
COMMITTEE REPORT 9

Planning Committee

29/01/2009

Report of City Planning Manager

APPLICATION No. - 54851

Description of Development - Redevelopment of Finham Park School including demolition of all existing school buildings and replacement with a new two storey development. (Outline application with means of access being discharged.)

Site - Finham Park School Green Lane

Applicant - Mr Colin Green Coventry City Council

Ward - Wainbody

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 and providing that the Secretary of State for the Communities and Local Government does not wish to intervene.

DESCRIPTION OF APPLICATION SITE

- The overall school site and adjoining playing fields occupy an area of approximately 35 hectares. The application site sits to the north west of the overall site and occupies an area of approximately 9.4 hectares.
- The existing school buildings, associated parking and tennis courts occupy an area of approximately 4 hectares to the north east of the site and have a frontage of approximately 200m to Green Lane. This part of the site is outside of the Green Belt but the adjoining playing fields are within the Green Belt.

- The application site and adjoining playing fields are surrounded by Warwickshire's Green Belt to the south and west.
- To the east of the site is Green Lane with properties fronting the site, set approximately 30m from the boundary.
- To the north of the site is a medical centre and residential properties Gretna Road and it's adjoining cul-de-sacs back and side-on to the site along the north-western boundary.
- There is a SINC (Site of Importance for Nature Conservation) adjacent to the northern site boundary to the rear of the medical centre. This contains ponds, trees, scrub and tall ruderal vegetation. The majority of the remaining area is of low ecologic value but there are peripheral features such as hedgerows and standard trees.
- The site adjoins Leasowes Nursery to the southern boundary.
- The existing school buildings are CLASP system-built single and two storey structures dating from the 1960s. Two single storey outbuildings have been added more recently to provide additional floorspace. The school facilities are housed in a number of individual blocks as well as in some temporary buildings.
- There are currently 153 parking spaces including 4 disabled bays. These are located to the south of the existing buildings alongside the boundary with Leasowes nursery.
- The school has an 8 form entry with a cohort of 1,470 with approximately 240 students per year and including a sixth form of approximately 270. There are approximately 175 full time members of staff including approximately 72 non teaching staff.
- Sports provision currently consists of:-
 - 1 sports hall 540 sq m
 - 1 gymnasium 280 sq m
 - Associated indoor and field changing
 - 10 grass hockey/football pitches
 - 11 hard tennis courts.

PROPOSAL

- The redevelopment of Finham Park School is part of Coventry's Building Schools for the 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.
- This outline application (with only "access" to be discharged at this stage) proposes to erect a replacement co-educational secondary school (the indicative layout plan shows a possible location to the west of the existing school on land within the Green Belt) and then to demolish the existing school buildings.
- The development proposes demolition of the existing school buildings with a footprint of approximately 8,260 sq m. A new replacement school building is proposed within another section of the site in order to allow the existing school to continue to operate whilst the new facility is being built. The new school is indicated as two storey and being positioned to the west of the existing buildings. This is indicated as having a footprint of approximately 6,280 sq m within the adjacent Green Belt.

- 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 that would provide for a viable alternative. The area of the existing buildings to be demolished will be remodelled to provide new pitches and car parking fronting Green Lane.
- The overall development will have a reduced footprint concentrated on a tighter area. The size and scale of the development is therefore similar to that which already exists.
- There is no intention to increase student or staff numbers and it will continue to provide an 8 form entry with a student cohort of 1,470 with approximately 240 students per year and including a sixth form of approximately 270. Full time staff will be approximately 175 including approximately 72 non teaching staff.
- The illustrative layout indicates the following sports provision:-
 - 1 new 4 court sports hall 594 sq m
 - 1 new activity studio 220 sq m
 - 10 grass hockey/football pitches
 - 1 all weather pitch approximately 7140 sq m
 - 1 multi-use games area approximately 2170 sq m
- A new access point is proposed to enable in and out access from Green Lane and for buses to turn around within the site.
- The proposal retains the existing pedestrian and vehicle access from Green Lane but creates a one way vehicle access to reduce congestion. This will provide a bus drop off point adjacent to the pedestrian access to the main building.
- The proposed pedestrian approach to the main entrance is via a path through woodland and natural habitat, punctuated with possible sculptures and pockets of seating areas.
- The layout assumes service access from Green Lane with the main service area located at the eastern end of the new facility.
- Access for buses would be from Green Lane with allowance for bus turning and parking for approximately 5 buses within the site.
- 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 Design and Access Statement states;

- The key development objectives which the Development Control Masterplan seeks to address are;
 - Replacement of poor grade CLASP accommodation.
 - Provide facilities under one roof for health and welfare, cross-curricular and energy economy reasons.
 - Improved quality of general and special teaching accommodation.
 - Improved staff accommodation.
 - Improved catering facilities.
 - Improved main approach and significant enhancement of overall image.

- Better linkage between areas of accommodation and improved grouping of learning areas.
- Increased provision of flexible learning areas.
- Increased provision of a differentiated palette of teaching and learning areas reflecting school's educational vision.
- Improved environmental performance of the existing accommodation where retained enhanced ICT provision.
- Improved accessibility to all areas.

In addition to the Design and Access statement the following documents have been submitted with the application;

Extract from Outline Business Case October 2008

Three options were considered; 1 – complete new build replacement school, 2 - part refurbishment, part rebuild, 3 – retain existing layout, upgrade external fabric and refurbish interior facilities. Option 1 was the preferred option as the poor quality of existing accommodation demands a clean sweep and replacement of original CLASP buildings with a new building to match the school's high aspirations. A number of alternative layouts have been explored with the school to minimise complex phasing and the need for temporary accommodation. Retention of the sports hall and gym was considered but this would seriously inhibit the location of the balance of the school's facilities and would be very disruptive to the ongoing life of the school during the construction phase.

