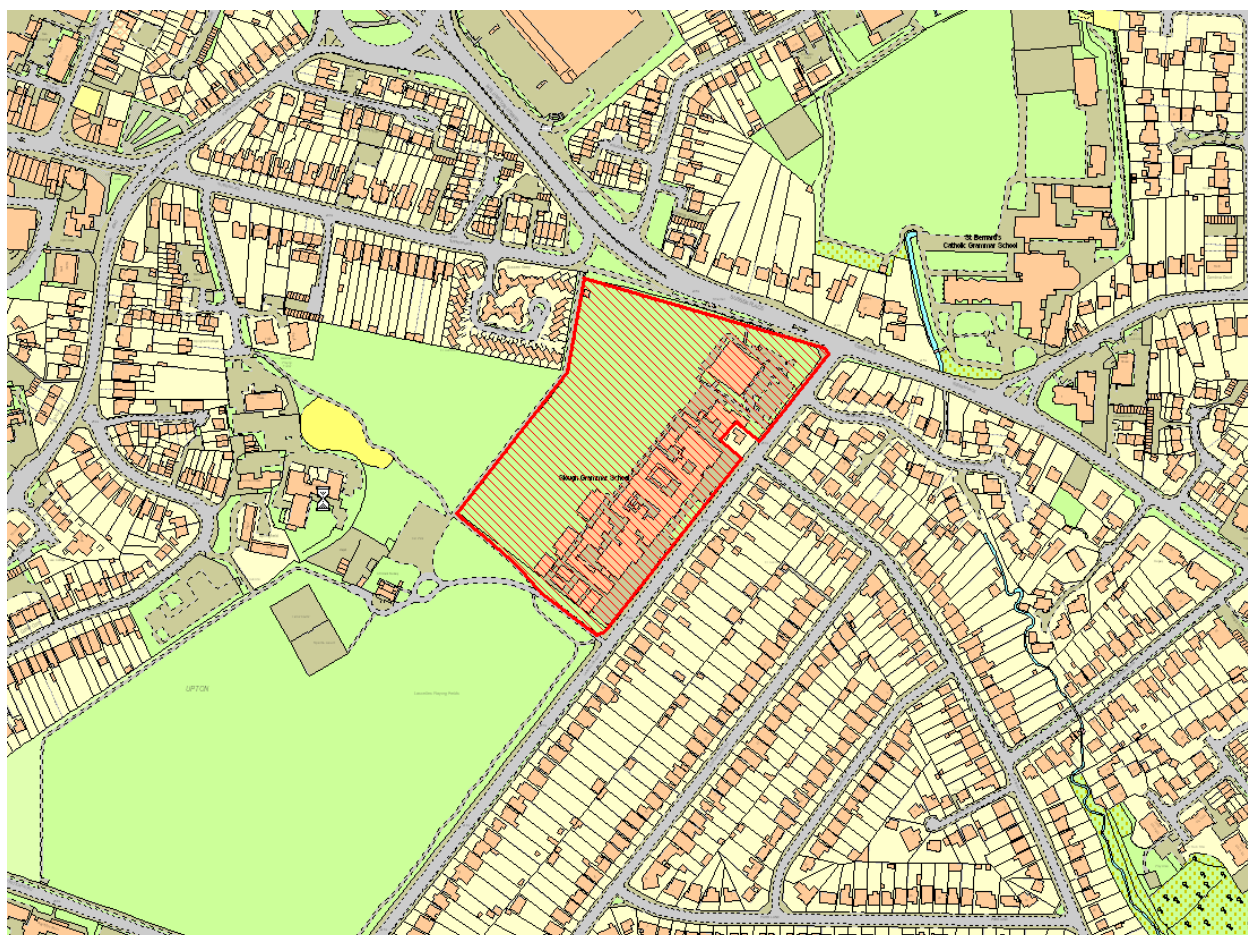


Registration Date:	03-Sep-2015	Applic. No:	P/06077/025
Officer:	Mr Smyth	Ward:	Upton
Applicant:	DPP	Applic type:	Major
Agent:	Patrick Daly, DPP DPP UK Ltd, 66, Porchester Road, London, W2 6ET	13 week date:	3 rd December 2015
Location:	UPTON GRAMMAR SCHOOL, LASCELLES ROAD, SLOUGH, BERKS, SL3 7PP		
Proposal:	Phased redevelopment and refurbishment of a secondary school, involving (i) the demolition of 9no. buildings and 5no. temporary buildings (ii) construction of 2no. new buildings comprising a three storey building with a flat roof to provide a school hall, classrooms and associated facilities, and a double-height building with a flat roof to provide a sports hall and associated facilities (iii) multi-use games area and landscaping, and (iv) additional refurbishment and remedial works to main school building.		

Recommendation: Delegate to Planning Manager for Approval



1.0 **SUMMARY OF RECOMMENDATION**

- 1.1 Delegate the planning application to the Planning Manager for approval, subject to considering outstanding consultations, including drainage transport and trees, completion of a Section 106 Agreement, finalising conditions and final determination.

PART A: BACKGROUND

2.0 **Proposal**

- 2.1 The proposed development is as follows:
Phased redevelopment and refurbishment of a secondary school, involving (i) the demolition of 9no. buildings and 5no. temporary buildings (ii) construction of 2no. new buildings comprising a three storey building with a flat roof to provide a school hall, classrooms and associated facilities, and a double-height building with a flat roof to provide a sports hall and associated facilities (iii) multi-use games area and landscaping, and (iv) additional refurbishment and remedial works to main school building.
- 2.2 The proposal involves the redevelopment and refurbishment of Upton Court Grammar School to provide a new school with high quality teaching and sports facilities, developing a combination of new build infill blocks and the refurbishment of some existing buildings. Nine buildings and five temporary classrooms will be demolished and two new blocks will be constructed on the Site. The main school block will be retained and refurbished. The Sixth Form Block, and two other smaller English and Maths Blocks will also be retained.
- 2.3 The replacement accommodation for the new school is made up of three main blocks. One newly constructed block would consist of the School Hall, Drama, Music, Art, general teaching and ICT classrooms and associated facilities, arranged over ground and two upper floors and physically connected to the existing Sixth Form/cafeteria block. A second newly constructed block would contain a double height sports hall and associated facilities, connected to the small maths building located adjacent to the school fields. The third block, the retained main school building would be refurbished and would contain science labs and other classrooms, the school library, staff offices and other associated facilities.
- 2.4 The consolidation of the education facilities will enable the provision of an extra 75 school places, resulting in a proposed capacity of approximately 1,200 students.
- 2.5 The proposals include a new secure landscaped plaza, adjacent to

the existing pupil entrance/exit, facilitating a new meeting point as well as circulation space. This will enable students to congregate safely before and after school, separate from traffic on Lascelles Road

2.6 The application is accompanied by a Landscaping Strategy, which details the proposed school's sports facilities and landscaping in line with the redevelopment of the school. As detailed in the plans, the site will provide space for sports, informal play, teaching, landscaping, parking and access. The proposed layout also allows for the controlled external use of the sports facilities, whilst two new MUGA's could also be used independently by the wider community.

