a LVIA was provided for the outline application and that Officers concluded at outline stage that the development would result in some visual and landscape impacts, but that any effects would be minimised by the Country Park proposals and a sensitively designed landscaping scheme and would be acceptable given the benefits and need for the development. They state that the submitted verified views show that the proposal would have no additional harm in comparison to the development which was shown at the outline stage. Officers agree with this stance.

Nevertheless, planting was updated in accordance with the recommendations from WCC Landscape and the Green Spaces Officer. Concerns have been raised by the landscape and green space officers on how views from the two properties at 9 and 10 Oakley Wood Road will be screened. The landscape proposals include a significant area of native tree and shrub planting to the north of these two properties and it is considered that these will provide a sufficient landscape screen to the playing pitches which are proposed to be located at some distance to these properties. A security fence is proposed along the boundary with these two properties as shown on the submitted Boundary Plan.

Some minor points remain outstanding from the Landscape Officer and Green Spaces Team which are in the process of being addressed by the agent. Members will be updated on this matter prior to the committee meeting. The Green Spaces Officer has queried the height of the retaining structures, however, a condition has been added for provision of details of these elements.

A further point raised by the consultation responses concerns the safeguarding of land at the southern end of the site. This southern area is currently not required for playing fields from an educational perspective and has therefore not been included within the current proposals. It will remain undeveloped until such time

as a need for additional playing pitches is identified. Detailed landscape plans will be drawn up at that stage to complement any playing pitch proposals on this part of the site and will be prepared in light of the adjacent Country Park scheme. A condition has been added to control this, which is considered to sufficiently address this matter.

The Parish Council stated that narrow ramps were proposed to address the change in levels, which is considered impractical and dangerous. The applicant responded to this stating that a ramp has been included to ensure access for all users to all of the school facilities. There is also a stepped access between the secondary and sports facilities. Officers have no concerns in this regard.

Whilst it has to be acknowledged that there would be moderate landscape harm as a result of the proposals as set above, the proposal is considered to conform with the parameters set in the outline permission and delivers a high quality scheme which is suited to its purpose.

### **Impact on Heritage Assets**

Section 72 of the Planning (Listed Buildings and Conservation Areas) 1990 imposes a duty when exercising planning functions to pay special attention to the desirability of preserving or enhancing the character of a Conservation Area. Section 66 of the same Act imposes a duty to have special regard to the desirability of preserving a listed building or its setting when considering whether to grant a planning permission which affects a listed building or its setting. This means that considerable importance and weight must be given to any harm caused to designated assets in the planning balance.

Paragraph 199 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Policy HE1 of the Local Plan states that development will not be permitted if it would lead to substantial harm to the significance of a designated heritage asset. Where the development would lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal. The explanatory text for HE1 clarifies that in considering applications relating to Conservation Areas, the Council will require that proposals do not have a detrimental effect upon the integrity and character of the building or its setting, or the Conservation Area. Local Plan policy HE2 supports this and states that it is important that development both within and outside a conservation area, including to unlisted buildings, should not adversely affect its setting by impacting on important views and groups of buildings within and beyond the boundary.



There are a small cluster of Grade II listed buildings to the south east of the application site. They are positioned on the other side of Oakley Wood Road to the application site and there is extensive screening which runs along Oakley Wood Road. The Bishops Tachbrook Conservation Area boundary is located to the south of the site.

Under the outline permission, it was established that there would be less than substantial harm to the aforementioned heritage assets, but that the public benefits of the scheme would outweigh this harm.

Owing to the distance between the listed buildings and intervening features that will be in place and also given the context that the principle of education development of the application site is accepted, it is considered that the proposal is acceptable in this regard. It is noted that the Conservation Officer has no objection to the proposal, subject to provision of facing materials and further details on the proposed fencing which can be covered via condition.

It is therefore considered that whilst the development would result in less than substantial harm to heritage assets, the public benefits of the scheme would outweigh this harm.