Archaeological survey

This concludes that there are no planning constraints that would directly affect the development of this site. In addition both the archaeological and built heritage risk are assessed as being low due to the absence of known sites of heritage significance and the ephemeral nature of any potential surviving archaeological deposits. It is therefore recommended that the development of the site, which will include the demolition of the existing buildings, does not warrant further investigation and/or mitigation works.

Arboricultural Survey

A tree survey has been carried out which categorises the existing trees on site. As the location of the new build is only indicative at this stage a full survey to BS 5838 at the reserved matters stage.

Environmental Desk / Ecological Survey

The SINC area is of the highest ecological value and the remainder of the site supports some features of moderate to high value. The site is known to support two protected species and has the potential to support others.

- The SINC should be protected with the use of temporary fencing during construction by a buffer of at least 30m.
- A pre-determinative bat survey of all of the buildings should be undertaken.
- The site supports a breeding population of great crested newts and a population survey of the pond should be carried out. The survey results and proposed mitigation should be submitted for approval.

- Any works within 30m of the badger sett will require a disturbance licence from Natural England.

Topographical Survey

- Plans showing existing features within the site and site levels

School Travel Plan

- Details the existing patterns of travel to school and highlights objectives of the travel plan and provides targets for what it hopes to achieve. The plan will be monitored and policy updated where necessary. A School Travel Plan Progress Report will be produced each year.

Consultation Feedback

- Local Community consultation with local residents including an exhibition of draft DCM proposals during September 2008. The following is a summary of matters arising from this consultation and actions to address concerns:-
- Green Belt. Considerable concern and potential opposition raised over any plans that would impact on what is perceived as a thriving and diverse wildlife. *The proposed layout provides a generous area of habitat towards the front of the site, either side of the secure fence line, to encourage a diverse and thriving wildlife, which can also be utilised as an area for breakout, teaching and study.*
- Proposed new vehicular exit. Concern this will be too close to the junction of Green Lane and Bathway Road causing additional dangers. *The original proposal for a revised entrance has been modified. The principle vehicular entrance will now continue to be located on Green Lane, using the existing access point, with a supplementary access adequately distanced from the Bathway Road junction.*
- Lay-by or pull-in. A great deal of support for the suggestion at the meeting about a lay-by on Green Lane for coaches to pull into meaning traffic can get past. *A one way internal road provides a convenient lay-by for coaches to pull into with access to the main pedestrian path, away from the main traffic of Green Lane.*

Flood Risk Assessment

- The Environment Agency map shows the whole site to be outside the current 1 in 100 year and 1 in 1000 year flood zones, making this a zone 1 site location. The assessment concludes that the site appears to be currently unaffected by flooding, although it is clear from the calculations that the existing drainage system cannot cope during low frequency storms and may well inundate the southern section of the playing fields. This would result in some flooding occurring to the playing fields to the south.
- As the new impermeable areas result in a slight decrease in the amount of hardstanding, development proposals do not impact on the existing flood risk. However, to ensure an improvement to the existing surface water drainage performance, it is proposed to restrict the flows from the site by 20% from the existing outfall capacity without surcharging. In reality much greater reduction of flows will occur as the pipe will surcharge and force more water through under head.

- Peak storm water storage will be provided on site by installing a new pond up to the 1 in 100 year storm + 20%.
- All existing outfalls which are to be reused should be jet cleaned and CCTV surveyed to check their structural condition and that they are free-flowing prior to detailed drainage design.
- With the installation of these storage systems and restriction of flow from the site, the flood risk to third party properties will be considerably reduced.

RELEVANT PLANNING HISTORY

- The application was the subject of a Screening Opinion as it fell with Schedule 2 Category 10b of the Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999 (an 'Infrastructure Development Project'). Under delegated powers it was determined that an Environmental Impact Statement was not required.
- There is no relevant planning history.

DEVELOPMENT PLAN POLICIES AND OTHER POLICY GUIDANCE

- 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

- West Midlands Fire Service. Proposals appear satisfactory from a Fire Authority point of view. Approval of Building Control will be required with regard to Part B of the Building Regulations 2000.
- Sport England have raised the following objections:-
 - Emerging standard in Coventry's Draft Green Space Strategy is 1.02 ha per 1000 for sports ground which they believe is applicable for this site. Currently the south sector of Coventry which this application is located the provision is 1.46 which is above the proposed standard. Notwithstanding this there has been no robust justification offered up for this loss or any reference to this document.
 - The loss of the tennis courts would have a major impact on the city's tennis provision.
 - Concerns about the strategic justification of the other sports facilities which are to be provided as part of the development.
 - The applicants have not demonstrated how they will either satisfy Sport England's planning policies, Coventry's UDP or PPG notes 2 and 17. Therefore Sport England have no alternative but to object to this planning application.

If the Local Planning Authority are mindful to grant outline consent, they recommend a number of planning conditions.

