
COMMITTEE REPORT 7

Planning Committee

04/12/2008

Report of City Planning Manager

APPLICATION No. - 54788

Description of Development - The redevelopment and remodelling of Ernesford Grange Secondary School to create a mainstream and Sen School including demolition of the existing school and erection of two and single storey development linked to retained sports centre. (Outline Application with means of access being discharged.)

Site - Ernesford Grange School & Community College Princethorpe Way

Applicant - Mr Colin Green Coventry City Council

Ward - Binley and Willenhall

INTRODUCTION

- The purpose of this report is to consider the above application.

RECOMMENDATION

- Planning Committee are recommended to delegate to officers the grant of planning permission subject to appropriate conditions providing that the Secretary of State for the Communities and Local Government not wishing to intervene.

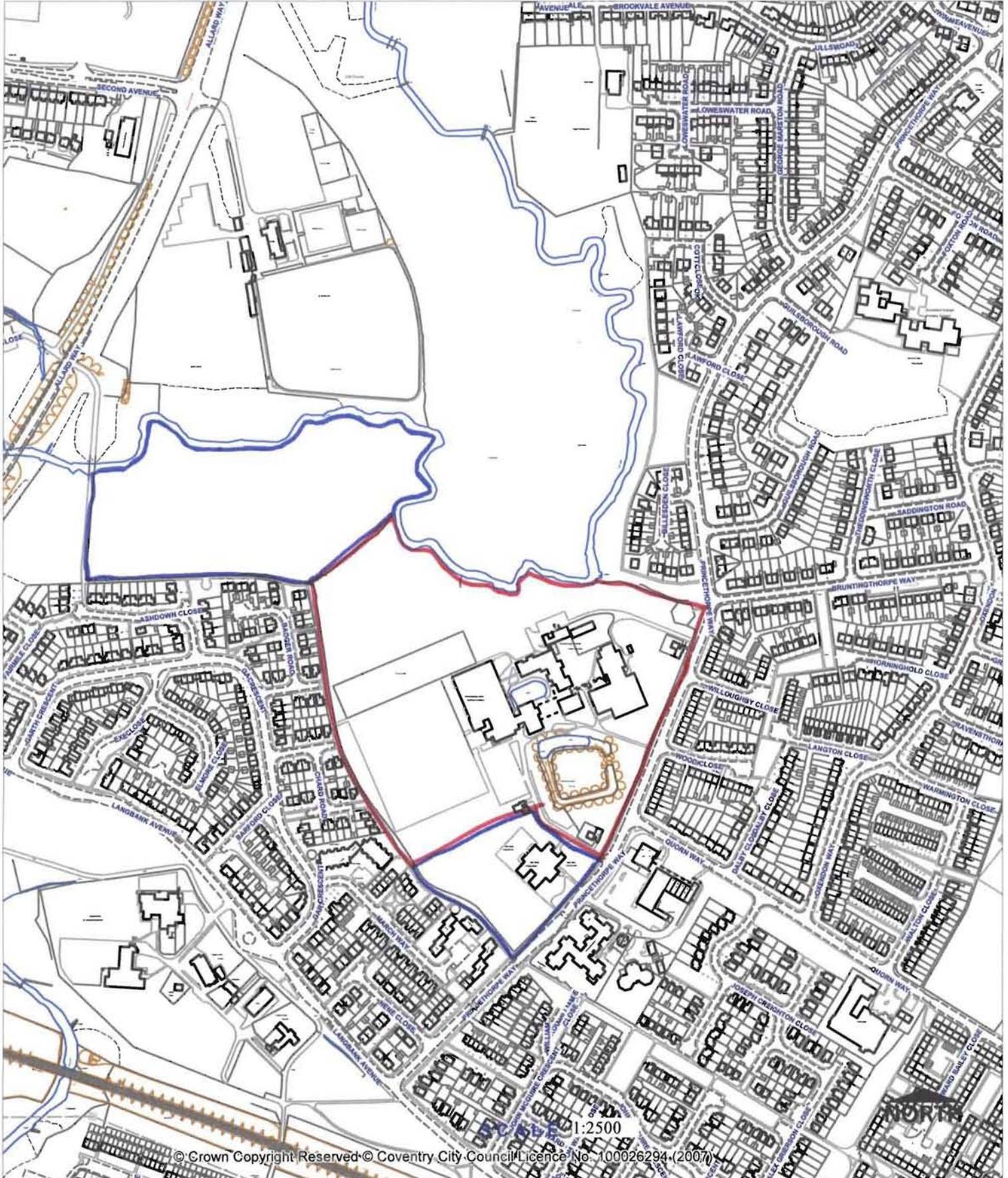
DESCRIPTION OF APPLICATION SITE

- Ernesford Grange School occupies a site of some 13.25ha to the south-east of the city. It provides places for 11-18 year olds and was established in 1972 and now operates as a Specialist Science College.
- The site (excluding school building) is within the Green Belt. It adjoins the Sowe Valley Corridor and sits within a wedge shaped section of land adjoining post war suburban residential estates along the western and eastern boundaries.
- To the south is Sowe Valley Primary School which shares the main vehicular and pedestrian access from Princethorpe Way.
- The boundary to the north is defined by the River Sowe along which runs the Sowe Valley Footpath and beyond this is a golf course and local nature reserve.

SITE LOCATION PLAN

APPLICATION NUMBER 54788

Ernesford Grange
School & Community College



SITE PLAN AS EXISTING 1:1000 @ A1 - OCTOBER 2008

- KEY**
1. Athletics Track & Pitch
 2. Cricket Nets
 3. Tennis Courts
 4. All Weather Pitch
 5. West Block Building
 6. Existing Car Park – 74 spaces
 7. SEN Support Building
 8. Main Entrance
 9. Pond
 10. Boiler House
 11. Central Building
 12. Historic Moat
 13. Existing Vehicle Access
 14. Site Supervisors Houses
 15. Existing Nursery
 16. East Block Building
 17. Existing Pedestrian Access
 18. Site Supervisors Houses
 19. Existing Vehicle Access
 20. Sowe Valley Primary School

- KEY**
- - - Site Boundary & Secure Fence Line
 - - - Secure Fence Line Within Site
 - ⌘ Gated Access Point
 - ⬇ Main School Entrance
 - ⬇ Vehicular Entrance
 - ⬇ Pedestrian & Cycle Entrance
 - 🌳 Trees Outside Site Boundary
 - 🌳 Trees Refer to Arboriculture Schedule Appendix 3 of Supporting Statement
 - 🅐 Parking
 - 🟫 Hard Landscaping & Foot Paths
 - 🛣 Roads
 - 🌿 Soft Landscaping / Grass & Shrubs
 - 🏠 Existing Built Form

