

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Tilbury Douglas Construction Ltd.	<p>Phased demolition and construction of replacement school, including new Multi Use Games Area (MUGA), landscaping and associated works.</p> <p>Waseley Hills High School, School Road, Rubery, Worcestershire, B45 9EL</p>		23/00616/FUL

RECOMMENDATION: That planning permission be **GRANTED**

Consultations

Worcestershire Archive And Archaeological Service

No objection subject to conditions

1. Programme of archaeological work
2. The development shall not be occupied until the site investigation and post investigation assessment has been completed.

Conservation Officer

The building is a non-designated heritage asset with architectural and historic interest in school design, particularly the open-air school movement. It has a degree of significance that merits consideration in planning decisions. However, its interest as a non-designated heritage asset is at the lower end of the scale, making it not a candidate for the Local Heritage List. Paragraph 203 of the NPPF requires a balanced judgment in weighing applications that directly or indirectly affect non-designated heritage assets, considering the scale of harm or loss and the significance of the heritage asset. This paragraph is mirrored by BDP20.14 of the Bromsgrove District Plan.

If approved, the decision should be subject to the Worcestershire Archive And Archaeological Service conditions.

North Worcestershire Water Management

No objection subject to the development complying with the amended drainage information.

WRS - Contaminated Land

No objection subject to unexpected contamination condition

WRS – Noise

No objection

WRS - Air Quality

No objection

Active Travel England

Active Travel England considers that the local planning authority should seek a revised Travel Plan that sets out how at least 50% of school journeys (or another figure with

supporting evidence to justify) will be walked, wheeled and cycled, with the Transport Statement identifying how off-site route improvements and other measures will support this aim. Other measures should include, but not be limited to, policy-compliant cycle spaces.

Worcestershire Highways - Bromsgrove

No objection subject to conditions

- Lighting Assessment
- School Travel Plan
- Construction Management Plan

Arboricultural Officer

The tree officer objects due to the loss of T034. However, they have indicated that they will withdraw their objection if a suitably sized direct replacement for T034 is proposed. The officer is currently considering an updated landscaping plan members will be updated prior to the meeting.

Sport England

No objection subject to conditions

- Playing Field Reinstatement Condition
- Resurfacing and relining work of two courts

Thomson Environmental Consultants (Ecology)

No objection subject to conditions

- General Ecology
- Bats
- Construction Environmental Management Plan (CEcMP))
- Landscape and ecological management plan (LEMP)
- Lighting

Further bat information and a CEcMP have been submitted. An update will be provided prior to the meeting.

Hereford & Worcester Fire And Rescue

No objection

Waste Management

No objection

Community Safety Manager

No objection

Birmingham City Council

No Comments Received

Public Consultation Response

150 letters sent 7th June 2023 expired on 1st July 2023
Site notices displayed 7th June 2023 expired on 1st July 2023
Press notice published 16th June 2023 expired on 3rd July 2023

No representation has been received following the consultation process.

Applicant Public Consultation

Prior to the submission of the application, a consultation exercise was undertaken. Residents, parents and staff were invited to attend a public meeting held at the school on 2nd March 2023. At the meeting, the applicant and consultant team gave a presentation to provide details of the proposed development and were available to answer questions. Feedback forms were also provided for completion on the day and subsequently online.

A total of 18 written responses were returned. All respondents confirm that they supported the principle of the development, many supported the proposed design of the building and welcomed the net zero approach once in operation.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles
BDP4 Green Belt
BDP12 Sustainable Communities
BDP16 Sustainable Transport
BDP19 High Quality Design
BDP20 Managing the Historic Environment
BDP21 Natural Environment
BDP22 Climate Change
BDP23 Water Management

Others

NPPF National Planning Policy Framework (2021)
NPPG National Planning Practice Guidance
Bromsgrove High Quality Design SPD

Relevant Planning History

13/0084	Single storey extension to existing single and two storey teaching block to provide extended changing and shower facilities for both staff and pupils.	Approved	05.04.2013
10/0955	Infill to create autism and diploma bases.	Approved	24.11.2010
09/0562	Extension to sixth form college and provision of additional car parking.	Approved	25.08.2009

09/0037	Retention of mobile classroom to be used in connection with school	Approved	01.05.2009
B/2007/1347	New Store to art block.	Approved	04.01.2008
B/2006/0872	New carpark - County Council Statement ref no.603423	Approved	27.09.2006
B/1996/0426	Provision of all weather pitch, netball court, flood lighting, indoor sports facilities and additional car parking, all for joint school/community use.	Approved	28.10.1996
B/6409/1979	Provision of a single mobile classroom (Reg 4 Part II of the Town and county Planning General Regs 1976)	Approved	04.09.1979
B/4690/1978	Erection of double mobile classroom.	Approved	22.05.1978

Assessment of Proposal

Background

The application site comprises Waseley Hills High School, a mixed secondary school and sixth form located on School Road, Rubery. The Department of Education (DfE) has confirmed that Waseley Hills High School will form part of its School Rebuilding Programme, which proposes major rebuilding and refurbishment projects at schools and sixth form colleges across England, with buildings prioritised according to their condition. More details regarding the School Rebuilding programme can be found at the following link <https://www.gov.uk/government/publications/school-rebuilding-programme/school-rebuilding-programme>. The school has been prioritised due to a conditions assessment determining that the existing buildings are in poor condition and urgent action is required.

