

AGENDA MANAGEMENT SHEET

<i>Name of Committee</i>	Regulatory Committee
<i>Date of Committee</i>	3rd April 2007
<i>Report Title</i>	Construction of a New 1,500 Pupil Community School Campus at North Leamington School and Manor Hall Educational Development Centre, Leamington Spa
<i>Summary</i>	This application was deferred at the 23rd January 2007 Regulatory Committee to enable a site inspection to be carried out and was again deferred at the 27th February 2007 Regulatory Committee to allow further assessment of highway implications. The application proposes the construction of a new 1,500 pupil community school campus, to include floodlit sports pitches, car parking, landscaping and boundary treatment at North Leamington School and Manor Hall Educational Development Centre, Sandy Lane, Leamington Spa.
<i>For further information please contact</i>	Sue Broomhead Senior Planner Tel. 01926 412934 suebroomhead@warwickshire.gov.uk
<i>Would the recommended decision be contrary to the Budget and Policy Framework?</i>	Yes/No
<i>Background Papers</i>	Submitted application and plans, received 6/11/2006. Revised plans and supporting statement. Letter from Sport England, dated 22/11/2006. Letter from the Town Council of Leamington Spa, dated 20/11/2006. Letter from Warwickshire Police, dated 17/11/2006. Email from Old Milverton and Blackdown Parish Councils, dated 24/11/2006. Letter from the Council for Protection of Rural England (CPRE), dated 7/12/2006.

**Background Papers
(continued)**

Letters of representation received during the consultation process.
 Letter from Commission for Architecture and the Built Environment (CABE), dated 16/1/2007.
 Letter from Environment Agency, dated 22/1/2007.

CONSULTATION ALREADY UNDERTAKEN:-

Details to be specified

- Other Committees

- Local Member(s) Councillor M Doody – No comments due to being a Member of the Regulatory Committee.
 (With brief comments, if appropriate) Councillor Mrs S Boad – No comments received as at 20/3/07.
 Councillor Mrs E Goode – Concerns raised relating to the traffic impact and absence of ‘drop off’ and ‘pick up’ areas on site.

- Other Elected Members

- Cabinet Member
 (Reports to The Cabinet, to be cleared with appropriate Cabinet Member)

- Chief Executive

- Legal I Marriott – comments incorporated.

- Finance

- Other Chief Officers

- District Councils Warwick District Council – see paragraph 3.

- Health Authority

- Police

- Other Bodies/Individuals Sport England – No objections, subject to conditions.
 Environment Agency – No objections subject to conditions.
 CABE – Raises concern to the design of the development and state that they feel ‘the layout to be a series of compromises that results in a scheme that is far from complete. This is unsatisfactory especially in the Green Belt’.

FINAL DECISION

YES/NO (If 'No' complete Suggested Next Steps)

SUGGESTED NEXT STEPS :

Details to be specified

- Further consideration by this Committee
- To Council
- To Cabinet
- To an O & S Committee
- To an Area Committee
- Further Consultation

Regulatory Committee – 3rd April 2007

**Construction of a New 1,500 Pupil Community School
Campus at North Leamington School and Manor Hall
Educational Development Centre, Leamington Spa**

**Report of the Strategic Director for
Environment and Economy**

Recommendation

Subject to further advice on traffic impacts to be given at the meeting that the application be referred to the Secretary of State in accordance with Circular 11/2005 – The Town and Country Planning (Green Belt) Direction 2005, and subject to the application not being called in for her determination that the Regulatory Committee authorises the grant of planning permission for the construction of a new 1,500 pupil community school campus at North Leamington School and Manor Hall Educational Development Centre, Sandy Lane, Leamington Spa, subject to the conditions and for the reasons contained in **Appendix B** of the report of the Strategic Director for Environment and Economy.

Application No: W399/06CC036.

Submitted by: Strategic Director of Resources.

Received by: Strategic Director for Environment and Economy on 6/11/2006.

Advertised Date: 10/11/2006.

The Proposal: Construction of a new 1,500 pupil community school campus. [submitted under Regulation 3 of the Town and Country Planning Regulations 1992.]

Site and Location: 16.97 ha of land at North Leamington School and Manor Hall Educational Development Centre, Sandy Lane, Leamington Spa. [Grid ref: 432091,268058].

See plan in **Appendix A**.

1. Introduction

- 1.1 This application was considered at the 23rd January 2007 Regulatory Committee when it was resolved to defer the application for a site inspection. A site visit was carried out on the 19th February 2007 and a report taken back to Regulatory Committee on the 27th February 2007. At the Regulatory Committee on the 27th February 2007 it was resolved to defer the application whilst further investigations were carried out in relation to the potential impact on the local highway network. This report is very similar to the previous reports on this application, however the report has been amended to take account of additional information and representations received.

2. Application Details

- 2.1 The proposed development seeks consent for the erection of a new 1,500 pupil school campus with associated sports facilities including floodlit all weather pitch and floodlit Multi-Use Games Area (MUGA), and associated car parking and boundary treatment, to be located on the site of the current Manor Hall Conference and Training Centre, utilising all of the sports fields associated with the existing North Leamington upper and lower schools located on the same site.
- 2.2 The proposed school would accommodate pupils and teachers from the existing lower and upper schools together with the sixth form students and teachers from the Binswood Hall Sixth Form Centre.
- 2.3 The proposed vehicular access to the site would be off Sandy Lane, with additional pedestrian and cycle routes identified from Lillington Road and Park Road. Subsequent revisions to the original submission now propose a parking area with drop off/pick up area contained within the site accessed from Sandy Lane.
- 2.4 It is proposed to fully secure the buildings from unauthorised access through the construction of appropriate fencing but to retain public access to parts of the site to allow for community use of the sports facilities and 'hub' building out of normal school opening hours.

