



Planning Statement

In respect of:
Planning Permission for a Replacement School

At:
**Glossopdale Community School
Newshaw Lane
Hadfield**

Date:
February 2016

Applicant:
Derbyshire County Council

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1.0 Introduction

1.1 On behalf of the applicant, Derbyshire County Council, we have been instructed to prepare this planning statement to support a full planning application for the 'construction of a replacement secondary school, provision of replacement sports courts (including demolition of existing facilities and associated landscaping works)' at the site of Glossopdale College, Newshaw Lane, Hadfield.

1.2 This planning statement should be read alongside the following documents and plans which form part of the application package:

- Planning Statement prepared by DPP;
- Statement of Community Involvement prepared by DPP;
- Application form;
- Report in Support of Planning Application for School Development at the Hadfield Site of Glossopdale Community College prepared by BSG Ecology;
- Preliminary Ecological Appraisal prepared by BSG Ecology;
- Daytime Bat Survey prepared by BSG Ecology;
- Flood Risk Assessment prepared by Curtins (ref: NO1321);
- Site Logistics Statement prepared by Henry Brothers;
- Site Logistics Plan;
- Arboricultural Impact Assessment prepared by Godwin's Arboricultural Limited;
- Community Use Management Plan prepared by Derbyshire County Council;
- External Lighting Plan (Drawing No: MJA-P105-4243);
- Noise Assessment prepared by Ryedale Testing (Report No.1499);
- Interpretative Report on Ground Investigation prepared by Nicholls Colton Geotechnical (report no G15111-IR);
- Transport Assessment prepared by Curtins (ref: TPLE1289/TA);
- Design and Access Statement prepared by DLA Landscape and Urban Design;
- Suite of plans prepared by DLA Landscape and Urban Design:
 - Redline Boundary Location Plan (Drawing No: 2015-117/100)
 - Existing Site Plan and Demolition (Drawing No: 2015-117/103)

- Ground Floor (Drawing No: 2015-117_104);
- First Floor (Drawing No: 2015-117_105);
- Second Floor (Drawing No: 2015-117_106);
- Roof Plan (Drawing No: 2015-117_107);
- Proposed Elevations (Drawing No: 2015-117-110);
- Proposed Sections (Drawing No: 2015-117_120);
- Site Visuals Materiality (Drawing No: 2015-117_130);
- Landscape Site Layout 1 of 2 (Drawing No: 2015-117/1000);
- Landscape Site Layout 2 of 2 (Drawing No: 2015-117/1001);
- Landscape Full Site (Drawing No: 2015-117/1002);
- BB103 Areas Comparison (Drawing No: 2015-117/1003);
- BB103 Existing Areas (Drawing No: 2015-117/1004);
- Tree and Vegetation Removal Drawing (Drawing No: 2015-117/1005);
- Planting Layout (Drawing No: 2015-117/1008);
- Summer Pitch Layout (Drawing No: 2015-117/1010);
- Winter Pitch Layout (Drawing No: 2015-117/1011);
- Security Schematic (Drawing No: 2015-117/1012);
- Access Schematic (Drawing No: 2015-117/1013);
- Indicative Site Sections (Drawing No: 2015-117/1015)

1.3 This application has been made following pre-application discussions with Derbyshire County Council (DCC) as the determining authority; along with key stakeholders and the school. The school building was designed following extensive discussions with Derbyshire County Council and the college to enable an outstanding learning centre at the heart of the community to be provided.

1.4 The statement takes the following structure:

- **Chapter 2:** Site Description and Context;
- **Chapter 3:** Proposed Development;
- **Chapter 4:** National Planning Policy Context;
- **Chapter 5:** Local Planning Policy Context;
- **Chapter 6:** Planning Assessment;
- **Chapter 7:** Summary and Conclusions

2.0 Site Description and Context

The Application Site

- 2.1 The site in question is the existing Glossopdale Community College, located on the eastern edge of the town of Hadfield, Derbyshire. The site occupies an area of approximately 9.5ha. The school facilities and car parking are located to the north of the site with the playing fields and sports facilities located to the south. The existing buildings are predominantly one and two storey buildings with associated hard standing utilised as play and parking areas. Extensive playing fields make up the south of the existing site. A recently constructed AWP, with associated lighting and fencing lies along the eastern area of the site between the school estate to the north and playing fields to the south.
- 2.2 The site is located on Newshaw Lane which also provides the primary vehicular access to the site from the west with further pedestrian access to the north near Bankswood Close and Castle Street plus a closed entrance via the footpath running parallel to the railway line to the east.
- 2.3 The site is located within a predominantly residential area with a minor commercial/industrial development located to the south and some open green space directly to the south/east with residential properties to the west. Directly to the west of the site, adjacent to the Newshaw entrance is Oakford Manor residential home with a community cricket pitch to the south.
- 2.4 In terms of adjacent land uses, to the west there are further playing fields with Newshaw Lane and residential dwellings located beyond. They are separated from the College's pitch provision by a steep bank populated by a row of trees. The northern portion of the western boundary is formed by a sheltered apartment/car home facility and its associated curtilage. Access to the site is taken off Newshaw Lane and is located in the north west corner of the site.
- 2.5 The northern boundary is formed by an area of trees beyond which lies residential

properties. The eastern boundary is formed by a railway embankment populated by further trees with open countryside designated as Green Belt located beyond the railway line itself. To the south of the site there are further residential properties beyond which lies an area of landfilled greenspace.