The school currently accommodates 741 pupils and a total of 84 staff. No increase in staff or pupil numbers is associated with these development proposals.

Site description

The site comprises an irregular shaped parcel of land that has an area of approximately 9.7ha. The site is in a suburban area on the western edge of Rubery and falls within the Green Belt and is adjacent to Waseley Hills Country Park.

The school buildings, associated hardstanding, including a car park, playground and netball courts, are located to the south. In the centre of the site are the playing fields, amenity grassland with scattered trees and scrub. A swale system with four areas of open water is also present. The northern part of the site is unmanaged, with semi-improved grassland, dense scrub, woodland and pockets of vegetation.

The topography of the site is steeply sloping from the highest point in the northwest down approximately 20m to the lowest point at the site entrance in the southeast. In terms of the existing school buildings, the site slopes approximately 7m from west to east.

Scattered trees, scrub and hedgerow define the north and west boundaries of the site, beyond which lie fields of grassland and pockets of woodland, some of which are included in Waseley Hills Country Park (Local Nature Reserve).

Holywell Primary School is located north of the site. Residential properties are located to the east on Gunner Lane and to the south on School Road. The wider area includes residential areas associated with Rubery to the east and open fields to the north, west and south.

The site has two vehicular access points, both directly off School Road and providing access for pupil drop off, visitor and staff car parking. The main access point (located immediately to the south of a mini roundabout junction that connects School Road, Gunner Lane and Gannow Road) is for vehicles and pedestrians and provides access to the shared road with Holywell Primary School. There is another access point to the south which is primarily used for pedestrians and staff car parking, but also serves as the main kitchen delivery point, minibus access and refuse collection.

The site has approximately 100 car parking spaces, including two disabled bays. The parking area is largely contained within an area immediately to the east of the buildings near the access, there is a small overflow parking area to the north which is located to the east of the access road. There is a single bike shelter at the site which has 7 Sheffield stands (14 spaces).

Proposed Development

The proposed new Waseley Hills High School has been developed to provide teaching spaces for Secondary and Sixth Form students, 11 – 18 years.

The application scheme involves the phased demolition of all existing school buildings and the erection of two new school buildings (block 1 and 2) facing each other across a central courtyard. In addition, a new MUGA is proposed together with associated landscaping works.

It will provide a mixture of teaching facilities, including, but not limited to:

- General Teaching Classrooms (Maths, English,
- Humanities and Modern and Foreign Languages
- (MFL) grouped as Faculties)
- Dedicated ICT Suites
- Art, Design and Technology Classes

- Food Technology
- Science
- Music and Performing Arts
- Sports/PE
- Sixth Form Study
- A dedicated Special Educational Needs department.

The general school pupil, staff and ancillary spaces will include;

- Library
- Main Assembly Hall
- Dining Hall with adjoining Kitchen
- Faculty Offices and Administration
- Main Entrance, together with Foyer, Reception
- Office, Administration, Reprographics, Heads Office, and Meeting Rooms
- Horizontal and vertical circulation, including
- evacuation passenger lifts
- Social Areas and WCs
- Plant Rooms, services, and Server Room

The school will not close as part of the development. The phasing of the demolition and construction has been designed to ensure that the safety of staff, pupils and visitors at the site is not compromised, that the day-to-day functioning of the school can continue and that all necessary facilities remain available for the school community. The applicant is committed to working closely with the school and community to ensure that there is minimal disruption to daily school life.

The phasing of the development and indicative programme timescales comprises the following:

- Phase 1 – Demolition of EFAG (late 2023). Construction of new two-storey block (Block 1) with sports hall over the existing MUGA / playground (April 2025);
- Phase 2 – Demolition of EFAA, EFAB and Sports Hall (April – August 2025). Retaining EFAC for a temporary reception / admin facility;
- Phase 3 – Construction of a two-storey block (Block 2) sited to the front of the site, over the existing EFAB block (August 2025– August 2026);
- Phase 4 – Demolition of remaining blocks, EFAC, EFAD, EFAE, EFAF and ANC1 (September – November 2026).

Benefits of the Development

The supporting Planning Statement outlines the benefits of the proposal as summarised as follows:

- The development of a new secondary school and sixth form to serve residents within Bromsgrove in line with the Central Region Schools Trust's vision. This will enhance educational provision and widen choice for parents and children.

- The removal of the existing school buildings which are in a poor state of repair, fail to meet the aspirations of the Trust and present a financial burden in terms of ongoing maintenance.
- The development of a low carbon, climate resilient development built in accordance with S21 specification which will be net zero in operation.
- An opportunity for the new school to offer increased access to the community during evenings, weekends and holidays.
- The provision of contemporary buildings which will enhance the school's presence, of a scale and design that complements surrounding development and safeguards the amenities of existing properties.
- A significant reduction in the extent of built footprint and floorspace within the Green Belt;
- The provision of greater areas of amenity and recreational space which will enhance the delivery of the PE curriculum and recreational activities;
- The provision of accessible and flexible teaching facilities with a comprehensive range of ancillary spaces that will create an appealing teaching and learning environment for students and staff.
- High quality landscaping and external facilities for sport, recreation and learning that are designed to meet the needs of students and will improve the appearance of the application site.