3. Consultations

- 3.1 **Councillor M Doody** – No comments to make due to being a Member of the Regulatory Committee.
- 3.2 **Councillor Mrs S Boad** – No comments received as at 20/3/07.
- 3.3 **Councillor Mrs E Goode** – Concerns raised relating to the traffic impact and absence of 'drop off' and 'pick up' areas on site.
- 3.4 **Warwick District Council Planning** – No objection to the principle of this development, providing the following concerns are addressed:-

- (i) The County Council must demonstrate that there are very special circumstances that justify permitting this inappropriate development in the Green Belt.
- (ii) The application should be referred to the Government Officer for the West Midlands as a departure.
- (iii) The increase in footprint and massing of the 3 faculty building and the sports hall and their siting, potentially inappropriate in the Green Belt.
- (iv) Aspects of the proposal may cause nuisance to neighbours, in particular the use of the all-weather pitch and Multi-Use Games Area (MUGA), the floodlighting, noise break out from the music rooms/theatre and amphitheatre, the footpath to Park Road access and the footpath link to Lillington Road (and any associated lighting), the cycle stores, the bin store, any plant and machinery, general public noise in the outdoor association areas, and the use of the service yard.
- (v) If the MUGA and floodlights are considered acceptable, the hours of use should be restricted to limit the impact on neighbours.
- (vi) The impact on the residential development that has been approved on land r/o 97-105 Lillington Road should be fully assessed.
- (vii) The dropping off areas do not appear adequate for cars or buses.
- (viii) Consideration be given to moving both all weather sports pitches to the maximum possible distance from residents.
- (ix) Car parking on the site for pupils and staff is considered inadequate.
- (x) Evidence that congestion on adjoining main and subsidiary roads of limited width will be excessive.

3.5 **Warwick District Council Environmental Health** – Wish to be assured that nuisance will not be caused to nearby residential properties from:-

Floodlit all weather pitch and Multi Use Games Area, general site lighting, noise from the service yard, bin store, general pupil noise and noise from the all weather pitch and Multi-Use games Area.

3.6 **Leamington Spa Town Council** – Objects to the proposed development for the following reasons:-

Inadequate on-site parking, additional parking in neighbouring streets, inadequate pedestrian and cycle access from Park Road and Cloister Way, omission of double yellow lines on approaches to roundabout, the necessity for the existing access off Lillington Road to be retained, the need for a full survey of the traffic impact on the Lillington Road/Sandy Lane junction, the need to improve sustainability.

- 3.7 **Blackdown Parish Council** – No observations to make.
- 3.8 **Old Milverton Parish Council** – No observations to make.
- 3.9 **Environment Agency** – No objection in principle but requests that conditions are imposed requiring that adequate provision is made for the disposal of surface water (this scheme should include a 20% increase in the capacity available for the 1% storm event to accommodate extra surface water which is likely to occur as a result of climate change by 2085) and to install oil interceptors into the car park drainage system to prevent pollution of watercourses.
- 3.10 **Sport England** – No objection subject to conditions relating to Community Use Schemes, Management and Maintenance Scheme, continuity of provision during construction and the need for the development to be constructed in accordance with guidance notes.
- 3.11 **Police Architectural Liaison Officer** – No objection.
- 3.12 **Commission for Architecture and the Built Environment (CABE)** – Welcomes the initiative to combine the existing schools into one, however, finds the layout to be a series of compromises that results in a scheme that is far from complete. This it feels is unsatisfactory, especially in the Green Belt and feels the following issues should be addressed before the planning application is given further consideration:-
- (i) The entrance is dominated by a vast car park and thus makes it difficult to identify the main entrance from the street.
 - (ii) Despite 'The Hub' being the key focal point for the school, it has inadequate connections with the other buildings on the site to be successful.
 - (iii) The faculty buildings are awkwardly linked together and their positions restrict views out to the Countryside.
 - (iv) It is not clear if the access to Lillington Road can provide access for pedestrians. It is important that the school is easily accessible.

Given the position of the site with views out into the countryside the opportunity exists to create an excellent new facility. As it currently stands this scheme is less than the sum of its parts and the opportunity has not been realised.

4. Representations

- 4.1 The application was advertised by the posting of six site notices, a press notice and the direct notification of 105 neighbouring properties.
- 4.2 14 letters of representation to the proposed development have been received. 12 of these letters are from local residents and two are on behalf of developers currently building residential properties adjacent to the site.

4.3 The main grounds of objection from the letters are as follows:-

- (i) Inappropriate and premature development within the Green Belt, and the failure to demonstrate 'Very Special Circumstances'.
- (ii) Impact of the proposed development on the character and appearance of the area.
- (iii) Impact of the development on the amenity of local residents, especially from the floodlit sports pitches and circulation of pupils.
- (iv) The lack of 'drop off' and 'pick up' facilities on the proposed site.
- (v) That the proposed development should not be granted until proposals for the existing school sites are prepared.
- (vi) Increase in traffic movements associated with the new development and inappropriate surveys for the development.
- (vii) Concern relating to construction traffic, noise, dust and rubble associated with construction.

4.4 Following concerns raised during the consultation process amendments to the scheme were made and further information relating to the impact on the highway network requested. Following receipt of the further information a second consultation exercise was carried out with all of those who made initial comments on the application being advised of the amendments and given further time to comment on the proposal.

4.5 A further four letters of representation were received, three from local residents and one representing a developer currently onsite adjacent to school.

4.6 The main point raised in the letters are:-

- (i) Inappropriate development in the Green Belt and inadequate 'Very Special Circumstances' put forward by the applicant.
- (ii) Concerns relating to the floodlighting proposed on the MUGA and all weather pitch.
- (iii) Concerns relating to the models used for producing the Supplementary Transport Statement due to the existing position not reflecting what can be seen on the ground, and the potential impacts of the development on the network.
- (iv) Concern about the amount of traffic and increase risk of accidents.

