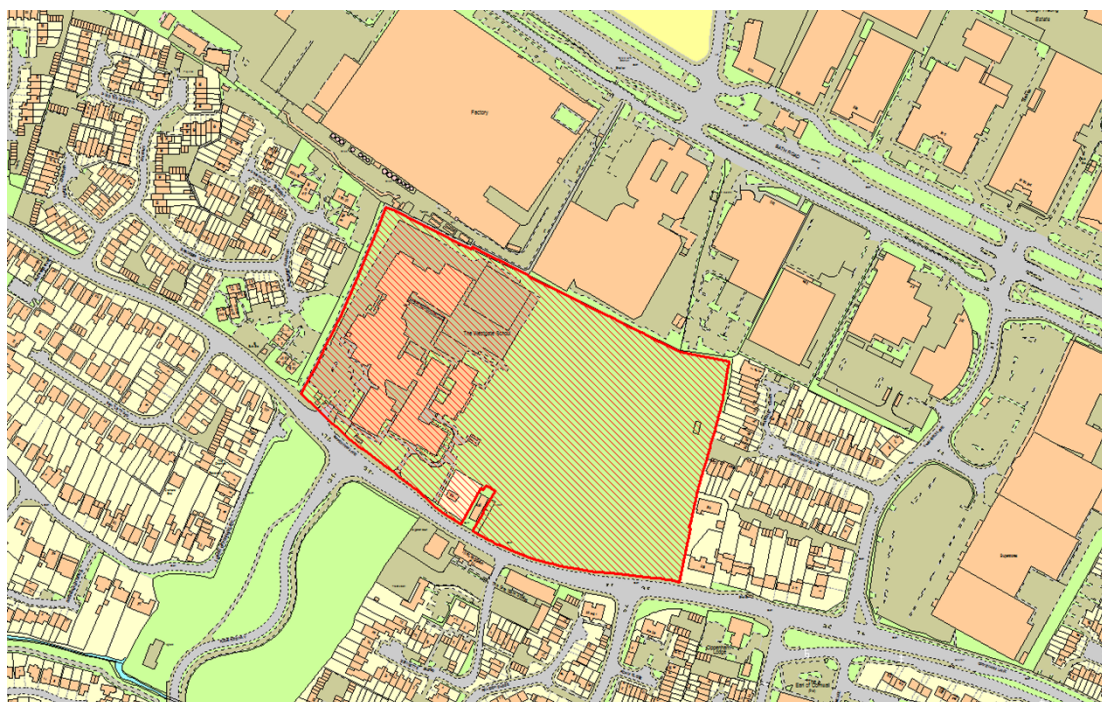


Registration Date:	06-Jan-2017	Application No:	S/00736/000
Officer:	Joney Ramirez	Ward:	Cippenham Meadows
Applicant:	Mr. Richard Atkinson, Slough Borough Council	Application Type:	Major
		13 Week Date:	7 April 2017
Agent:	Mr. Gavin Hensman RE-Format LLP, Buckmore Studios, Beckham Lane, Petersfield, Hampshire, GU32 3BU		
Location:	The Westgate School, Cippenham Lane, Slough, SL1 5AH		
Proposal:	Construction of a two storey extension to the school and erection of a new 2 storey classroom block to create a 8FE secondary school along with the refurbishment to existing buildings, provision of new car and cycle parking spaces, creation of new pedestrian entrance and associated landscaping.		

Recommendation: Delegate to the Planning Manager for approval



1.0. SUMMARY OF RECOMMENDATION

- 1.1. Delegate to the Planning Manager for approval, subject to resolution of outstanding transport/highway and drainage matters, finalising of conditions and final determination.

PART A: BACKGROUND

1.0. Proposal

- 1.1. Full planning permission is sought for the construction of a two storey extension to the existing Science block and construction of a new two storey teaching block to allow the School to provide a 8 Form Entry secondary school. Additional car parking, new pedestrian entrance and landscaping will be provided as part of the proposal.
- 1.2. The Westgate School is a 6 Form Entry Secondary School which currently has 998 pupils aged 11 – 16. The proposal will increase the capacity of the school to provide with 1200 school places covering the 11 – 16 age group plus 150 places for post-16 education which will account for a net increase of 352 pupils.
- 1.3. A total of 196 teachers and 191 supporting staff will be required when full capacity is reached. This will imply a net increase on employees of 24 Full time teachers and 14 supporting staff.
- 1.4. The total gross internal area to be created will amount 2138sqm over the two buildings. The total gross internal area of the entire school once completed will be 10403sqm. The extensions will provide with 7 new general classrooms, 3 new art classrooms with storage and art office, 1 new media classroom, new 6th form study and social spaces with private 6th form office, 3 group rooms, new multi-purpose hall with storage, new staff work room and WC for students and staff (including 2 fully accessible WC).
- 1.5. Proposed building A will be located towards the east of the site, overlooking the existing playing fields and north of the Caretaker's cabin and Scout Hut. This building will have east –west orientation with fenestration on the north and south elevations. A multipurpose hall with double height will be provided at the eastern corner of the building.
- 1.6. Proposed building B will be located towards the south of the site, to the front of the existing Science block. It will have east – west orientation with fenestration on the north and south elevation. Due to the proximity of this building to Cippenham Lane, the internal layout of this building will provide

with circulation areas to the south to mitigate noise. An internal courtyard will be created between building B and the Science Block.