Principle of Development

The redevelopment of Waseley Hills High School will support the Local Authority's statutory duty to ensure sufficient school choice is available to meet the needs of existing and new communities. In accordance with paragraph 95 of the NPPF, LA's take a proactive, positive, and collaborative approach to meeting this requirement, and to development that will widen choice in education and great weight should be given to the need to create, expand or alter schools.

The NPPF in paragraph 96 also states that local planning authorities should take a proactive, positive, and collaborative approach to meeting this requirement, and to development that will widen choice in education. The proposed development will facilitate enhanced education accommodation for teaching and sports facilities and the principle of development is thus supported. This is further reinforced by BDP12 Sustainable Communities, which seeks to ensure that new development contributes to the provision of sustainable communities to meet long term needs.

Green Belt

The application site resides within an area designated as Green Belt. The key policies are BDP4 and Chapter 13 of the NPPF, specifically paragraph 149. Within this designation, the policy focus is on preventing "inappropriate" development in the Green Belt with the

fundamental aim being to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and their permanence. It should be noted that development defined as 'inappropriate' is by definition harmful to the Green Belt and attracts substantial weight in decision making. Such development should only be approved in very special circumstances where the harm by reason of inappropriateness (and any other harm) is clearly outweighed by other considerations.

In relation to Green Belt there are two exceptions are potentially applicable to the current application proposal exception (d) allows for: 'the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces. The second exception (g) allows for: 'limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings) which would not have a greater impact on the openness of the Green Belt than the existing development'.

A detailed Green Belt Assessment has been included with the Planning Statement prepared by Q+A Planning. In assessing the impact on openness, the following is considered relevant.

The combined footprint of the existing seven buildings across the site is 6,294 sq.m., with a total overall floorspace of 9,242 sq.m. The proposed replacement buildings will occupy a significantly reduced area with a more compact and cohesive design occupying a total footprint of 4,715 sq.m. and providing 8,462 sq.m. of floorspace

	Existing Sq. m	Proposed Sq. m	Difference	
			Sq. m	%
Footprint	6294	4715	-1579	-25%
Floorspace (G and 1st floor)	9242	8462	-780	-8.4%
Height of Buildings	3.7m-10.3m	9.5m-11.9m	-	-

Height

The existing school buildings range from single storey structures of between 3.7 metres and 5.4 metres high and two storey buildings of between 6.25 and 10.3 metres in height.

In contrast the two proposed teaching blocks will have a maximum height which exceeds this in some locations. The information provided in the Design and Access Statement and on the submitted drawings indicates:

- Block 1 - at its highest, incorporates a parapet over the activity studio which sits at 11.7m above adjacent ground level, stepping down to 10.4m above the sports hall and then to 9.6m for the remainder of the block; and
- Block 2 is located 1.5m below and has a main parapet height of 9.6m with the roof access staircase rising to 11.5m.

Thus, parts of the new buildings are lower than some of the existing two storey structures, however it is acknowledged others are higher due to the parapet and roof access. Notwithstanding, the additional height is off set by the reduction in the number of

buildings and their footprint and the consequential increase in the areas of informal space/PE provision contributing to the openness of green belt.

Massing

Using an appropriate average height measurement for each of the existing buildings it has been ascertained that there remains an overall reduction in volume of at least 648 cubic metres on the basis that:

- Existing buildings = 48,408 cubic metres
- Proposed buildings = 47,759 cubic metres

Conclusions on Green Belt

The replacement school buildings clearly meet both prescribed criteria set out in exception (d) of the NPPF in that the replacement buildings are in the same use and not materially larger than the ones they replace.

The proposal is not considered an inappropriate form of development in the Green Belt, due to compliance with paragraph 149. Further to the inappropriateness test, there is no other significant harm to the Green Belt. The proposal would not conflict with the purposes for including land within the Green Belt. Paragraph 145 in determining inappropriate (and by virtue appropriate) forms of development in the Green Belt registers an inherent impact on openness. The proposal complies with the relevant Green Belt aspects of the NPPF and is considered to have an acceptable impact on the Green Belt.

Design and Appearance

The proposed development involves removing school buildings due to the dispersed campus and inadequate functionality. The new school (which is two storeys) is designed to integrate into the existing built environment using materials like red brick for a sturdy lower surface and principal elevation, reflecting the school and surrounding residential properties. The upper part of the building will be finished in off white/grey render.

The front elevation features a pillared canopy above first-floor windows, creating a strong entrance and a sense of arrival. Double-height glazing, buff brick, and a brick relief pattern add interest.

The building's framing, canopy, fascia's, cappings, and rainwater goods will be dark grey polyester powder coated steel or aluminium. Massing and elevations are designed to maximise daylighting requirements while adhering to the robust limitations of the fabric first approach used as part of the attainment of 'net zero carbon in operation' (NZCiO).

Both blocks will have flat roofs with parapets, roof lights, and natural ventilation stacks for photovoltaic panel arrays. Ground floor plant rooms will be located in an enclosed compound away from neighbouring properties, ensuring minimal impact on residential amenity.

The proposed building is well-designed, appropriately located, and suitable for future users. It is accessible, secure, and does not negatively impact neighbouring properties.

The well-designed buildings are of an appropriate scale, provide an attractive green setting and are well related to adjoining development. It is considered that the proposal is of a high quality and meets the requirements of Policy BDP19, the High Quality Design SPD and Section 12 of the NPPF.