5. Observations

- 5.1 North Leamington School is proposed to be located on the site of the existing Manor Hall Conference and Training Centre. The site is located on the fringe of the residential area of Cubbington/Lillington located to the north east of Leamington Spa and is bounded to the north east by highway, north west by fields and open pasture and south east by residential properties.
- 5.2 The existing schools and Manor Hall development comprise a range of buildings dating back to the 1950's. The existing Manor Hall buildings are predominantly two-storey, however there is a four-storey section centrally located and standing 14.5 metres from ground level. The existing buildings are surrounded by hard standing currently providing car parking.
- 5.3 The existing school sites are located within the Green Belt as defined by the adopted Warwick District Local Plan 1995. The extent of the proposed development is larger than the existing building on site in terms of footprint and mass, and will therefore need to be assessed against Green Belt policies. The existing footprint of Manor Hall is approximately 2600 m² and stands a maximum of 14.5 metres high, with the proposed development having a footprint of approximately 6900 m² and having an element reaching 17 metres high. It is proposed that the overall school campus will include all of the existing sports fields associated with the existing schools, however the proposal does not include the land which is currently occupied by the upper and lower school buildings.
- 5.4 The planning application indicates that the existing upper and lower school buildings are within Warwickshire County Council's ownership but are not included within the boundary of the current application. A number of local residents have raised concern relating to the development of the existing school sites, and the potential that these sites could become derelict. The applicant has advised that the site will be marketed for development, however at present no specific use of the site has been established. It is considered that a number of acceptable forms of development could be achieved in this location which would be subject to the normal planning process. It is not considered appropriate to restrict or refuse the current proposal because of the absence of proposals for the existing school sites.
- 5.5 Having regard to neighbour representations, consultation responses and Development Plan Policies the main consideration in the assessment of this application are considered to be:-
- (i) Whether the proposed development is acceptable in the Green Belt and in accordance with PPG2.
 - (ii) Whether the design and appearance of the development is satisfactory in accordance with policy.
 - (iii) The impact on neighbour amenity and whether this is considered to be acceptable.

- (iv) Whether the application meets policy objectives relating to traffic issues, in particular relating to the need to prioritise modes of transport other than the private car and provide safe and easy access for pedestrians and cyclists.
- (v) Whether the impact of the proposed development is acceptable on the highway network.

Green Belt

- 5.6 The proposed school is located within the Green Belt as defined by the adopted Warwick District Local Plan 1995, and located partially in the Green Belt as defined by the Warwick District Revised Deposit Draft Local Plan (RDDLP) 1996-2011. Part of the site has been identified in the RDDLP as a 'Major Developed Site', but whilst there has been no objection in principle to the designation, the boundary of the designated area has been contentious, with objections raised by Warwickshire County Council's Director of Resources (who would wish to see the 'Major Developed Site' include the playgrounds and sports pitches). An inspectors report on the Local Plan is expected late Spring 2007, which will seek to determine the extent of the Major Developed Site. Until the RDDLP is formally adopted any proposals should be considered with reference to the adopted Local Plan, and having regard to the RDDLP.
- 5.7 In the RDDLP the 'Major Developed Site' (MDS) boundary is drawn tightly around the existing buildings on the Manor Hall complex. The proposed development extends beyond this boundary, having both a greater footprint and massing than the existing buildings with additional parking and sports facilities being proposed within the Green Belt. Planning Policy Guidance Note 2 "Green Belts" regards new buildings as inappropriate development in the Green Belt (as defined by Paragraph 3.4 of PPG 2) which may only be permitted when justified by the existence of very special circumstances. The objectives of PPG2 are incorporated into Policy ENV1 of the Warwick District Local Plan 1995 and DAP1 of the Warwick District Revised Deposit Draft Local Plan.
- 5.8 Annex C to PPG2 provides guidance on the redevelopment of Major Developed Sites. The guidance advises that redevelopment should:-
- (i) Have no greater impact than the existing development on the openness of the Green Belt and the purposes of including land in it, and where possible have less.
 - (ii) Contribute to the achievement of the objectives for the use of land in Green Belts.
 - (iii) Not exceed the height of the existing buildings; and
 - (iv) Not occupy a larger area of the site than the existing buildings (unless this would achieve a reduction in height which would benefit visual amenity).
- 5.9 The development, as proposed, would involve the use of additional land within the Green Belt and outside of the areas proposed as a 'Major Developed Site'.

The footprint of the proposed building would be larger than that of the existing buildings, the massing would be larger with the teaching building being predominantly three storeys high and the introduction of a floodlit all weather pitch and floodlit MUGA would extend structures into undeveloped areas of the Green Belt. The development as proposed does not therefore satisfy the criteria in Annex C of PPG2 and thus constitutes inappropriate development in the Green Belt. The application will therefore need to be dealt with as a departure from the Development Plan and will – should Members be minded to approve the application – need to be referred to the Secretary of State (the Government Office for the West Midlands), at which point the Secretary of State must decide whether or not to “call in” the application for ultimate determination, usually after a public inquiry.

- 5.10 The applicant has included within the application a statement addressing the ‘very special circumstance’ which they believe exist to support their application for development within the Green Belt. These very special circumstances as identified by the applicant are:-
- (i) The site may be considered Green Belt, but it is, and has been, for at least 50 years an established school site with a continual educational use.
 - (ii) There is demand from the Government and parents to improve education. Part of the drive is to replace poor school buildings, with the opportunity to do that here without eating up genuine green fields. The current buildings are inefficient, split over different sites, not built for purpose, have access and Disability Discrimination Act (DDA) issues, poorly insulated, at end of their design life, require huge resources to maintain and have many temporary classrooms in use on the site.
 - (iii) The whole site is about 20 hectares and has superb existing playing fields and pitches. It is not possible to find an urban site to accommodate this school, and it would not make sense to move it further into the green belt onto greenfield sites. These facilities are proposed to remain right on the edge of the urban area which has many benefits, including enabling pupils and staff to walk, cycle or use public transport to access the site, the same applies to the community uses. The site will also always need a clean, safe environment, large play areas and many sports pitches, so the site will remain predominantly green, an institution in spacious grounds, as it is now, preserving the boundary between urban and agricultural uses. The scheme also involves extensive landscaping works and a significant improvement to the ecological value of the site.
 - (iv) Redevelopment of an existing occupied and operating school is very difficult and would have to involve areas of land outside the existing footprint of the buildings as decanting or closing the school are not viable options. By using an area currently occupied by Manor Hall the other two current schools can continue to operate until the new buildings are complete. The existing school buildings, although still in use, are in a state of disrepair and would require major refurbishment and upgrading to continue in use. Additional classroom blocks would need to be constructed to accommodate those pupils currently being educated in

temporary buildings if the schools were to remain on their existing site. The construction of a new school, located on the Manor Hall site, has been proposed to overcome the fundamental unsuitability of the existing buildings in the long term.