### **Layout / Design of Sports Facilities**

There is an area identified for playing pitches to the south of the application site which will not be formally laid out as a sports pitch as part of this stage of developing the site. Sports England have objected to the proposal on the basis that the details regarding the safeguarding of the playing field land to the south of the site have not been adequately justified and query why the proposed MUGA is not proposed to be used under the community use agreement.

The applicant responded to this, stating that whilst Sport England wish to maximise sports provision on the site and secure the maximum community access, it needs to be acknowledged that this proposal will not result in any loss of playing pitches. On the contrary, the development will provide significant new and additional sports facilities on land that is currently in agricultural use. The applicant also states that the design of the all-through school and associated sports provision has been informed by a detailed consideration of the requirements of the education provider against national design guidance for schools. The applicant states that an assessment was made to ensure that the proposed sports facilities fully meet the requirements from an education perspective and can be delivered within the available budget.

The applicant confirms that the proposed sports provision exceeds the sporting requirements set out in the relevant Building Bulletin 103 'Area guidelines for mainstream schools' and there is therefore no requirement at this time to develop the southern part of the site for playing pitches. The land will be safeguarded for sports provision should needs arise in the future.

With regard to community access, the applicant states that account has been taken of the Council's Playing Pitch Strategy and detailed discussions have taken place with Warwick District Council to take account of the needs of the community as further set out in Sports Pitch Feasibility Report (STRI, July 2022) submitted to

discharge Condition 5 of the outline planning permission. Based on these discussions, it was concluded that, from a community perspective, there is particular demand for a full sized AGP, a variety of sized natural turf pitches and a sports hall. All of these are being provided as part of this development and will have community access. A MUGA has also been included as this is required from an education perspective, but no community access is currently proposed because it has not been deemed to be required.

Sport England responded to these points, stating that whilst the response highlights that the playing field land is not required for educational purpose at this point in time there is still a community need as identified within the Council's Playing Pitch Strategy (PPS). The PPS identified that when taking account of future demand for playing pitches (population and allocated housing growth) within the authority that there is a shortfall in provision. The additional playing field land beyond educational requirements would therefore help to address this shortfall. This is particularly pertinent given the extent of residential development (circa 4,500 dwellings) in close proximity to the site.

Further to the above, the submitted documents supporting the outline planning application highlighted that the new school will be required to provide shared access to new sports and leisure facilities for the local community in line with Warwick District Council's aspirations. Sport England states that the committee report also stated "The outline plan indicates that the school will have a mix of sporting facilities that are intended to accommodate the needs of the educational element and of the general public, which will be managed by means of a dual use community agreement." Given the above, Sport England considers that the approved outline application focused on both education and general public use of sports facilities and playing pitches; and was not solely focused on educational requirements based on BB103 guidelines with the added benefit of a community use agreement. On this basis, Sports England maintain their objection to the proposal.

Officers have considered the above information. Sport England were consulted on the basis of advising on the layout and details pertaining to the proposed sports facilities at the site. Whilst there may still be a shortfall in the provision of sports pitches as identified within the Council's Playing Pitch Strategy, it is not the responsibility of the developer to meet all of this need. To insist that the developer brings forward an additional pitch in addition to the seven which are already been provided would be disproportionate and unreasonable, particularly noting the significant public benefits which would be derived collectively from the sports facilities across the site.

Moreover, whilst Sport England would like to see the MUGA set aside to be part of the shared community use, it has been identified that a full sized AGP, a variety of sized natural turf pitches and a sports hall would suitably address local needs. Whilst Sport England would like to see the MUGA be part of the community use agreement, there was never a commitment for all of the educational facilities to be shared, and it must be remembered that the MUGA is required from an educational perspective only.

It is also noted that the Council's Sport and Leisure Team have no objection to the proposal. On this basis, the sports facilities are considered to be acceptable. Sport

England have recommended a condition in the event that the application is approved requiring details of the safeguarded area. This condition is the same as condition 5 which was applied to the outline permission. For this reason, it is not necessary to repeat the condition again under this reserved matters application.