Historic Environment

The school was designed by the notable local architect A V Rowe, who also designed Parkside, listed Grade II, originally a school but now the Council offices in Bromsgrove. Open air schools of the 1920s and 1930s were particularly innovative. From 1907 open air schools were set up by several authorities in England. In Birmingham they were designed to educate the city's "delicate" children whose schooling had suffered due to malnutrition, asthma, bronchitis and other respiratory diseases. Schools were designed on this basis with open sided classrooms and plenty of access to the outside. They were constructed in the leafy suburbs, Uffculme in Birmingham, constructed on land donated by the Cadbury Family, was the first open air school in Birmingham but the City also constructed similar schools on land outside the city including north east Worcestershire, and it was therefore inevitable that some of the principles would be adopted by school designers more widely as was the case here. The building is noted on the HER and has some architectural interest with the Rowe connection but also historic interest in terms of the development of school design and particularly with the link to the later era of the open-air school movement. The building is therefore considered a non-designated heritage asset, and on that basis has 'a degree of significance meriting consideration in planning decisions.

The Conversation officer in their assessment accepts that the building, or what visibly remains of it, was of a relatively simple design especially compared to Parkside, and it has been much altered and extended and extended over the years. There may be some internal features of interest, but these would have no protection without statutory listing, and the windows, which were probably the main exterior feature, have now been replaced in UPVC. It's interest as a non-designated heritage asset is therefore at the lower end of the scale, and it is not of sufficient interest to be a candidate for the Local Heritage List.

Paragraph 203 of the NPPF requires that 'The effect of an application on the significance of a non-designated heritage asset should be considered in determining the application. In weighing applications that directly or indirectly affect 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.' This paragraph is mirrored by BDP20.14 of the Bromsgrove District Plan.

To that end, the balanced judgement under 203 needs to consider the above benefits against the complete loss of non-designated heritage assets that do not qualify as locally listed buildings. Although the heritage assets of low significance, it is considered that their demolition would result in an impact.

The benefits of the proposed redevelopment, outlined in the section above, the proposal therefore contributes to significant public benefits which deliver economic, social or environmental progress as identified within the NPPF.

The loss of the buildings is nevertheless an adverse effect but taking the merits of the proposed development into account and given the eroded significance of the non-designated heritage asset and their minimal levels of value it is considered that the above benefits of the completed proposal result in an acceptable loss in heritage terms. Their proposed demolition is not considered to be unacceptable when a balanced judgement is made in accordance with paragraph 203 of the Framework.

Access and Highway Safety

WCC Highways have raised no objection to the proposed development subject to conditions. In arriving at this position, they have had due regard to the application and its supporting documents and have fully considered the following:

- Vehicular and pedestrian access.
- Internal circulation
- Off street vehicular parking provision
- Cycle parking provision
- Drop off/pick up
- Public transport provision
- Safe routes to school
- Draft Travel plan
- Transport assessment

Considering the above, they have concluded as follows:

The proposed redevelopment of will not see an increase in pupils and staff. As such, the proposal will not result in undue additional vehicular movements to and from the site.

No changes to the existing vehicle access arrangements are proposed. The primary access is located immediately to the south of a mini roundabout junction which connects School Road, Gunner Lane and Gannow Road. This access also serves Holywell Primary School, which is located to the north of Waseley Hills School on the wider site. There is a secondary vehicle access located off School Road approximately 40m to the south of the primary site access, which takes the form of a vehicle crossover.

Currently, parents dropping-off and collecting children can enter the school grounds by car and stop on the internal road. The mini-roundabout at the northern end of the school is then used for vehicles to turnaround before exiting the site. These arrangements will not change because of the development proposals.

As part of the development scheme, it is proposed that a new pedestrian access will be provided off Gunner Lane. This will connect onto Gunner Lane adjacent to where the bus layby is located. The works will provide improved pedestrian connectivity from the east along a primary desire line for pupils, and staff, travelling from the significant residential areas to the north-east of the school.

As there are no proposed alterations to vehicular access to the site nor any envisaged increase in permanent trip movements, the Highway Authority has no objection to the access proposals. The proposed pedestrian access is supported.

There is a 50m long bus layby located on Gunner Lane to the north of the site access which is used by school bus services when dropping-off and picking up pupils. The Highway Authority is content the proposed development benefits from a reasonable provision of bus services within proximity to the site. There is no requirement, therefore, to seek any financial contribution towards bus service enhancement.

The Highway Authority agrees with the conclusion in the Transport Assessment that the accident data suggests there are currently no highway design and safety issues within the vicinity of the site, which might be exacerbated by the development.

The proposed level of off-street vehicular (approximately 100 car parking spaces for 84 staff members) and cycle parking provision is in accordance with the Councils Supplementary Planning Guidance.

Like most schools, it is envisaged there will be some traffic congestion during drop off and pick up periods. On-site car parking provision is compliant with standards and is sufficient to accommodate the existing staff demand. The proposals would not result in an increase in pupil or staff school trips, so there should be no increase in vehicular trips during weekday peak periods. Whilst the school wishes to offer significant community use of its facilities, with a specific focus on sports, the traffic associated with this type of use would be concentrated at the weekends and off-peak periods. Consequently, the development scheme would have no material residual adverse impact on the capacity and safety of the surrounding road network over the current situation. The Highway Authority is content development traffic can be accommodated on the local highway network and will not have any noticeable significant detrimental impact on any surrounding junctions or links.