- (v) The proposals cover a larger area than the existing footprint of Manor Hall but have been designed as separate smaller blocks to minimise the mass and to allow the landscaping to penetrate into and percolate through the campus and therefore soften the impact. Those replacement schools will inevitably be larger and better due to the continuing raising of standards and expectations.
 - (vi) The development gives opportunity for a state of the art community school to accommodate 1,500 pupils aged 11-18 on one site whilst providing enhanced community facilities. The school is currently operating over three sites, with sports facilities located at a fourth. The school will be available for community use out of normal school hours, with the floodlight pitches providing additional sports provision in the area and the theatre providing accommodation for the arts.
 - (vii) North Leamington School gained Department for Education and Skills (DfES) 'Specialist School' status as an Arts College in 1999. This status provides considerable annual funding to enhance the teaching of the Arts throughout the school and the local community.
- 5.11 It is accepted that the proposed development is within the designated Green Belt, which should, in principle, be protected, and that the proposed development does not accord with the guidance stated within Annex C of PPG2. However it is considered that the very special circumstances put forward by the applicant, namely the education benefits and the enhancement of community facilities for sports and recreation along with the desirability of siting the new educational facilities on land currently in educational use constitute sufficient very special circumstances to justify the grant of planning permission for the development proposed. None of the proposed development is outside of the existing school/Manor Hall site boundary, and with the extra landscaping to be secured by planning condition for the strengthening of the planted areas of the site it is considered that the impact of the proposed development on the undeveloped Green Belt can be rendered acceptable.

Design and Appearance

- 5.12 In design terms the proposed development has been zoned into three distinct elements with the majority of the proposed buildings being three storey, with parts of the hub (the central core of the development) being four storeys high. The location of the buildings on site relates to their proposed use and has been designed to allow for ease of movement around the site and enable clear communication. The theatre, reception area and sports building are located to the front of the site bounding with the car parking areas enabling ease of movement for members of the public visiting the school for community events, and allowing direct access to the sports facilities. It is proposed that the predominant use of the school by the community will be out of main school

hours, therefore it is proposed for security reasons that all forms of transport to the site should pass through the main entrance off Sandy Lane during out of hours use.

- 5.13 CABE have stated that the entrance is dominated by the vast parking area to the front of the building making it difficult to identify the main entrance from the street. It is however considered that the location of the parking to the front of the building is acceptable, placing the building at a similar distance from the highway as current and providing parking with clear and safe pedestrian routes to the buildings.
- 5.14 The main teaching blocks are located to the rear of the site, nearest to the pedestrian and cycle accesses and arranged near to courtyard areas and Ball Zones. The cycle storage is provided near to the teaching blocks and at an intersection of two of the cycle routes. This location is considered appropriate for pupils and staff and will encourage cyclists to use the designated routes rather than access the site off Sandy Lane. Additional cycle storage is also provided near to the proposed sports buildings to allow community use.
- 5.15 The indoor sports facilities, changing rooms and coach drop off area have been concentrated to the north of the site, with the proposed all weather pitch being the closest sports facility to the building. The location of the sports accommodation enables the facilities to be easily utilised out of school hours without compromising the security of the rest of the school. The location of the sports hall will also reduce disturbance to neighbouring properties and decrease the need for circulation around the school.
- 5.16 The proposed buildings are of a modern design, predominantly three storeys in height with a variety of building materials proposed. The front elevation of the school is proposed to be predominantly brick and cedar cladding with powder coated aluminium panels, copper cladding and sedum roof system.
- 5.17 In order for the development to be sited in accordance with plans submitted there are a number of trees which would need to be felled to accommodate both the building and parking areas. However these trees are not considered to be of significant amenity value or biodiversity interest. The existing hedge along Sandy Lane will require removal in order to obtain the required visibility splays for the vehicular access and allow for a separate in and out access to the school site to be constructed. It is however proposed that additional planting within the car parking area and along the boundary will be secured through conditions attached to any planning permission. Additional planting around the site and along the boundary have been indicated on the landscape masterplan submitted with the application, however it is considered that further planting and screening should be included within a comprehensive landscaping plan to be submitted.
- 5.18 The site has a fairly substantial level difference, which is proposed to be utilised to reduce the visual impact of the development. The sports building, MUGA and all weather pitch are all proposed to be sited at lower levels than the adjacent residential properties, and in the case of the sports hall the adjacent hub building. The sports building has a level difference of some 4 metres from east to west with the building appearing from the west to be single storey with a

domed roof. The sports building is located within the Green Belt, however the design is considered appropriate to reduce any visual impact from the surrounding area.

- 5.19 It has been identified that the hub has inadequate connections with the other buildings on site, however the buildings have been sited to minimise impact of the development on the Green Belt and neighbouring properties and to ensure that the school can operate securely and effectively both educationally and for community use. Overall, it is not considered that the location of the development would be detrimental to the area as a whole and in the context of the site and surrounding area, it is considered that the layout, form, scale and use of materials is acceptable and in accordance with policy.