2.7 Details of the existing TPO's on Site, condition and proposals for removal of certain trees have been provided in the accompanying Arboricultural Survey, Impact Assessment and Method Statement

2.8 Details of existing and proposed floorspace are set out in the table below:

Area	Existing Floorspace (sq.m)	Retained and Proposed Floorspace (sq.m)
Gross area of school buildings	7,715	6,439
Playing fields	19,619	19,619
Proposed Multi-Use Games Area (MUGA)	0	1,553
Total area	27,334	27,611

2.9 The new buildings will be constructed whilst the school is operational. To cause minimal disruption, it is proposed that the development will be delivered over three construction phases as set out below. An indicative Phasing Plan has been submitted as part of the application:

Phase One:

Initial works would involve the construction works and would also involve the demolition of the existing school buildings to the rear of the Caretakers House and the construction of a three storey performance block and associated services.

Phase Two:

Phase two would involve the demolition of main hall, music suite and four room humanities block, refurbishment of main 1930's building and formation of the plaza area.

Phase Three:

The demolition of existing sports hall, two general teaching blocks and temporary classrooms would be undertaken in phase three before finally constructing the new sports block, MUGAs and associated facilities.

2.10 This is a full detailed planning application which is accompanied by full plans and the following supporting statements:

- Bat Survey
- Construction Environmental Management Plan
- Design and Access Statement (includes Landscaping Strategy)
- Energy and Sustainability Statement
- External Lighting Statement
- Extended Phase One Habitat Survey
- Factual Site (Ground) Investigation Report
- Flood Risk Assessment & Drainage Strategy
- Geo-Environmental Desk Study
- Interpretive Site Assessment Report
- Supplementary Site Investigation Report (Delta Simmons);
- Transport Statement
- Tree Survey (including Arboricultural Impact Assessment and Method Statement)
- Ventilation Statement
- Community Statement Involvement

3.0 **Application Site & Surroundings**

- 3.1 The Site area is approximately 3.9 ha, is relatively flat and is principally rectangular in shape.
- 3.2 The school campus consists of a variety of buildings dated from the mid 1930's onwards. The main school building, is located parallel to Lascelles Road. Although the building is not listed, it is the most prominent building on site, embodying the school's history and is of Neo-Georgian architectural interest.
- 3.3 There are a number of other buildings on Site, some of which have been built relatively recently. The most recent is the combined 6th form/cafeteria in the north-eastern corner of the Site. All of the buildings are located on a parallel strip facing Lascelles Road and together, through their piecemeal and uncoordinated development, have formed an undefined and potentially confounding layout of buildings that restrict permeability and legibility of the Site.
- 3.4 The 'Caretakers House', a two-storey detached building, which protrudes from the existing dominant building line adjacent to Lascelles Road, is not included within the Site Plan.
- 3.5 Located to the rear of the school buildings are the school's playing fields, the development of which is constrained by the locally important view from Sussex Place to Windsor Castle which is Grade I listed and a Scheduled Ancient Monument.
- 3.6 The school site currently provides 113 car parking spaces and 96

cycle spaces. Vehicular and pedestrian access to the Site is from Lascelles Road. There are five access points to the school:

- the southernmost access to the Site leads to the school bus parking spaces and classroom portacabins;
- the three centrally located access points for vehicles and pedestrians lead to the main school building and car parking. These access points are known for students loitering before and after school, causing potential access and safety issues; and
- the northernmost vehicular access point provides entrance and car parking for the sixth form and cafeteria block.

3.7 There are 27 TPO'd trees on Site including one medium sized cherry tree to the north, which is partially uprooted and considered to be in poor condition.

3.8 The School is located to the south east of Slough Town Centre and approximately 1,100 metres south east of the Slough Railway Station, which connects to regional and national rail services.

3.9 Although there are no bus routes serving Lascelles Road, there are a number of bus services available from the surrounding area including numbers: 58, 61, 75, 76, 77, 78, 81, 701/702. A shared pedestrian and cycle path (National Cycle Route 61) runs adjacent to the School, on the west side of Lascelles Road.

3.10 The Site is surrounded by a number of land uses and heritage assets, including the following:

- To the north of Site is Sussex Place (A4), a single lane carriageway. This leads on to Wellington Street (A4), a dual carriageway which continues into Slough Town Centre. Further to the north are a number of large residential units, guest houses, the Every Nation Church and St. Bernard's Catholic Grammar School. The school includes the Grade II listed West Block and Chapel at St. Bernard's Convent, constructed in the 1850's. It is located approximately 80m to the north east of Upton Court Grammar School and is the nearest listed building to the Site;
- Beyond Lascelles Road to the east are a large number of detached houses;
- Lascelles Park is located to the south and includes four hard surface tennis courts, cricket pitches and associated facilities; and
- Sussex Place/Clifton Road Conservation Area is located to the west of the site, adjacent to the school playing fields. The area is characterised by Victorian detached, semidetached and terraced housing.

4.0 **Recent Site History & Background**

4.1	P/06077/024	26-Sep-2012	21-Feb-2013	Conditions Complied With; Informatives
	Proposal:	SUBMISSION OF DETAILS PURSUANT TO CONDITIONS NOS. 3 (EXTERNAL MATERIALS) AND 4 (LANDSCAPING) FOR PLANNING PERMISSION P/06077/020 FOR ERECTION OF A TWO STOREY SIDE EXTENSION WITH A FLAT / CURVED ROOF INCORPORATING 12 NO. CLASSROOMS, DINING AREA, CASE AREA, IT ROOM, STAFF AREAS, GYM AND KITCHEN FOLLOWING DEMOLITION OF EXISTING DINING AREA, KITCHEN EXISITING FACILITIES.		
	P/06077/023	23-Aug-2012	10-Jan-2013	Conditions Complied With; Informatives
	Proposal:	SUBMISSION OF DETAILS PURSUANT TO CONDITION NOS. 6 (BOUNDARY TREATMENT), 7 (BIN STORE), 8 (CYCLE PARKING), 9 (ENVIRONMENTAL EFFECTS), 11 (MATERIALS), 16 (ACCESS), 17 (VISIBILITY DISPLAYS), 21 (VEHICLE TRACKING), 22 (GATES) FOR ERECTION OF A TWO STOREY SIDE EXTENSION WITH A FLAT / CURVED ROOF, INCORPORATING 12 NO. CLASSROOMS, DINGING AREA, CAFE AREA, IT ROOM, STAFF AREAS, GYM AND KITCHEN, FOLLOWING DEMOLITION OF EXISTING DINING AREA, KITCHEN AND EXISTING FACILITIES.		
	P/06077/022	23-Aug-2012	01-Nov-2012	Approved with Conditions; Informative
	Proposal:	ERECTION OF A ELECTRICAL SUB-STATION TO SERVE THE SCHOOL WITHIN A GRP ENCLOSURE.		
	P/06077/021	18-Nov-2011	07-Dec-2011	Approved with Conditions; Informative
	Proposal:	NON - MATERIAL AMENDMENT TO PLANNING APPLICATION REFERENCE P/06077/019 DATED 12/10/2011 FOR: ERECTION OF TWO STOREY BUILDING WITH FLAT ROOF TO PROVIDE 6 NO. ADDITIONAL CLASSROOMS, TO REPLACE RENDER WITH BRICK UP TO THE HEAD OF THE GROUND FLOOR WINDOWS		
	P/06077/020	01-Nov-2011	16-Jul-2012	Approved with Conditions; Informative
	Proposal:	ERECTION OF A TWO STOREY SIDE EXTENSION WITH A FLAT / CURVED ROOF, INCORPORATING 12 NO. CLASSROOMS, DINING AREA, CAFE AREA, IT ROOM, STAFF AREAS, GYM AND KITCHEN FOLLOWING DEMOLITION OF EXISTING DINING AREA, KITCHEN AND EXISTING FACILITIES		
	P/06077/019	19-Aug-2011	12-Oct-2011	Approved with Conditions; Informative