- 1.7. An internal courtyard with a covered walkaway will be created between proposed building A and B.
- 1.8. In terms of design and materials, the proposed teaching blocks will have flat roofs and will be no higher than the existing buildings. They will provide with a modern design and will be finished in dark brick and white render to match the materiality of the campus' most modern existing buildings.
- 1.9. 41 additional car parking spaces will be provided as a result of the reconfiguration of the existing car park. In total, the School will provide a total of 129 car parking spaces.
- 1.10. 60 covered cycle parking spaces (30 cycle parking stands) will be provided towards the south of the site which will be accessed via the existing pupil entrance on Cippenham Lane.
- 1.11. The proposal includes a landscape strategy to ensure that appropriate visual amenity for pupils, staff and neighbouring properties is achieved.
- 1.12. **Application Site**
- 1.13. The Westgate School grounds cover 5.63 hectares and comprise a series of interlinked teaching blocks, including a sports hall, built between the 1960s and late 2000. The existing school buildings are situated in the western half of the site with main vehicular access from Cippenham Lane. Playing fields are located to the east.
- 1.14. The site is bounded by Cippenham Lane, Richards Way Open Space and residential properties to the south; residential properties and a public right of way to the west; a designated Existing Business Area to the north (fronting the A4 / Bath Road) and residential properties to the east.
- 1.15. Circa 15m from the south boundary of the site is Cippenham Court Farm, containing Cippenham Court, The Long Barn and The Great Barn. All of these buildings are Grade II Listed Buildings.
- 1.16. The site does not fall within a Conservation Area. No other designations or allocations apply to the site.
- 1.17. **Site History**
- 1.18. The most recent applications for the site are presented below:

P/03977/025	Erection of two storey infill extension Approved with Conditions; Informatives	09-Jun-2011
P/03977/024	Erection of two storey extension to provide new sports hall, changing rooms, classrooms and administration office. The works include a temporary construction compound Approved with Conditions; Informatives	15-Jun-2010
P/03977/023	Installation of 2 no. Portacabins for teaching purpose Approved with Conditions; Informatives	17-Sep-2009
P/03977/022	Demolition of existing single storey technology block and the construction of a two storey teaching block, with 2 no. Additional parking spaces. Approved with Conditions; Informatives	28-Jul-2009
P/03977/021	Installation of a total 3 no. New windows into 2 external faces of an existing classroom building Approved with Conditions; Informatives	01-Oct-2008
P/03977/020	Partial demolition of old school and erection of a two storey extension Approved with Conditions; Informatives	21-Jul-2004
P/03977/019	Erection of temporary buildings to provide staff room and library Approved (Limited Period Permission)	06-Aug-2003
P/03977/018	Erection of a single storey flat roof extension to sports hall to provide changing facilities, physiotherapy room, staffroom and caretakers workshop / store Approved with Conditions; Informatives	03-Apr-2003
P/03977/017	Erection of a two storey extension to provide lift Approved with Conditions	29-Nov-2002
P/03977/016	Certificate of lawful development for the replacement of existing windows and cladding with new aluminium windows and laminated panels to existing teaching block Approved Grant CLU/D	24-May-2002
P/03977/015	Extension to existing technology building to form new classroom Approved with Conditions	07-Dec-2001
P/03977/014	Proposed alteration to front car-parking layout Approved with Conditions	24-Jul-2001
P/03977/013	Erection of a drama building with a flat roof Approved with Conditions	13-Oct-2000
P/03977/012	Replacement of existing telcoms mast Approved Unconditional	10-Aug-2000