- Warwick District Council. No comments.
- Warwickshire County Council. Highway Authority's response is one of no objection. They ask that if any routing for construction vehicles is to include Warwickshire they are consulted in due course.
- Environment Agency. No objection but have recommended conditions specifying drainage details required.
- Warwickshire Wildlife Trust. Reiterate the requirements for further surveys as outlined in the Ecology Survey. These relate to surveys and mitigation measures for protection of great crested newts, bat survey, buffer zone for protection of badgers and recommends that as much hedgerow and trees be retained as possible. The trust would welcome the creation of a management plan which includes details of the buffer zones, mitigation measures, survey times, soft landscaping proposals and replanting schedules to ensure all environmental impacts are offset appropriate. The management plan could also include a management schedule for the SINC area to assist in maintaining the value of the habitat for the great crested newts and further enhancing its value for biodiversity.
- Highways. Request that the applicants demonstrate that waste and delivery vehicles can access the waste location and turn around to exit.

PUBLIC RESPONSES

- Neighbour notification letters were posted to xxx properties on 11/12/08.
- Site and press notices were posted on 11/12/08.
- The following representations have been received:-

175 Gretna Road

The proposed layout for the school buildings offers the attending students a more convenient and a safer environment. In particular the proposed horse shoe driveway/revised parking areas and the purpose built 2 storey buildings.

Applauds the proposal to return land to green belt.

The 2m security fence would encompass the entire school. The whole site is still within the green belt and to their knowledge during the whole history of the school no security incident has occurred within or around the bottom playing field. In summary, welcomes the proposal in general terms but objects to any extension of the security fencing around the bottom playing field.

165 Gretna Road

Concern about erection of security fencing instead of existing natural hedgerows and for access to maintain drains running along the rear of properties on Gretna Road.

7 Kingscote Grove

Incredulous that the applicant states an environmental impact assessment is not required as the site has protected species and SINC. Does not consider that a new two storey building sited much further into the Green Belt would create better views. Green Belt should be protected. A huge landmark building on Green Belt land would be totally unsuitable for the

Green Lane rural area and out of keeping with the area. The wildlife/playing field is a treasure we should be proud of and must not be destroyed.

221 Green Lane

Although the proposals for developing the school look positive, any expansion of the school will have a significant impact on traffic flow in the local area, not just on Green Lane itself but on the Finham triangle where rush hour traffic levels already cause significant issues.

ISSUES

- The school site, excluding the existing built-form, is within the designated Green Belt. 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 to the Green Belt by virtue of inappropriateness and any other harm.
- PPG 2 goes on to add that
 - the visual amenities of the Green Belt should not be prejudiced by proposals for development within or conspicuous from the Green Belt;
 - any large scale development or re-development in the Green Belt it should so far as possible contribute to the primary objectives of the
 - provide opportunities for access to the open countryside;
 - provide opportunities for outdoor sport and recreation;
 - retain and enhance attractive landscapes;
 - improve damaged or derelict land;
 - secure nature conservation interest; and
 - retain land in agricultural, forestry and related uses.
- 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 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 it 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 existing school was built in the 1960s using the CLASP system. The application indicates that the condition of the various buildings varies but they are generally all in need of significant upgrading to meet current standards in terms of energy efficiency, accessibility and suitability for contemporary teaching and learning.
- The replacement school requires an area of around 12.7ha. I am satisfied that there are no alternative sites available within the catchment of the school that could meet this need and nearby secondary school sites would not have the capacity to accommodate any loss of pupil places on the Finham School site.
- It is necessary to build the new school whilst continuing to provide for the secondary needs of the catchment. 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. Whilst the existing school is not within the Green Belt, the surrounding playing fields are.
- In order to meet the development objectives for the site, the existing school will be kept in operation by building the new school within the undeveloped area (designated Green Belt) adjacent to the existing buildings (the indicative layout provides one of the possible solutions, to the west of the existing school). This would allow the area of the existing school to be used for car parking and enhanced landscaping to Green Lane.
- The indicative siting for the replacement school is within the adjoining Green Belt but close to the existing school and allows for the existing education provision to be maintained during construction of the new building. 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.
- The application indicates that the area of the existing tennis courts could be returned to green space which could revert to replacement green space/play provision.
- 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 on 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 the harm that would be caused by virtue of inappropriateness.

- Green Belt policy also requires that consideration be given to whether or not development will be conspicuous from the green belt. The illustrative masterplan indicates one of a number of possible locations for the new school building. This option would maintain openness with the playing fields to the rear and the new school set close to the site of the existing buildings. Alternative siting would potentially have a detrimental impact on adjoining residents or on the SINC and habitats. I am satisfied that the siting of any new building in approximately the location identified on the indicative masterplan (the general location can be conditioned) will not have a material impact on the visual amenities of the Green Belt in view of its proposed scale and the fact that it would be viewed against the backdrop of existing houses on Green Lane and the proposal (subject to detail) can contribute the some of the primary objectives of the Green Belt as set out above.
- In architectural terms the existing buildings are of little merit. The potential exists with the creation of a more compact building with any improved design to rationalise the built form on site without compromising the integrity of the Green Belt and contribute, as far as possible, to some of its primary objectives of providing opportunities for outdoor sport and recreation, retain and enhancing attractive landscapes and secure nature conservation interests.
- Policy SCL2 states that proposals for large social, community, leisure and indoor sports facilities will be encouraged in education centres, amongst other areas.
- The upgraded sports facilities are supported by Central government guidance in PPG17 and would provide the school with multi-purpose accessible facilities that it currently lacks.
- PPG17: Planning for Open Space, Sport and Recreation (2002) para15 states that local authorities should give careful consideration to any planning applications involving development on playing fields and cites circumstances where development should not be allowed. Where a robust assessment of need has not been undertaken planning permission should not be allowed unless the proposed development is for an outdoor or indoor sports facility of sufficient benefit to the development of sport to outweigh the loss of the playing field.
- Sport England have objected to the proposal as they can find no justification for the reduction of the playing fields or loss of tennis courts.
- The application is in outline only and a condition can reasonably require that the reserved matters shall demonstrate that sufficient sports facilities are retained.
- Sport England has also requested a number of conditions in connection with the re-provision of sports facilities on the site. In respect of these I recommend the following response:
 - **A Community use scheme** – condition recommended
 - **Sports Development Programme** – not appropriate, this is one for the school to manage in line with their policies
 - **Details of landscaping** – condition recommended