Proposal: ERECTION OF TWO STOREY BUILDING WITH FLAT ROOF TO PROVIDE 6 NO. ADDITIONAL CLASSROOMS

P/06077/018 11-Apr-2011 11-May-2011 Approved with Conditions; Informative

Proposal: ERECTION OF FIRST FLOOR EXTENSION WITH MONO PITCHED ROOF TO EXISTING SINGLE STOREY BUILDING WITH EXTERNAL STAIRCASE

P/06077/017 18-Sep-2006 16-Jan-2007 Refused
Proposal: DEMOLITION/REMOVAL OF EXISTING SCHOOL CANTEEN, TEMPORARY CLASSROOMS AND DRAMA STUDIO AND DEVELOPMENT TO PROVIDE: SPORTS HALL, SIXTH FORM CENTRE, CANTEEN/KITCHEN AND ICT/TRAINING SUITE; INSTALLATION OF A FLOODLIT MULTI USE GAMES COURT; ERECTION OF A DETACHED THREE BEDROOM CARETAKERS HOUSE; CONVERSION OF EXISTING GYMNASIUM TO PROVIDE 7NO. CLASSROOMS; CHANGE TO THE EXISTING SCHOOL CAR PARK TO PROVIDE AN ADDITIONAL 30 NO. CAR PARKING SPACES; ERECTION OF 3NO. FOUR STOREY BLOCKS TO PROVIDE 96 NO. ONE AND TWO BEDROOM FLATS; CONSTRUCTION OF ACCESS FROM LASCELLES ROAD WITH EGRESS ONTO SUSSEX PLACE. PARKING FOR 121 NO. CARS AND DETAILS OF LANDSCAPING.

P/06077/016 05-Oct-2005 20-Apr-2006 Withdrawn by Applicant

Proposal: DEMOLITION / REMOVAL OF EXISTING SCHOOL CANTEEN, TEMPORARY CLASSROOMS AND DRAMA STUDIO AND DEVELOPMENT TO PROVIDE: SPORTS HALL, SIXTH FORM CENTRE, CANTEEN/KITCHEN AND ICT/TRAINING SUITE; INSTALLATION OF A FLOODLIT MULTI USE GAMES COURT; ERECTION OF A DETACHED THREE BEDROOM CARETAKERS HOUSE; CONVERSION OF EXISTING GYMNASIUM TO PROVIDE 7NO. CLASSROOMS; CHANGE TO THE EXISTING SCHOOL CAR PARK TO PROVIDE AN ADDITIONAL 30NO. CAR PARKING SPACES; ERECTION OF 3NO. FOUR STOREY AND 1NO. PART THREE STOREY/PART FOUR STOREY BLOCKS TO PROVIDE 94NO. ONE AND TWO BEDROOM FLATS; CONSTRUCTION OF ACCESS FROM LASCELLES ROAD WITH AGRESS ONTO SUSSEX PLACE AND DETAILS OF LANDSCAPING

- 4.1 Pre application planning advice was sought and the guidance given has for the most part been taken on board as part of the planning submission.
- 4.2 The Priority School Building Programme (PSBP) is a centrally managed programme set up to address the needs of the schools most in need of urgent repair. Through the programme, 261 schools will be rebuilt or have their condition needs met by the Education Funding Agency (EFA).

4.3 On 18th June 2012, Upton Court Grammar School was prioritised for the programme as part of the Selected Contractors Capital Funded Batch 7 of the PSBP1. The school has been chosen due to its general poor condition and high cost of extensive repairs that have been identified by the Local Planning Authority and the EFA.