1.19. Neighbour consultation

1.20. Citroen Uk Ltd, 221, Bath Road, Slough, SL1 4BA, 207, Cippenham Lane, Slough, SL1 5AG, 29, Raleigh Close, Slough, SL1 9AN, Great Barn Studio, Bentley Road, Slough, SL1 5BB, 3, Fotheringay Gardens, Slough, SL1 5SP, 31, Raleigh Close, Slough, SL1 9AN, 33, Egremont Gardens, Slough, SL1 5SN, 23, Egremont Gardens, Slough, SL1 5SN, 25, Egremont Gardens, Slough, SL1 5SN, 31, Egremont Gardens, Slough, SL1 5SN, 164, Cippenham Lane, Slough, SL1 5BA, 19, Adam Close, Slough, SL1 9AP, 21, Adam Close, Slough, SL1 9AP, 23, Adam Close, Slough, SL1 9AP, 25, Adam Close, Slough, SL1 9AP, 11, Adam Close, Slough, SL1 9AP, 15, Adam Close, Slough, SL1 9AP, 17, Adam Close, Slough, SL1 9AP, 5, Adam Close, Slough, SL1 9AP, 7, Adam Close, Slough, SL1 9AP, 9, Adam Close, Slough, SL1 9AP, 34, Oakfield Avenue, Slough, SL1 5AE, 33, Raleigh Close, Slough, SL1 9AN, 35, Raleigh Close, Slough, SL1 9AN, 37, Raleigh Close, Slough, SL1 9AN, 45, Raleigh Close, Slough, SL1 9AN, 47, Raleigh Close, Slough, SL1 9AN, 49, Raleigh Close, Slough, SL1 9AN, 51, Raleigh Close, Slough, SL1 9AN, 39, Raleigh

Close, Slough, SL1 9AN, 41, Raleigh Close, Slough, SL1 9AN, 43, Raleigh Close, Slough, SL1 9AN, 29, Oakfield Avenue, Slough, SL1 5AE, 7, Egremont Gardens, Slough, SL1 5SN, 15, Egremont Gardens, Slough, SL1 5SN, 17, Egremont Gardens, Slough, SL1 5SN, 5, Egremont Gardens, Slough, SL1 5SN, 30, Oakfield Avenue, Slough, SL1 5AE, 1, Fotheringay Gardens, Slough, SL1 5SP, Adams Financial Services, 203, Cippenham Lane, Slough, SL1 5AG, The Westgate School, Cippenham Lane, Slough, SL1 5AH, 14, Egremont Gardens, Slough, SL1 5SW, 22, Fotheringay Gardens, Slough, SL1 5SR, 24, Fotheringay Gardens, Slough, SL1 5SR, 26, Fotheringay Gardens, Slough, SL1 5SR, 28, Fotheringay Gardens, Slough, SL1 5SR, 16, Fotheringay Gardens, Slough, SL1 5SR, 18, Fotheringay Gardens, Slough, SL1 5SR, 20, Fotheringay Gardens, Slough, SL1 5SR, 30, Fotheringay Gardens, Slough, SL1 5SR, 4, Egremont Gardens, Slough, SL1 5SW, 39, Adam Close, Slough, SL1 9AP, 37, Adam Close, Slough, SL1 9AP, 35, Oakfield Avenue, Slough, SL1 5AE, 37, Egremont Gardens, Slough, SL1 5SN, 27, Egremont Gardens, Slough, SL1 5SN, 29, Egremont Gardens, Slough, SL1 5SN, 35, Egremont Gardens, Slough, SL1 5SN, Sara Lee Household & Body Care Uk Ltd, 225, Bath Road, Slough, SL1 4AU, 27, Adam Close, Slough, SL1 9AP, 2, Egremont Gardens, Slough, SL1 5SW, 6, Egremont Gardens, Slough, SL1 5SW, 8, Egremont Gardens, Slough, SL1 5SW, 35, Adam Close, Slough, SL1 9AP, 27, Oakfield Avenue, Slough, SL1 5AE, 25, Raleigh Close, Slough, SL1 9AN, 33, Oakfield Avenue, Slough, SL1 5AE, 28, Oakfield Avenue, Slough, SL1 5AE, 166, Cippenham Lane, Slough, SL1 5BA, 12, Egremont Gardens, Slough, SL1 5SW, 16, Egremont Gardens, Slough, SL1 5SW, 7, Fotheringay Gardens, Slough, SL1 5SP, 33, Adam Close, Slough, SL1 9AP, 31, Adam Close, Slough, SL1 9AP, 29, Adam Close, Slough, SL1 9AP, Mcafee, 227, Bath Road, Slough, SL1 5PP, Matalan Retail Ltd, 217a, Bath Road, Slough, SL1 4AA, 21, Egremont Gardens, Slough, SL1 5SN, 19, Egremont Gardens, Slough, SL1 5SN, 9, Egremont Gardens, Slough, SL1 5SN, 11, Egremont Gardens, Slough, SL1 5SN, 9, Fotheringay Gardens, Slough, SL1 5SP, 8, Fotheringay Gardens, Slough, SL1 5SR, 10, Fotheringay Gardens, Slough, SL1 5SR, 12, Fotheringay Gardens, Slough, SL1 5SR, 14, Fotheringay Gardens, Slough, SL1 5SR, 2, Fotheringay Gardens, Slough, SL1 5SR, 4, Fotheringay Gardens, Slough, SL1 5SR, 6, Fotheringay Gardens, Slough, SL1 5SR, 37, Oakfield Avenue, Slough, SL1 5AE, 10, Egremont Gardens, Slough, SL1 5SW, 18, Egremont Gardens, Slough, SL1 5SW, 27, Raleigh Close, Slough, SL1 9AN, Long Barn, Cippenham Lane, Slough, SL1 5AH, 159, Cippenham Lane, Slough, SL1 5AH, 5, Fotheringay Gardens, Slough, SL1 5SP, 162, Cippenham Lane, Slough, SL1 5BA, 205, Cippenham Lane, Slough, SL1 5AG, 38, Oakfield Avenue, Slough, SL1 5AE, 36, Oakfield Avenue, Slough, SL1 5AE, 31, Oakfield Avenue, Slough, SL1 5AE, 1, Hayling Close, Slough, SL1 5DE, 2, Hayling Close, Slough, SL1 5DE, 3, Hayling Close, Slough, SL1 5DE, 4, Hayling Close, Slough, SL1 5DE, 5, Hayling Close, Slough, SL1 5DE, 6, Hayling Close, Slough, SL1 5DE, 7, Hayling Close, Slough, SL1 5DE, 9, Hayling Close, Slough, SL1 5DE, 10,