Members will note the view of Active Travel England. Their role is to help planning authorities in their work to implement good active travel design – for example, by ensuring developments include walking, wheeling and cycling connectivity to schools and local amenities. This will help improve public health, save people money and reduce harmful emissions.

The proposal is therefore in accordance with the requirements of BDP16 and the aims of the NPPF.

Ecology

Under consultation, the Council's ecologist has confirmed that the ecological impact assessments submitted in support of the planning application represent an appropriate assessment of the situation as matters currently stand and that the mitigation and enhancement measures that it recommends are acceptable. As such, no objections are raised though it is recommended that conditions be added to any consent requiring the measures set out in the reports be implemented on site throughout and after development.

Drainage

Nolan Associates have produced a site-specific Flood Risk Assessment and accompanying Drainage Strategy to support the proposed development. The report confirms that there are no watercourses or surface features within the site boundary. The

site is located within Flood Zone 1 in terms of flooding from any nearby water course of the sea. NWWM have reviewed this submission and have sought extra information be submitted. Based on this extra information, they have no objection to the proposal and require no pre commencement drainage condition.

Landscaping and Trees

A detailed landscaping scheme has been submitted as part of the application. The development includes the provision of a central courtyard between the blocks. This will provide several functions:

- To enable an efficient pupil transfer between the two blocks;
- Overcome the 1.5m level difference between blocks;
- Combine and amalgamate routes for both ambulant and disabled;
- Create a focal point to the courtyard which can be used for formal or informal learning and experiences (e.g., performances or oratory events);
- Provide external 'break out' for the dining room an appealing focal point.

It will be necessary to remove several trees for the development, 17 trees in total will be removed. However, from this 5 trees are Category U trees and would need to be removed regardless of the application. Another 5 trees are Category C trees which have limited life and could be removed. There is a final 7 trees of category B which will need to be removed for the development of the school.

Members will note the views of the Arboricultural Officer regarding the loss of T034. Final comments are being sought and will be updated prior to the committee.

A full landscape plan has been commissioned and drawn up by Keary Design Associates and includes over 20 new trees.

The loss of existing trees is limited and will be mitigated through the planting proposed as part of the landscaping scheme. That planting scheme will utilise native species and trees will be set within landscaped areas to provide an enhanced landscape setting for the school resulting in an improvement in landscape terms.

Impact on Residential Amenity

The replacement school has been designed to ensure that the new development would not harm the living conditions of surrounding residential occupiers.

With regards to privacy, there would be sufficient distance between the windows in the proposed school and the existing properties to ensure that any overlooking would not have a significantly harmful effect on the living conditions of the neighbouring occupants.

With respect to noise and disturbance, given the very nature of a school and its associated outdoor spaces, it is inevitable that surrounding residents would experience a degree of impact. In terms of the MUGA, there will be an intensification of use of the site in this area, that could result in further noise/disturbance than existing. However, with no change of use at the site it is not considered the nature of any impact experienced by neighbours would be readily noticeable. Furthermore, the site has been occupied as a

high school for a considerable period and therefore surrounding residents would have become accustomed to the general noise/disturbance associated with such a use; and this existing impact would continue to occur even if the proposed development were not implemented. It is also noted that following assessment, the WRS have not objected to the development.

In support of the application a site-specific construction method statement has been prepared by the applicant. The statement considers methods of demolition, site set up and construction, including measures to reduce impacts on neighbouring properties.

In summary, the overall resulting separation distances, and design would ensure amenity and privacy levels would not be harmed between properties and there would be no harm to neighbour amenity by way of overshadowing, overlooking, overbearing impacts or noise the proposal is considered to accord with Policies BDP1 and BDP19 of the BDP and the High Quality Design SPD.

Impact on Playing Fields and Hard Play Areas

There would be an increase in soft informal and social areas (2,256 sq. m.), which will be planted and turfed/seeded grassed areas, because of the demolition of all school buildings and the consolidation of the school complex into two, 2 storey structures.

Existing and Proposed Sports and Amenity Areas

Site Areas	Existing Site Provision Sq. m	Proposed Site Provision Sq. m	Difference	
			Sq. m	%
Soft outdoor PE/Sports	12,737	12,737	0	-
Hard outdoor PE/Sports	1,700	3,004	1,304	77%
Soft Informal and social area	56,023	58,279	2,256	4%
Hard informal and social area	6,132	4,670	-1,462	-23%

The proposals aim to improve sports provision for the school and the community by constructing a sports hall with 594 sq. m of space, a fitness suite, and activity studio. The sports hall will include a 5 a side football pitch, volleyball, netball, basketball, tennis, and badminton courts. Changing facilities will be provided near the hall.

A new MUGA, measuring 1,965 sq. m, will be proposed on the occupied area of building EFAA, providing 4 tennis courts, 1 netball court, 3 basketball courts, and football. The MUGA will make a significant contribution to enhancing both the quality and quantity of the existing hard outdoor sports provision (currently consisting of 2 netball courts) providing an additional 1,304 sq. m of sports provision.

The change in the levels at the site has meant earth moving and levelling are necessary to achieve the finished floor level of the two buildings. The spoil from Block 1 will be temporarily stored for Block 2 and the courtyard, which will be built in phases.