It is noted that the Parish Council have raised some concerns regarding the positioning of the other playing fields nearby to existing and proposed features, that the gradients of the pitches are too steep to play games on them and the need for an infants pitch. The applicant has advised that all football markings have a 3m safety run-off as required by Sport England and The FA. This run off is unobstructed and to the same gradients as the marked-out pitches. There will also be security fencing in place and sufficient distance from existing and proposed features to ensure that there will be no likely health and safety concerns. Whilst not having a dedicated infants sports pitch, they will be able to use the others across the site.

Moreover, as Sport England, in their capacity as a non-departmental public body offering specialist advice on matters such as this, have raised no concerns regarding the layout of the pitches, it is not considered necessary to make changes in regards to the layout and design of the proposed pitches.

### **Amenity**

Warwick District Local Plan policy BE3 requires all development to have an acceptable impact on the amenity of nearby users or residents and to provide acceptable standards of amenity for future users or occupiers of the development. There is a responsibility for development not to cause undue disturbance or intrusion for nearby users in the form of loss of privacy, loss of daylight, or create visual intrusion.

The proposed use of the site has been accepted in principle under the outline permission. The proposal would introduce built development up to three stories in height, however this would be over 100 metres away from the nearest residential properties and separated by an area of the Country Park.

The proposed sports pitches would be within relative close proximity of the existing properties located to the west of Oakley Wood Road. However screening is proposed in the form of native tree and scrub planting which would buffer the residential properties from the pitch. A condition will be added so that details of landscaping measures must be submitted to and agreed in writing prior to the installation of any sports provision in the area of potential expansion to ensure adequate protection of nearby residential amenity.

The Environmental Health Officer queried the impacts of plant noise on nearby residents. However, any plant and equipment can be controlled via condition, which has been added.

It is therefore considered that the proposal will have an acceptable impact on residential amenity.

### **Highway safety / car parking / access**

Policy TR1 of the Warwick District Local Plan seeks to ensure that there is a safe and convenient access to serve new development and Policy TR3 seeks to ensure that sufficient parking is provided.

Policy BE4 of the Neighbourhood Plan states that appropriate measures shall be implemented as part of new development proposals to mitigate the impact of traffic on road safety and health.

Policy BT5 states that proposals which improve accessibility for existing and future residents of Bishops Tachbrook will be supported. Provision of enhanced, safe cycle routes and improvements to bus services will be supported.

Initial concerns were raised by WCC Highways over the connectivity between the school and the Country Park, which is subject to a separate Planning Application (W/22/0484), along with further concerns over the movement of vehicles, cyclists and pedestrians within the school site which may lead to conflicting movements.

Further submissions were made by the applicant which have addressed these concerns and WCC Highways have no objection to the proposal, subject to conditions. Some of the conditions repeat those which were attached to the outline application, so are not required. Other conditions are however needed to ensure that the Country Park is accessible from the school site and to ensure that parking is provided prior to first use of the site. The access between the Country Park and school development was noted as a concern by the Parish Council and Green Spaces Officer, which is considered to have been overcome in applying these conditions.

The Parish Council also consider the pedestrian access to the site from the north and south to be inadequate. It should be noted however that access to the site was accepted at the outline stage and WCC Highways have raised no concerns in this regard. It is noted that once the Country Park comes forward that there will be additional options to access the school from the south.

The Parish Council have also queried how the timelock gate will be operated and how it will enable community use of the playing fields. However, this is not materially relevant to consideration of this reserved matters application and will be controlled through the community use agreement which was a requirement of the outline application.

In accordance with the Council's Vehicle Parking Standards, 216 vehicle spaces are required, and 219 have been provided. This includes 50 spaces to be used by visitors to the Country Park, or using the community sports facilities. This overprovision of three spaces is not considered to be harmful or likely to lead to more reliance on the private car. WCC Highways have not raised concerns regarding this matter.

In total 543 cycle spaces are required to serve the development in accordance with the requirements of the Vehicle Parking Standards. The Planning Statement submitted states that more than 480 cycle spaces are provided for the development. These are appropriately positioned nearby to the entrances to the site. In order to ensure that adequate cycling storage is provided, a condition has

been added to monitor cycling to and from the site. Should there be additional demands for cycle parking, then there will be a requirement for the school to address this. It is noted that this is a similar approach to that taken for cycle parking for Kenilworth School, Glasshouse Lane (W/19/0655) within the S106 agreement.