Amenity of Local Residents

- 5.20 The site is already an established educational facility with the principle of educational use having been established for over 50 years.
- 5.21 The increased mass of the buildings has been raised as an objection to the proposed building. Although it is appreciated that the massing and footprint of the proposed school is larger than the existing, the school has been designed to minimise impact to surrounding residents with lower elevations being sited nearer to properties. It is considered that the buildings have been located at a sufficient distance from neighbouring properties not to cause any detrimental impact with regard to loss of light, loss of privacy or overlooking.
- 5.22 Concerns relating to the amenity of local residents have been raised relating to the location of the Floodlit Multi-Use Games Area (MUGA) and floodlit all weather pitch and the potential impact that these facilities could have on neighbouring properties. The location of the MUGA as originally submitted was located within 20 metres from the boundary of residential properties. It was considered that this location was at an unacceptable distance and would cause amenity issues for local residents. The MUGA has now been located at an increased distance of 40 metres from neighbouring properties, reducing the impact of light and noise on residents, and enabling a greater area of landscaping to be provided. It is considered that the proposed new location of the MUGA is now acceptable with conditions placed on any planning permission requiring additional planting and restricting the hours of use of the facility. The planning conditions should ensure that adequate controls are placed on the facilities to protect the amenity of residents, and reduce the visual disturbance in the longer term.
- 5.23 Concern relating to noise, dust and waste during construction has been raised by local residents, it is therefore recommended that a condition is attached requiring the submission and implementation of a scheme which specifies the source of noise on site whether from fixed plant or equipment or noise generated within the building, and the provisions made for its control, and measures for dust suppression during construction. The application includes a Waste Management Plan which advises that waste arising from the site will be controlled, and where possible re-used on site.

- 5.24 Overall it is considered that adequate attention has been given to neighbour amenity and is therefore considered to be acceptable having regard to policy DP2 of the Warwick Local Plan (Revised Deposit Draft).

Traffic and Transport Issues

- 5.25 Vehicular access to the site would be gained off Sandy Lane, with pedestrian and cycle routes also available from Lillington Road and Park Road. It is proposed that the main pupil entrances will be via the pedestrian links to reduce the amount of traffic along Sandy Lane.
- 5.26 The original application submitted indicated that the current access arrangements for vehicles to the Manor Hall site would remain as existing, however due to concerns raised relating to the internal network of the parking area it was considered that the design and layout of the access and parking areas should be redesigned to improve vehicular circulation.
- 5.27 Amended plans have been received and propose that the current vehicular access to Manor Hall is closed, and two entrances are opened on Sandy Lane to allow for separate vehicular access and egress to the site. The revised access and layout arrangements allow for ease of movement for both pedestrians and vehicles around the car park and reduces the likelihood of vehicles stacking onto the highway, whilst encouraging a continuous flow around the car park. An additional area for drop off/pick up has been included within the design following objections received during the consultation process and although such facilities are not encouraged, it was considered that some provision needed to be made in this location. The school has a Green Travel Plan which is being implemented and is hoped that the drop off area will not be widely used.
- 5.28 Concerns highlighted by residents also relate to the provision of safe pedestrian and cycle routes to the school and the exclusion of information relating to the impact of the development at the intersection of Lime Avenue, Lillington Road, Leicester Lane and Sandy Lane.
- 5.29 Pedestrian and cycle routes are proposed from Lillington Road and Park Road, however for safety and security reasons on site, these accesses will be closed out of school hours. Safe vehicular, pedestrian and cycle routes are proposed off Sandy Lane with dedicated cycle parking spaces being provided to ensure out of hours access to the site is maintained for all modes of transport.
- 5.30 Concerns relating to the number of parking spaces at the site have been raised, however it is considered that the number of parking spaces proposed at the site is acceptable in line with policy and that the overflow parking will provide additional capacity on the rare occasion it is needed. The overflow car park is not intended to be used on a daily basis, and the applicant has advised that this facility will probably be used around six times a year. The proposed materials for the overflow car park are not suitable for everyday use.
- 5.31 The proposed highway access and internal arrangements to the car park are acceptable and will not have a detrimental impact on the highway network.

- 5.32 Sandy Lane is under 6 metres wide, with a narrow footpath to the southern verge. This road is currently not lit and has a de-restricted speed zone starting some 15 metres from the current access/egress. The proposal includes providing street lighting to the entrance and exit and extending the 30mph northwards along Sandy Lane. It is considered that implementing lighting in this location and reducing the speed of vehicles travelling along Sandy Lane would increase safety outside of the school entrances. The proposals should be implemented prior to the school first being occupied, a condition is therefore suggested to be attached to any planning permission.
- 5.33 Additional information has been requested regarding the impact of the development on the roundabout junction to enable a full assessment of the impact of the development on the highway network in this location. Revised transport statements and further information relating to the highway network was received on 22nd December 2006, 10th January 2007 and 19th February 2007, with the transport statements identifying that there is an existing problem in the area with queuing traffic, especially in the morning peak period, with much of this queuing being linked to the frequency that the pedestrian crossing on Lillington Road is activated.
- 5.34 The main aim of the transport impact statements is to identify the existing situation and assess the proposed situation if the proposed development was accepted in this location. The later two transport statements received identified differing results, primarily due to whether parents would be permitted to drop pupils on site or not. The results have identified that with pupils being allowed to be dropped on site, that significant queuing problems in the location would be experienced, however if parents were not permitted onto site, the statement has shown that the existing position of queuing traffic would actually decrease. Due to the very differing results submitted it was considered that further work and investigation was needed. Further information and potential methods of mitigation have been requested, and will be reported verbally to the Regulatory Committee.
- 5.35 Local residents have identified concerns relating to the existing figures outlined in the Supplementary Transport Statement, stating that the figures do not represent the current traffic levels experienced in the area, the figures quoted in the Transport Statement were however collected during a traffic survey conducted on behalf of the applicant.

Other Planning Considerations

Landscaping

- 5.36 An indicative planting scheme has been submitted with the application, it is however recommended that a condition requiring the submission of a full landscaping scheme is attached to any planning permission to compensate for the loss of existing trees and to provide new long term visual amenity features. A high quality landscape scheme is required here to integrate this large development into its landscape setting.