- 2.6 There are no significant changes in level on the site, but it does slope downwards generally towards the west forming an embankment running parallel to Oakford Court and the sports pitches to the west
- 2.7 With regards to flood risk, as identified on the Environment Agency's online Flood Risk Maps, the site is located within Flood Zone 1. There are no designated heritage assets within the vicinity of the site and it is not within a Conservation Area.

Historical Context of the Site

- 2.8 A search of the online planning application records on the High Peak Council Website indicate that there is only a record of one application being submitted on site. This was for the erection of two double classroom blocks which was approved on 21st March 1995 (HPK/0003/4320).
- 2.9 A search of the planning records on Derbyshire County Councils website could not find any planning application records at the development site.

3.0 Proposed Development

Background

- 3.1 This application seeks to provide a replacement school on the site of the existing Glossopdale Community College, Newshaw Lane, Hadfield.
- 3.2 The proposal will lead to the rationalisation of Glossopdale Community College, which currently operates from three separate sites, into a single site at Newshaw Lane, Hadfield. The Hadfield site is located approximately 2 miles to the west of the other two school sites located on Talbot Road, Glossop. Year 7 and year 8 students are based at the Hadfield Site and the main school site on Talbot Road is used primarily by students in years 9, 10 and 11, whilst the adjacent Talbot House forms the base for post -16 provision.
- 3.3 There are significant disadvantages in the operation of the school from three sites. Due to the issues of resources, staff, cost, wasted travel time between sites, differing teaching facilities, and communication difficulties between schools it became clear that there was a need to rationalise the College's accommodation onto a single site in order to increase efficiency.
- 3.4 At the start of the 2015/2016 academic year, Glossopdale College had a total of 1086 pupils on its books across the three sites. The Hadfield site currently has 320 pupils based at it.
- 3.5 The vast majority of the accommodation on the three sites is in relatively poor condition with a current maintenance backlog of £5.4m. Furthermore, many of the facilities were designed around 60 years ago and are not considered to be appropriate to cater for the needs of modern educational requirements.
- 3.6 Over the past 10 years there has been a significant reduction in the number of pupils attending the school, the numbers have fallen from 1928 in 2004 to 1203 in January 2014 leading to the college having approximately 46% spare capacity overall. Student numbers are

forecast to continue to fall which will lead to significant disadvantages for operating on three separate sites.

- 3.7 A number of alternative sites were investigated by the Authority to rationalise the College onto one or two adjacent sites with either new build or a mix of refurbishment and new build. It was decided that the preferred option was to move the entire school onto the Hadfield site into new purpose built accommodation. The Hadfield site is preferred due to its extensive playing fields, AWP, and because it is large enough to allow for future expansion if required. Furthermore there is space on site to allow for a new school building to be constructed on this site with the minimum disruption to the existing College accommodation and operations.
- 3.8 During 2015 Derbyshire County Council worked along Glossopdale Community College to develop a vision for the new school which involved consultations with stakeholders and members of the public. Following this Derbyshire County Council went out to tender to find an architect and contractor to design the new facilities. In late 2015 Derbyshire County Council and the College drew up the plans which are the subject to the planning application.

The Proposal

- 3.9 It is proposed that the new school will comprise of a new part two, part three storey main building located to the west of the site along with associated sports facilities and parking. The proposed floor plans submitted as part of the application package illustrate what is to be included within the design.
- 3.10 The new building will be designed to cater for 1000 11-16 year olds and 200 post 16 places. The core facilities, however, have been designed to suit a larger school of 1440 (1200 11-16 year olds and 240 post 16 students) and the design will have that future expansion in mind, covering both teaching accommodation and the increase in parking and waste production. The proposal will provide modern, suitably sized, efficient accommodation, suitable for education in the 21st Century. The design proposes that all teaching and sports accommodation will be located within one college building.

- 3.11 The college is envisaged as being a 'Community Project'. It is anticipated that the College will be an aspirational 'learning centre of excellence with an attached community centre used as separate entity.'

The College Building

- 3.12 The college building will contain the following facilities:

- Entrance, reception and administration area;
- Main hall;
- Dining area;
- Sport Hall and changing facilities;
- Sixth form area; and
- Main Hall and Drama studio

- 3.13 The school will have ten main curriculum areas (hereafter referred to as faculties), currently organised in the following subject clusters:

- Computer Science and IT;
- Technology
- Humanities/C3 Yr 7&8 Theme based and Personal Development;
- PE/Drama;
- Maths;
- English;
- Languages;
- Art (Arts/Music and Drama);
- SEN/Inclusion
- Science

- 3.14 In addition to the above, new outdoor sports facilities are to be provided in order to mitigate the loss of those on which the new buildings are to be constructed.