5.0 **Neighbour Notification**

5.1	<p>Neighbours Consulted:</p> <p>The Occupier, 34, Sussex Close, Slough, SL1 1NX The Occupier, 37, Lascelles Road, Slough, SL3 7PW The Occupier, 41, Lascelles Road, Slough, SL3 7PW The Occupier, 44, Sussex Close, Slough, SL1 1NX The Occupier, 3 Dolphin Court, Dolphin Road, Slough, SL1 1TE The Occupier, 4 Dolphin Court, Dolphin Road, Slough, SL1 1TE The Occupier, 10, Palmerston Avenue, Slough, SL3 7PU The Occupier, 1b, Quaves Road, Slough, SL3 7NX The Occupier, 1a, Lascelles Road, Slough, SL3 7PS The Occupier, 53, Sussex Keep, Sussex Close, Slough, SL1 1NY The Occupier, 43, Sussex Keep, Sussex Close, Slough, SL1 1NY The Occupier, 47, Sussex Keep, Sussex Close, Slough, SL1 1NY The Occupier, 45, Sussex Keep, Sussex Close, Slough, SL1 1NY The Occupier, 41, Sussex Keep, Sussex Close, Slough, SL1 1NY The Occupier, 39, Sussex Keep, Sussex Close, Slough, SL1 1NY The Occupier, 37, Sussex Keep, Sussex Close, Slough, SL1 1NY The Occupier, 51, Sussex Keep, Sussex Close, Slough, SL1 1NY The Occupier, 49, Sussex Keep, Sussex Close, Slough, SL1 1NY The Occupier, 23, Lascelles Road, Slough, SL3 7PN The Occupier, 27, Lascelles Road, Slough, SL3 7PN The Occupier, 52, Sussex Close, Slough, SL1 1NX The Occupier, 6 Beverley Court, Sussex Place, Slough, SL1 1NL The Occupier, 3 Beverley Court, Sussex Place, Slough, SL1 1NL The Occupier, 3, Lascelles Road, Slough, SL3 7PS The Occupier, 8, Palmerston Avenue, Slough, SL3 7PU The Occupier, 97, Sussex Place, Slough, SL1 1NN The Occupier, 24, Sussex Close, Slough, SL1 1NX The Occupier, 45, Lascelles Road, Slough, SL3 7PW The Occupier, 48, Sussex Close, Slough, SL1 1NX The Occupier, 58, Sussex Close, Slough, SL1 1NX The Occupier, 59, Sussex Place, Slough, SL1 1NH The Occupier, 11, Lascelles Road, Slough, SL3 7PN The Occupier, 12, Palmerston Avenue, Slough, SL3 7PU The Occupier, 19, Lascelles Road, Slough, SL3 7PN The Occupier, 40, Sussex Close, Slough, SL1 1NX The Occupier, 4 Beverley Court, Sussex Place, Slough, SL1 1NL The Occupier, 1 Beverley Court, Sussex Place, Slough, SL1 1NL The Occupier, 1 Dolphin Court, Dolphin Road, Slough, SL1 1TE The Occupier, 2 Dolphin Court, Dolphin Road, Slough, SL1 1TE The Occupier, 83, Sussex Place, Slough, SL1 1NN The Occupier, 2b, Quaves Road, Slough, SL3 7NY The Occupier, 1c, Lascelles Road, Slough, SL3 7PS The Occupier, Flat 1, 87, Sussex Place, Slough, SL1 1NN The Occupier, 95, Sussex Place, Slough, SL1 1NN The Occupier, 3, Palmerston Avenue, Slough, SL3 7PU The Occupier, 9, Palmerston Avenue, Slough, SL3 7PU The Occupier, 30, Sussex Close, Slough, SL1 1NX The Occupier, 9, Sussex Keep, Sussex Close, Slough, SL1 1NY The Occupier, 7, Sussex Keep, Sussex Close, Slough, SL1 1NY The Occupier, 17, Sussex Keep, Sussex Close, Slough, SL1 1NY The Occupier, 1, Sussex Keep, Sussex Close, Slough, SL1 1NY</p>
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The Occupier, 11, Sussex Keep, Sussex Close, Slough, SL1 1NY
The Occupier, 15, Sussex Keep, Sussex Close, Slough, SL1 1NY
The Occupier, 13, Sussex Keep, Sussex Close, Slough, SL1 1NY
The Occupier, 3, Sussex Keep, Sussex Close, Slough, SL1 1NY
The Occupier, 5, Sussex Keep, Sussex Close, Slough, SL1 1NY
The Occupier, 50, Sussex Close, Slough, SL1 1NX
The Occupier, 61, Sussex Keep, Sussex Close, Slough, SL1 1NY
The Occupier, 57, Sussex Keep, Sussex Close, Slough, SL1 1NY
The Occupier, 63, Sussex Keep, Sussex Close, Slough, SL1 1NY
The Occupier, 69, Sussex Keep, Sussex Close, Slough, SL1 1NY
The Occupier, 59, Sussex Keep, Sussex Close, Slough, SL1 1NY
The Occupier, 71, Sussex Keep, Sussex Close, Slough, SL1 1NY
The Occupier, 55, Sussex Keep, Sussex Close, Slough, SL1 1NY
The Occupier, 67, Sussex Keep, Sussex Close, Slough, SL1 1NY
The Occupier, 65, Sussex Keep, Sussex Close, Slough, SL1 1NY
The Occupier, 85, Sussex Place, Slough, SL1 1NN
The Occupier, 81, Sussex Place, Slough, SL1 1NN
The Occupier, 4, Palmerston Avenue, Slough, SL3 7PU
The Occupier, 21, Lascelles Road, Slough, SL3 7PN
The Occupier, 60, Sussex Close, Slough, SL1 1NX
The Occupier, 11a, Lascelles Road, Slough, SL3 7PN
The Occupier, 1, Quaves Road, Slough, SL3 7NX
The Occupier, 1, Lascelles Road, Slough, SL3 7PS
The Occupier, 7, Palmerston Avenue, Slough, SL3 7PU
The Occupier, 43, Lascelles Road, Slough, SL3 7PW
The Occupier, 39, Lascelles Road, Slough, SL3 7PW
The Occupier, 1b, Lascelles Road, Slough, SL3 7PS
The Occupier, 2, Palmerston Avenue, Slough, SL3 7PU
The Occupier, 51, Sussex Place, Slough, SL1 1NH
The Occupier, 31, Sussex Keep, Sussex Close, Slough, SL1 1NY
The Occupier, 27, Sussex Keep, Sussex Close, Slough, SL1 1NY
The Occupier, 29, Sussex Keep, Sussex Close, Slough, SL1 1NY
The Occupier, 19, Sussex Keep, Sussex Close, Slough, SL1 1NY
The Occupier, 23, Sussex Keep, Sussex Close, Slough, SL1 1NY
The Occupier, 25, Sussex Keep, Sussex Close, Slough, SL1 1NY
The Occupier, 21, Sussex Keep, Sussex Close, Slough, SL1 1NY
The Occupier, 35, Sussex Keep, Sussex Close, Slough, SL1 1NY
The Occupier, 26, Sussex Close, Slough, SL1 1NX
The Occupier, 33, Sussex Keep, Sussex Close, Slough, SL1 1NY
The Occupier, 36, Sussex Close, Slough, SL1 1NX
The Occupier, 35, Lascelles Road, Slough, SL3 7PW
The Occupier, 55, Sussex Place, Slough, SL1 1NH
The Occupier, 9, Lascelles Road, Slough, SL3 7PN
The Occupier, 5, Lascelles Road, Slough, SL3 7PN
The Occupier, 2 Cheshire Court, Sussex Place, Slough, SL1 1NP
The Occupier, 17, Lascelles Road, Slough, SL3 7PN
The Occupier, 47, Lascelles Road, Slough, SL3 7PW
The Occupier, 42, Sussex Close, Slough, SL1 1NX
The Occupier, 56, Sussex Close, Slough, SL1 1NX
The Occupier, 25, Lascelles Road, Slough, SL3 7PN
The Occupier, 16, Palmerston Avenue, Slough, SL3 7PU
The Occupier, 49, Sussex Place, Slough, SL1 1NH
Jim McVeigh, 32, Sussex Close, Slough, SL1 1NX
The Occupier, 2c, Quaves Road, Slough, SL3 7NY
The Occupier, 1a, Quaves Road, Slough, SL3 7NX
The Occupier, 6, Palmerston Avenue, Slough, SL3 7PU
The Occupier, 1 Cheshire Court, Sussex Place, Slough, SL1 1NP
The Occupier, 28, Sussex Close, Slough, SL1 1NX
The Occupier, 29, Lascelles Road, Slough, SL3 7PN
The Occupier, 38, Sussex Close, Slough, SL1 1NX