It is understood by Officers that the Parish Council have strong concerns regarding the proposed impacts of the development from the construction works, notably a potential closure of Oakley Wood Road. However, it must be remembered that construction is not materially relevant to the assessment of this application and was dealt with at the outline application stage. Comments made by a member of the public regarding the impacts of construction cannot be considered as part of this application.

Overall, the development is not considered to be detrimental to highway or pedestrian safety and accordingly complies with policies TR1, TR3 and BE1 of the Local Plan.

### **Ecological impacts**

Local Plan policy NE2 requires that designated areas and species of national and local importance for biodiversity and geodiversity must be protected. Policy NE3 requires that new development must protect, enhance and / or restore habitat biodiversity.

Ecological matters are dealt with in the conditions on the outline planning permission and in the associated Section 106 agreement. The detailed layout proposed in this reserved matters application would have no greater ecological impact than that indicated in the outline application. Therefore the development remains acceptable from an ecological point of view, with adequate safeguards provided by the section 106 agreement and conditions on the outline permission.

The WCC Ecologist provided comments on the proposals, noting that they had compared the illustrative masterplan from the outline to the proposed masterplan under consideration of this application. It must be noted that the illustrative masterplan submitted under the outline permission was for informative purposes only, and was not conditioned as part of the approval.

The Ecologist noted some discrepancies between the details shown and the details proposed under the Country Park application (W/22/0484). They also recommended increasing the hedgerow buffers to the southern and eastern boundaries, as this is an important wildlife corridor for bats and other species, suggesting proposed hedgerows to at least 2m in width with a 2m verge of natural habitat. They also made recommendations regarding increasing the buffer zone of natural habitats between the proposed development and attenuation pond and moving gully pots away from dropped kerbs.

The proposed grass mix for the habitat area was updated in accordance with the Ecologist's recommendations, and details regarding the habitat enhancements were also shown on the plans, in accordance with the details agreed within the Landscape and Ecological Management Plan, secured through the outline permission.

On the basis that the impact on habitats and ecology were secured under the outline permission and the changes made, Officers are satisfied that the development is acceptable with respect to ecological impacts.

### **Impact on Trees**

The Tree Officer was consulted on the proposed layout and has no objection to the proposal. He recommends a condition for a Tree Protection Plan and Arboricultural Method Statement. This was conditioned as part of the outline scheme, therefore is not needed for the current reserved matters application.

It is considered that the impact on trees as a result of the proposed development is acceptable.

### **Drainage and flood risk**

Matters related to drainage are covered by planning conditions attached to the outline permission, which have now been discharged. On this basis, the Lead Local Flood Authority raised no objection to this development.

Overall, Officers are satisfied that the development is acceptable in this regard and accords with Policy FW2.

### **Climate Change**

Policy BT12 of the Neighbourhood Plan states that development proposals should incorporate features that contribute to reducing greenhouse gas emissions and increase resilience to the impact of climate change.

These matters were dealt with at the outline stage of the application process, under which there is a requirement for the school design to achieve BREEAM 'very good' standard of energy efficiency. This will ensure that the development reduces greenhouse gas emissions and increases resilience to the impact of climate change in accordance with the requirements of the Neighbourhood Plan.

### **Other Matters**

The Parish Council have queried whether the cost of cut and fill at the site has been included within the financial plans for the school. While not a material planning consideration, the applicant has confirmed that the required engineering works to deliver the school have been considered as part of the cost of the development.

The Parish Council consider that the path from the Country Park to the time lock gate is too steep and will present a danger in winter. This concern relates to the Country Park, rather than the school development itself. The applicant notes that all pedestrian routes within the school have been designed to fully comply with the relevant requirements and standards.

The Parish Council have stated that surplus land within school should be provided for the Country Park, at least temporarily. However, this is not a material planning consideration and would be a private legal matter.