Hayling Close, Slough, SL1 5DE, 11, Hayling Close, Slough, SL1 5DE, 8, Hayling Close, Slough, SL1 5DE, 12, Hayling Close, Slough, SL1 5DE, Douwe Egberts Coffee Systems Ltd, 225, Bath Road, Slough, SL1 4AA, Secure Comuting International Ltd, 227, Bath Road, Slough, SL1 5PP, Arrowfield Services Ltd, Cippenham Court, Cippenham Lane, Slough, SL1 5AU, Slough Heating Supplies Ltd, Cippenham Lane, Slough, SL1 5AH, Flat D, 33, Oakfield Avenue, Slough, SL1 5AE, Flat C, 33, Oakfield Avenue, Slough, SL1 5AE, Flat B, 33, Oakfield Avenue, Slough, SL1 5AE, Stabilo International Gmbh, The Old Barn, Bennetts Close, Slough, SL1 5AP.

1.21. The application was also publicised via site notice on 10 January 2017 and press notice on 20 January 2017.

1.22. No representations from neighbouring properties have been received to date. If any representations are received before the Planning Committee, these will be included into the Planning Committee Amendments Sheet.

1.23. Internal and Statutory consultees:

1.24. Crime Prevention Design Advisor
No comments received.

1.25. Thames Water
No comments received.

1.26. Historic England
“Thank you for your letter of 10 January 2017 regarding the above application for planning permission. On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are enclosed.

If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request.”

1.27. Berkshire Archaeology
“This application site lies in the south of Slough. There are no known heritage assets close to the Westgate School. However this is more a reflection of the absence of archaeological investigations during the suburban expansion of Slough rather than a real absence of buried remains. Where such investigations have taken place, for example excavations in the 1990s as part of the development of the ‘Cippenham Sector’ south of Lower Cippenham Lane, they demonstrate the wider archaeological potential of the gravel and brick earth terraces north of the River Thames and on which the Westgate School lies.

Excavations in advance of housing in Cippenham to the south and west of the School recorded rare evidence for Neolithic (4,300 – 2,000 BC) activity, Middle Bronze Age (1,700 – 1,000 BC) settlement and burial and near continuous farming from the Middle Iron Age (500 – 200 BC) to the end of the Roman period (AD 410). Recent excavations to the north-west of the School adjacent to the A4 Bath Road have also recorded elements of a ditched Roman field system. Finds recovered from the site included Roman pottery of 1st century AD date.

These remains were widespread over several hectares and demonstrate, along with other investigations to the south and east of Slough, that the terraces of the Middle Thames Valley were intensely farmed and settled throughout antiquity. Medieval remains were also recorded at Cippenham and may be related to the moated site at Cippenham, 450m to the south of the School, which is a nationally important Scheduled Monument.

An archaeological watching brief was undertaken at the School in 2009 during the construction of a two storey teaching block. This work did not record any buried remains but the area had undergone a degree of disturbance and conditions were not ideal for observing below ground deposits. The new build for this current proposal largely lies within previously undeveloped open space and covers an area of reasonable size (c. 0.5ha). On the basis of the above, it is considered that the site has an archaeological potential.

Therefore, in view of the site's potential, Berkshire Archaeology recommends that an appropriately worded condition is attached, should permission be granted. This is in accordance with Paragraph 141 of the NPPF which states that local planning authorities should 'require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible'. A condition is proposed"

1.28. Contaminated Land Officer

No comments have been received; any comments will be on the meeting amendment sheet.