- 3.15 An assessment of the existing and proposed sports facility provision is contained within Section 6, the 'Planning Assessment'.
- 3.16 The existing buildings on site, with the exception of the school bungalow, will be demolished when the building is completed. The bungalow will be retained for use by community groups.
- 3.17 All existing car parking area will be retained and reconfigured to suit the new site layout.

Community Use

- 3.18 The new college will have a strong commitment to ensuring that communities are able to use their facilities either during opening hours or out of hours.
- 3.19 This facilities that are anticipated as being open to use include:
- All weather pitch with access to changing rooms;
 - Sports Hall;
 - Performance Space;
 - Music;
 - Drama; and
 - Dance and fitness studios and suits
- 3.20 There would also be the opportunity for the new facilities to be used for some community learning such as IT. A Framework Community Use Management Plan is submitted as part of this application.
- 3.21 The college will develop a strong extended service provision and is reflected in the use of a multifunctional community room to the north of the building. The college facilities will be used to ensure the school offers:

- 8am to 6pm child care or extended services;
- Parental study courses such as evening ICT courses;
- Parental support classes;
- To extend the uses of accelerated progression to meet the needs of the most able students; and
- Use of ICT to offer remote access learning and extend learning styles and personalisation

Access

- 3.22 Access to the Community Facilities will be through a separate eastern entrance during the school day to ensure the safety of students within the school.
- 3.23 The main visitor and staff entrance will lead directly to the Performance Hall, Dining Area and Learning Resource Centre. Access to the indoor and outdoor sports facilities will be via the sports centre main reception.
- 3.24 The existing pedestrian access for the north of the site will be retained and enhanced with a new tarmac surfaced pathway joining the path next to the bus pull on area and providing a direct link to the new building entrances. The southern entrance to Shaw Lane which to the south which is currently an informal access will be enhanced with a new tarmacked footpath linking into the new building.
- 3.25 The existing roadway from Newshaw Lane will be retained in the new scheme and the route will tie into the new parking area, bus drop off loop and also the area of retained existing parking to the north of the site. The parking provision will be made up of 150. Parking spaces (38 of those made up of retained existing) and 8no. disabled bays.
- 3.26 The disabled parking bays will be located within 50m of the main building entrance. The route from the car park to the new building college building will be level and all other routes within the safeguarded school as well as community access, to and from the playing fields, will be suitable for wheelchair access.

- 3.27 There will be no designated cycle routes on site, however, there will be cycle parking located close to the community entrance to the east of the new building where it will be overlooked from the reception desk and office on this area. All together there will be covered spaces for 30nr bikes. No internal drop off facilities have been provided for within the site, visitor parking will be provided for within the main car parking area.
- 3.28 To the west of the new building, accessed off the car park, is provision for a separate and dedicated service access/refuse vehicle route into the service yard.

Phasing

- 3.29 The existing school will be in operation for the duration of the construction phase. The main building construction will take place in a single phase, this will minimise the disruption to pupils.
- 3.30 Once the new building is constructed the pupils will decant into the new facilities whilst the existing buildings are demolished and the remaining site is landscaped.

Position and Layout

- 3.31 The location of the existing building to the north of the site along with its associated hard standing mean that the optimum location for building a new school has been fixed to the area of playing fields to the west of the All Weather Pitch. This will allow the building to sit at the heart of the site, maximise the retention of the existing All Weather Pitch and playing fields as well as embracing the extensive views of the landscape lying beyond the site to the south. The existing access road and pupil entrance points are able to be utilised, minimising impact on areas outside the site from the new development.
- 3.32 The areas of the site currently occupied by the school building, playing fields and all weather pitches slope from east (160m AOD) to west. However, this relatively gently sloping occupied area of the site is surrounded by steeply banked ground which slopes at an approximate 1 in 5 gradient.

- 3.33 The building will be built in one phase which, once complete, will allow for the pupils and staff to transfer across into the new school and allow for the existing buildings to be demolished and the new outdoor sports facilities, parking facilities and landscaping to be instated.
- 3.34 The area of existing playing fields taken up by the new building and associated hard standing will be replaced in a like for like area to the north of the site where the existing school estate is located. The new site plan respects the positive site features, existing access points and the unique topography to provide context and a character to the new buildings.
- 3.35 The college building will be located as the central focus to the site for the students who will approach the site from a variety of directions. The existing accesses into the site will largely remain as existing although the internal road layout and car parking arrangements will be subject to change. Full details of this are contained within the Transport Statement.
- 3.36 The college building will reflect the local environment with its views, surrounding geology, geography, archaeological and historical features and buildings. The design will preserve the views associated with the adjacent elderly peoples' housing development at Oakford Manor and Oakford Court by ensuring that the new school is not nearer than the existing school building.
- 3.37 Where appropriate, existing fencing will be retained on site. These will be supplemented by new 2.4m mesh fencing to provide a secure line between public zones and safeguarded school areas. The multi-use games courts will have a 3m mesh fence around them with a 1.2m dense re-bound panel at its base, the existing AWP fencing will be retained as existing and will make up part of the school secure boundary. Timber screens and fences will be provided to hide views of the service areas from public space.