+70.00 Existing Levels



ERNESFORD GRANGE Community School

Drawing No: 987-EG-PL-02

IID Architects www.iid.co.uk

SITE PLAN AS PROPOSED 1:1000 @ A1 - OCTOBER 2008

KEY

1. Athletics Track and Pitch
2. MUGA
3. New Boundary Planting
4. External Hard Play
5. New School – Two Storey
6. New School – Single Storey
7. SEN School Entrance
8. New Energy Centre
9. Car Park A:
Staff: 35 spaces (144 site total including 22 for Sowe Valley Primary School)
Visitor: 9 spaces (24 site total)
Accessible: 6 spaces (9 site total)
Mini bus spaces: 9 (9site total)
10. Car Park B:
Staff: 109 spaces (144 site total)
Visitor: 15 spaces (24 site total)
Accessible: 3 spaces (9 site total)
11. Existing Site Supervisors House
12. Principle Entrance
13. Pond
14. Sports Hall & Drama Suite Entrance and Drop Off Point
15. Stowe Valley Primary School
16. All Weather Pitch
17. Vehicle Exit
18. Existing School Sports Hall & Drama Suite Retained
19. Raised Bank
20. Gras Football Pitch
21. Waste Storage and Collection Point

KEY

- Gated Access Point
- Site Boundary & Secure Fence Line
- Secure Fence Line Within Site
- Main School Entrance
- Vehicular Entrance
- Vehicle Direction
- Pedestrian & Cycle Entrance
- Trees Outside Site Boundary
- Existing Trees – Refer to Arboriculture Schedule Appendix 3 of Supporting Statement
- New Trees
- Removed Trees – Refer to Arboriculture Schedule Appendix 3 of Supporting Statement
- Parking
- Hard Landscaping
- Sports Surface
- Roads
- Soft Landscaping / Grass & Shrubs
- Removed Buildings
- Proposed Built Form
- Portion of Existing School Building Retained
- Existing Levels as DWG PL02
- Proposed Levels

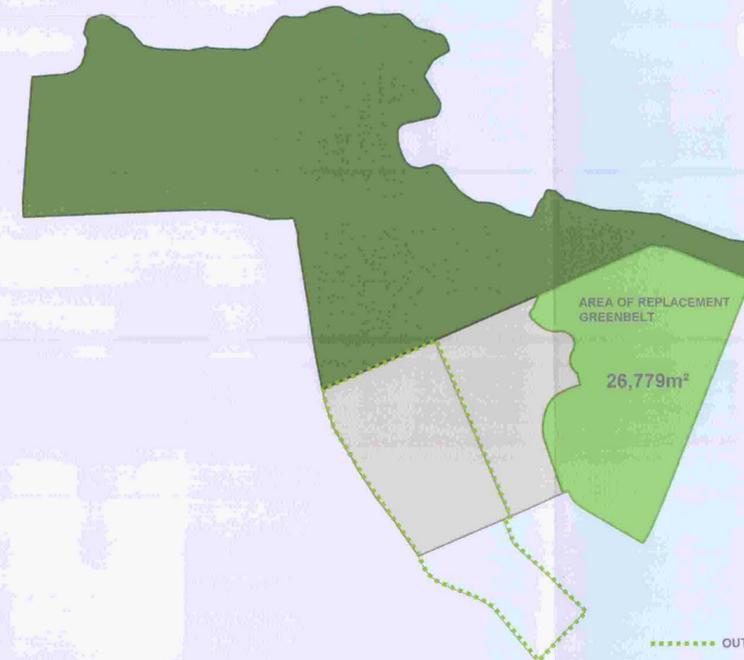
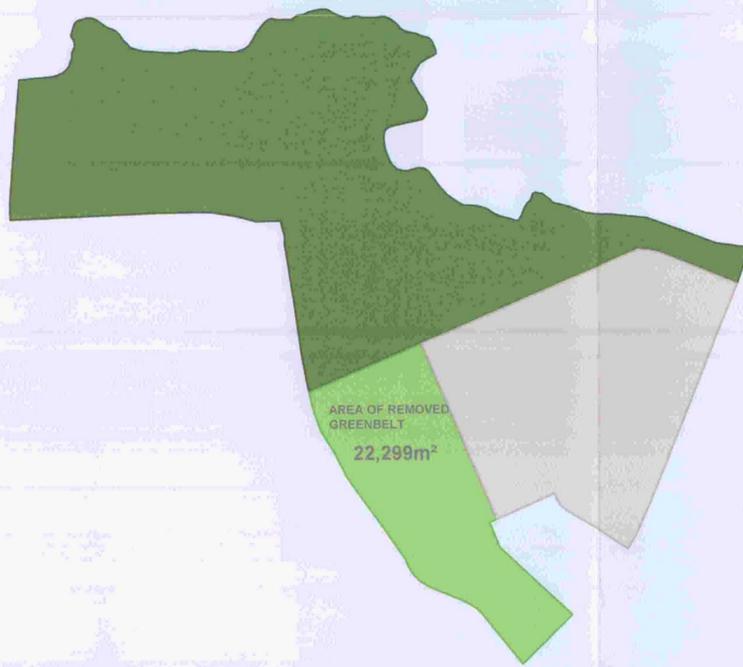




EG / Greenbelt Analysis / As Existing



EG / Greenbelt Analysis / As Proposed



- The Sowe Valley has been identified as a linear local Green Belt amenity area.
- Within the school boundary is a moat with a small pool fronting Princethorpe Way, the site of the former Ernesford Grange. This is a Schedule Ancient Monument (SAM)
- The existing school provides 10,100sq of floorspace comprising three principal two storey partially linked blocks which create a series of courtyards arranged around a central pond. The swimming pool element of the sports hall and drama suite is at the front of the school to the left of the main entrance facing the floodlit all weather pitch along the western boundary.
- There are two site supervisor's houses within the grounds of the school together with the school's Behaviour Support Unit (located in redundant site supervisor's house) a single storey boiler house and an existing day nursery which has its own separate entrance.
- The school currently has a total of 1,100 pupils. Allowing for the anticipated population growth in the city it is expected that pupil numbers will increase to over 1200 by 2016.
- There are two existing vehicle entrance points to the school from Princethorpe Way and a separate pedestrian entrance.
- There is a total of 75 car parking spaces for staff, students and visitors. There are currently 144 full-time equivalent staff working from the school.
- Sports fields are located to the west and north west of the school comprising 1/2 No. grass football/rugby pitches, 1 No. grass athletics track, 1No. floodlit all weather pitch, 8 No. hardcourt tennis courts and 6 No. cricket nets

PROPOSAL

- The redevelopment of Ernesford Grange School is part of Phase 1 of Coventry's Building Schools for Future (BSF) initiative to be undertaken by the private sector partner of Local Education Partnership (LEP). Its aim is to transform the provision of secondary education across the country by around 2020. Subject to necessary permissions and consents construction work at Ernesford Grange is due to start mid-2011.
- Along with President Kennedy and Cardinal Newman, Ernesford Grange is one of three mainstream secondary schools to be co-located with a Special School to establish a fully integrated 'Learning Community'.
- This outline application (with only "access" to be determined at this stage) proposes the erection of a replacement co-educational secondary school (the indicative layout plan shows a possible location to the west of the existing school on land within Green Belt) and then to demolish the majority of the existing school buildings. The new school needs to be erected and operational before the old school is demolished in order to ensure continuous educational provision on the site.
- As the existing school is surrounded by Green Belt any new school would have to be built on Green Belt land as there are no other less sensitive or more suitable available sites within the catchment area which would provide for a viable alternative. It is proposed however that the majority of the

ground on which the existing school stands would revert to replacement green space/play provision.