1.29. Tree Officer

"The application proposed removing 2no. Norway maples from the front of the site and 2no. Hedges from an adjacent property. The maples are good but small specimens, however the hedges are overgrown and of little long term landscape value. All these trees would be classed a category C in accordance with the recommendations of BS5837: trees in relation to design demolition

and construction. Trees of this category are recommended not to be of sufficient value to warrant restricting development.

I would also note that the Landscaping plan by Terrafirma dated 30/11/16 shows tree planting which would mitigate the loss of the trees and be of more long term landscape value. Accordingly I would recommend that if planning permission is granted that this or equivalent landscaping is required to be implemented by condition.”

1.30. Transport and Highways Development

No comments have been received; any comments will be on the meeting amendment sheet.

1.31. Environmental Protection

No objections subject to planning conditions.

“The site is in a residential area. The searches on our complaints system (Flare) show that there are no pending service requests which might have a bearing over the site. As for closed cases investigated within the last 2 years there are no issues.

Noise, dust and vibration from the construction phase may affect occupiers of nearby residential premises.

I have read through the information on sight lighting, as long as this is adhered to I have no concerns for sight lighting.

The applicant has not supplied methods to deal with waste arising from the construction phase. Such activities can have an affect on the residents particularly smoke from bonfires.

On site refuse storage should be considered carefully as insufficient storage methods may create odour, litter and rat problems for neighbouring premises.”

PART B: PLANNING APPRAISAL

1.32. **Policy Background**

1.33. The following policies are considered most relevant to the assessment of this application:

National Planning Policy Framework, 2012 and the Planning Practice Guidance

The Slough Local Development Framework, Core Strategy 2006 – 2026,
Development Plan Document, Adopted December 2008

Core Policy 1 – Spatial Strategy

Core Policy 5 – Employment

Core Policy 6 – Retail, Leisure and Community Facilities

Core Policy 7 – Transport
Core Policy 8 – Sustainability and the Environment
Core Policy 9 – Natural and Built Environment
Core Policy 10 – Infrastructure
Core Policy 11 – Social Cohesiveness

The Local Plan for Slough, Adopted March 2004

Policy EN1 – Standard of Design
Policy EN3 – Landscaping Requirements
Policy T2 – Parking Restraint
Policy T8 – Cycling Network and Facilities
Policy T9 – Bus Network and Facilities
Policy OSC8 – Green Spaces

Other Relevant Documents/Statements

Slough Borough Council Developer's Guide Parts 1-4
Slough Local Development Framework Proposals Map

Composite Local Plan – Slough Local Development Plan and the NPPF - PAS Self Assessment Checklist

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.

The main issues to be considered in the assessment of this proposal are considered to be as follows:

- Principle of development
- Visual Impact and design
- Highways and traffic
- Impact on neighbour amenity
- Trees, landscaping, sustainability and ecology

1.34. Principle of Development

1.35. Core Policies 1 and 6 of Slough Core Strategy 2006 – 2026 seek development proposals to follow the established Spatial Strategy which give priority to the development of existing or previously developed (Brownfield) sites and supports the provision of community facilities including education uses. The supplementary text to Core Policy 5 (Employment) identifies that there is a need for better education and training opportunities in order to improve the skills of some of the resident work force.

1.36. The Design & Access Statement submitted with the application and Slough Borough Council 'School Places Strategy, Part I Consideration and Comment, Dated 5 December 2013' indicate that the Borough has forecast pupil numbers in the area and established the need for a new extension on this site to cater for a maximum of 1200 pupils (8 Form of Entry) aged from 11 to 16 years and 150 pupils for post-16, in order to appropriately respond to the increasing demand of Secondary and Post-16 school places.

1.37. It is considered that the proposal would support the ongoing and established use of the site as a school and will provide with additional floor space required to meet the demand to increase pupil intake from the local community.

1.38. Based on the assessment above, it is considered that the intensification of educational use on site will be appropriate subject to considerations regarding design, traffic and highways, neighbouring amenity and sustainability issues.

1.39. As such, the principle of the development is considered to be acceptable and line with the provisions contained within the National Planning Policy Framework and Core Policies 1, 5, 6, 10 and 11 of Slough Core Strategy 2006 – 2026.

1.40. Visual Impact and design

1.41. The submitted Design and Access Statement presents the design considerations and constraints of the site taken into account when designing the current proposal. The design approach and concept is considered to make appropriate use of the strengths and constraints of the site.