The Parish Council noted that drawings were missing from the submitted information. Sufficient information is considered to have been provided to assess the application.

### **Summary / Conclusion**

The principle of the development was accepted under the outline application.

The proposed development is considered to represent an appropriate form of development and will deliver significant benefits in terms of education provision for the District and also shared community facilities. Whilst there would be modest harm to landscape character and less than substantial harm to heritage assets, the principle of development of this site is established and the proposal has been designed in accordance with the parameters set out under the outline permission. The material benefits outweigh the harm identified. The scheme represents an appropriately designed scheme, which would become more visually integrated into the landscape over time.

The application is therefore recommended for approval, subject to the recommended conditions.

### **CONDITIONS**

- 1 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawings:

M489-CW-AA-00-DR-A-2101 Rev P06 (nursery ground floor), M489-CW-AA-RF-DR-A-2102 Rev P06 (nursery roof), M489-CW-AA-XX-DR-A-2150 Rev P08 (nursery elevations), M489-CW-BB-00-DR-A-2201 Rev P06 (primary ground floor), M489-CW-BB-01-DR-A-2202 Rev P06 (primary first floor), M489-CW-BB-RF-DR-A-2203 Rev P06 (primary roof), M489-CW-BB-XX-DR-A-2150 Rev P07 (primary north and south elevations), M489-CW-BB-XX-DR-A-2151 Rev P07 (primary east and west elevations), M489-CW-CC-00-DR-A-2301 Rev P07 (secondary ground floor), M489-CW-CC-01-DR-A-2302 Rev P06 (secondary first floor), M489-CW-CC-02-DR-A-2303 Rev P06 (secondary second floor), M489-CW-CC-RF-DR-A-2304 Rev P06 (secondary roof plan), M489-CW-DD-00-DR-A-042001 Rev P01 (sports hall ground floor), M489-CWA-EE-XX-DR-C-000560 Rev P04 (cut and fill plan - finished floor levels) and M489-CW-EE-ZZ-DR-A-0101 Rev P05 (site plan), submitted on 29th July 2022; and

M489-CW-DD-01-DR-A-042002 Rev P03 (sports hall plant level), M489-CW-DD-RF-DR-A-042003 Rev P03 (sports hall roof plan), M489-CW-DD-XX-DR-A-042101 Rev P03 (sports hall east and west elevations) and M489-CW-DD-XX-DR-A-042102 Rev P09 (sports hall south and north elevations) submitted on 10th October 2022; and,

M489-INF-XX-00-DR-L-21002 (21)002 Rev P05 (site sections sheet 1 of 2), 489-INF-XX-00-DR-L-21003 (21)003 Rev P05 (site sections sheet 2 of 2), M489-INF-XX-00-DR-L-03003 (03)003 Rev P06 (landscape masterplan), M489-INF-XX-00-DR-L-90001 (90)001 Rev P08 (hard landscaping plan sheet 1 of 2), M489-INF-XX-00-DR-L-90002 (90)002 Rev P07 (hard landscaping plan sheet 2 of 2), M489-INF-XX-00-DR-L-90003 (90)003 Rev P06 (boundary plan sheet 1 of 2), M489-INF-XX-00-DR-L-90004 (90)004 Rev P04 (boundary plan sheet 2 of 2), M489-INF-XX-00-DR-L-96001 (96)001 Rev P07 (soft landscape plan sheet 1 of 2), and M489-INF-XX-00-DR-L-96002 (96)002 Rev P04 (soft landscape plan sheet 2 of 2) submitted on 11th October 2022; and,

M489-CW-CC-XX-DR-A-032101 Rev P03 (secondary east and west elevations), M489-CW-CC-XX-DR-A-032102 Rev P02 (secondary south and north elevations), M489-CW-CC-XX-DR-A-032103 Rev P02 (sixth form elevations) and M489-CW-DD-XX-DR-A-042150 Rev P02 (sports hall sections) submitted on 14th October 2022

and specification contained therein. **Reason:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.