- The more recently constructed Sports Centre and Drama suite will be retained.
- The application site excludes the existing running track and playing fields within the Sowe Valley floodplain.
- Including new build and retained buildings, the overall gross internal area of the new secondary school will be 16,485sqm at two storeys. This will provide 1,008 places including 12 places for Special Educational Need students within the mainstream school and a sixth form of 205. The Special Needs School element will principally be at single storey. The overall building footprint is 12,500sqm. This will provide 150 pupil places. Staff numbers will increase to approximately 245.
- This proposal provides enhanced sport facilities including the following

External sports facilities;

- 1/2 No. grass football/rugby pitches retained
- 1 No. grass athletics track – existing retained
- 1 No. new all weather pitch
- 2 No. multi use games areas @ 49m x 36m
- 2 No. multi use games areas @ 36m x 18m
- Cricket nets

Internal sports facilities;

- 1 No. Sports hall existing retained
- 1 No. Gymnasium existing retained
- 1 No. fitness suite to be retained
- 1 No. swimming pool. To be retained but funding for upgrading yet to be secured.
- Associated indoor and field changing facilities upgraded to meet current standards.
- A "Development Control Masterplan" submitted with the application purely provides an indicative site layout and one possible solution to the development of the site.
- The development will involve:
 - Vehicular and pedestrian access in the existing positions that will be upgraded, extended and a one way system may be operated.
 - Enhancement of car parking provision to provide for up to 173 car parking spaces of which 5% will be for use by disabled people.
 - The removal of a number of trees but the tree survey does not indicate that any of these are of TPO quality. Replacement/supplementary tree planting is proposed.
 - The retention and upgrading of the existing sports hall, gymnasium and swimming pool.
 - The relocation of sports facilities (football pitches/tennis courts) across the site and it is anticipated that as part of any replacement provision a MUGA (Multi use games area) may be included.

- In addition to the core teaching and learning facilities the proposed development will seek to encourage wider community use of the key areas; sports hall, fitness areas and swimming pool (including a new hydrotherapy pool), a variety of performance hall and studios, miscellaneous community rooms, wide range of teaching and learning facilities including flexible teaching/learning resource areas for adults as well as pupil use. Proposed opening hours of the school are proposed as Monday – Friday 6am-11pm, Saturday 8am-10pm and Sunday 8am-10pm.
- An Energy Centre is proposed which will allow the possibility of a variety of energy sources including bio-mass and ground source heat recovery to contribute towards a renewable energy strategy.
- A phasing plan illustrated that the existing school will remain in operation during construction of the replacement facilities.
- The Design and Access Statement states:
 - The key development objectives which the Development Control Masterplan seeks to address are;*
 - *To provide new high quality facilities for Learning Community comprising two separately governed schools; facilities which allow each school to retain its individual identity within a framework which encourages high levels of integration and co-operation.*
 - *To create a new facility which is perceived as being a single Learning Community effectively 'under one roof' with one principle point of entrance rather than two separate but linked buildings.*
 - *To retain and enhance the provision of the existing sports hall, swimming pool and drama suite and to fully integrate these with the new development.*
 - *To rationalise the site layout to create a more compact and more sustainable development whilst increasing the amount of accommodation in order to provide facilities for the two schools.*
 - *To enhance the quality of the Green Belt fringe with an improved overall quality of built environment and significantly improved landscaping to the site boundaries.*
 - *To integrate the existing moat (ancient monument) into a new green sward created to the east of the current school, thereby increasing the overall area of a possibly reconfigured future Green Belt zone, as well as enhancing the quality of this zone adjacent to the residential areas and public access to it.*
 - *To rationalise and improve traffic flow into and out of the site in order to reduce congestion.*
 - Together these objectives seek to meet the criteria for development within Green Belt as well as significantly enhancing the educational, cultural and sports facilities available to people in the Ernesford Grange and Binley area.*

The following documents have been submitted:

Extract from Outline Business Case October 2008 - This sets out the strategic proposals for the physical transformation of Coventry's secondary school estate and focuses on the original options for the redevelopment of Ernesford Grange School

Archaeological survey – The Desk Top Survey highlights the scheduled ancient monument within the site as a direct planning constraint which may affect the development. As a result of potential buried remains associated with the scheduled monument a programme of archaeological works is recommended prior to development.

Environmental Desk-Top survey – This records that there is no indication of any contamination. A detailed site investigation will however be carried out in conjunction with the future detail design.

Ecology Survey – The site is considered to be of varied ecological value and has the potential to support various protected species. It also has the potential to be greatly enhanced in terms of biodiversity and the value it holds for the local ecology and the report make a series of recommendations in regards to safeguarding and enhancing provisions on-site for habitats and protected species.

Community involvement – a number of consultation exercises were carried out with various interested groups including staff, governors and pupils of the school. Consultation events with parents and school community including exhibitions were carried out, as well as consultation with the City Council. The following is a summary of the matters arising from public consultation held at the school on 10 June 2008 and action taken to address any areas of concern;

1. Swimming pool – *concern that as BSF does not fund swimming pools, this valuable and well used community resource could be lost.* The proposal specifically retains either the existing pool or potentially a new pool subject to BSF bidders proposals. A new hydro-therapy pool is also proposed.
2. Construction traffic – *already a congested area and considerable concerns how heavy construction traffic can get in and out of the site as it is narrow. Also concern where construction workers traffic will be placed.* The proposed construction traffic access will be separate from the existing site access and traffic movement into the site.
3. School traffic – *the school and Princethorpe Way is described as 'gridlock' at beginning and end of day and concern this will be even worse with extra traffic from the broad spectrum special school.* The revised access proposals specifically seek to address the congestion by creating a new one way traffic system and by separating pedestrians and vehicles.

Travel Plan – highlights objectives of the travel plan and provides targets for what it hopes to achieve. The documents will form part of the 'Healthy Schools' and 'Every Child Matters' programme and as a consequence will be reviewed on a bi-annual basis.