- 1.42. In particular, the proposed two new buildings will be largely located in previously developed land and careful consideration has been taken to avoid significant loss of playing field areas.
- 1.43. The proposed buildings will have two storeys with flat roofs and would not be any higher than the existing buildings on site. Their compact footprint allows for new and improved classrooms and sixth form space with a multi-purpose hall.
- 1.44. Fenestration for proposed building A is largely located towards the west of the building in order to avoid loss of privacy and overlooking onto the Caretaker and Scouts hut to the south and allowing the double height hall to be the dominant element of the east elevation. In order to mitigate the effect of a blank elevation towards the north of the site, a grey brick corbel pattern has been incorporated into the design.
- 1.45. Proposed building B will be finished in white render for most of the south elevation, and few windows with metal louvres will be provided in this elevation. Such arrangement responds to the closeness of the building to Cippenham Lane and is considered to provide with an appropriate modern design that complements the overall appearance of other school buildings that front this road. The north elevation of this building will have a regular fenestration which will be grouped in three blocks which provide with a clear rhythm and alternation of window sizes and ventilation louvres. The proposed two storey covered walkaway will be finished with coloured metal fins to provide with contrast and hierarchy between the elements of the building.
- 1.46. A condition requesting samples of materials is recommended in order to ensure that the quality and finishes of the materials are of high standard.
- 1.47. The proposed internal courtyards have been designed to allow for better pedestrian flows between the existing school building and the playing pitches to the east, whilst creating a landscaped open amphitheatre with ramp and steps which will provide with a new socialisation space for pupils.
- 1.48. Relative to its context, proposed building B will be located circa 3.75m from the south boundary of the site. Cippenham Drive and Richards Way Open Space are located to the south of the site. Due to the openness of Richards Way Open Space and the limited height of this building (at 7.55m), it is considered that the construction of this teaching block will not result in a bulky or overbearing addition to the area which is mainly characterised by two storey buildings with an irregular building line towards Cippenham Lane.

1.49. It is acknowledged that Cippenham Court Farm, containing Cippenham Court, The Long Barn and The Great Barn (Grade II Listed Buildings) are located some 20m from the location of proposed building B.

1.50. Paragraph 135 of the National Planning Policy Framework indicates that:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”(NPPF, Para. 135)

1.51. As such, an assessment of the potential harm of the proposed development on the setting of the Grade II Listed Buildings is considered to be relevant in this instance.

1.52. Although this new building will result in the building line being brought forward than existing, it is considered that given the context of the site, the openness of the playing fields and open space in the vicinity and the separation distance resulting by a busy thoroughfare as Cippenham Lane, the potential harm caused to the setting of Cippenham Court Farm will not be significant.

1.53. Proposed block A will be obscured by the extant caretakers’ hut and therefore is not considered that this element of the proposal will have any detrimental impact on the setting of the Listed Buildings in the vicinity of the site.

1.54. Based on the assessment above, it is considered that the proposal will be in line with the provisions of the National Planning Policy Framework, Core Policies 8 and 9 of Slough Core Strategy 2006 -2026 and Policies EN1 and EN3 of Slough Local Plan 2004.

1.55. Highways and traffic

1.56. Core Policy 7 of Slough Core Strategy 2006 – 2026 sets out the Planning Authority’s approach to the consideration of transport matters and seeks to ensure that new development is sustainable and is located in the most accessible locations, thereby reducing the need to travel.

1.57. Policy T2 of The Adopted Local Plan for Slough 2004 seeks to restrain levels of parking in order to reduce the reliance on the private car through the imposition of parking standards.

1.58. The proposal will result in an increase in capacity for the School from 993 pupils (aged 11-16) to 1200 pupils (aged 11-16) plus 150 pupils at post-16

education, which will represent circa 25% of increase on pupil numbers. The operation of the enlarged School will require a maximum of 196 teachers and 191 supporting staff.

- 1.59. 41 car parking spaces will be provided by the reconfiguration of the existing car parking area. In total, the School will provide a total of 129 car parking spaces.
- 1.60. 60 covered cycle parking spaces will be provided towards the south of the site which will be accessed via the existing pupil entrance on Cippenham Lane.
- 1.61. The main issues in relation to highway and traffic matters are considered to relate to trip generation, parking provision and overspill parking on surrounding streets, improving pedestrian and cycle accessibility as well as encouraging a change of travel mode for staff and students to more sustainable modes of transportation.
- 1.62. An update in relation to these matters will be provided on the Planning Committee Amendment Sheet.
- 1.63. **Impact on neighbour amenity**
- 1.64. The proposed buildings will be located towards the south and east of the site where there are no immediately adjacent residential properties and therefore no harmful loss of outlook, privacy or increased sense of enclosure will result to neighbouring properties.
- 1.65. Due to the location of the proposed buildings, there will be no change on the current relationship between the properties located to the west and north of the School.
- 1.66. **Trees, landscaping, sustainability and ecology**

Landscaping and trees

- 1.67. The proposal will result in the removal of three small trees currently located towards the south of the site where proposed building B will be located. Replacement trees will be provided on the proposed courtyard between the two new buildings and towards the south boundary to provide with landscaping and screening from the caretakers' hut. The replacement trees are considered appropriate.
- 1.68. A Landscape plan, planting schedule and density and type of plants have been included as part of this application. The proposed tree, shrubs and planting species and colour scheme is considered to be appropriate for the site and future use. Hard landscaping details have also been provided.