- **Management & Maintenance of Synthetic Pitches** – condition recommended though it is considered unreasonable to require replacement after ten years
 - **Disabled Access** –condition recommended
 - **Phasing Plan** – condition recommended
 - **Restrict use of outdoor playing pitches to D2 use only** – it is considered that this is un-necessary and unreasonable as this could prevent the school using such facilities for other associated facilities on a temporary basis and any permanent development of those facilities would require planning permission.
 - **Prevent use of Sports Hall for examination and other purposes** – this is considered unreasonable and would prevent the effective and efficient use of all school facilities for the benefit of providing an overall educational service.
 - **Playing Field Ground Conditions** –condition recommended
- Policy AM22 requires that safe and appropriate access to the highway system, together with satisfactory on site arrangement for vehicle manoeuvring, by means which avoid danger or inconvenience to pedestrians, cyclists or drivers. The supporting text makes clear that consideration must also be given to the impact of access and manoeuvring arrangements on neighbouring users and the amenity of residents.
 - The inclusion of an in and our arrangement off Green Lane is welcomed as it will reduce congestion on Green Lane and improve highway safety. A condition will be imposed to ensure on-site dropping off facilities are provided.
 - The parking proposals are based on 1 car space per 2 full-time members of staff with approximately 20% additional parking to allow for peripatetic staff and visitors. I consider the scale of parking provision to be acceptable.
 - Cycle parking will also be provided in accordance with your draft standards.
 - During construction of the school, the access will be from the existing vehicular access from Green Lane. A condition is recommended to provide full details of the construction traffic routing.
 - The location of external hard play / recreation areas could raise concerns over potential for noise / disturbance to local residents. A condition is recommended to provide minimum landscaping buffer at the site boundary with residential properties. Further detailed consideration will need to be given to this matter when the reserved matters are submitted.
 - The indicative masterplan submitted with the application indicates that a school of the size and massing proposed (maximum 10metres high) (although detailed siting, scale and appearance are reserved matters) can be satisfactorily accommodated. Again conditions are recommended to achieve satisfactory separation distances to ensure any impact to adjacent residential or green belt is limited.
 - Whilst only illustrative, the layout allows for an overall net internal area of approximately 12,560 sq m at a maximum of 2 storeys (10m height) arranged around one central atria/open courtyard. Front of house facilities suitable for community use would be grouped around the main entrance with the sports centre potentially at the back allowing convenient access to the field areas as well as easy access for community use. The overall area of the building footprint in the illustrated scheme is approximately 6,280 sq

m which compares with a combined footprint of 8,260 sq m for the existing single and 2 storey buildings.

- The indicative layout for the new buildings is approximately 30m from the southern boundary and over 100 meters from the northern boundary.
- Residents have raised concerns about enclosure of the playing fields with a security fence, which they consider will have a detrimental affect by closing this area of green belt. These are matters of detail and a condition is recommended requiring details of boundary treatment.
- Site records do not indicate any contamination within the site.
- The existing buildings to be demolished are not considered worthy of retention, nor is any programme for recording the existing buildings considered necessary.
- Any new development will inevitably involve the loss of a number of trees. As the location of the new build is only indicative at this stage a full survey to BS 5838 will be required at the reserved matters stage and a condition is recommended.
- Whilst the siting is only indicative, the reserved matters will need to have consideration for noise and lighting to protect the amenities of local residents and conditions are recommended requiring details of lighting and noise mitigation from the proposed sports pitches.
- An ecological survey was carried out which highlights potential ecological constraints, opportunities and mitigation measures and a condition is recommended to ensure the development is undertaken in accordance with the measures identified in the report.
- The SINC area is of the highest ecological value and should be protected with the use of temporary fencing during construction by a buffer of at least 30m in which no machinery or works should enter. The protection strategy for the great crested newts within the SINC should be included in the future full planning application.
- The hedgerow scheduled for removal should be replaced along the southern boundary of the new building complex with a similar feature, comprising natives species appropriate for the site. All trees that require removal should also be replaced with a greater number of native trees in the interests of enhancing overall biodiversity at the site. Details of proposed replacement species to be planted and protection of existing trees to be detailed in the future full planning application.
- A bat survey of all the existing buildings should be undertaken prior to demolition and a condition is recommended.
- The Environment Agency have raised no objection to the proposals but have recommended conditions following consideration of the flood risk assessment.
- In respect of ground contamination. The applicant has provided map data but no discussion or interpretation. A formal desk top study should therefore be submitted at the reserved matters stage and a condition is recommended.
- 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.