Scale

- 3.38 The new school building is to be three storey, with a footprint of 4,481 square metres and with a gross internal floor area of 10,043 square metres split between 4,481 sqm on the ground floor, 3,203 sqm on the first floor and 2,360 sqm on the second floor.

Appearance

- 3.39 The proposed external appearance of both elements of the new build are fully illustrated and discussed in greater detail within the submitted plans package and accompanying Design and Access Statement. In summary however, the exterior of the main college building is to be constructed out of brickwork in 'Ivanhoe Cream'. The external walls of the sports hall and performance hall cladding is formed out of modularised rockpanel and polycarbonate panels which will be dark green and grey in colour. The windows will be PCC aluminium with PCC louvre to match the windows
- 3.40 The new build will have skylights incorporated into the roof to provide light to the main hall, library dining area and circulation spaces.

Landscaping

- 3.41 The application is accompanied by detailed landscaping proposals which show how the land which currently accommodates the existing school buildings will be reinstated once the built development is demolished. As is shown on the plan much of this land will be used for car parking and soft outdoor play area.
- 3.42 The proposal will incorporate a tree avenue with shrub and hedge planting to provide a soft edge to the car park. There would also be the potential to incorporate vocational space outside the main secure school boundary such as an eco-garden.
- 3.43 The vegetation along the eastern boundary of the site will be retained as existing, the western slopes of the site will be planted with native species.
- 3.44 In terms of hard landscaping the predominant surface to building surrounds will be tarmac.

On the buildings' frontage and plaza, the predominant surface material will be flag paving which will provide a lift in quality and enhance the identity of the main building elevation, furthermore additional external furniture in the form of seating will be provided.

- 3.45 In terms of soft landscaping, tree planting will take place across the site in the form of standard, select standard and extra heavy standard stock to enhance the visual amenity to public and school areas to maximise the quantity and variety of tree stock on site. The majority of the tree planting will take place to the north, west and east of the new building with the southern aspect being kept open to view the southern landscape.
- 3.46 The main internal access road into the site from Newshaw Lane will remain as existing, however, new car parking area facilities to the north of the new school block will be provided.
- 3.47 Along the western slope in areas of re-grading, native woodland planting and meadow grassland is proposed.

4.0 National Planning Policy Context

- 4.1 The following Government documents and statements are of relevance when assessing planning applications for Class D1 (in particular non-residential educational) uses.

National Planning Policy Framework ('the NPPF') (March 2012)

- 4.2 The NPPF was published in March 2012 and sets out the Government's economic, environmental and social planning policies for England; supporting sustainable economic growth.
- 4.3 The NPPF seeks to achieve sustainable development which is defined as, *'meeting the needs of the present without compromising the ability of future generations to meet their own needs'*¹ and also promotes the presumption in favour of sustainable development.
- 4.4 Emphasis on the importance of the social element of sustainable development is clearly identified at paragraph 7 of the NPPF, it states that the planning system should support,

'strong, vibrant and healthy communities.....by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being'.

- 4.5 As is identified at paragraph 9 of the NPPF, pursuing sustainable development means seeking to make positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including: replacing poor design with better design; and improving the conditions in which people live, work, travel and take leisure.
- 4.6 As set out at paragraph 14, with regards to decision taking a presumption in favour of sustainable development means:

¹ Page 2 of the NPPF.

Approving development proposals that accord with the development plan without delay;
and

Where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless:

- *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or*
- *Specific policies in the Framework indicate development should be restricted’.*

4.7 The NPPF contains 12 ‘core planning principles’ at paragraph 17. As identified within the Framework, these principles should, ‘*underpin both plan-making and decision taking*’ and specifically state that planning should: ‘*not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;...always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;...and take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs*’.

4.8 The NPPF constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications. In light of this it is important to highlight the key points within the various thematic areas into which the framework is split, that should be given due consideration in the determination of the development hereby proposed.

- **Section 4: Promoting sustainable transport** – identifies that all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. It states that, ‘*development should only be prevented or refused on transport grounds where the residual cumulative impacts of development at severe*’.²

² Paragraph 32.

This section of the Framework identifies Travel Plans as being a 'key tool' in exploring opportunities for the use of sustainable transport modes.

- **Section 7: Good design** – attaches great importance to the design of the built environment and states that it is a key aspect of sustainable development and, *'should contribute positively to making places better for people'*³. It identifies that decisions should aim to ensure that developments:
 - *'Will function well and add to the overall quality of the area...;*
 - *Establish a strong sense of place...;*
 - *Optimise the potential of the site to accommodate development...and support local facilities...;*
 - *Responds to local character and history, and reflect the identity of local surroundings and material...;*
 - *Create safe and accessible environments...; and*
 - *Are visually attractive as a result of good architecture and appropriate landscaping'.*
- **Section 8: Promoting healthy communities** – is of particular relevance in the determination of this planning application as it highlights that the planning system, *'can play an important role in facilitating social interaction and creating healthy, inclusive communities'.*

Having specific regard to educational facilities, this section of the NPPF identifies that the, *'local planning authorities should take a proactive, positive and collaborative approach to meeting this* [ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities], *and to development that will widen choice in education. They should:*

- **Give great weight to the need to create, expand or alter schools** [our emphasis]; *and*
- *Work with schools promoters to identify and resolve key planning issues*

³ Paragraph 56.

