



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING ACCESS AND DESIGN STATEMENT

**TO ACCOMPANY A PLANNING APPLICATION
DEMOLITION OF EXISTING SPORTS PAVILION
AND ERECTION OF A NEW SPORTS PAVILION**

SIBFORD SCHOOL, SIBFORD FERRIS, BANBURY

ON BEHALF OF SIBFORD SCHOOL

2nd SEPTEMBER 2021

PF/10601

1.0 PROPOSED DEVELOPMENT

1.1 The planning application is for

'the demolition of the existing sports pavilion and the erection of a new replacement sports pavilion'

1.2 As you can see from the appended photo, the existing sports pavilion is unattractive and is in a poor dilapidated state.

1.3 The proposal is for a replacement 'fit for purpose' pavilion and would allow continuing and improved access for the following community uses:

- The local cricket club (Sibford);
- The local football team; and
- The local tennis club.

2.0 THE SITE

2.1 The proposed development will be located on the footprint of the existing pavilion.

2.2 The site is located in the grounds of a large school occupying extensive grounds.

2.3 The site is located to the west of the school near to Hook Norton Road and is located near to the Hook Norton entrance to the school.

2.4 The site is next to a cricket pitch to the south and there is a MUGA (Multi Use Games Area) to the north.

2.5 Mature trees are located near the existing pavilion (these trees are not covered by a TPO (Tree Preservation Order)). The site is located outside of the Conservation Area.

3.0 PLANNING HISTORY

3.1 There are no planning applications/history relevant to the application site.

3.2 A list of planning applications relevant to the school is set out in the table below:

Application Reference	Development	Status	Decision date
00/01265/F	New junction with Hook Norton Road for access road to Sibford School Campus with parking and lay-bys and relocation of existing sports pavilion. Felling of trees in a conservation area	Permitted	7 September 2000
00/01491/F	Meeting Hall	Permitted	17 November 2000
00/01492/F	Demolition of existing maintenance sheds. New maintenance sheds, art department, music department, swimming pool. Refurbishment of admin building (Hill) new theatre on assembly hall and boiler house	Permitted	17 November 2000
00/02355/F	Erection of maintenance sheds in revised location from previous planning permission Ref. 00/01492/F	Permitted	20 November 2000
01/01313/F	Creation of new horticultural department	Withdrawn	26 June 2001
01/01314/F	Extension to form new laundry facility (as amended by plans received 05 09 01)	Permitted	5 October 2001
01/01335/F	New on-site access road from Hook Norton entrance to the main building (as amended by plans received on 01 08 01 and 05 09 01)	Permitted	8 October 2001
01/02011/F	Creation of new horticultural department (as amended by agent's letter dated 23 01 02)	Permitted	23 April 2002
97/01599/TCA	Various works to trees, including felling, on Sibford School Campus within the Conservation Area	Permitted	21 November 1997
99/02095/F	New highway access to Hook Norton Road, new access road to school campus with parking areas, lay-bys and footpath. Relocation of existing sports pavilion (as amended by dwg 9909/002 Rev C received 28 02 00)	Refused	12 April 2000
04/01661/TCA	Tidy torn limbs of 1 No ash (T2) crown reduce by 10% 3 No Ash (T4) reduce crown by 15% 1 No Oak (T5) a very modest reduction of 1 No Oak (T6) remove 4.5-8m (15-20ft) from top of 1 No Oak (T8) fell 1 No Beech (T9) fell 1 No Lawson Cypress (T12) fell 1 No Horse Chestnut (HC6) reduce crown and re-shape 1 No Oak (T13) tidy up top and reduce crown by 5-7% 1 No Lime (T15) and remove 1 No Lawson Cypress (T16)	Permitted	6 September 2004
08/01975/F	Demolish laundry building and construction of new sports changing rooms	Invalid	8 September 2008

4.0 PLANNING POLICY

4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material consideration indicate otherwise.

4.2 The Cherwell Local Plan 2011-2031 – Part 1 was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for District to 2031. The Local Plan 2011-2031 – Part 1 replaces a number of ‘saved’ policies of adopted Cherwell Local Plan 1996 through many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District’s statutory Development Plan are set out below:

Cherwell Local Plan 2011-2031 Part 1 (CLP 2031 Part 1)

- BSC7 – Meeting Education Needs
- ESD15 – The Character of the Built and Historic Environment

Cherwell Local Plan 1996 Saved Policies (CLP 1996)

- C28 – Layout, design and external appearance of the new development

4.3 Other material considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

5.0 PLANNING APPRAISAL

5.1 Policy BSC7 of the Cherwell Local Plan 2011-2031 Part 1 states that the Council will work with partners to ensure the provision of pre-school, school, community learning and other facilities which provide for education and the development of skills. New school buildings should be located in sustainable locations.

5.2 The replacement building would be located with the existing complex of the school buildings and would serve the existing school. There would be no change of use. It is therefore considered that the principle of development is acceptable, subject to the other considerations below.