Community Use

- 5.37 The applicant has advised that the school will continue to be used by the community out of school hours which is in line with current Central Government guidance for allowing schools to be used in this way. It is however recommended that a planning condition is attached to any planning permission restricting hours of use of the floodlit all weather pitch and MUGA to minimise disturbance to local residents. It is considered that as this facility would be available for community use, a Community Use Scheme should be drawn up and submitted to the County Planning Authority, required by planning condition attached to planning permission.

Accessibility Issues

- 5.38 It is considered that accessibility issues which relate to part 10 of the Disability Discrimination Act (DDA) have been included within the overall development. Car parking spaces to disability standard are proposed as is level access to all the buildings and lift access to the first and second storey accommodation in accordance with Policy DP14 of the Warwick District Local Plan (Revised Deposit Version).

Planning Out Crime

- 5.39 It is proposed that the buildings will be secured by a 2.4metre high welded mesh security fence to restrict unauthorised trespass to the school buildings and enable the site to be secured out of school hours allowing for the site to be used by the community.
- 5.40 The campus style design promotes natural surveillance of the site, with the main staff bases overlooking the court yard areas, cycle stores, car park and entrance areas. The site is to have a lighting design in accordance with the Secure by Design Guidelines and will be compatible with the proposed CCTV system. It is proposed that the lighting and CCTV system will be integrated with the landscaping proposals so as not to be counterproductive.
- 5.41 All accesses to the site are proposed to be gated, lockable and have anti-lift hinges.
- 5.42 The buildings have been designed generally avoiding low flat roofs, and where required the height of roofs have been raised with parapets, with anti climb measures being included to prevent roof access via rainwater goods.

Biodiversity

- 5.43 There are a number of trees and hedgerows bounding the site that are of ecological value, it is however not proposed that these areas will be impacted by the proposed development. A number of trees and hedges within the site, and bounding Sandy Lane would be required to be felled to allow for construction of the proposed development. These areas could potentially be used by breeding birds, however it is considered that there are suitable alternatives and mitigation methods proposed on site. It is considered appropriate to attach a planning

condition to any planning permission requiring that an Ecological Management Plan is submitted to the County Planning Authority to ensure that the biodiversity of the site is maintained and enhanced.

Sustainability/Climate Change

- 5.44 This development has been designed to accord to Policy DP12(a) of the RDDLP in that 10% of the energy requirements of this scheme will be met on site.

Alternative Options Considered

- 5.45 The applicant has stated that the alternative to providing a purpose built school in this location would be to try to upgrade, refurbish and extend the existing school buildings. It has been considered by the applicant that this would in effect be 'throwing good money after bad', as the buildings have now reached the end of their useful life and do not meet modern standards. In addition it was felt that the opportunity should be taken to improve all facilities within the school.

6. Planning Policy

- 6.1 The main development plan policies considered to be relevant in the determination of this application are:-

Warwickshire Structure Plan (1996–2011)

GD.3 – Overall Development Strategy
GD.6 – Green Belt
T.5 – Influencing Transport Choice
T.6 – Traffic Management
ER.1 – Natural and Cultural Environmental Assets

Warwick District Local Plan (Adopted 1995)

ENV1 – Definition of Green Belt
ENV3 – Development Principles
RL7 – Provision of Additional Indoor Sports and Recreation Facilities
RL8 – Disabled Participation in Sport
RL12 – Recreation Development within the Countryside

Warwick District Council Revised Deposit Draft Local Plan (1996-2011)

RAP13 – Directing New Outdoor Leisure and Recreation Development
DAP1 – Protecting the Green Belt
DP1 – Layout and Design
DP2 – Amenity
DP6 – Access
DP7 – Traffic Generation
DP8 – Parking
DP12a – Renewable Energy
SSP2 – Major Developed Sites

- 6.2 The Structure Plan requires that most development should occur within and where appropriate adjacent to the nine towns with a total population of 8,000 or more in 1991. Leamington is one of those towns so in principle the development accords to the general locational requirements contained within the structure plan. The Structure Plan also establishes the Green Belt in Warwickshire which is reflected within the two local plans referred to above.
- 6.3 The impact which this development will have upon the Green Belt is defined in the relevant paragraphs of this report. Matters relating to design, access, amenity, crime prevention, sports provision, parking and traffic generation, and compliance with the relevant policies of the local plans are likewise dealt with in the specific paragraphs of this report relating to them.