Traffic Report – recommends that the existing site access from Princethorpe Way be retained. The access will be upgraded, extended and become one way by utilising the existing upper service access adjacent to the site supervisor's house as the exit. Improved and separated pedestrian access can be created.

Flood Risk Assessment – the lower part of the site is in an area affected by the 100 and 1000 year known fluvial flood zones from the River Sowe and is zone 2 & 3 PPG25 classification. However, the area of the site to be development is above the 1 in 100 year level and within Flood Zone 1. There is an existing pond within the site which is planned to be retained which can be renovated with the drainage levels to be part of a new attenuation system. A proposed football pitch is in the area of the flood plain however the pitch is green field as existing and would contribute no more than the existing Greenfield rate. Additional flood volumes have been shown to be capable of being retained on the site with no third party involvement. By construction of the additional storage facility, flood risk for this site would decrease relative to any existing flooding risks to neighbouring properties or local drainage systems and features. The run off rate for the site has been reduced to the 1 year less 20% controlled discharge, representing a reduction from the 100 year flow by some 75%.

RELEVANT PLANNING HISTORY

- 25931 – Erection of 10 form entry comprehensive school, two staff houses and layout of playing fields – granted 20.10.71
- 25931/A - Erection of single bay glasshouse – granted 24.07.73
- C/25931/F – Temporary classroom block – granted 27.08.92
- D/25931/G – Erection of 2m high palisade fence – granted 27.11.92
- 25931/H – Erection of 2m palisade fence and gate – granted 23.02.96
- 25931/J – Replace and enlarge existing all weather football/hockey pitch with sand filled artificial grass area. Tennis/netball courts to be extended/resurfaced and new car parking area – granted 16.06.97
- 25931/K – Floodlighting and external lighting to hockey, netball, tennis courts and car park – Withdrawn 4.02.98
- 25931/L – Continued use of temporary classroom block – granted 20.08.98
- The application falls for consideration under the Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulation 1999 as the area of development exceeds 0.5ha. A formal screening opinion has been issued under delegated powers and concluded that an Assessment was not required.

DEVELOPMENT PLAN POLICIES

- CDP: OS4, EM4, EM5, EM6, EM8, AM1, AM8, AM9, AM11, AM22, BE2, BE15, BE20, BE21, GE1, GE4, GE6, GE8, GE10, GE14, GE15, SCL2, SCL6, SCL7
- SPG – Urban Design [2004] ; Delivering a More Sustainable City (revised draft August 2008)
- RSS (adopted 2004): UR4, QE1, QE3, QE4, , QE6, QE9, T1, T2, T3, T4,
- RSS (Phase 2 revision (draft) Preferred Option) (December 2007): SR3, SR4,
- PPS1, PPG2, PPG13, PPG17, PPS23, PPG24, PPS25,

STATUTORY CONSULTATION RESPONSES

- Environment Agency –comments awaited

- Sports England –In principle Sports England welcomes the upgrading of the changing facilities and swimming pool. Sports England is also aware that a playing pitch strategy is currently being prepared. They do have concerns in respect of alterations to pitches. However they indicate that recognising that the application is in outline with only "access" being discharged, Sport England will not object to the granting of planning permission subject to a number of conditions being imposed
- Severn Trent Water – No objection subject to no buildings being erected or trees planted within 10m of the sewer which crosses the site.
- English Heritage – would welcome management of the monument and its interpretation for school and community use

PUBLIC RESPONSES

- Notification letters sent to 277 properties on 21.10.08. This includes properties within Princethorpe Way, Quorn Way, March Way, Chard Road, Garth Crescent, Badger Road, Ashdown Close, Billesden Close,
- Site notices were posted on 28.10.08
- Press notice advertised on 30.10.08
- Three representations have been received; one in support of the proposal and two raising the following concerns;
 - Being overlooked by the new buildings with the consequent reduction in privacy and the potential for additional noise during the school day we would like reassurance that not only will new planting on the boundary of the site be undertaken but also that existing mature trees outside the boundary of the development site be protected and preserved.
 - Concerns raised over the detail of the proposal, for example will the football ground be floodlit? Will the running track be permanently built or temporary lined when required? Will the footpath be closed?

ISSUES

- Paragraph 3.4 of PPG2 states that the construction of new buildings inside a Green Belt is inappropriate unless it is for the following purposes:
 - agriculture and forestry
 - essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it;
 - limited extension, alteration or replacement of existing dwellings;
 - limited infilling in existing villages; or
 - limited infilling or redevelopment of major existing developed sites identified in the adopted local plan subject to specific criteria
- The consideration of planning applications for development within the Green Belt therefore hinges on a two-part test:
 - 1] whether the development proposed is appropriate development and
 - 2] if inappropriate, whether there are very special circumstances which clearly outweigh both the harm caused by virtue of inappropriateness and any other harm.

- Policy GE6 reiterates PPG2 in that it states that inappropriate development will not be allowed in the Green Belt unless justified by very special circumstances and also that development within or conspicuous from the Green Belt must not harm the visual amenities of the Green Belt by reason of siting, materials or design.
- The definition of appropriate development only permits the construction of buildings inside the Green Belt for a number of specified purposes which does not include the erection of schools and therefore if you are mindful to grant permission you must be satisfied that very special circumstances have been demonstrated.
- The essential characteristic of the Green Belt is its 'permanence' and inappropriate development is considered harmful. Its most important attribute is its 'openness' and thus the requirement to assess the impact on visual amenities.
- Policy SCL6 states that the City Council will support new, expanded and improved education facilities in suitable locations where the environmental impact of the proposal is acceptable in the nearby area.
- Policy SCL7 states that proposals to provide or improve schools or colleges of further education will be considered on the basis of;
 - Compatibility with nearby uses;
 - Accessibility by a choice of means of transport; and
 - Compatibility with other Plan policies.
- The application indicates that the existing school was opened in 1972 and whilst it was considered an innovative design for its time it is now tired and assessed to be past its economic life. Furthermore, the buildings no longer provide effective accommodation for the school and are not of sufficient quality to meet central governments standards on energy efficiency. Poor circulation (no lift access to upper levels for those with disabilities), undersized classrooms, limited flexible learning areas, inadequate staff facilities, poor social areas together with the poor conditions of the majority of the accommodation are some of the main accommodation issues.
- In order to meet the Government's objectives of transformational change in secondary school provision the most viable and practical option is the substantial replacement of the existing accommodation and to co-locate with a Broad Spectrum SEN will create a new, fully integrated 'Learning Community' supporting wider educational objectives. Complex decanting and phasing would result in maximum disruption to the operation of the school and increased costs
- The replacement school requires an area of around 13 ha. There are no alternative sites available within the catchment of the school which could meet this need and nearby secondary school sites would not have the capacity to accommodate any loss of pupil places on the Ernesford Grange site.
- Having regard to the lack of suitable alternative sites it is necessary to build the new school whilst continuing to provide for the secondary school needs of the catchment area.
- As a consequence the only way in which the clear need for the facility can be met in the locality is by development on the existing school site.