The spoil will be located on the south eastern part of the playing pitch, measuring 55 x 55 m (including fencing). This will allow for the remaining playing field to be U13/14, 11v11 football pitch and two U9/10 7v7, full sized football pitches. This allows the remaining playing field to be laid out to provide one U13/14, 11v11 football pitch (FA standards 88 x 56m) and two U9/10 7v7, full sized football pitch (FA standards 61 x 43m). Whilst this will mean the temporary loss of one undersized 11v11 pitch, the temporary arrangement adequately compensates with a full sized 11v11 and two full sized 7v7 and therefore represents an enhancement to the existing facilities. This serves as appropriate mitigation during construction works.

Holywell Primary School is fully supportive of the proposals, and the spoil will not impact the functioning of the retained and new pitches. The summer sports provision will not be affected by the spoil during the construction period, and the athletics track, running track, and soft ball will remain available for use.

The sports facilities (both internally and externally) are well used by the community, including for football, netball, badminton, dance and martial arts. The clubs have been notified of the current school redevelopment proposals. Their use of the facilities will not be affected by the development and will continue throughout the construction period.

Sport England considered the application considering the NPPF (particularly Para 99) and Sport England's Playing Fields Policy, which is presented within its 'Playing Fields Policy and Guidance Document'. They advise that it is Sport England's policy to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field, unless one or more of the five exceptions stated in its policy apply.

The proposed development does not cause a loss of playing field, as the new school buildings and MUGA will not extend onto the existing field.

Sport England supports the phased development, ensuring the sports hall will be retained until the equitable sized sports hall and changing facilities within Block 1 are completed and made available for use.

The proposed new sports hall meets paragraph 99 of the NPPF, but the temporary impact on the playing field and existing hard court is difficult to align with the Playing Fields Policy Exceptions criteria and paragraph 99 of the NPPF.

The proposed mitigation for the temporary loss of the court is welcomed, but it should be secured by an appropriately worded condition setting out the scope of the works and timescales for the two courts. The temporary arrangements are acceptable to the School and will not impact community users. Sport England has consulted the Football Foundation, which has no known use of the site for affiliated football in recent years, and is satisfied that the proposal will not displace existing users and allow the School to undertake its curricular requirements.

Sport England do not object to the proposal subject to a suitably worded condition securing the resurfacing and relining work of the MUGA and a playing field reinstatement condition.

Overall, the proposed development will enhance existing sports facilities, including a new MUGA, that will be available for wide community use, alongside other internal and external Local Plan policy supports the retention and enhancement of community facilities, encouraging multi-purpose spaces. The proposed layout ensures current facilities remain accessible, without adversely impacting access to sports. The development aligns with the NPPF and Policy BDP12 objectives, ensuring wide access and a positive impact on the school and community.

Sustainability and Energy

An Energy Statement has been included with the application submission, the school proposal is intended to be an innovative development utilising and showcasing the most up to date environmental and carbon reduction credentials through the zero carbon (NZCO) technologies and building design.

High efficiency servicing equipment and façades selected in line with the Spec21+ requirements will minimise the energy usage of the building.

The building has been designed to fulfil the requirements of the DFE Spec 21 Output Specifications including TM54 (CIBSE Technical Memorandum 54), which evaluates the operational energy use at design stage to ensure the completed building delivers the NZCiO target.

In conclusion the Statement considers the development follows the principles to make the fullest contribution to minimising carbon dioxide emissions in accordance with the energy hierarchy.

Assessing the proposed development against the Part L2 (2021) Building Regulations results in a 196% betterment over the notional building¹.

As such it is considered the proposal is acceptable in terms of energy efficiency and in accordance with BDP19 and BDP22.

Conclusion

The application is considered to comply with the relevant policies of the Development Plan in respect of the wider policy considerations set down in NPPF. The proposals are also acceptable in terms of all other material planning considerations. The replacement school would represent a significant improvement over the existing facility in terms of what it is and what it can provide for the local community. The replacement school offers the opportunity to provide the area with a state of the art zero carbon in operation facility that will provide local pupils with an improved learning experience and the wider community the opportunity to make use of these facilities outside of school hours. The application is therefore recommended to be granted, subject to conditions.

¹ A hypothetical building of the same size, shape, orientation and shading as the actual building, with the same activities, zoning and system types and exposed to the same weather data, but with pre-defined specified properties for the building fabric, fittings and services.

RECOMMENDATION: That planning permission be **GRANTED****Conditions:**

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby approved shall be carried out in accordance with the following plans and drawings:

Plans	Drawing Reference	Rev
Block 1 - Proposed Ground Floor Plan	SRP1042-CAW-01-00-D-A-0310	P03
Block 1 - Proposed First Floor Plan	SRP1042-CAW-01-01-D-A-0311	P03
Block 1 - Proposed Upper Roof Plan	SRP1042-CAW-01-R2-D-A-0313	P02
Block 1 - Proposed Roof Plan	SRP1042-CAW-01-RF-D-A-0312	P03
Block 1 - Proposed Elevations	SRP1042-CAW-01-XX-D-A-2020	T02
Block 1 - Proposed Sections	SRP1042-CAW-01-ZZ-D-A-0380	P03
Block 2 - Proposed Ground Floor Plan	SRP1042-CAW-02-00-D-A-0315	P03
Block 2 - Proposed First Floor Plan	SRP1042-CAW-02-01-D-A-0316	P03
Block 2 - Proposed Upper Roof Plan	SRP1042-CAW-02-R2-D-A-0318	P02
Block 2 - Proposed Roof Plan	SRP1042-CAW-02-RF-D-A-0317	P03
Block 2 - Proposed Elevations (Sheet 1 of 2)	SRP1042-CAW-02-XX-D-A-2025	T02
Block 2 - Proposed Elevations (Sheet 2 of 2)	SRP1042-CAW-02-XX-D-A-2026	T02
Block 2 - Proposed Sections	SRP1042-CAW-02-ZZ-D-A-0381	P03
Site Location Plan	SRP1042-CAW-ZZ-XX-D-A-0200	P02
Landscape Site Plan Masterplan	SRP1042-KDA-ZZ-DR-LA-2226pl1-2-02-1	P7
Landscape Site Plan Masterplan	SRP1042-KDA-ZZ-DR-LA-2226pl1-2-02-2	P4
Courtyard Proposals	SRP1042-KDA-ZZ-DR-LA-2226pl1-2-03-1	P1
Hard Landscape Proposals	SRP1042-KDA-ZZ-DR-LA-2226PL1-2-05	P3
Soft Landscape Proposals	SRP1042-KDA-ZZ-DR-LA-2226pl1-	P4

	2-06	
Green Infrastructure Strategy	SRP1042-KDA-ZZ-DR-LA-2226pl1-2-07	P2
Proposed Site Plan	SRP1042-KDA-ZZ-DR-LA-2226PL1-2-12	P1
Tree Impact Plan	AEL-18429-TIP	B
Temporary Sports Pitch Facilities	SRP1042-KDA-ZZ-DR-LA-2226PL1-2-11-3	P02
Post Construction Sports Pitch Facilities	SRP1042-KDA-ZZ-DR-LA-2226PL1-2-11-2	
MUGA Court Markings	SRP1042-KDA-ZZ-DR-LA-2226pl1-2-13	
Phasing Plans	Tilbury Douglas Construction	Rev 2
Drainage Layout	SRP1042-NOL-EX-XX-D-C-0100	P11

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

- 3) Prior to their first installation, details of the form, colour and finish of the materials to be used externally on the walls and roofs shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area.

- 4) The programme and sequencing of the development shall be in general accordance with the programme set out Phasing Plans prepared by Tilbury Douglas. No material departure shall be made from the Approved Phasing Plans without the written approval of the local planning authority which shall be obtained prior to the commencement of any phase.

Reason: To ensure that the development is carried out with the phasing in the approved plan and to ensure the comprehensive development of the site.

- 5) No development shall take place on any phase 2 development until a programme of archaeological work including a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing, for a Level 3 Historic Building Record of the Quad building (EFAA). The scheme shall include an assessment of significance and research questions; and:
- a) The programme and methodology of site investigation and recording.
 - b) The programme for post investigation assessment.
 - c) Provision to be made for analysis of the site investigation and recording.
 - d) Provision to be made for publication and dissemination of the analysis and records of the site investigation

- e) Provision to be made for archive deposition of the analysis and records of the site investigation
- f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: In accordance with the requirements of paragraph 205 of the NPPF.

- 6) The Phase 2 development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (5) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: In accordance with the requirements of paragraph 205 of the NPPF.

- 7) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. The applicant is advised to immediately seek the advice of an independent geo-environmental consultant experienced in contaminated land risk assessment, including intrusive investigations and remediation. No further works should be undertaken in the areas of suspected contamination, other than that work required to be carried out as part of an approved remediation scheme, unless otherwise agreed by the Local Planning Authority, until requirements 1 to 4 below have been complied with:
 - 1. Detailed site investigation and risk assessment must be undertaken by competent persons in accordance with the Environment Agency's 'Land Contamination: Risk Management' guidance and a written report of the findings produced. The risk assessment must be designed to assess the nature and extent of suspected contamination and approved by the Local Planning Authority prior to any further development taking place.
 - 2. Where identified as necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
 - 3. The approved remediation scheme must be carried out in accordance with its terms prior to the re-commencement of any site works in the areas of suspected contamination, other than that work required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.

4. Following completion of measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval of the Local Planning Authority prior to the occupation of any buildings on site.

Reason: To ensure that the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecosystems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 8) The development hereby approved shall not be brought into use until the Applicant has submitted an approved Travel Plan using Modeshift STARS Business. They must meet green level accreditation before occupation and bronze level accreditation within 12 months of occupation.

Reason: To reduce vehicle movements and promote sustainable access.

- 9) Notwithstanding the submitted details, the development hereby approved shall not commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include but not be limited to the following:

- Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway.
- Details of site operative parking areas, material storage areas and the location of site operatives' facilities (offices, toilets etc).
- The hours that delivery vehicles will be permitted to arrive and depart, and arrangements for unloading and manoeuvring.
- Details of any temporary construction accesses and their reinstatement.
- Details of how the existing school shall be kept open and how students, staff and visitors will be managed, in terms of avoiding conflict with construction traffic and the construction works.
- A highway condition survey, timescale for re-inspections, and details of any reinstatement.

The measures set out in the approved plan shall be carried out and complied with in full during the construction of the development hereby approved. Site operatives' parking, material storage and the positioning of operatives' facilities shall only take place on the site in locations approved by in writing by the local planning authority.

Reason: To ensure the provision of adequate on-site facilities and in the interests of highway safety.