<p>The Occupier, 57, Sussex Place, Slough, SL1 1NH The Occupier, 1, Dolphin Road, Slough, SL1 1TF The Occupier, 89, Sussex Place, Slough, SL1 1NN The Occupier, 93, Sussex Place, Slough, SL1 1NN The Occupier, Sussex Lodge Guest House, Sussex Lodge Guest House 91, Sussex Place, Slough, SL1 1NN The Occupier, Slough Grammar School, Lascelles Road, Slough SL3 7PR The Occupier, 22, Sussex Close, Slough, SL1 1NX The Occupier, 1, Fishguard Spur, Slough, SL1 1TS The Occupier, 3, Dolphin Road, Slough, SL1 1TF The Occupier, 33, Lascelles Road, Slough, SL3 7PN The Occupier, 15, Lascelles Road, Slough, SL3 7PN The Occupier, 7, Lascelles Road, Slough, SL3 7PN The Occupier, 2a, Quaves Road, Slough, SL3 7NY The Occupier, 5, Palmerston Avenue, Slough, SL3 7PU The Occupier, 2, Sussex Close, Slough, SL1 1NX The Occupier, 20, Sussex Close, Slough, SL1 1NX The Occupier, 46, Sussex Close, Slough, SL1 1NX The Occupier, 53, Sussex Place, Slough, SL1 1NH The Occupier, 5 Beverley Court, Sussex Place, Slough, SL1 1NL The Occupier, 2 Beverley Court, Sussex Place, Slough, SL1 1NL The Occupier, 11, Palmerston Avenue, Slough, SL3 7PU The Occupier, 101, Sussex Place, Slough, SL1 1NN The Occupier, 99, Sussex Place, Slough, SL1 1NN The Occupier, 31, Lascelles Road, Slough, SL3 7PN The Occupier, 54, Sussex Close, Slough, SL1 1NX The Occupier, 1, Palmerston Avenue, Slough, SL3 7PU The Occupier, 14, Palmerston Avenue, Slough, SL3 7PU The Occupier, 15, Palmerston Avenue, Slough, SL3 7PU The Occupier, 18, Palmerston Avenue, Slough, SL3 7PU The Occupier, 20, Palmerston Avenue, Slough, SL3 7PU The Occupier, 22, Palmerston Avenue, Slough, SL3 7PU The Occupier, 24, Palmerston Avenue, Slough, SL3 7PU The Occupier, 26, Palmerston Avenue, Slough, SL3 7PU The Occupier, 28, Palmerston Avenue, Slough, SL3 7PU The Occupier, 30, Palmerston Avenue, Slough, SL3 7PU The Occupier, 34, Palmerston Avenue, Slough, SL3 7PU The Occupier, 32, Palmerston Avenue, Slough, SL3 7PU The Occupier, 36, Palmerston Avenue, Slough, SL3 7PU The Occupier, 42, Palmerston Avenue, Slough, SL3 7PU The Occupier, 44, Palmerston Avenue, Slough, SL3 7PU The Occupier, 38, Palmerston Avenue, Slough, SL3 7PU The Occupier, 10, London Road, Slough, SL3 7HG The Occupier, Alpha Medical Centre, 8, London Road, Slough SL3 7HG The Occupier, 27, Palmerston Avenue, Slough, SL3 7PU The Occupier, 25, Palmerston Avenue, Slough, SL3 7PU The Occupier, 19, Palmerston Avenue, Slough, SL3 7PU The Occupier, 21, Palmerston Avenue, Slough, SL3 7PU The Occupier, 23, Palmerston Avenue, Slough, SL3 7PU The Occupier, 17, Palmerston Avenue, Slough, SL3 7PU The Occupier, 3, Quaves Road, Slough, SL3 7NX The Occupier, 5, Quaves Road, Slough, SL3 7NX The Occupier, 7, Quaves Road, Slough, SL3 7NX The Occupier, 9, Quaves Road, Slough, SL3 7NX The Occupier, 8, Quaves Road, Slough, SL3 7NY The Occupier, 6, Quaves Road, Slough, SL3 7NY The Occupier, 4, Quaves Road, Slough, SL3 7NY The Occupier, 2, Quaves Road, Slough, SL3 7NY</p>
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	<p>The Occupier, 83, Lascelles Road, Slough, SL3 7PW The Occupier, 71, Lascelles Road, Slough, SL3 7PW The Occupier, 65, Lascelles Road, Slough, SL3 7PW The Occupier, 75, Lascelles Road, Slough, SL3 7PW The Occupier, 53, Lascelles Road, Slough, SL3 7PW The Occupier, 79, Lascelles Road, Slough, SL3 7PW The Occupier, 57, Lascelles Road, Slough, SL3 7PW The Occupier, 61, Lascelles Road, Slough, SL3 7PW The Occupier, 69, Lascelles Road, Slough, SL3 7PW The Occupier, 73, Lascelles Road, Slough, SL3 7PW The Occupier, 77, Lascelles Road, Slough, SL3 7PW The Occupier, 55, Lascelles Road, Slough, SL3 7PW The Occupier, 81, Lascelles Road, Slough, SL3 7PW The Occupier, 59, Lascelles Road, Slough, SL3 7PW The Occupier, 51, Lascelles Road, Slough, SL3 7PW The Occupier, 63, Lascelles Road, Slough, SL3 7PW The Occupier, 67, Lascelles Road, Slough, SL3 7PW The Occupier, 49, Lascelles Road, Slough, SL3 7PW The Occupier, 11, Quaves Road, Slough, SL3 7NX</p> <p>Notice placed on site and in the local press.</p> <p>One objection received by e mail raising the following concerns:</p> <p><i>“I object to the extra traffic this will cause – and the additional load on the parking in the surrounding streets. I object to being overlooked by the buildings and the loss of privacy. I object to having months/years of construction noise I object to ANY trees being damaged or removed. I object to having to keep objecting as this is not the first time this development is being pushed through I object that this is green belt land being developed on”.</i></p>
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5.2 A Statement of Community Involvement has been submitted. This details the measures taken to try and engage the local community in the design and formulation of the project. Students and staff were engaged in the design of the new school. Consultation boards were displayed at a number of assemblies in the week commencing 20th July 2015, involving over 750 students and 90 staff.

5.3 In consultation with the Council, neighbour consultation was carried out which included, the distribution of leaflets in the immediate local area, advertising the exhibition at the Main Hall of the School on 21st July 2015. In all, 20 members of the public attended the exhibition and six comments were received, all of whom expressed support for the scheme in principle. However, there were concerns regarding the issues of car parking and the safety of children at drop off and pick up times.

6.0 **Consultation**

- 6.1 Transport & Highways
No comments to date. Any comments received will be reported on the Amendment Sheet
- 6.2 Land Contamination
Any comments received will be reported on the Amendment Sheet
- 6.3 Drainage
At the time of writing this report discussions were on going regarding the submitted drainage strategy. Any comments received will be reported on the Amendment Sheet.
- 6.4 Environment Agency
No objections raised
- 6.5 Thames Water

Waste Comments

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

'We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

Water Comments

On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.