- One of the overriding priorities in planning major improvements to school facilities is to ensure that disturbance to the ongoing education of the present cohort of children is minimised.
- In order to meet the development objectives for the site, the existing school would be kept in operation by building the new school within the undeveloped area (designated Green Belt) surrounding the existing buildings (the indicative layout provides one and possibly the most likely solution to the south-west of the existing school as flood plain and the Scheduled Ancient Monument restrict re-build options). This would in turn allow the area of the existing buildings to be re-allocated for potential green space/play use once the new facility is completed.
- Part of the application site/existing school site is within the Sowe Valley Wedge which is an extensive tract of open land which straddles the River Sowe as it meanders through the city and which provides valuable access to the land for informal and formal recreation. Part of the application site that is fenced is within the designated green belt but in terms of access to the Sowe Valley this is presently restricted by the fencing and that fencing also narrows the extent of the wedge which is accessible. In this context it is not considered that the proposals materially impact on the integrity of the wedge.
- Green Belt policy also requires that consideration be given to the visual affects of any development on the approved Green Belt when viewed from it. The view from the Wedge at present is of the school fence and the school playing fields and beyond this the school buildings.
- From Princethorpe Way again the view is of playing fields with only glimpses of the wedge beyond and in architectural terms the existing buildings are of little merit.
- The opportunity exists with the consideration of the reserved matters to the enhancement of the wedge. The illustrative masterplan creates more compact buildings on the former playing fields and concentrates the replacement playing pitches on the eastern side of the site providing a much more open view from Princethorpe Way and when walking along the wedge
- I consider that the need to bring forward the transformational change in educational provision within this part of the city in line with Government initiatives for an educational service fit for purpose including one that meets wider sustainability objectives, the fact that there are no other sites in this part of the city that would provide for a viable alternative and the need to maintain adequate and functional school provision on-site during any new build works are very special circumstances that outweigh any harm that would be caused by virtue of inappropriateness.
- Similarly the more compact building envelope but with a similar height will improve the ratio of greenspace to built development including car parking. I am of the view that the illustrative scheme offers the potential to enhance the wedge particularly in visual terms.
- Reserved matters will also require consideration of landscaping proposals and the illustrative masterplan indicates :
 - New tree and shrub planting to site perimeter, particularly to the western and Princethorpe Way boundaries and to screen the tennis courts from the Green Belt.

- New tree and shrub planting within the site to suit the proposed building layout.
- New hard play areas surrounding the building.
- New informal social areas surrounding the building.
- New Multi Use Games Areas
- New All Weather Pitch
- Enhanced habitat areas including the improved access to the moat and restoration/upgrading to the ponds.
- The site has the potential to be greatly enhanced in its biodiversity and the value it holds for the local ecology. A Habitat Survey was carried out which highlights potential ecological constraints and opportunities. A condition is proposed requiring the recommendations in the report to be carried out.
- Minimum landscaping buffers are recommended by condition.
- In terms of the trees proposed to be removed, the majority of these are in a poor condition. There are a couple of trees that are in moderate condition however due to proposed widening of the access to improve highway safety and the proposed location of the multi use games area (to the north east of the site) these trees will be removed. As a result of this potential loss of trees, compensation measures are proposed in the form of additional tree planting and enhanced landscaping
- The upgraded sports facilities are supported by Central Government Guidance in PPG17 and would provide the school with multi purpose facility that it currently lacks.
- Consistent with national guidelines policies SCL2 and SCL3 look to provide such facilities either in defined centres or on school sites where the opportunities for combined trips and to meet the needs of local areas can be maximised.
- This proposal provides enhanced sport facilities including extensive pitch provision indoor and outdoor for many sports. Applying the 400m walking/cycling criteria defined within the policy explanation for SCL3 is taken into account, this site could potentially serve a wide catchment area and one of the key objectives of the development is to enhance the school's facilities and to make these more accessible to the local community.
- Policy AM22 states that new developments will be required to have safe and appropriate access to the highway system, together with satisfactory on-site arrangement for vehicles manoeuvring, by means which avoid danger or inconvenience to pedestrians, cyclists or drivers.
- The proposal retains the existing site access from Princethorpe Way but it is proposed that this be upgraded, extended and be one way and that the existing upper service access adjacent to the Site Supervisor's house become the exit.
- Improved and separated pedestrian and cycle access is also indicated.
- It is considered that in conjunction with an effective School Travel Plan, together with improved car parking, these proposals should mitigate the impact of any additional traffic arising from the co-location facility. The separation of vehicles and pedestrians will improve highway safety issues for pupils, staff and visitors.

- The indicative layout shows two possible parking zones along the south and eastern edges of the site in order to avoid creating a sea of parking in front of the main entrance. It proposes a total of
 - 168 spaces for staff and visitors (this includes 22 spaces for Sowe Valley Primary School which has no on-site parking)
 - 9 Disabled
 - 9 mini buses
- The existing on-site parking caters for approximately 111 cars.
- The level of on-site parking is proposed to increase due to the addition of the SEN school and special needs of the disabled pupils. However the level of parking has been based upon 1 car park space per 2 full-time staff with extra provision for the peripatetic staff, visitors and disabled users at the SEN. I consider that this level of car parking is appropriate for the scale of new build proposed and together with the implementation of a Travel Plan should ensure that there is limited impact on the amenity of local residents through any on-street parking. With the one-way system a pupil drop-off facility can be provided within the site.
- Secure storage for 177 cycles is proposed located alongside the sports/drama centre and within the main entrance plaza.
- Conditions are proposed to ensure pedestrian visibility splays are provided at the proposed exit and that traffic calming measures are provided along the new internal route alongside car park B.
- During construction of the school, to develop the site as proposed and ensure the safety of existing site users, two alternative options for construction traffic access approaching from either end of Princethorpe Way is proposed. Traffic could access the site from either;
 - Option 1 – a managed haul road along the northern edge of the site, utilising the existing northern vehicle access adjacent to the site supervisor's house. This option would require a controlled crossing of the school's access to their field areas, or
 - Option 2 – a new haul road formed along the southern boundary of Sowe Valley Primary School.
 A condition is recommended to provide full details of the construction traffic routing
- The location of external hard play/recreation areas is a major concern to residents whose properties adjoin a school. As the application is only in outline form (the location and details of such provision is unknown) conditions are proposed to ensure that suitable noise and light mitigation measures are put in place to avoid unacceptable levels of disturbance. This is also a matter that would need to be fully considered in considering subsequent reserved matters.
- A desk top survey in relation to contaminated land has been carried out and conditions are proposed requiring a detailed site investigation to be carried out.
- A desk top archaeological survey was submitted. Although the proposal does not involve ground works within the Scheduled Area of the moated site, there is potential for previously unrecorded archaeological deposits within the area to the north of the moat (where proposed demolition and construction is planned). It is recommended that conditions require that a programme of archaeological evaluation trenching is undertaken in this area

in order to establish the nature and extent of archaeological deposits. This will establish at an early stage a suitable mitigation strategy (which may include excavation or sympathetic foundation design) and reduce the risk of encountering archaeological deposits during construction phase of works.