*before applications are submitted’.*⁴

This section of the Framework also deals with open space, sports and recreational buildings and land, including playing fields and states that such land should not be built on unless:

- *‘An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- *The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- *The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.’*⁵

Decision Taking

- 4.9 Within the NPPF it is stated that the Development Plan remains the statutory basis for the determination of planning applications unless material considerations indicate otherwise⁶ and that the NPPF is a material consideration in planning decisions.
- 4.10 The NPPF establishes that LPAs should approach decision taking in a positive way to foster the delivery of sustainable development; they should look for solutions rather than problems and should seek to approve applications for sustainable development wherever possible (paragraphs 186 and 187).
- 4.11 Paragraph 197 states that *‘in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development’.*

Implementation

⁴ As per paragraph 72.

⁵ As per paragraph 74.

⁶ Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

4.12 Paragraph 215 states that *‘In other cases and following this 12-month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)’.*

4.13 Paragraph 216 states that *‘From the day of publication, decision-takers may also give weight⁷ to relevant policies in emerging plans according to:*

- *The stage of preparation of the emerging plan (the more advanced the preparation, the greater weight that may be given);*
- *The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- *The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in this Framework, the greater the weight that may be given)’.*

The National Planning Practice Guidance (‘the NPPG’) (March 2014)

4.14 The NPPG defines what a ‘healthy community’ is. It states that, *‘a healthy community is a good place to grow up and grow old in. It is one which supports healthy behaviours and supports reductions in health inequalities. It should enhance the physical and mental health of the community and, where appropriate encourage:*

- *Active healthy lifestyles are made easy through the pattern of development, good urban design, good access to local services and facilities; green open space and safe places for active play...and is accessible by walking and cycling and public transport.*
- *The creation of healthy living environments for people of all ages which supports social interaction. It meets the needs of children and young people to grow and develop, as well as being adaptable to the needs of an increasingly elderly*

⁷ Unless other material considerations indicate otherwise.

*population...*⁸

- 4.15 The way in which open space should be dealt with during the determination of a planning application is also provided further guidance within the NPPG. It states that open space, which includes all open space of public value, '*can take many forms, from formal sports pitches to open areas within a development, linear corridors and country parks*'.⁹ In assessing the needs for sports and recreational facilities the Guidance identifies that authorities and developers should refer to Sport England's guidance.¹⁰
- 4.16 In addition to the above, the NPPG also provides support and guidance to be read alongside the NPPF on a variety of areas including: design; the natural environment and transport assessments and statements in decision-taking.

Ministerial Policy Statement

- 4.17 The government published a ministerial statement In August 2011 setting out the Government's commitment to support the development of state funded schools and their delivery through the planning system.
- 4.18 The statement indicates that state-funded schools educate the vast majority of children in England. Therefore the government want to enable new schools to open, good schools to expand and all schools to adapt and improve their facilities.
- 4.19 The Government states that:

'the creation and development of state-funded schools is strongly in the national interest and that planning decision-makers can and should support that objective, in a manner consistent with their statutory obligations. We expect all parties to work together proactively from an early stage to help plan for state-school development and

⁸ Paragraph: 005Reference ID: 53-005-20140306

⁹ Paragraph: 001Reference ID: 37-001-20140306

¹⁰ Paragraph: 002Reference ID: 37-002-20140306

to shape strong planning applications. This collaborative working would help to ensure that the answer to proposals for the development of state-funded schools should be, wherever possible, “yes”.

4.20 The government believes that the planning system should operate in a positive manner when dealing with state funded schools, and the following principles should apply with immediate effect;

- There should be a presumption in favour of the development of state funded schools, as expressed in the National Planning Policy Framework;
- Local Authorities should give full and thorough consideration to the importance of enabling the development of state-funded schools in their planning decisions;
- Local authorities should make full use of their planning powers to support state-funded schools applications;
- Local authorities should only impose conditions that clearly and demonstrably meet the tests set out in Circular 11/95;
- Local authorities should ensure that the process for submitting and determining state-funded schools’ applications is as streamlined as possible;
- A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority;
- Appeals against any refusals of planning permission for state-funded schools should be treated as a priority;
- Where a local planning authority refuses planning permission for a state-funded school, the Secretary of State will consider carefully whether to recover for his own determination appeals against the refusal of planning permission.