6.6 Tree Officer

No comments received to date. Any comments received will be reported on the Amendment Sheet

6.7 Sport England

It is understood that the site forms part of, or constitutes a playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in the light of the National Planning Policy Framework (particularly Para 74) and Sport England's policy to protect playing fields, 'A Sporting Future for the Playing Fields of England' (see link below):

www.sportengland.org/playingfieldspolicy

Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all or any part of a playing field, unless one or more of the five exceptions stated in its policy apply.

The Proposal and Impact on Playing Field:

It is proposed to improve Upton Court Grammar School in Slough. The proposals for the School include the rearrangement of the existing buildings. 2 replacement games courts will be provided within the scheme. There appears to be no impact on the School's existing grass sports pitches.

Assessment against Sport England Policy/NPPF:

Following pre-application discussions with the EFA, Sport England welcomes the very limited impact the proposed development will have on the playing field. The proposed development will therefore meet exception 3 of our Playing Fields Policy which states;

'The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of or inability to make use

of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing areas of any playing pitch or the loss of any other sporting/ancillary facilities on the site.'

Conclusion:

*Given the above assessment, Sport England does not wish to raise an objection to this application as it is considered to meet exception of its Playing Fields Policy. The absence of an objection is **subject** to the following condition being attached to the decision notice (if the Council are minded to approve the application):*

'Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order amending, revoking or re-enacting that order), no buildings, moveable structures, works, plant, machinery, access, storage of vehicles, equipment or materials or other use in connection with the carrying out of the development hereby permitted shall be permitted on the school playing fields as shown on drawing no. ALA 269L02 PL4.'

*Reason: To protect the playing field from damage, loss or availability of use and to accord with Development Plan Policy **.'*

This condition has been adapted from Sport England's Model Planning Conditions document available from our website (Condition 1):

<http://www.sportengland.org/media/118350/sport-england-model-planning-conditions-december-2012-.pdf>

If you wish to amend the wording of the conditions or use another mechanism in lieu of the condition, please discuss the details with the undersigned. Sport England does not object to amendments to conditions, provided they achieve the same outcome and we are involved in any amendments.

If this application is to be presented to a Planning Committee, Sport England would like to be notified in advance of the meeting date and the publication of any committee agendas and report(s). Sport England would also like to be notified of the outcome of the application through the receipt of a copy of the decision notice.

The absence of an objection to this application in the context of the Town and Country Planning Act, does not in any way commit Sport England or any National Governing Body of Sport to support any related funding application.

- 6.8 Environmental Quality
No objections on grounds of air quality, but there are requirements for the installation of electric vehicle charging points within the car parks, travel plan and submission of a construction and environmental management plan.
- 6.9 Neighbourhood Protection
No comments received to date. Any comments if received will be reported on the Amendment Sheet.
- 6.10 Thames Valley Police, Architectural Liaison
No comments received to date. Any comments if received will be reported on the Amendment Sheet.

PART B: PLANNING APPRAISAL

7.0 Policy Background

7.1 National Planning Policy Framework (2012)

At the heart of the NPPF is a 'presumption in favour of sustainable development' and this is seen as the 'golden thread' running through both plan-making and decision taking.

The 12 'core planning principles' highlighted in paragraph 17 'underpin both plan-making and decision-taking' and states that planning should:

- not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

The NPPF also covers open space, sports and recreational buildings and land, including playing fields and states that these should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

7.2 Local Planning Policy

Local Development Framework Slough Core Strategy Development Plan Document December 2008
Saved policies of the Slough Local Plan (2004).

The following sections list the policies and strategies that are of direct relevance to the proposals.

LDF Slough Core Strategy

Core Policy 6 – Retail, Leisure and Community Facilities

The Council will ensure that while encouraging regeneration and housing, all community facilities/services should be retained.

Where, exceptionally, it is agreed that community facilities/services may be lost or reduced in size to accommodate new development,

developers will be required to contribute towards new or enhanced community facilities/services locally.

Core Policy 7 – Transport

All new development should reinforce the principles of the transport strategy as set out in the council's Local Transport Plan and Spatial Strategy, which seek to ensure that new development is sustainable and is located in the most accessible locations, thereby reducing the need to travel. Development proposals will, either individually or collectively, have to make appropriate provision for:

- Reducing the need to travel;
- Widening travel choices and making travel by sustainable means of transport more attractive than the private car;
- Improving road safety; and
- Improving air quality and reducing the impact of travel upon the environment, in particular climate change.

Core Policy 8 – Sustainability and the Environment

All development in the Borough shall be sustainable, of a high quality design, improve the quality of the environment and address the impact of climate change.

Core Policy 10 Infrastructure

Development will only be allowed where there is sufficient existing, planned or committed infrastructure. All new infrastructure must be sustainable.

Where existing infrastructure is insufficient to serve the needs of new development, the developer will be required to supply all reasonable and necessary on-site and off-site infrastructure improvements. These improvements must be completed prior to the occupation of a new development and should serve both individual and communal needs.

Core Policy 12 – Community Safety

All new development should be laid out and designed to create safe and attractive environments in accordance with the recognised best practice for designing out crime. Activities which have the potential to create anti-social behaviour will be managed in order to reduce the risk of such behaviour and the impact upon the wider community.

7.3 Saved Policies of the Slough Local Plan (2004)

EN1 - Standard of Design

Development proposals are required to reflect a high standard of design and must be compatible with and/or improve their surroundings in terms of:

- a) scale;
- b) height;
- c) massing/bulk;

- d) layout;
- e) siting;
- f) building form and design;
- g) architectural style;
- h) materials;
- i) access points and servicing;
- j) visual impact;
- k) relationship to nearby properties;
- l) relationship to mature trees; and
- m) relationship to water courses.

These factors will be assessed in the context of each site and their immediate surroundings. Poor designs which are not in keeping with their surroundings and schemes which result in over-development of a site will be refused.

EN3 - Landscaping Requirements

Comprehensive landscaping schemes will be required for all new development proposals. Where there are existing mature trees, or other features such as watercourses, which make a significant contribution to the landscape, these should be retained and incorporated into the new scheme.

EN5 - Design and Crime Prevention

All development schemes should be designed so as to reduce the potential for criminal activity and anti-social behaviour. Planning permission will not be granted unless all the following criteria have been adequately considered in drawing up a scheme:

- a) limited number of access points;
- b) provision of secure boundaries such as fences, walls or landscaping around private and public spaces;
- c) well lit external areas subject to maximum natural surveillance without any potential hiding areas;
- d) use of suitably robust materials; and
- e) use of defensive landscaping to deter intruders.

OSC2 - Protection of School Playing Fields

Development upon school playing fields will not be permitted unless:

- a) the development is ancillary to the use of the site as a school playing field and the scale of the development and intensity of use is appropriate to the location; Planning Permission for the Phased Redevelopment and Refurbishment of Upton Court Grammar School

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- b) the use of the playing fields can be retained and enhanced by development on a small part of the field as long as the quality and quantity of pitch provision and the ability to make use of the pitches

are not prejudiced; or

c) the playing field lost to development is replaced by new provision which is at least comparable in terms of size, facilities and amenity, and is located immediately adjacent to the school.