- A Flood Risk Assessment (FRA) has been submitted. None of the existing buildings fall within the defined flood area and it is not anticipated that any proposed buildings will have any impact on the flood plain. It is however anticipated that some re-profiling of the external areas will be required and that some field/pitch areas will fall within the flood area.
- The school playing fields on the northern section of the site are already within the flood plain and are as a result, frequently rendered unusable when flooding occurs.
- BREEAM (The Building Research Establishment's Environmental Assessment Method) 'Very Good' will be required across Coventry BSF which will address a range of provisions including ventilations, natural lighting and sustainable construction. The applicants have stated that every effort has been made in the outline proposals to anticipate the design characteristics required to support this rating and an energy centre is proposed providing for a renewable energy strategy for the site
- The indicative masterplan submitted with the application indicates that a school of the size and massing proposed (although detailed siting, scale and appearance are reserved matters) can be satisfactorily accommodated on the site in particular in terms of maintaining your minimum separation distances between buildings ensuring that there would be no demonstrable detriment to the amenity of occupier of nearby residential properties through loss of privacy or visual dominance.

CONCLUSION

I consider that very special circumstances have been demonstrated such as to outweigh any harm caused by reason of inappropriateness. I also consider that the opportunity exists to enhance the views from the green belt and that its integrity will not be harmed. I am satisfied that subject to the recommended conditions and scheme of the scale, massing and nature of that proposed within this outline proposals can be satisfactorily accommodated on site and will I bring positive benefits to the locality

I therefore recommend that you advise the Secretary of State that you are mindful to grant planning permission subject to the imposition of conditions and delegate to officers the grant of permission providing that she does not wish to intervene.

SCHEDULE

Condition(s)

- 1. The approval of the Council shall be obtained to the following reserved matters before any development is commenced viz:-
the layout of site and its relationship with adjoining development;
the scale of the buildings;
the appearance of the buildings;
the landscaping of the site.**
- 2. Application for approval of the matters referred to in Condition One above must be made within 3 years of the date of this permission.**
- 3. The development to which this permission relates shall begin within 3 years of the date of permission or within 2 years of the final approval of the reserved matters, whichever is the later.**
- 4. Any subsequent reserved matters and/or discharge of conditions shall at all times comply with the following requirements as illustrated on Plan No. 987-EG-PL-04 (hereinafter referred to as the Framework Plan) accompanying this permission in that:
(a) Shall provide for a secondary school with ancillary community facilities and associated outdoor pitches, courts and games areas;
(b) No building above 2 storey in height (max 10m) shall be placed within 25 metres of any site boundary
(c) A minimum 10m structural landscaping buffer shall be provided along the south-west and north-east boundaries of the site.
(d) Dropping off and picking up facilities shall be provided
(e) Car parking for both school and community uses shall be provided at a scale of provision set out in the application documentation
(f) There shall be no overall loss of playing fields in relation to the existing provision.**
- 5. The reserved matters to be submitted in accordance with Condition 1 shall include details of all earthworks, mounding and the finished floor levels of all buildings, together with details of existing and proposed site levels on the application site and the relationship with adjacent land and buildings.**
- 6. No new building shall be occupied until cycle parking facilities have been provided and made available for use in accordance with details to be submitted to and approved in writing (or any subsequently approved documents) and thereafter those facilities shall remain available for use at all times unless alternative measures have been approved by the Local Planning Authority.**
- 7. No new building shall be occupied until car parking provision including 5% disabled car parking spaces and manoeuvring/service areas, to be submitted to and approved in writing by the Local Planning Authority, have been provided and made available for use. Thereafter**

those spaces shall be available at all times for the parking of motor vehicles.

8. Upon first occupation of the school the provisions of the Travel Plan, forming part of the approved documentation (or any subsequently approved variation or amendment) shall be implemented and be in operation and thereafter shall remain in effect unless otherwise agreed in writing by the Local Planning Authority.

9. The development shall only be undertaken in accordance with drainage details, incorporating Sustainable Drainage Systems (SUDS) and responding to the hydrological conditions (soil permeability, watercourses etc) within the application site, which have been submitted and approved by the local planning authority. The approved systems shall thereafter be retained unless alternative drainage methods have been approved by the local planning authority.

10. The details of hard landscaping works to be submitted in accordance with Condition No.1 shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the colour of the railings and gates; footpaths; and hard surfacing materials. The hard landscaping works shall be completed in full accordance with the approved details within 3 months of the first occupation of the new school accommodation hereby permitted; and all planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the first occupation. Any tree or shrub which within a period of 5 years from the completion of the development dies, is removed or becomes seriously damaged or diseased shall be replaced in the next planting season with another of similar size and species, unless the local planning authority gives written consent to any variation.

11. No development (other than demolition but excluding the removal of any foundation or sub structures) shall take place unless and until the following have been submitted to and approved in writing by the Local Planning Authority;

i) a written scheme of investigation for a programme of archaeological evaluation, including post-excavation analysis and publication.

ii) A strategy for mitigating the impact of the development if archaeological remains are discovered, including post-excavation analysis and publication.

Once approved the development shall only be undertaken in full accordance with those approved details (or any subsequently approved amendments)

12. Any external means of illumination, including floodlighting to any playing pitches shall only be installed in full accordance with details to be submitted to and approved in writing by the Local Planning Authority and thereafter operated in full accordance with such approved details unless otherwise approved by the local planning authority.

13. No use shall be made of any Multi-Use Games Area (MUGA) unless and until any works required to mitigate potential noise nuisance have been

implemented in full accordance with details (which shall include a Noise Assessment the methodology of which shall have been agreed in writing by the local planning authority) submitted to and approved by the local planning authority. Thereafter any such approved noise mitigation measures shall remain in place at all times unless alternative measures have been approved in writing by the local planning authority

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any order revoking and re-enacting that order with or without modifications) no external plant, machinery or replacement equipment shall be installed, erected or replaced on the application site without written approval of the Local Planning Authority.

15. No buildings shall be demolished unless a bat roost survey has been undertaken and any mitigation measures required implemented in accordance with details submitted to and approved by the local planning authority and thereafter such submissions shall be maintained unless otherwise agreed in writing with the Local Planning Authority.

16. Any pitches including any artificial playing surfaces shall only be laid out in accordance with details (to include levels and cross sections to indicate their relationship to surrounding development) submitted to and approved in writing by the Local Planning Authority.