Other National Planning Considerations

Sport England Guidance

- 4.21 Sport England are statutory consultees for planning applications where development is likely to affect the use of land as playing fields, as detailed within the Town and Country (Development Management Procedure) (England) Order 2010¹¹. As such Sport England will therefore consider the application in light of its playing fields policy.
- 4.22 The body's playing pitch policy is contained within its document: 'Planning Policy Objective 2 of the Spatial Planning for Sport and Active Recreation: Development Control Guidance Note (2009)'. The aim of Sport England's policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy seeks to protect all parts of the playing field from development and not just those which, for the time being, are laid out as pitches. The policy states that:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field allocated for use as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the following specific circumstances applies [note: underlined represents our emphasis]:

- *E1: A carefully quantified and documented assessment of current and future needs has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport.*
- *E2: The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use.*

¹¹ Schedule 5 (za) to the Development Management Procedure Order

- *E3: The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of, or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facility on the site.*

- *E4: The playing field or playing fields which would be lost as a result of the proposed development would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of the development.*

- *E5: The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.*

4.23 The Town and Country Planning (Playing Fields) (England) Direction 1998 which applies to all local authority-owned playing fields and all others which are currently used, or have been used in the past five years, by educational institutions, requires LPAs to notify Secretary of State when they are minded to grant planning permission for a proposed development if Sport England has objected to that development.

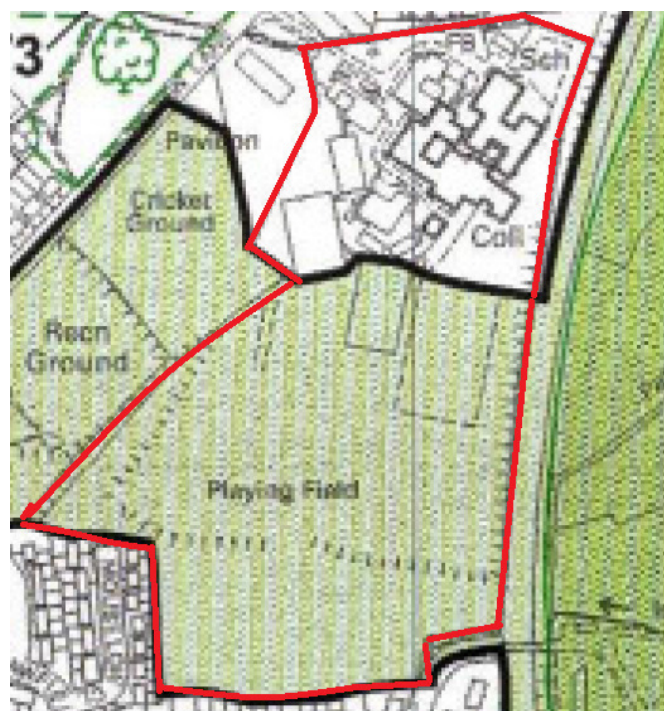
5.0 Local Planning Policy Context

The Development Plan

- 5.1 The Development Plan for the site is currently primarily formed by the 'saved' policies within the High Peak Local Plan (HPLP), which was adopted by the Council in 2005.

High Peak Local Plan (2005)

- 5.2 On the Proposals Map for High Peak the site is split with the northern most part located within the development limits of Hadfield and is undesignated. In the new development it is proposed that the car park and the proposed playing fields will be located within this area of the site.



- 5.3 A larger area to the south is located out of the development limits and is allocated as recreation/open space. By default the site is also considered to be located within the open countryside. The new school building along with the replacement MUGA will be located on

this part of the site along with the remaining existing sports pitches.

5.4 The railway to the east of the site forms the boundary between the open countryside and the green belt. The eastern boundary of the school site is located approximately 30m to the west of the green belt boundary.

5.5 During pre-application advice with the Case Officer at Derbyshire County Council, several policies were identified as being relevant to this proposal. These policies were:

- BC1: External Materials
- GD2: Built –up Area Boundaries
- GD4: Character, Form and Design
- GD5: Amenity
- OC1: Countryside Development
- OC2: Green Belt Development
- OC4: Landscape Character and design
- LT3: Protection of Recreational Land and Facilities
- TR5: Access, Parking and Design

5.6 In the following section the policies identified above will be summarised.

- **OC1: Open Countryside** seeks to ensure that development which is an integral part of the rural economy and which can only be carried out in the Countryside is allowed provided that individually or cumulatively:
 - The development will not detract from an area where the open character of the countryside is particularly vulnerable because of its prominence or a narrow gap between settlements;

- The development will not generate significant numbers of people or traffic to the detriment of residential amenity, highway safety, landscape or air quality or otherwise have an unacceptable urbanising influence; and
 - The development will not have a significant adverse impact on the character and distinctiveness of the countryside
- **Policy OC2: Green Belt Development**, indicates that in areas of green belt defined on the proposals map approval will not be given, unless there are very special circumstances, for the construction of new buildings for purposes other than:
 - Agriculture and forestry
 - Essential facilities for outdoor sport and recreation and cemeteries
 - Limited extension, alteration or replacement of existing dwellings;
 - Limited infilling or redevelopment at existing major developed sites

Development within or conspicuous from Green Belts should not injure the visual amenities of the Green Belt