T2 Parking Restraint

Within all developments that attract an increase in the number of trips, the level of on-site parking provision for the private car will be restricted to a maximum level in accordance with the principles of the Integrated Transport Strategy.

- 7.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise. Annex 1 to the National Planning Policy Framework advises that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

The Local Planning Authority has published a self assessment of the Consistency of the Slough Local Development Plan with the National Planning Policy Framework using the PAS NPPF Checklist.

The detailed Self Assessment undertaken identifies that the above policies are generally in conformity with the National Planning Policy Framework. The policies that form the Slough Local Development Plan are to be applied in conjunction with a statement of intent with regard to the presumption in favour of sustainable development.

It was agreed at Planning Committee in October 2012 that it was not necessary to carry out a full scale review of Slough's Development Plan at present, and that instead the parts of the current adopted Development Plan or Slough should all be republished in a single 'Composite Development Plan' for Slough. The Planning Committee endorsed the use of this Composite Local Plan for Slough in July 2013

- 7.3 The application is assessed in accordance with the following:

- Principle of Development
- Design & Street Scene Impact
- Impact on Neighbouring Occupiers & Conservation Area
- Land and Groundwater Contamination
- Transport, Access, Servicing and Parking
- Drainage and Flood Risk
- Trees & Landscaping
- Ecology
- Open Space/Playing Fields
- Air Quality

8.0 **Principle of Development**

- 8.1 The proposed development complies with the core policies set out in the NPPF, which when taken together constitute the government's definition of sustainable development. The development also complies with Chapter 8 of the NPPF, Healthy Communities. The proposal would contribute and expand the provision of school places, the quality of education facilities offered and would widen the choice of education in the area.
- 8.2 The Site is not allocated for a specific use in the SBC Core Strategy or Site Allocation DPD but is currently occupied by the Upon Court Grammar School, therefore the educational use of the Site is established. The need to redevelop and upgrade the existing facilities has been recognised by Central Government via funds granted through the PSBP for schools most in need of urgent repair.
- Design and Street Scene Impact**
- 8.3 The design and phasing of the proposals has been guided by the school's requirement for enhanced teaching and sports facilities, the constraint of development on the current playing fields imposed by the protected view of Windsor Castle and the need for continuity of education.
- 8.4 The existing buildings together form a typical school site that has evolved incrementally over the last century. They are spread throughout the eastern half of the Site and are acknowledged to create problems with legibility, permeability and natural surveillance and present challenges in reorienting and making efficient use of space.
- 8.5 In contrast to the existing buildings, the layout and footprint of the new buildings will be simple, enhancing legibility, permeability and enabling greater natural surveillance by removing unsafe and isolated areas of the school, whilst maximising the landscaping, play and sports facility areas.
- 8.6 The new school buildings will be in keeping with the scale of the main school building and shall be recessed on the Site to maintain the visual prominence of the original building. Careful consideration has been given to ensure the new structures stand no taller than the original.
- 8.7 Although the new buildings represent an increase in mass and scale in comparison to the existing buildings that they will replace, the new buildings allow for a more efficient usage of space with the effect that overall floorspace is reduced.
- 8.8 The new buildings will provide enhanced teaching facilities and be

of contemporary design that will complement the existing School buildings and harmonize with the existing buildings.

- 8.9 The new Main Teaching Block with brick plinth and light coloured render will contrast with the retained main school building, but includes horizontal fenestration, reflecting the existing Sixth Form Block, maintaining a degree of continuity and rhythm to overall design.
- 8.10 The proposed new Sports Hall will be accessed from the western edge of the north façade and also has a similarly designed entrance to that of the new School. For operational reasons, the building will incorporate limited horizontal fenestration.
- 8.11 The design of the entrance through the retained main school building is not planned to change. As part of the proposals, it is intended to simply refurbish and upgrade the main school building, including its facades to afford a more pleasant, cohesive and legible entrance to the School.
- 8.12 No objections are raised on grounds of design or street scene impact.

9.0 **Impact on Neighbouring Occupiers & Conservation Area.**

- 9.1 The surrounding school fields, parkland and their positioning set back from the site boundary ensure that sufficient distance between the proposals and adjacent residential premises will be maintained. As such, the proposals will not impact significantly on neighbouring residential amenity. To the north the nearest residential properties in Sussex Close are sited over 100 metres away from the nearest proposed building. To the south the nearest residential properties in Lascelles Road are sited approximately 40 metres from the nearest of the proposed buildings.
- 9.2 The school site adjoins the Sussex Place/Clifton Road Conservation Area to the west. However, given the siting of the proposed development which maintains a similar linear pattern to that which already exists on site, the modest heights of the proposed buildings and the retention of views across the site from Sussex Place towards Lascelles playing fields and beyond towards Windsor Castle, it is not considered that the proposed development would unduly impact upon the setting of the adjacent Conservation Area.
- 9.3 No objections are raised on grounds of impact on neighbouring occupiers or the Sussex place/Clifton Road Conservation Area.

10.0 **Land & Groundwater Contamination**

10.1 A Geo-Environmental Desk Study has been submitted and which identifies a number of further investigations to be carried out together with potential mitigation in relation to potential land and groundwater contamination.

10.2 Following the initial Desk Top Study a further Site Investigation was commissioned which provided a number of findings:

Based on the collected information, significant soil contamination has not been identified in the area of the previously identified surface staining. Groundwater analytical results did not identify any contaminants above laboratory limits of detection. The ground gas regime has been characterised as a CS1, and as such specific ground gas protection measures are not considered to be required. Based on initial waste classification data, the soils where sampled beneath the Site are considered to be inert for waste disposal purposes. Initial permeability testing indicated good drainage characteristic in the clayey sands and gravels. However it would be recommended that full BRE365 infiltration tests are undertaken once the Site becomes freely available.

10.3 A further interpretative report has been submitted which was commissioned to assess the concentrations of Contaminants of Concern (CoC) in soil and groundwater beneath the Site; and to determine potential geotechnical constraints that could affect the proposed development.

10. This is currently being assessed by the Council's Land Contamination Officer and further details will be reported on the Amendment Sheet.

11.0 **Transport, Access, Servicing and Parking**

11.1 A Transport Statement has been submitted as part of this application which concludes:

"The school is situated within an existing established residential area on the edge of the Slough Town Centre and there are a number of residential properties within an acceptable walking distance of the school. The existing standard of pedestrian infrastructure is good and cycle routes are accessible a short distance from the site. It has also been demonstrated that the development area is well served by public transport, which is very important due to the significant number of pupils coming from other boroughs.

38.2% of the Upton Court Grammar School pupils use the bus to reach the school and when adding the rates for pedestrians (8.1%), cyclists (2.6%) and train users (7.6%) 57.2% pupils use sustainable

means of travel. Private car trips to the school represent almost 43% of the school total.

Pedestrian access arrangements will improve as new entry/exit points will be added to improve all road users' safety. Vehicular accesses will be retained.