Sustainability:

(a) Drainage

- 1.69. Core Policy 8 of Slough Core Strategy 2006 – 2026 states that development must manage surface water arising from the site in a sustainable manner which will also reduce the risk of flooding and improve water quality. The application site according to the Environment Agency's places the site in Flood Risk Zone 1.
- 1.70. Changes in government legislation from April 2015 require major developments to provide measures which will form a Sustainable Drainage System. Sustainable Drainage Systems (SUDS) are an effective way to reduce the impact of urbanisation on watercourse flows, ensure the protection and enhancement of water quality and encourage the recharge of groundwater in a natural way.
- 1.71. After a request from the Council's drainage and sustainability officer and consultants, more information was submitted indicating drainage proposals and mitigation measures.
- 1.72. An update in relation to these matters will be provided on the Planning Committee Amendment Sheet.

(b) Construction

- 1.73. Core Policy 8 of Slough Core Strategy 2006 -2026 contains the principle under which all development proposals should provide with adequate sustainability measures such as energy consumption reduction, recycle waste, reduction of water consumption and use of sustainable construction techniques.
- 1.74. The proposal has been designed to provide with an air-tight and super-insulated building envelope; high performance windows, doors and roof lights; provision of excellent levels of day lighting to all teaching areas to reduce energy use; acoustically treated ventilation strategy; energy efficient lighting and heating controls and low water-consumption sanitary installations.
- 1.75. The installation of photovoltaic panels has been mentioned in the Design and Access Statement however no details have been provided. A condition requiring details of the PV panels will be included in the final recommendation.
- 1.76. A site waste management plan will be developed to ensure that during construction the principles of minimising waste are maintained whilst the day lighting design has been carefully considered with good levels of day-lighting to each habitable space which will ensure minimum reliance on artificial lighting.

1.77. The external lighting will consist of low energy emergency compact fluorescent luminaires. The new external lighting will be designed to provide lighting levels to meet requirements of current regulations and comprises fittings mounted adjacent exit points to provide the required emergency lighting.

Ecology

1.78. A Preliminary Ecological Appraisal was undertaken in August 2016 at The Westgate School. During the Preliminary Ecological Appraisal, the site was assessed as having low potential for foraging and commuting bats foraging badger and breeding birds.

1.79. Based on the findings of the Preliminary Ecological Appraisal, there are no significant ecological constraints other than timing of clearance work to avoid nesting season.

1.80. **Summary**

1.81. The proposal has been considered against relevant development plan policies, and regard has been had to the comments received from consultees and other interested parties, and all other relevant material considerations.

1.82. It is recommended that the application be delegated to the Planning Manager for approval following resolution of outstanding highway, transport and drainage matters and finalising of conditions.

PART C: RECOMMENDATION

1.83. Based on the assessment above, the development is considered not to have an adverse affect on the sustainability and the environment for the reasons set out. As such, the recommendation is to delegate the planning application to the Planning Manager for approval, subject to resolution of outstanding transport/highway and drainage matters, finalising of conditions and final determination.

PART D: DRAFT LIST OF CONDITIONS

CONDITIONS:

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

REASON To prevent the accumulation of planning permissions, and to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority:

- (a) Drawing No. 16062-RFT-00-00-DR-A-0003-SO-P02.0, Dated November 2016, Recd On 5 January 2017.
- (b) Drawing No. 16062-RFT-00-GF-DR-A-0131-S0-P04.0, Dated November 2016, Recd On 5 January 2017.
- (c) Drawing No. 16062-RFT-00-01-DR-A-0132-S0-P04.0, Dated November 2016, Recd On 5 January 2017.
- (d) Drawing No. 16062-RFT-00-RF-DR-A-0301-S0-P03.0, Dated November 2016, Recd On 5 January 2017.
- (e) Drawing No. 16062-RFT-00-ZZ-DR-A-0402-S0-P04.0, Dated November 2016, Recd On 5 January 2017.
- (f) Drawing No. 16062-RFT-00-ZZ-DR-A-0403-S0-P04.0, Dated November 2016, Recd On 5 January 2017.
- (g) Drawing No. 16062-RFT-00-ZZ-DR-A-0404-S0-P02.0, Dated November 2016, Recd On 5 January 2017.
- (h) Drawing No. 16062-RFT-00-ZZ-DR-A-0501-S0-P02.0, Dated November 2016, Recd On 5 January 2017.
- (i) Drawing No. 16062-RFT-00-XX-DR-A-0603-S0-P02.0, Dated October 2016, Recd On 5 January 2017.
- (j) Drawing No. 16062-RFT-00-XX-DR-A-0602-S0-P02.0, Dated October 2016, Recd On 5 January 2017.
- (k) Drawing No. 16062-RFT-00-XX-DR-A-0601-S0-P02.0, Dated October 2016, Recd On 5 January 2017.