- **Policy LT3: Protection of Recreational Land and Facilities**, aims to ensure that development does not reduce or harm the borough's recreational facilities. Development which does have a material impact on recreational land, including school playing fields, will still be granted providing:
 - Alternative provision will be made in a suitable location, and to a standard, which is satisfactory to the council; or
 - Adequate recreational land and/or facilities of suitable quality and with good accessibility will remain in the area for existing and future anticipated needs; or
 - The public enjoyment and recreational value of the land and/or facilities will be maintained and enhanced through the proposed development.
- **Policy CF4: Childcare Facilities**, states that the development of childcare facilities, including nurseries, crèches and schools will only be acceptable providing that:
 - The proposed development will be readily accessible by public and private

transport, cyclists and pedestrians;

- Appropriate provision is made for the safe circulation and parking of vehicles generated by the development;
- The development provides a reasonable level of internal and external play/exercise space for its users; and
- The development will not adversely affect the amenities of neighbouring residents.

5.7 In addition to the above, the following policies within the HPLP will also need to be given consideration in the determination of the proposal:

- **BC1 – External Materials:** Planning permission will be granted for development, provided that:

- The type, colour and specification of all external materials and the way they are applied will be sympathetic to the character and appearance of the immediate surroundings and the wider area

In particular, natural facing materials will be required in locations conspicuous from public viewpoints within

- Areas conspicuous from the Peak District national park and in conservation areas and their settings
- Other areas where natural material predominate

- **GD4 – Character, Form and Design:** planning permission will be granted for development, provided that: its scale, siting, layout, density, form, height, proportions, design, colour and materials of construction, elevations and fenestration and any associated engineering, landscaping or other works will be sympathetic to the character of the area, and there will not be undue detrimental effect on the visual qualities of the locality or the wider landscape

- **GD5 – Amenity:** planning permission will be granted for development provided that:
 - It will not create unacceptable loss of, nor suffer from unacceptable levels of, privacy or general amenity, particularly as a result of:
 - overlooking;;
 - Loss of daylight and sunlight
 - Overbearing effects of development;
 - Air, water, noise, light and other pollution;
 - risk from hazardous substances and processes;
 - traffic safety and generation
 - Where appropriate, conditions will be imposed and/or planning obligations sought, to ensure amelioration measures are taken to adequately address the impacts on amenity

- **OC4 – Landscape Character and Design** indicates that planning permission will be granted for development considered appropriate in the Countryside provided that its design is appropriate to the character of the landscape. Existing features which are important to the local landscape character shall be retained and incorporated into the development and protected during construction work.

- **TR5 – Access, Parking and Design:** Planning permission will be granted providing that it makes safe and appropriate provision for access and egress by pedestrians, cyclists, public transport users and the private car; and that it includes a high standard of design and layout having regard to parking, access, manoeuvring, servicing and highway guidance. Where a development will generate a higher level of car use than can be accommodated by the maximum parking standards or will significantly exacerbate existing traffic problems.

Emerging Local Planning Policy

The New High Peak Local Plan (NHPLP)

- 5.8 The new High Peak Local Plan will provide strategic planning guidance up to 2031. It was submitted to the Secretary of State in August 2014 with the examination to test the plan's soundness closing in February 2015. Additional work is now being carried out in relation to the Inspector's concerns with the Council's housing figures with a six week consultation period completed in August 2015. An additional hearing session to discuss housing was held in early September 2015. The Schedule of Main Modifications for the Local Plan was out for consultation between 10th December 2015 and 28th January 2016 along with information on changes to the policies map and schedule of additional modification.
- 5.9 The NHPLP accompanying designations maps outline where changes to the adopted Local Plan Proposals Map (2005) are proposed. Where no change to boundaries are proposed, the boundaries within the Local Plan Proposals map (2005) are extant. The Submission Version of the NHPLP made no changes to boundaries or proposed land uses that will affect the site in question.
- 5.10 Within the emerging document it is considered that the following policies, which have been summarised taking into account any proposed modification, are relevant to this proposal:
- **Policy S1: Sustainable Development Principles**, sets out the principles by which the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting and where possible enhancing the environment.
 - **Policy S5: Glossopdale Sub-Area Strategy**, is concerned with the sustainable growth of the Glossopdale area within the plan period. One of the ways that this growth will be delivered is through the enhancement of community services and infrastructure including working with partner organisations to enable improvements to school capacity within the area.
 - **Policy EQ2: Landscape Character**, indicates that the Council will seek to protect, enhance and restore the landscape character of the Plan Area for its own intrinsic beauty and for its benefits to the economic, environmental and social well-being of the Plan Area. Development proposals should be sympathetic to the landscape

character of the area; they should maintain the aesthetic and biodiversity qualities of natural and man-made features within the landscape.