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 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)

Reason(s)

LIST OF BACKGROUND PAPERS

PROPER OFFICER: City Planning Manager

AUTHOR: Richard Sykes – Team Leader -Development Management
(024) 7683 1224

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

Planning Application File: 54851





















Coventry Development Plan 2001

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

CASE OFFICER: Anne Lynch
R/2008/2270

SITE PLAN AS PROPOSED 1:1000 @ A1 - NOVEMBER 2006

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
-  New Trees
-  Removed Trees
-  Parking
-  Hard Landscaping
-  Sports Surface
-  Roads
-  Soft Landscaping / Grass & Shrubs
-  Removed Buildings
-  Proposed Built Form
-  +80.00 Existing Site Levels
-  +80.00 Proposed Site Levels

1. Grass sports pitch
2. New school
3. Atrium
4. Services vehicle area – Waste storage and collection
5. Cycle stands (site total 205)
6. External hard play
7. MUGA
8. All weather pitch
9. Habitat and sculpture park
10. Bus/coach drop off and waiting point for children
11. Site Supervisor's House
12. One way access road
13. Car park A
Staff & visitors: 93
14. Car park B
Staff & visitors: 30
15. Car park C
Staff & visitors disabled: 4
Minibus: 8
16. Pond

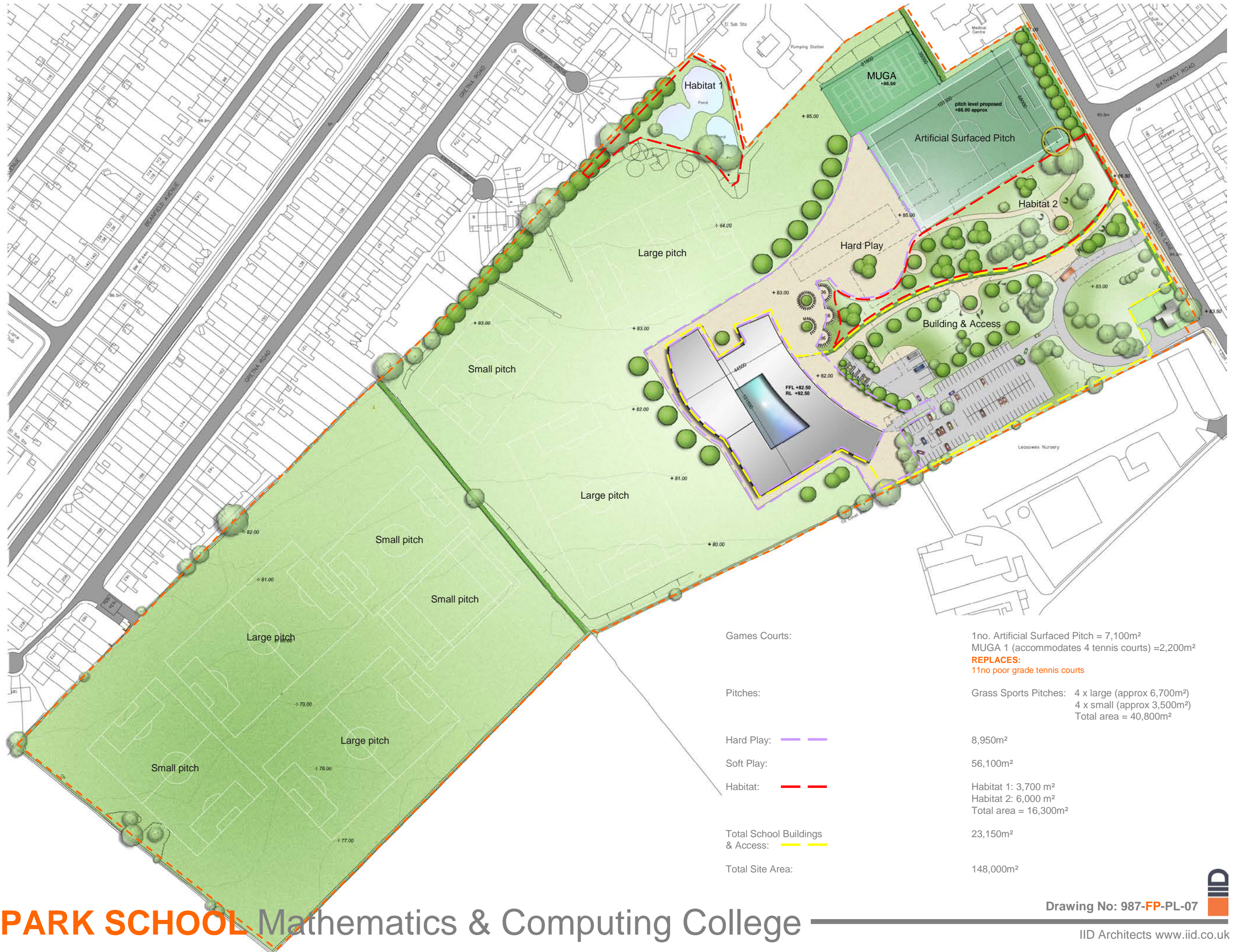


FINHAM PARK SCHOOL Mathematics & Computing College

Drawing No: 987-FP-PL-04

IID Architects www.iid.co.uk





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

- KEY**
1. Sports Pitch
 2. Tennis Courts
 3. 6th Form
 4. Portacabins
 5. Car Park
 6. Sports Hall
 7. General Teaching
 8. Main School
 9. Art and Design Block
 10. Study and Social
 11. Site Supervisor's House

- KEY**
- Site Boundary & Secure Fence Line
 - Gated Access Point
 - Main School Entrance
 - Vehicular Entrance
 - Pedestrian & Cycle Entrance
 - Trees Outside Site Boundary
 - Trees within Site Boundary (Ref to Arboriculture Survey)
 - Parking
 - Hard Landscaping & Foot Paths
 - Roads
 - Soft Landscaping / Grass & Shrubs
 - Existing Built Form
 - +80.00 Existing Site Levels