- 2 Prior to any commencement of development of the "area for potential future expansion" as shown on drawing M489-CW-EE-ZZ-DR-A-0101 Rev P05 (site plan), details of hard and soft landscaping must be submitted to and agreed in writing by the Local Planning Authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary treatments; footpaths; and hard surfacing. The hard landscaping works shall be completed in full accordance with the approved details within three months of the first occupation of the 'area for potential future expansion'; and all planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the first occupation of the area. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of the same size and species as that originally planted. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 - Transplanting Root-balled Trees and BS4428 - Code of Practice for General Landscape Operations. **Reason:** To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies BE1, BE3 and NE4 of the Warwick District Local Plan 2011-2029.
- 3 Prior to commencement of development, details showing the relationship between the access road to the site and the neighbouring site to the west and the gradients of the ramped area within the site shall be submitted to and approved in writing by the Local Planning Authority. Details should include large scale plans and sections showing the layout and vertical alignment and a programme of works. The development shall be carried



out only in accordance with the approved details. **Reason:** To ensure safe and suitable layout and access to and within the site in accordance with Policy TR1 of Warwick District Local Plan 2011 - 2029.

- 4 No development of each phase shall be carried out above slab level unless and until samples of the external facing materials to be used for that phase have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details. **Reason:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029.
- 5 The development hereby permitted shall not be occupied unless and until all of the car parking and manoeuvring areas indicated on the approved drawings have been provided and thereafter those areas shall be kept marked out and available for such use at all times. **Reason:** To ensure adequate off-street car parking and servicing facilities in the interests of both highway safety and visual / residential amenity in accordance with Policies BE1, BE3 and TR3 of the Warwick District Local Plan 2011-2029.
- 6 There shall be no development above slab level unless and until a phasing scheme for the delivery of the approved hard and soft landscaping details has been submitted to and approved in writing by the Local Planning Authority. The phasing scheme must identify the separate phases of development and timescales for delivery of both hard and soft landscaping within each phase. The development shall be carried out in strict accordance with the approved phasing scheme. Any tree(s) or shrub(s) which within a period of five years from the completion a phase of development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of the same size and species as that originally planted. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 - Transplanting Root-balled Trees and BS4428 - Code of Practice for General Landscape Operations. **Reason:** To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies BE1, BE3 and NE4 of the Warwick District Local Plan 2011-2029.
- 7 No development within each phase shall be carried out above slab level unless and until details of the fencing, gates, retaining structures, cycle stores and timber bin store (where applicable) for that phase have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details. **Reason:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029.

- 8 The development hereby permitted shall not be occupied unless and until 480 cycle storage spaces indicated on the approved drawings have been provided and thereafter those areas shall be kept marked out and available for such use at all times. **Reason:** To ensure sustainable access to the site in accordance with Policy TR3 of the Warwick District Local Plan 2011-2029.
- 9 The occupier must monitor the use of the 480 cycle parking spaces from first use of the development until the tenth anniversary of the first use on a monthly basis. A report detailing the monitoring must be provided to the Local Planning Authority on an annual basis setting out the level of use. Where the annual report demonstrates that 80% of the cycle parking spaces are consistently in use, the occupier shall submit a scheme for delivery of up to 63 additional spaces within the site to the Local Planning Authority within 28 days. The scheme must take account of additional demand, a strategy for delivery and programme of works. The delivery of the additional cycle parking must be completed in full and in accordance with the approved scheme. **Reason:** To ensure sustainable access to the site in accordance with Policy TR3 of the Warwick District Local Plan 2011-2029.
- 10 Noise arising from any plant or equipment (measured as LAeq,5 minutes), when measured one metre from the façade of any noise sensitive premises, shall not exceed the background noise level (measured as LA90,T). If the noise in question involves sounds containing a distinguishable, discrete, continuous tone (whine, screech, hiss, hum etc) or if there are discrete impulses (bangs, clicks, clatters, thumps etc.) or if the noise is irregular enough to attract attention, 5dB(A) shall be added to the measured level. **Reason:** To protect the amenities of the occupiers of nearby properties in the locality in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029.
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