17. Prior to the demolition of any buildings within the site details of the routing of construction traffic shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development shall take place in accordance with approved details.

18. No development shall commence until details of the proposed phasing of the development including plans showing access arrangements; car parking and the interim surface and boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with approved details.

19. The development hereby permitted shall only be undertaken in accordance with a scheme of site investigation that has been carried out to determine the nature and extent of land contamination within the application site and whose results together with remedial measures have been submitted to and approved by the local planning authority. If during the development works any further contamination is discovered, detailed proposals for its remediation shall also be submitted to and approved by the local planning authority. The development must not be occupied until remediation measures have been carried out in full accordance such approved details and a soil validation report has been submitted to and approved by the local planning authority.

20. Prior to the first use of the new school, details of the extract ventilation system and odour control equipment, including details of any noise levels and external ducting shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development

shall take place in accordance with the approved scheme. The extract ventilation system equipment and odour control equipment shall be operated at all times when cooking is carried out and maintained in accordance with the manufacturer's instructions.

21. The development shall proceed only in accordance with detailed measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway, which shall have been submitted to and approved in writing by the local planning authority. Such approved measures shall thereafter continue while construction operations are taking place.

22. The development hereby permitted shall only be undertaken in accordance with a risk assessment for air pollution from the demolition and construction phase (using "The control of dust and emissions from construction and demolition - Best Practice Guidance) to be submitted to and approved in writing by the Local Planning Authority and thereafter the development shall take place in accordance with the approved details.

23. Before the access is first used

a) a 2 metre by 2 metre pedestrian visibility splay at the back of the footway on either side of the proposed accessway, shall be provided in accordance with the approved drawings and at all times thereafter:

i) the turning facility shall be kept free of obstruction and available for its intended use; and

ii) nothing in the visibility splay shall exceed 600mm in height

24. Before the access is first used traffic calming along the internal route alongside car park B shall be installed in accordance with plans to be submitted to and approved in writing by the Local Planning Authority.

25. Before any development commences on site the following shall be submitted to and approved by the local planning authority and any approved mitigation or protection measures shall be put into place prior to and remain in place during any construction work:

a) an arboricultural implications assessment, arboricultural method statement and tree protection plan (to include protection measures during and after construction and any construction exclusion zones) in accordance with BS5837: 2005 which shall include any proposal for pruning or other preventative works.

26. Any Multi Use Games Area (MUGA) shown hatched on approved drawing no.987-EG-PL-04 shall not be illuminated or used before 0800 or after 2200 on Monday - Saturday or before 0900 or after 1800 on Sunday.

27. The development shall take place in accordance with the recommendations set out in the Ecological Appraisal produced by Warwickshire Museum Ecology Unit dated August 2008 unless otherwise approved in writing by the Local Planning Authority.

Reason(s)

1. To comply with Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

2. To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).
3. To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).
4. To ensure a comprehensive and well planned redevelopment of the site in accordance with Policies OS4, GE2, GE4, AM1, SCL6 and SCL7 of the Coventry Development Plan 2001.
5. To ensure sufficient information is submitted to demonstrate a satisfactory relationship between the proposed development and adjacent land and buildings in the interests of amenity in accordance with Policy BE2 of the Coventry Development Plan 2001.
6. In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies OS4 and AM12
7. In order to secure the satisfactory provision of facilities and access for disabled persons in accordance with Policy OS9.
8. To ensure that sustainable transport options for the site are optimised in accordance with Policies AM1, AM9, AM10 and AM12 of the Coventry Development Plan 2001.
9. To ensure that a satisfactory means of drainage is provided such as to minimise flooding and which promotes and maintains the good stewardship of the natural and built environment in accordance with Policies EM4 and OS4 of the Coventry Development Plan 2001.
10. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GE9, BE2 & BE20 of the Coventry Development Plan 2001.
11. In order to ensure any remains of archaeological importance, which help to increase our understanding of the City's historical development are recorded, preserved and protected where applicable, before development commences in accordance with Policy BE15 of the Coventry Development Plan 2001.
12. To ensure a satisfactory lighting scheme to minimise the visual intrusion for adjacent residents and upon the Green Belt in accordance with Policy AM8 of the Coventry Development Plan 2001.
13. In the interests of the amenities of surrounding residents in accordance with Policy AM5 of the Coventry Development Plan 2001.
14. In order to protect the amenities of occupiers of nearby properties in the locality in accordance with Policy EM5 of Coventry Development Plan 2001.
15. In the interests of nature conservation in accordance with Policy GE13 of the Coventry Development Plan 2001.
16. To protect the visual amenities of the Green Belt in accordance with Policies GE1 and GE6 of the Coventry Development Plan 2001.
17. In order to protect the amenities of local residents in accordance with Policies EM5 of the Coventry Development Plan 2001.
18. To ensure the satisfactory phasing of the development in the interests of highway safety in accordance with Policies AM22 of the Coventry Development Plan 2001.

19. To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Development Plan 2001.
20. In order to protect the amenities of neighbouring properties in accordance with Policy EM5 of the Coventry Development Plan 2001.
21. In the interests of highway safety and the amenities of the occupiers of nearby properties in accordance with Policy AM1 of the Coventry Development Plan 2001.
22. In order to protect the amenities of neighbouring properties in accordance with Policy EM5 of the Coventry Development Plan 2001.
23. In the interests of vehicular and pedestrian safety in accordance with Policy AM22 of the Coventry Development Plan 2001.
24. In the interests of vehicular and pedestrian safety in accordance with Policy AM22 of the Coventry Development Plan 2001.
25. In order to protect and preserve existing trees within the site which are of amenity value in accordance with Policy GE14 of the Coventry Development Plan 2001.
26. In the interests of the amenities of surrounding residents in accordance with Policy AM5 of the Coventry Development Plan 2001.
27. In the interests of protecting and improving the ecological value of the site in accordance with Policy GE1 of the Coventry Development Plan 2001.