FINHAM PARK SCHOOL Mathematics & Computing College

Drawing No: 987-FP-PL-02

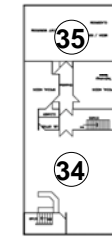
IID Architects www.iid.co.uk



KEY

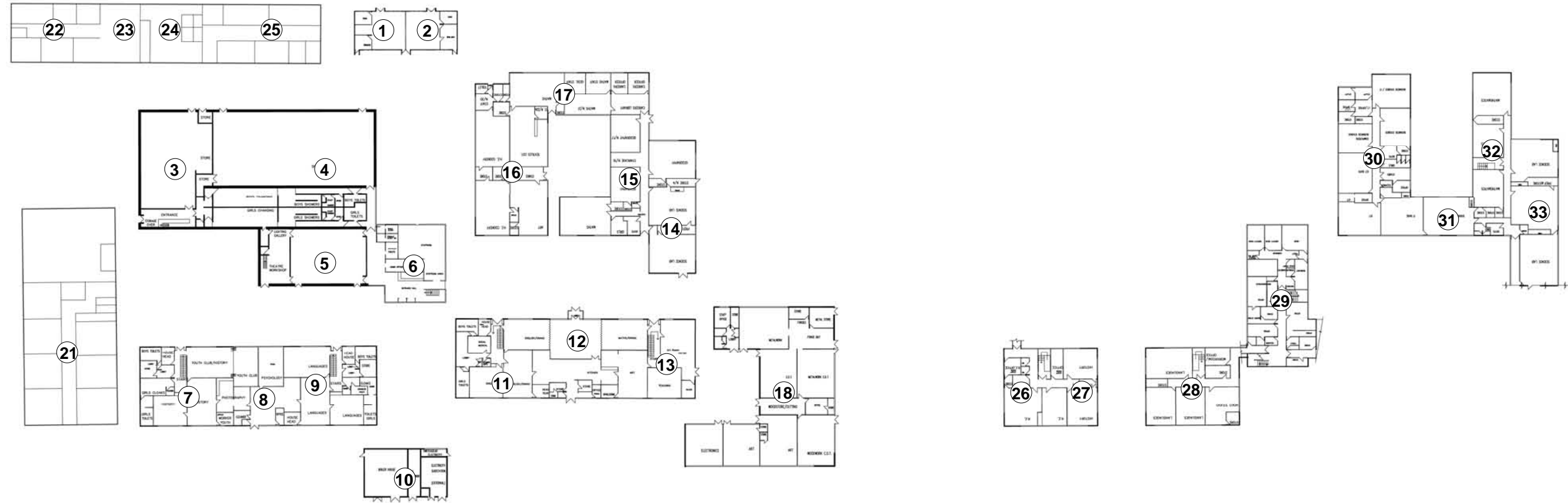
- 1. Youth Club
- 2. 6th Form Study Area
- 3. Gymnasium
- 4. Sports Hall
- 5. Theatre
- 6. Staff Room
- 7. History
- 8. Dining Area
- 9. Languages
- 10. Boiler House
- 11. English
- 12. Dining Area
- 13. Art
- 14. Science
- 15. Geography
- 16. Art Textiles H.E
- 17. Maths
- 18. Design & technology
- 19. Study and Social Area
- 20. Site Supervisor's House
- 21. General Teaching
- 22. Staff / Admin
- 23. Study Area
- 24. Canteen
- 25. General Teaching
- 26. R.E
- 27. History
- 28. Languages
- 29. Staff / Offices
- 30. Business Studies / ICT
- 31. Science
- 32. Mathematics
- 33. Science
- 34. Library
- 35. Special Needs

Existing Gross Internal Floor Space: **10,870m²**
 Gross Internal Floor Area Retained: **0**
 Gross Internal Floor Space to be lost by Demolition: **10,870m²**
 (excludes Site Supervisor's House)



Second Floor:

Existing to be retained



Ground Floor:

First Floor:





— Finham Park site boundary

Site area: 148,000m²
Application area: 93,800m²

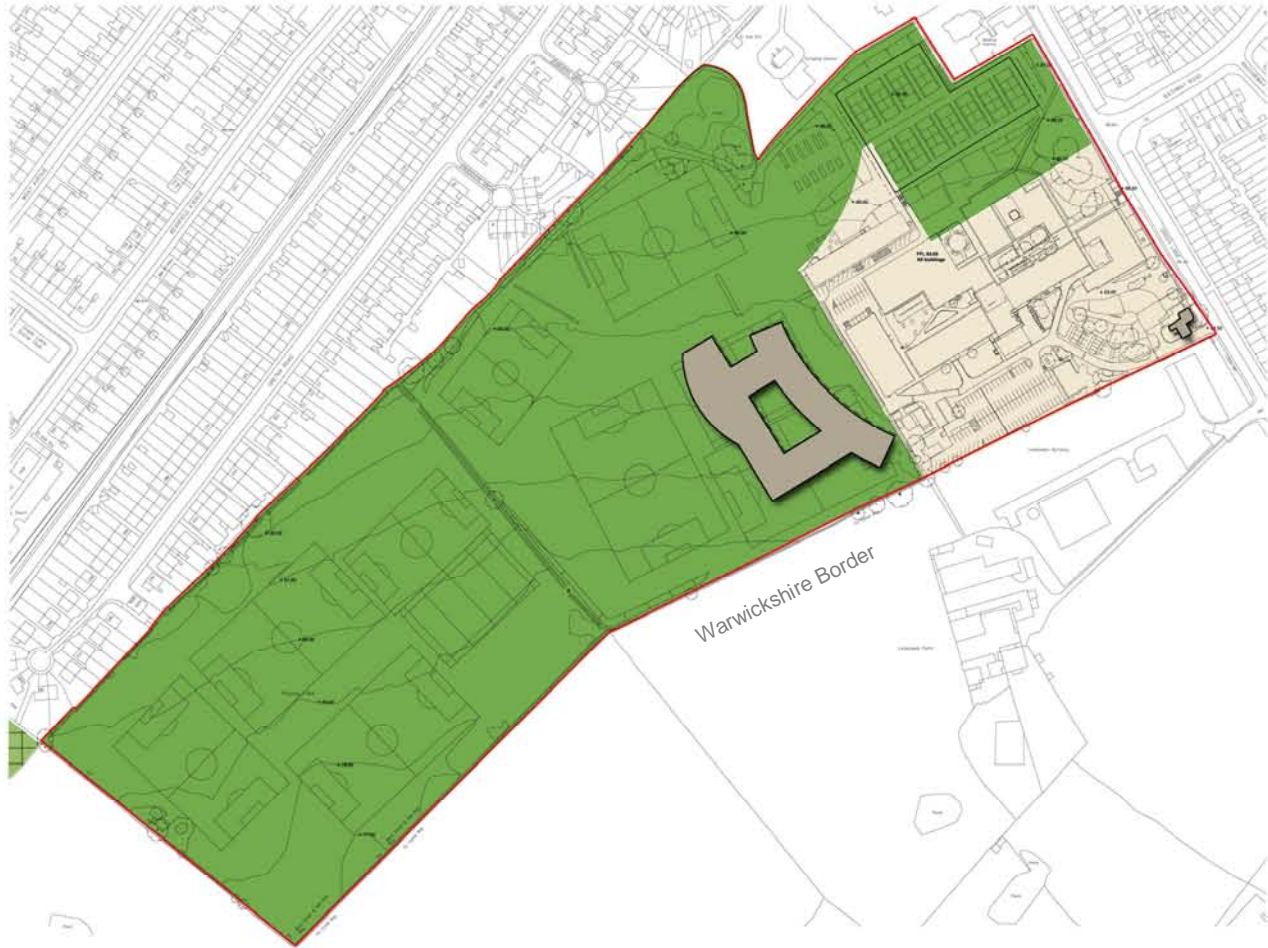
1. View from courtyard towards maths and science blocks.
2. View from car park towards Boiler house (right), history and language blocks.
3. View from courtyard towards 6th form study block.



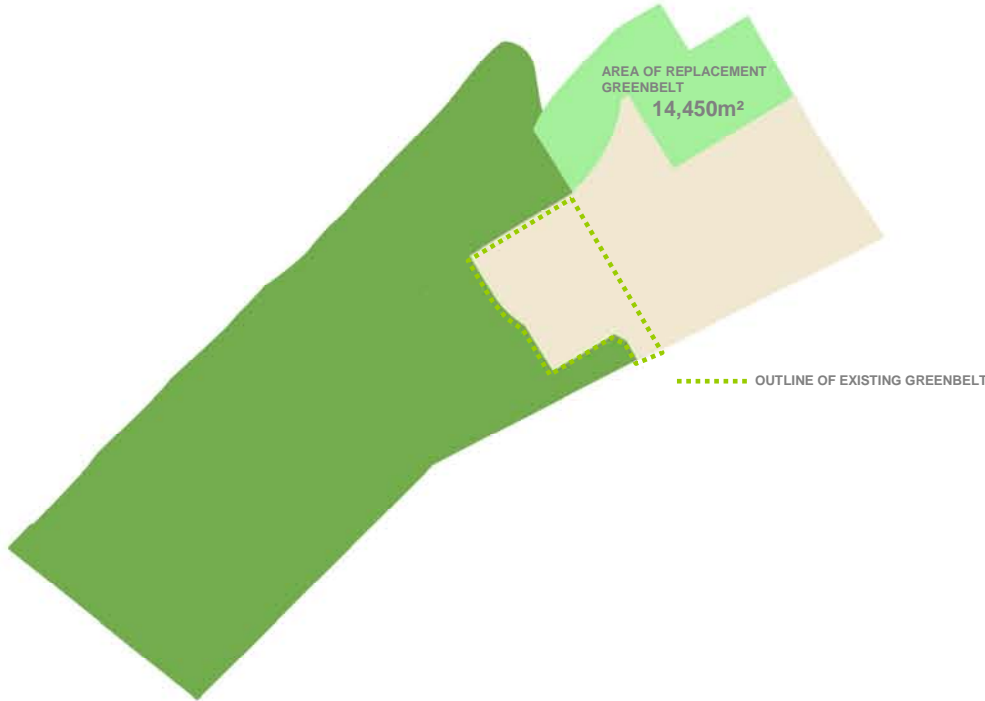
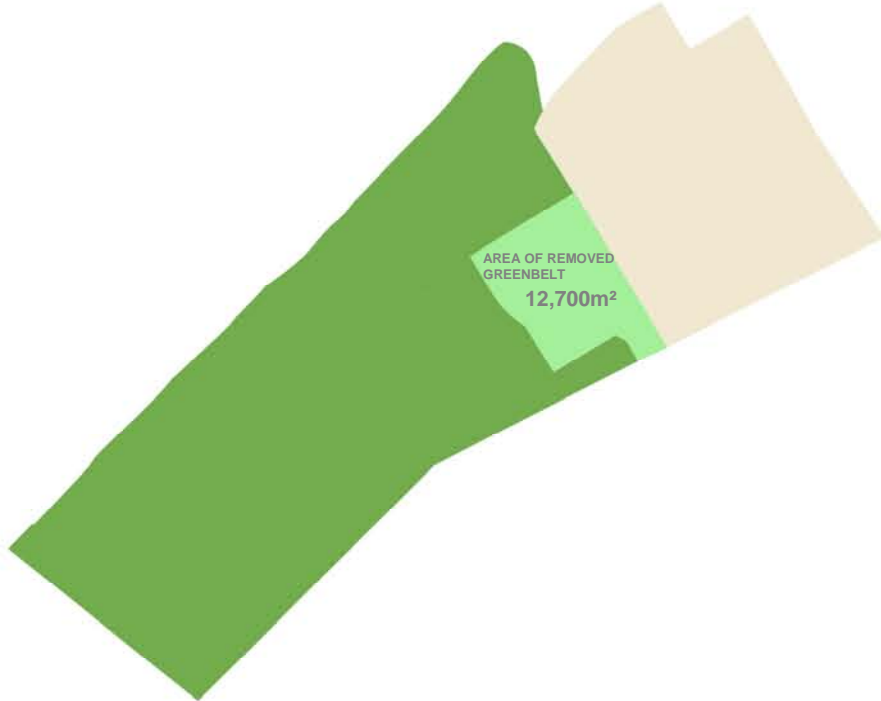