7. Conclusions

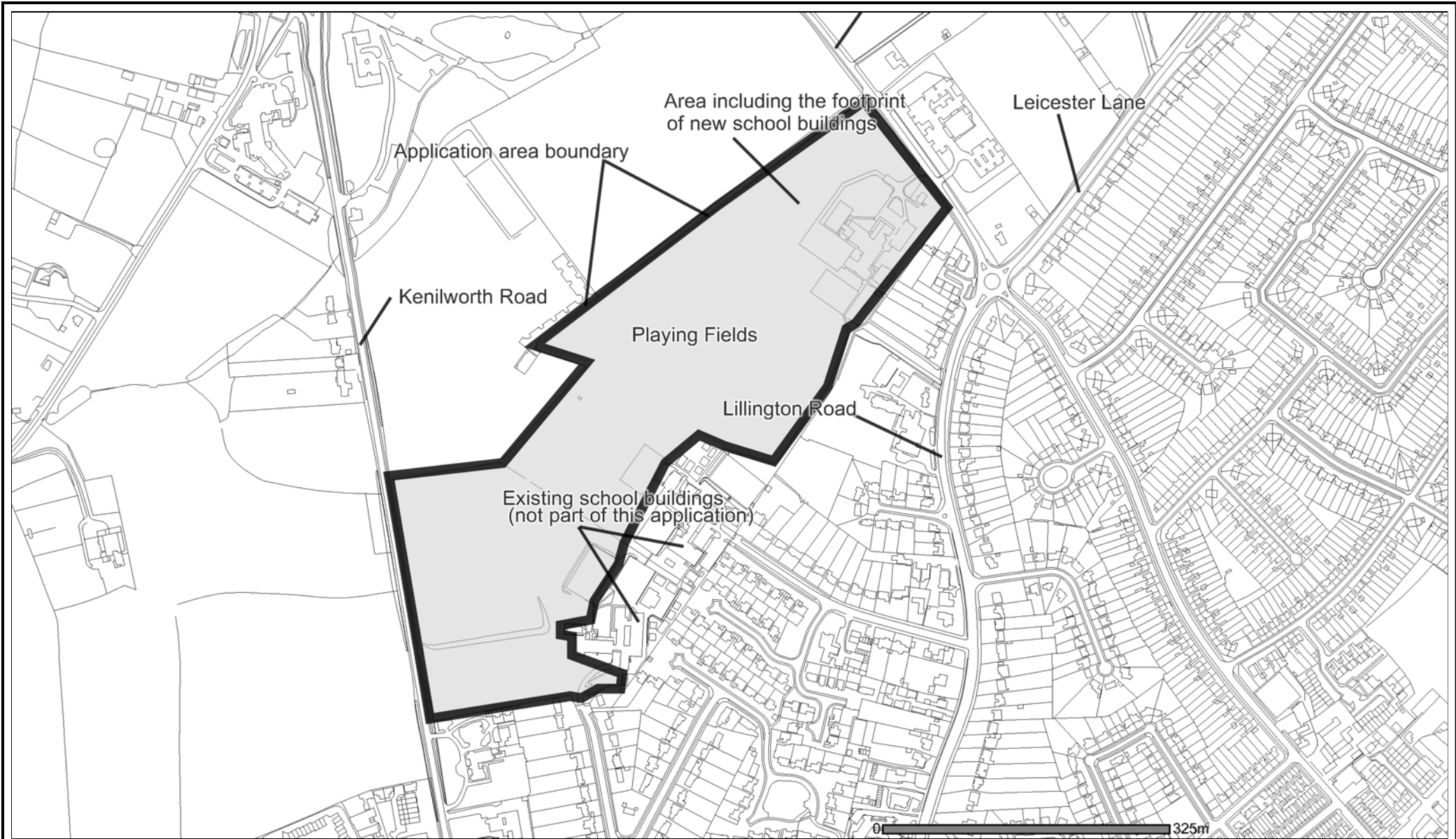
- 7.1 It is considered that, on balance, the proposed development would be acceptable in this location, and subject to conditions imposed should not be detrimental to the area as a whole, or have an unacceptable impact on the visual appearance of the Green Belt. The proposed development will provide improved facilities for the community and has been designed to minimise adverse impacts.
- 7.2 The 'very special circumstances' as provided by the applicant are considered to outweigh the objections to the issue of inappropriate development in the Green Belt. The facility includes enhanced sports and recreation facilities for the local community, as well as improved provision for the arts. The school will be a community focus and provide wider benefits to the community as a whole.

8. Environmental Considerations

- 8.1 The proposal is for a large development located on a site bounding both residential properties and open land. The site is visible from the surrounding area and from nearby residential properties, however it is considered that the existing and proposed landscaping of the site will help reduce any impacts from the surrounding area.
- 8.2 The proposed buildings have been designed using the substantial level differences currently on site to reduce the impact on the landscape.
- 8.3 The site is located out of the flood plain, however due to the proposed surface area an assessment of surface water run off and drainage have been carried out and a condition is proposed to ensure that the scheme adequately deals with water and drainage.
- 8.4 On balance the environmental impacts resulting from the proposed development are considered to be acceptable.

JOHN DEEGAN
Strategic Director for Environment and Economy
Shire Hall, Warwick

19th March 2007



Scale 1: 6000

Ref No. W399/06CC036

Drawn Sue Broomhead

Regulatory Committee - 3rd April 2007

Subject

manor Hall Site, North Leamington School - Rebuild

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John Deegan
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APPENDIX A OF AGENDA NO.

Regulatory Committee – 3rd April 2007

Construction of a New 1,500 Pupil Community School
Campus at North Leamington School and Manor Hall
Educational Development Centre, Leamington Spa

Application No: W399/06CC036

Commencement Date

1. The development hereby permitted shall be commenced no later than 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Pre-Commencement

2. No development shall commence until a scheme has been submitted to and approved by the County Planning Authority which specifies the fixed internal and external sources of noise capable of affecting the amenity of neighbours and the measures to be taken for their control. The scheme shall be implemented in full during development and maintained thereafter so long as the development is in use.

Reason: In the interest of residential amenity.

3. Prior to any works commencing on site, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the County Planning Authority. The approved scheme shall be constructed and completed at such time(s) as it may specify.

Reason: To reduce the risk of flooding resulting from the development of the site.

4. No development shall take place until the applicant has provided the County Planning Authority for approval in writing a report identifying how a minimum of 10% of the carbon emissions for which the development is responsible are off-set by on-site renewable energy production methods. The approved scheme shall then be provided in accordance with these details prior to the first occupation of the development and thereafter retained for so long as the development remains in existence.

Reason: To comply with policy DP12a of Warwick District Local Plan.

5. Prior to any works commencing on site, a scheme shall be submitted to and approved in writing by the County Planning Authority for the discharge of all surface water drainage from parking areas and hardstandings to be passed through an oil inceptor into any watercourse, surface water sewer or soakway system. The approved scheme shall be implemented in full.

Reason: To prevent pollution of the water course.

General Operations

6. Except as otherwise required or allowed by any condition attached to this planning permission the development hereby permitted shall be carried out in accordance with drawing numbers 2224.101 rev C, 2224.102 rev G, 2224.103 rev H, 2224.104 rev I, 2224.105 rev D, 2224.106 rev C, 2224.107, 2224.109 rev A, 2224.111 rev F, 2224.112 rev E, 2224.113 rev E, 2224.114 rev B, 2224.115, 2224.116 rev A, 2224.117, 2224.119, 2224.122 rev D, 2224.123 rev C, 2224.124 rev D, 2224.126 rev C, 2224LO/10, 2224LO/11A, 2224LO/001H and in accordance with the details submitted as part of application reference W399/06CC036.