- 10) Within 6 months of the commencement of development, a playing field reinstatement scheme for the playing field land to be used as a temporary spoil area (inclusive of fencing) as identified within the submitted Temporary Sports Provision Plan (drw 2216-PL1-2-11-3 Rev P02) to return the field to its pre-development condition, has been submitted and approved in writing by the Local Planning Authority after consultation with Sport England. The scheme of works for the reinstated playing field land as identified within the submitted Proposed Sports provision Plan (2216-PL1-2-11-2 Rev - Dated December 2022) should be implemented in the first planting season following the removal of the temporary spoil area (inclusive of fencing) in accordance with the submitted Phasing Plans 120523 Rev 1.

Reason: To ensure the site is restored to a condition fit for purpose and to accord with policy BDP25.

- 11) Within 6 months of the commencement of development, details for the resurfacing and relining of the two existing courts shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The approved scheme of works shall be completed prior to the start of the 2024/25 School Year.

Reason: To mitigate the temporary loss of a hard court and to accord with Policy BDP25.

- 12) The landscaping scheme detailed on drawing SRP1042-KDA-ZZ-DR-LA-2226pl1-2-06 Rev P4 shall be carried out in the first planting and seeding season following the completion of the development. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become, in the opinion of the Local Planning Authority, seriously damaged or diseased, shall be replaced with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area.

- 13) The development shall be completed in accordance with the recommendations outlined Ecology Summary Letter (by Middlemarch and dated 14th April 2023) (unless varied by a European Protected Species (EPS) licence issued by Natural England). These recommendations are based upon the following documents including Preliminary Ecological Appraisal (PEA), including Badger Annex (July 2021), Great Crested Newt Habitat Suitability Index Assessment (February 2023), Preliminary Bat Roost Assessment (February 2023), Dusk Emergence & Dawn Re-entry Bat Surveys (June 2023) and Biodiversity Metric Assessment (March 2023). All the recommendations shall be implemented in full according to the timescales laid out in the Ecology Summary letter, unless otherwise agreed in writing by the Local Planning Authority, and thereafter permanently maintained for the stated purposes of biodiversity conservation.

Reason: To ensure that the proposal results in a net gain of biodiversity.

- 14) Except for the buildings identified to be demolished as part of Phase 1, no other buildings shall be demolished until the dusk emergence / dawn re-entry survey(s) for that phase have been submitted to and approved by the Local Planning Authority.

Reason: To safeguard Biodiversity as set out by Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006 and the NPPF.

- 15) Notwithstanding the submitted details, no development shall take place (including demolition, ground works and vegetation clearance) until a Construction Environmental Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include, but not necessarily be limited to, the following:

- i. Risk assessment of potentially damaging construction activities;
- ii. Identification of 'biodiversity protection zones';
- iii. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- iv. The location and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset);
- v. Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period;
- vi. A non-native invasive species protocol (e.g. for Japanese knotweed);
- vii. The times during construction when specialists ecologists need to be present on site to oversee works;
- viii. Responsible persons and lines of communication;
- ix. The role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person(s);
- x. Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works; and
- xi. The submission of a verification report by the EcOW or similarly competent person(s) to the LPA at the end of the construction period.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To safeguard Biodiversity as set out by Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006 and the NPPF

- 16) Notwithstanding the submitted details, prior to above ground works on phase 3/ before occupation, a landscape and ecological management plan (LEMP) shall have been submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed

- b) Ecological trends and constraints on site that might influence management
- c) Aims and objectives of management
- d) Appropriate management options for achieving aims and objectives
- e) Prescriptions for management actions
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
- g) Details of the body or organisation responsible for implementation of the plan
- h) Ongoing monitoring and remedial measures

The LEMP shall also include details of the legal and funding mechanism(s) by which long term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan shall be implemented in accordance with the approved details.

Reason: To enhance biodiversity in accordance with BDP21 Natural Environment, paragraphs 170, 174 and 175 of the National Planning Policy Framework and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

- 17) Notwithstanding the submitted details, prior to the erection, installation, fixing, placement and/or operation of any external lighting on the site lighting, a Site Lighting Assessment shall be submitted to and approved in writing by the Local Planning Authority, in discussion with the Ecologist and Local Highway Authority.

The details shall clearly demonstrate that lighting will not cause excessive light pollution or disturb or prevent bats or other species using key corridors, foraging habitat features or accessing roost sites. The details shall include, but not limited to, the following:

- i. A drawing showing sensitive areas and/or dark corridor safeguarding areas;
- ii. Technical description, design or specification of external lighting to be installed including shields, cowls or blinds where appropriate;
- iii. A description of the luminosity of lights and their light colour;
- iv. A drawing(s) showing the location and where appropriate the elevation and height of the light fixings;
- v. Methods to control lighting control (e.g. timer operation, passive infrared sensor (PIR)); and
- vi. Lighting contour plans both horizontal and vertical where appropriate and taking into account hard landscaping, etc.

All external/internal lighting shall be installed in accordance with the specifications and locations set out in the approved details. These shall be maintained thereafter in accordance with these details. Under no circumstances shall any other external lighting be installed.

Reason: To safeguard the site from increased light pollution, visual amenity and maintain the existing value of biodiversity on and adjacent to the site to protect foraging/commuting bats in accordance with the Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 (as amended), Circular 06/2005 and the National Planning Policy Framework. To ensure the adequate provision of lighting in the interests of highway safety.

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