Design and Impact on The Character of The Area

5.3 Government guidance contained within the NPPF requiring good design states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Further, permission should be refused for development of poor design that fails to take opportunities for improving the character and quality of an area and the way it functions

5.4 Saved policy C28 of the Cherwell Local Plan 1996 exercises control over all new developments to ensure standards of layout, design and external appearance are sympathetic to the character of the context of the site.

- 5.5 Policy ESD15 of Cherwell Local Plan Part 1 states “New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high-quality design. All new development will be required to meet high design standards”
- 5.6 The building sited within the school complex at Sibford School and would not extend into the countryside. The school has a variety of different building designs across the site. Vertical timber cladding is not particularly historic building material, however it used everywhere within the site and given the wide variety of architectural designs and materials used on the site, it is considered that the building would not be incongruous in the school complex.
- 5.7 The building would also be partially screened by existing mature vegetation.
- 5.8 The building would be of minor scale and would be on the footprint of the existing building.

Residential Amenity

- 5.9 Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 states that new development proposals should consider amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation and indoor and outdoor space.
- 5.10 The application site is not located in close proximity to any residential properties and therefore there would be no significant harm resulting from the proposals on the residential amenity of neighbours.

Highway Safety

- 5.11 The development is of a minor scale and would in no way impact on the current parking provision for the site. There would be no increase in pupil capacity at the school. It is therefore considered that the development would not have a detrimental impact on the safety of the local highway network.

Other

- 5.12 A bat report and a tree report are submitted as part of the planning application. The bat report concludes that bat surveys were undertaken; suitability for roosting was also assessed. This was considered to be negligible, as the only gaps were much too wide and open for bat roosting. No signs of Brown Long-eared Bat activity were found, nor indeed signs of other species which are commonly found in roof spaces, and the interior of the building was both unsuitable and inaccessible to bats. At the time of the survey, the cricket pavilion was not identified as a bat roost, and as such no further surveys or mitigation measures are required. No birds’ nests were found in or on the building, and the area surrounding the pavilion comprised close mown amenity grassland.
- 5.13 The Tree Report concludes that there are three mature trees around the periphery of the existing pavilion, including a Sycamore (T1), a Walnut (T2) and a Cherry (T3); and that all the trees are to be retained and protected. As such their root protection areas (RPA) have been calculated. The RPA of T3 lies under the existing pavilion by about 5- 10% however the new pavilion will sit on the same footprint and will continue to incur the RPA of T3 by about 5-10%. Although this represents a small amount of impermeable hard surfacing over the roots, this is still well below the 20% maximum allowable under the terms of BS5837:2012. The new pavilion is to have a concrete raft foundation with a toe of 450 mm; no special protection measures are required for the excavation

of the footings. The Arboricultural Implications Assessment (AIA) is supported by an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP)

Planning Balance and Conclusion

- 5.14 The NPPF states the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 6 requires that the three dimensions to sustainable development (economic, social and environmental) are not undertaken in isolation, but are sought jointly and simultaneously.
- 5.15 The principle of development is considered to be acceptable, given that the proposed building would be contained within the existing school complex. The building would be located on a currently used parcel of land, which contains the existing pavilion, and would be located in close proximity to the other modern buildings on the site. It is considered that the design is acceptable. The development would not cause harm to the amenity of neighbours or highway safety and is therefore deemed to be acceptable.

6.0 DESIGN AND ACCESS STATEMENT

PROPOSED USES

- 6.1 The new pavilion will comprise a servery and reception area, two changing rooms, a WC and a store area.

AMOUNT AND DENSITY OF DEVELOPMENT

- 6.2 The proposed pavilion will be located on the site of the existing pavilion and will be no larger in footprint.

LAYOUT

The building will be orientated in the same position as the existing building.

SCALE

- 6.3 The proposal will measure 6 metres by 18.8 metres. It will be XX metres at its highest point. It is similar in scale to the existing building and is modest in scale compared to other buildings on site.

LANDSCAPING

- 6.4 No additional landscaping is proposed but the proposal will not have an adverse impact on nearby trees.

APPEARANCE

- 6.5 The external elevations will comprise softwood vertical timber cladding. The existing flood lights will be replaced by new flood lights (the existing poles will be re-used).

ACCESS

- 6.6 Access to the site is via the external access. The building can be entered from the north and south.

- 6.7 Entrance doorways will be operatable be persons with physical disabilities and floor finishes will be selected to minimise slipping or tripping. The WC will be suitable for disabled access.

7.0 CONCLUSIONS

- 7.1 The replacement building is an acceptable form of development which causes no significant harm to residential amenity or highway safety, Ecology and trees have all been considered and conditions can be imposed to ensure that no harm arises in any of these respects. As such it is considered that the proposals are in accordance with the development plan and should be approved.
- 7.2 This development represents the more efficient use of land in a sustainable location. The principle of the development is considered to be acceptable.
- 7.3 For all these reasons, the proposal is considered to represent sustainable development and complies with the development plan.