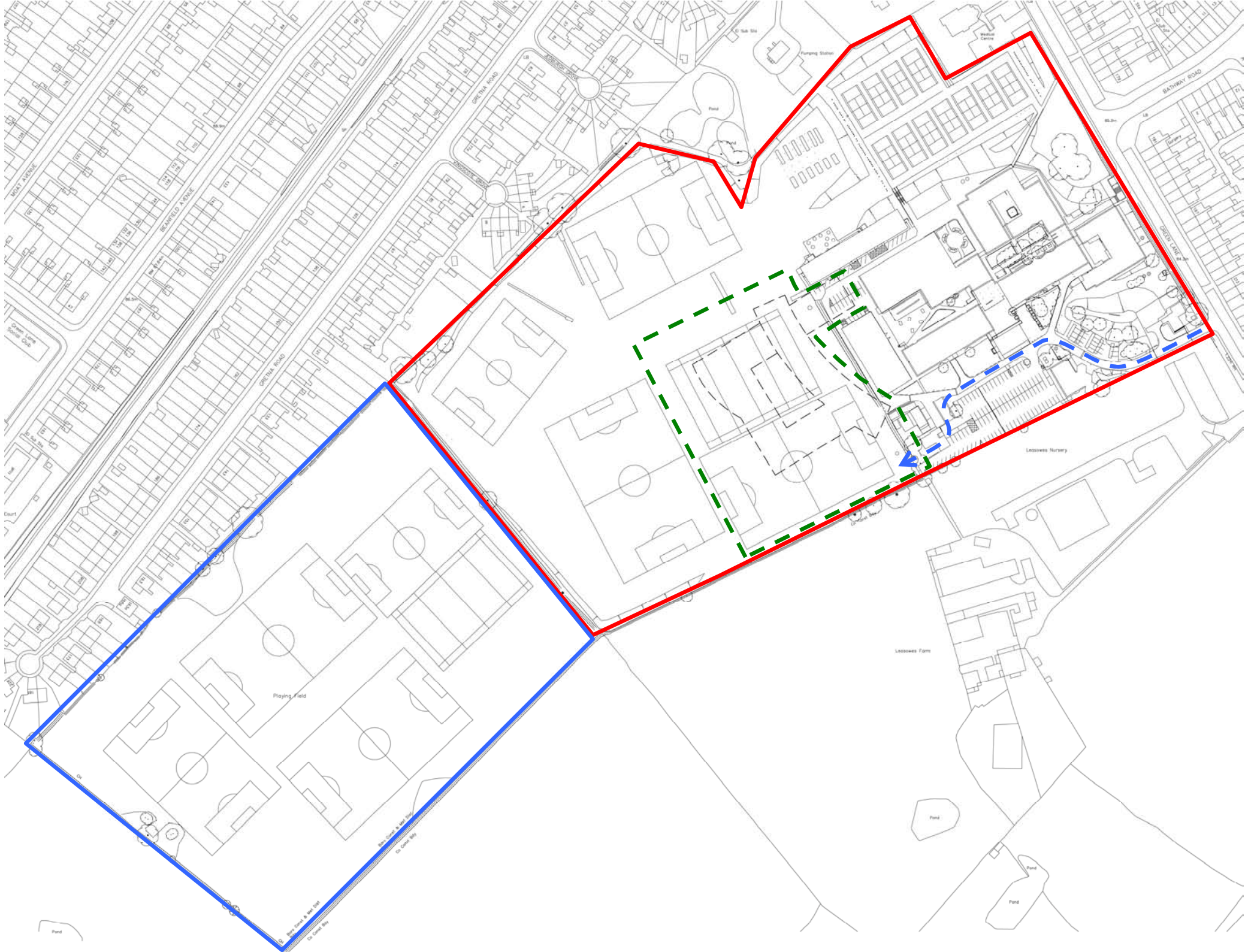
FP / Greenbelt Analysis / As Existing

- Surrounding Green Belt
- Extent of Green Belt on School Site
- Hard Landscaping
- Footprint of buildings
Exist: 8,260m²
Proposed: 6,280m²
- Site Boundary



FP / Greenbelt Analysis / As Proposed





- ADJACENT SITE OWNED BY APPLICANT
- APPLICATION SITE BOUNDARY :
Application site area: 93,800m²
- - - Construction working area
- - - ➔ Construction traffic access Managed approach to contractors working area through school site