LIST OF BACKGROUND PAPERS

PROPER OFFICER: City Planning Manager

AUTHOR: Claire Tucker – Team Leader – Major Projects
(024) 7683 1239

PAPERS OPEN TO PUBLIC INSPECTION (all at City Development
Directorate, Civic Centre 4, Much Park Street)

Planning Application File: 54788

Coventry Development Plan 2001

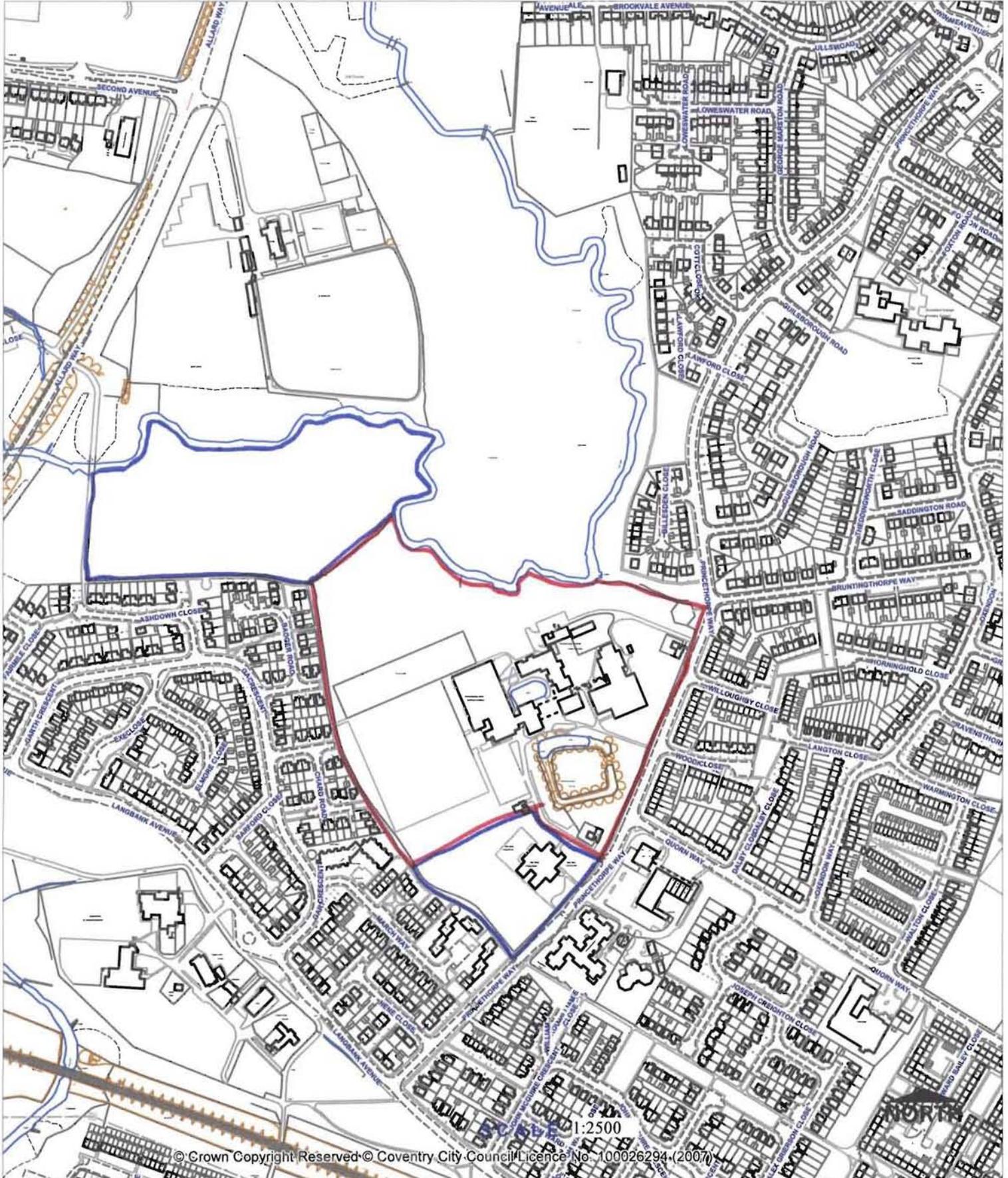
Regional Planning Guidance for the West Midlands, RPG11, June 2004

CASE OFFICER: Rebecca Grant
R/2008/1966

SITE LOCATION PLAN

APPLICATION NUMBER 54788

Ernesford Grange
School & Community College



SITE PLAN AS EXISTING 1:1000 @ A1 - OCTOBER 2008

- KEY**
1. Athletics Track & Pitch
 2. Cricket Nets
 3. Tennis Courts
 4. All Weather Pitch
 5. West Block Building
 6. Existing Car Park – 74 spaces
 7. SEN Support Building
 8. Main Entrance
 9. Pond
 10. Boiler House
 11. Central Building
 12. Historic Moat
 13. Existing Vehicle Access
 14. Site Supervisors Houses
 15. Existing Nursery
 16. East Block Building
 17. Existing Pedestrian Access
 18. Site Supervisors Houses
 19. Existing Vehicle Access
 20. Sowe Valley Primary School

- KEY**
- Site Boundary & Secure Fence Line
 - Secure Fence Line Within Site
 - Gated Access Point
 - Main School Entrance
 - Vehicular Entrance
 - Pedestrian & Cycle Entrance
 - Trees Outside Site Boundary
 - Trees Refer to Arboriculture Schedule Appendix 3 of Supporting Statement
 - Parking
 - Hard Landscaping & Foot Paths
 - Roads
 - Soft Landscaping / Grass & Shrubs
 - Existing Built Form

+70.00 Existing Levels



ERNESFORD GRANGE Community School

Drawing No: 987-EG-PL-02

IID Architects www.iid.co.uk

SITE PLAN AS PROPOSED 1:1000 @ A1 - OCTOBER 2008

KEY

1. Athletics Track and Pitch
2. MUGA
3. New Boundary Planting
4. External Hard Play
5. New School – Two Storey
6. New School – Single Storey
7. SEN School Entrance
8. New Energy Centre
9. Car Park A:
Staff: 35 spaces (144 site total including 22 for Sowe Valley Primary School)
Visitor: 9 spaces (24 site total)
Accessible: 6 spaces (9 site total)
Mini bus spaces: 9 (9site total)
10. Car Park B:
Staff: 109 spaces (144 site total)
Visitor: 15 spaces (24 site total)
Accessible: 3 spaces (9 site total)
11. Existing Site Supervisors House
12. Principle Entrance
13. Pond
14. Sports Hall & Drama Suite Entrance and Drop Off Point
15. Stowe Valley Primary School
16. All Weather Pitch
17. Vehicle Exit
18. Existing School Sports Hall & Drama Suite Retained
19. Raised Bank
20. Gras Football Pitch
21. Waste Storage and Collection Point

KEY

- Gated Access Point
- Site Boundary & Secure Fence Line
- Secure Fence Line Within Site
- Main School Entrance
- Vehicular Entrance
- Vehicle Direction
- Pedestrian & Cycle Entrance
- Trees Outside Site Boundary
- Existing Trees – Refer to Arboriculture Schedule Appendix 3 of Supporting Statement
- New Trees
- Removed Trees – Refer to Arboriculture Schedule Appendix 3 of Supporting Statement
- Parking
- Hard Landscaping
- Sports Surface
- Roads
- Soft Landscaping / Grass & Shrubs
- Removed Buildings
- Proposed Built Form
- Portion of Existing School Building Retained
- Existing Levels as DWG PL02
- Proposed Levels





EG / Greenbelt Analysis / As Existing



EG / Greenbelt Analysis / As Proposed