REASON To ensure that the site is developed in accordance with the submitted application and to ensure that the proposed development does not prejudice the amenity of the area and to comply with the Policies in the Development Plan.

3. No development shall take place above ground floor slab level of any part of the development hereby approved until samples of external materials to be used on the development have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the details approved.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004, Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

4. No development shall take place above ground floor slab level of any part of the development hereby approved until samples of external materials to be used in the construction of the access road, footpath and communal areas have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the details approved.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004, Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

5. No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological works, which may comprise more than one phase of investigation, in accordance with a written scheme of investigation, which needs to be submitted by the applicant and approved by the Local Planning Authority.

REASON The site lies within an area of archaeological potential, specifically within an area of prehistoric and Roman potential. A programme of archaeological work is required to mitigate the impacts of development and to record any surviving remains so as to advance our understanding of their significance in accordance with Paragraph 141 of the NPPF and local plan policy. An initial phase of exploratory archaeological investigation through trial trenching would represent an appropriate first stage of work. The results of this exploratory work would determine if there were any areas of archaeological interest within the site that required further investigation prior to or during development. If permission is granted, the applicant should therefore ensure that their programme provides for an appropriate period of archaeological investigation prior to the commencement of development. Berkshire Archaeology would be pleased to meet with the applicant or their archaeological consultant to consider the scope of works, should permission be granted.

6. The development hereby approved shall be carried out in accordance with the following lighting documents:

(a) Drawing No. R10/06/SK07, Dated December 2016, Recd On 5 January 2016.

REASON In the interests of the amenities of the area in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

7. No development shall begin until details of a scheme (Working Method Statement) to control the environmental effects of construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (i) control of noise
- (ii) control of dust, smell and other effluvia
- (iii) control of surface water run off
- (iv) site security arrangements including hoardings
- (v) proposed method of piling for foundations
- (vi) construction working hours, hours during the construction phase, when delivery vehicles taking materials are allowed to enter or leave the site
- (vii) the route of construction traffic to the development

- (vii) methods to minimise, re-use and re-cycle waste, including materials and waste arising from any demolition;
- (b) methods to minimise the pollution potential of unavoidable waste and dispose of unavoidable waste in an environmentally acceptable manner;

The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.

REASON In the interests of the amenities of the area in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

8. No development shall take place above ground floor slab level of any part of the development hereby approved until details of on site storage (including any open air storage facilities) for waste material awaiting disposal (including details of any screening) have been submitted to and approved in writing by the Local Planning Authority. Such facilities shall be provided in accordance with the approved details prior to the first occupation of the development and thereafter permanently retained.

REASON In the interests of the amenities of the area in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

9. The development hereby approved shall be carried out in accordance with the Ambient Noise Assessment prepared by 24 Acoustics Ltd, Dated 13th September 2016, Recd On 05 January 2017.

REASON To protect local residents from nuisance caused by excessive noise in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

10. Landscaping of the development hereby approved shall be carried out in accordance with the following approved documents and drawings:

- (a) Tree Schedule prepared by David Archer Associated, Recd On 05 January 2017.
- (b) Drawing No. TL01, Recd On 05 January 2017
- (c) Drawing No. 1795-1002 Rev. 01, Dated 09.12.16, Recd On 05 January 2017.
- (d) Drawing No. 1795-1002-Rev 02, Dated 27.10.16, Recd On 05 January 2017.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Policy EN1 and EN3 of The Adopted Local Plan for Slough 2004, Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

11. Prior to first occupation of the development hereby approved, the internal access roads footpath and vehicular parking and turning provision shall be provided in accordance with approved plans.

REASON To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general safety on the local highway network in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

12. In accordance with the approved plans, 129 no. car parking spaces and 60 cycle parking spaces shall be provided on-site prior to the first occupation of the development hereby approved and retained at all times in the future for the parking of motor vehicles.

REASON To ensure that adequate on-site parking provision is available to serve the development and to protect the amenities of the area in accordance with Policy T2 of The Adopted Local Plan for Slough 2004, Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

13. The development hereby approved shall be carried out in accordance with the findings and recommendations set out in the Ecological Assessment produced by ECOSA Ltd, Dated October 2016.

REASON In the interests of the preservation of natural habitats and safeguarding protected species in accordance with Core Policy 9 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

INFORMATIVES:

1. All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

2. It is the view of the Local Planning Authority that the proposed development does improve the economic, social and environmental conditions of the area for the reasons given in this notice and it is in accordance with the National Planning Policy Framework.