There will be a minimal increase in the pupil capacity and staff working in the site. The maximum number of vehicular trips attracted would be 20 + 3 (pupils + staff), although it is important to highlight that the latter 3 would probably arrive/leave out of the parent's drop-off/pick-ups peaks.

On-site parking facilities are suitable for accommodating demand. The local road network experiences higher volumes of traffic on the aforementioned peaks, which are very brief in time.

The school produced a Travel Plan in 2013 which will be updated as part of this application.

From a traffic and transportation perspective there are no reasons why the development proposals should not be granted planning approval”.

11.2 This is currently being assessed by the Transport and Highway Engineers and further details will be reported on the Amendment Sheet.

12.0 **Drainage and Flood Risk**

12.1 The site is located within Flood Zone 1 and although not within a high risk flood area a Flood Risk Assessment has been submitted which incorporates a drainage strategy for the disposal of surface water from the site. A number of recommendations are made which would form the main principles for working up a detailed drainage design. The FRA concludes that if the principles proposed are implemented then there would be a low probability of the site suffering from any form of flooding and would not increase the flood risk for any existing residential properties within the existing catchment.

12.2 The Environment Agency has offered no objection to the proposal and the drainage strategy is currently under review by the Council's principle Drainage Engineer. Any further information will be reported on the Amendment Sheet.

13.0 **Trees & Landscaping**

13.1 As part of the application, a tree survey, landscape and planting Plans have been submitted. The proposals will necessitate the

removal of four trees and one tree group, of which two of the trees are currently protected by Tree Preservation Order No. 11 of 2006. A total of 27 no. trees plus a tree group are covered by the TPO. The two protected trees in question are a Cherry Plum and a Wild Cherry. The former suffers fungus infection on main stem, has minor die back in the canopy, has a small cavity at base of stem and the tree pit is in hard surface, where the tarmac is lifting at the base of the tree. The latter has a 25% die back in canopy and has lost a number of minor limbs. Both trees are being recommended for removal and replacement.

13.2 It is also being recommended that standing deadwood and a further two category U trees be removed for amenity reasons.

13.3 An illustrative landscape plan, general arrangement landscaping plan and planting plan together with a plan showing boundary treatment have been submitted. In the tree report it is recommended that replacement tree planting is carried out within the site and along the Lascelles Road frontage. The trees should be planted at minimum select standard size within the centre of the site and extra heavy standard along the road frontage. Proposed tree species should be relatively long lived, suitable for urban settings and the restricted space available. Recommended tree species include Norway maple cultivars (*Acer platanoides* cv.), field maple cultivars (*Acer campestre* cv.) and whitebeam cultivars (*Sorbus aria* cv).

13.4 Subject to the receipt of comments from the Council's tree officer, no objections are raised to the proposed removal of trees including 2 no. trees which are included within Tree Preservation Order no. 11 subject to suitable replacement. The landscaping scheme is also considered to acceptable.

14.0 **Ecology**

14.1 An extended Phase 1 Habitat Survey has been undertaken for the site, the main findings for which are as follow:

*"The Site consists of habitats considered to be of value **within the boundary of the Application Site only** (buildings/built structures, ornamental planting and trees) and of **negligible** value (amenity grassland, pond and hard standing).*

Based on the results of the 'Extended' Phase 1 Habitat Survey, the Site is considered to be of value to nesting birds, roosting bats and common species of invertebrates. Depending on the Development proposals, further survey for bats may be required to determine the impact of the Development upon these species.

6.2. Timing of vegetation clearance work, sensitive felling techniques, provision of bat boxes, bird boxes, retention of

ornamental planting and trees on the Site and the provision of new native planting are recommended to provide ecological mitigation and enhancement at the Site.

It is considered that, pending any future survey work for bats, provided the appropriate ecological enhancement measures are incorporated within the Development where required, there is no reason why the Site cannot be developed in accordance with the relevant planning policy and legislation.

If there is a significant period of time (most local authorities consider this period to be 2 years) between this report and the proposed development works, the ecological value of the Site habitats may change and should be subject to an update survey”.

14.2 In light of the recommendations contained within the Phase 1 Habitat Survey a Bat Survey was carried out for the site and which sets out a number of findings and recommendations:

No roosting bats or evidence of roosting bats were observed during the internal building inspection. The main entrance building (referred to as B1) the bulk of which is being retained, was identified as a common pipistrelle roost during the evening emergence /dawn re-entry surveys undertaken. A peak count of three common pipistrelles were recorded entering the courtyard of this building. This species is considered one of the most common and widespread bat species in the UK. The survey concluded that no bats were observed emerging or entering the other buildings (referred to as B5, B7 and B8) during the evening emergence and dawn re-entry surveys undertaken. It is therefore considered these buildings are not currently active bat roosts.

A Construction Environmental Management Plan would need to be produced and implemented during the proposed works. Measures to prevent disturbance to bats using the Site for foraging and commuting and the retained roost within building B1 would be included such as controlled lighting to ensure there is minimal light spill on the bat roost at building B1 during the proposed works

Demolition works would result in the loss of potential bat roosting opportunities currently within the Site. In line with national and local planning policy, enhancements would need to be provided within the proposed Development. Therefore, it is recommended that at least four bat bricks (e.g. Schwegler N27 Bat Box Brick or Schwegler 1FR Bat Tube) are installed across the Site, in suitable locations (agreed by an ecologist) within the proposed buildings. Bat bricks can be incorporated into the fabric of the building and are available in a variety of external fascia materials.

15.0 **Air Quality**

15.1 Whilst no objections are being raised on grounds of air quality, the Head of Environmental Quality recommends the installation of a limited number of electric vehicle charging points within the car parking areas. This is a matter which can be covered by planning condition. In addition an up to date school travel plan should be submitted.

16.0 **Section 106 Agreement**

16.1 It is anticipated that a Section 106 Agreement will be required for the purposes of securing a travel plan, travel plan monitoring fee, dedication of land along the part of the Sussex Road frontage to allow future widening of the footway for improved cycle and pedestrian use and requirements to enter into a section 278 Highways agreement to secure essential highway works.

PART C: RECOMMENDATION

17.0 **Recommendation**

Delegate the planning application to the Planning Manager for approval, subject to considering outstanding consultations, including drainage transport and trees, completion of a Section 106 Agreement, finalising conditions and final determination

18.0 **Conditions**

18.1 The following summary of conditions is proposed:

- Time
- Approved Drawings
- Approved Statements
- Samples of Materials
- Surface Materials
- Landscape & Boundary Treatment
- Minimum Car Parking
- Details of Bin Store & Secure Cycle Parking
- Pedestrian Visibility
- Waste Minimisation Plan
- Construction Environmental Management Plan
- Drainage
- Land Contamination
- Hours of Construction
- Hours of Deliveries
- Details of Access
- External Lighting
- Electric Vehicle Charging Points
- Protect retained playing fields from development