Reason: To ensure development is carried out in accordance with the planning permission hereby granted.

7. Within 3 months of the commencement of development a scheme of landscaping incorporating native species shall be submitted to the County Planning Authority. Once approved, the scheme shall be implemented during the first available planting season following the commencement of the development. Any tree, shrub or hedge planted in accordance with the approved scheme shall be maintained and any plants which within five years of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the County Planning Authority.

Reason: In the interests of the residential and visual amenities of the area.

8. No development shall take place until samples of the external materials to be used in the construction of the walls and roof of the buildings hereby permitted have been submitted to and approved in writing by the County Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: In order to ensure the satisfactory appearance of the completed development.

9. The all weather pitch and the multi-use games area shall only be used between 9.00 am and 9.30 pm Monday to Saturday and 9.00 am to 6.00 pm Sunday. The floodlights shall be switched off no later than 9.30 pm Monday to Saturday and 6.00 pm Sunday.

Reason: In the interest of residential amenity.

10. No external lighting, other than that on the all weather pitch and the multi-use games area shall be installed until a scheme of all lighting provision related to the development hereby permitted has been submitted to and approved by the County Planning Authority. The scheme shall include details of the types and height of lights and light columns and their location, technical specification and means of preventing or minimising light spillage. The development shall then be carried out in accordance with the approved details. External lighting shall thereafter be maintained in accordance with the details in the approved scheme or any variation approved in writing by the County Planning Authority.

Reason: In the interest of the residential and visual amenities of the locality.

11. Floodlighting installed at the all weather pitch and MUGA shall be in accordance with the details as submitted in the application. The floodlights shall be installed and thereafter maintained in accordance with Institute of Lighting Engineers 'Guidance Notes for the Reduction of Light Pollution' and to the light spillage standards as identified in the submitted details referenced UKS3314/1 end UKS3314/2 both dated 06/09/2006. Once installed monitoring of the light spillage shall be undertaken and the results shall be submitted to the County Planning Authority within one month of the commencement of the use of the lights or thereafter when requested by the County Planning Authority. In the event that any such monitoring shows that the spillage exceeds that indicated in the submitted application, details of measures to mitigate the excess spillage shall be submitted to the County Planning Authority for approval in writing within two weeks and any approved mitigation measures shall be implemented forthwith and thereafter maintained.

Reason: In the interest of residential amenity.

12. Prior to the occupation of the new school, new lighting, road markings and signage within the site shall be fully implemented in accordance with the details contained within the submitted application.

Reason: In the interest of highway safety.

13. Within 6 months of the commencement of development a Community Use Scheme shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include details of pricing policy, hours of use, access by non-school users, management responsibilities and a mechanism for review. The approved scheme shall be implemented upon commencement of use of the development.

Reason: To secure community access to the facility.

14. All trees as indicated for retention on plan 2224LO/001H shall be retained and protected during the construction period in accordance with BS 5837 (Trees in relation to construction).

Reason: In the interest of visual amenity.

15. Within 6 months of the commencement of development a 5 year Ecological Management Plan for the site shall be submitted to and agreed in writing by the

County Planning Authority. The plan should include details of the proposed management of the pond, rough grass and hedgerows. Once approved the plan shall thereafter be implemented in full.

Reason: To ensure that biodiversity of the site is maintained and enhanced.

16. No development shall take place on site until the trees identified to be retained on the landscape plan submitted in pursuance of condition 12 of this consent have been protected by fencing and enclosures, full design details of which shall have first been submitted to and approved by the County Planning Authority prior to their installation on site and the approved tree protection scheme shall be retained in situ and in the approved form for the duration of construction work.

Reason: In order to protect trees on the site which are of amenity value.

17. Prior to the occupation or use of the development hereby permitted, the existing School Travel Plan shall be reviewed and updated and submitted to the County Planning Authority for its approval in writing. Upon approval, the reviewed School Travel Plan shall be fully implemented and an annual monitoring report on its effectiveness shall be submitted to the County Planning Authority.

Reason: In the interest of highway safety and securing sustainable development and to minimise traffic congestion and potential danger on the public highway.

Development Plan Policies Relevant to this Decision

Warwickshire Structure Plan 1996 – 2011:

- (i) GD.3 – Overall Development Strategy.
- (ii) GD.6 – Green Belt.
- (iii) T.5 – Influencing Transport Choice.
- (iv) T.6 – Traffic Management.
- (v) ER.1 – Natural and Cultural Environmental Assets.

Warwick District Local Plan (Adopted 1995)

- (i) ENV1 – Definition of Green Belt.
- (ii) ENV3 – Development Principles.
- (iii) RL7 – Provision of Additional Indoor Sports and Recreation Facilities.
- (iv) RL8 – Disable Participation in Sport.
- (v) RL12 – Recreation Development within the Countryside.

Warwick District Local Plan 1996 – 2011 (Revised Deposit Version) May 2005

- (i) RAP13 – Directing New Outdoor Leisure and Recreation Development.
- (ii) DAP1 – Protecting the Green Belt.
- (iii) DP1 – Layout and Design.
- (iv) DP2 – Amenity.
- (v) DP6 – Access.
- (vi) DP7 – Traffic Generation.
- (vii) DP8 – Parking.
- (viii) DP12a – Renewable Energy.

Reasons for the Decision to Grant Permission

It is considered that the harm caused by the inappropriateness of the development hereby permitted in the Green Belt is not accompanied by any other detriment that cannot be satisfactorily remedied by conditions and is outweighed by the very special circumstances constituted by the educational and community benefits of the proposed development.

Note: The policies, proposals and reasons given above are only summaries of the considerations set out more fully in the application report and minutes of the Regulatory Committee.