- **Policy EQ3: Countryside and Green Belt Development**, is concerned with the strict control of development within the countryside and Green Belt. This will be achieved by:
 - Supporting the conversion and re-use of appropriately located buildings of a permanent and substantial construction without extensive alteration, rebuilding or extension for commercial use, unless it can be demonstrated that such a use would not be viable or suitable;
 - Supporting the provision and expansion of tourist and visitor facilities in sustainable locations;
 - Supporting rural employment;
 - Resisting new buildings in the countryside unless required in conjunction with an existing tourism facility or constitute development that is associated with supporting a rural workforce;
 - Allowing on a small number of different types of residential development
- **Policy EQ5: Design and Place Making** indicates that all development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place.
- **Policy CF4: Open Space, Sports and Recreation Facilities**, seeks to protect, maintain and where possible enhance existing open spaces, sport and recreational buildings and land including playing fields in order to ensure their continued contribution to the health and well-being of local communities. This will be achieved by:
 - Resisting development that will lead to the loss of sport, recreation, play

facility or amenity green-space except where it can be demonstrated that alternative facilities of equal or better quality will be provided in an equally accessible location as part of the development or the loss is associated with an alternative sports provision that would deliver benefits that would clearly outweigh the loss, or an assessment has been undertaken to demonstrate the facility is surplus to requirements;

- Encouraging improvements to existing recreation, play and sports facilities and providing new opportunities.
 - Improving the quantity, quality and value of play, sports and other amenity green-space provision through requiring qualifying new residential developments to provide or contribute towards public open space and sports facilities;
 - Requiring all major residential developments to design into schemes growing areas for residents;
 - Designating land as Local Green Space in accordance with the Local Plan sub-area strategies, Policies S5 to S7
- The policy also states that the Council will resist development that involves the loss of a sport, recreation, play facility or amenity green-space except where it can be demonstrated that alternative facilities of equal or better quality will be provided in an equally accessible location as part of the development or the loss would be outweighed by the public benefits of the development or an assessment has been undertaken which demonstrates that the facility is surplus to requirement.
- **Policy CF5: Provision and Retention of Local Community Services and Facilities,** outlines that the Council will maintain and improve the provision of local community services and facilities by Supporting proposals which protect, retain or enhance existing community facilities (including multi use and shared schemes) or

provide new facilities. New facilities should preferably be located within defined built up areas where they are most accessible. In exceptional cases facilities may be located adjacent to these areas where it can be demonstrated that this is the only practical option and where a site is well related and connected to the existing settlement.

- **Policy CF6: Accessibility and Transport**, seeks to ensure that development can be safely accessed in a sustainable manner by ensuring that new social and community developments are located in locations that allow for ease of access by multiple methods of transportation.

5.11 Whilst the new High Peak Local Plan has not yet been formally adopted it is considered that considerable weight can be given to the policies in their modified form in view of the fact that the Local Plan is at such an advanced stage.

6.0 Planning Assessment

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004, Section 70(2) of the Town and Country Planning Act 1990 and paragraph 11 of the NPPF require that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Paragraph 14 of the NPPF requires a presumption in favour of sustainable development to apply, which means that for decision taking development proposals that accord with the Development Plan should be approved without delay, or where the plan is absent, silent or relevant policies are out of date, granting permission unless any adverse impacts would significantly and demonstrably outweigh the benefits or where there are specific policies in the NPPF which indicate development should be restricted. In the context of paragraph 14 of the NPPF, the proposed development is now assessed as follows:

- The principle of the development
- Impact on Open Countryside
- Impact on Land Designated as Playing Fields
- The impact of the design of the development in relation to its location;
- The impact on highways, transport and access;
- Other use specific considerations covering, ground conditions, flood risk and drainage and sustainability;

Principle of Development

6.2 In strategic terms, the principle of the development of a replacement school facility on this site is supported in general terms by policies at national and local level, as summarised in previous sections. Specifically:

- The Ministerial Policy Statement of 2011 which states that there should be a presumption in favour of the development of state funded schools;
- The NPPF, Section 8, which urges LPA's to give **'great weight'** to the need to create,

expand or alter schools

- Policy S5 of the emerging High Peak Local Plan (HPLP) which encourages the sustainable growth of the Glossopdale area, through the enhancement of community services and infrastructure.....” **to enable improvements to school capacity in the area”.**

A Sustainable Location

- 6.3 The presumption in favour of development is still set within the over-arching context of sustainable development. In this respect it can be concluded that the application site is a highly sustainable location being located partly within, and partly on the immediate edge of the settlement of Hadfield. In this respect it is part brownfield land. As set out in the accompanying Transport Statement it is highly accessible on foot, by cycle, by car and is well served by public transport, as well as by two specially contracted school buses. The overall conclusion in the TA is *“In conclusion the site is accessible by a variety of sustainable modes of transport and can be considered a suitable location for the proposed development use.”*
- 6.4 The decision to rationalise the school’s operation on to the Hadfield site was one of a number of options carefully considered by the Education Authority (Derbyshire County Council) and is relevant both in terms of assessing whether or not it constitutes sustainable development and in terms of assessing the proposal against the various policy constraints identified in previous sections.
- 6.5 A business case was written in 2014 to consider the following options for the college:
- A new build school on the existing Talbot Rd site whilst retaining Talbot House for post 16 provision;
 - A new build school on the existing Talbot Rd site but extending it to include post 16 provision;
 - A new build school on the Hadfield site including post 16 provision;
 - A mixture of new build and refurbishment of existing accommodation on the main site at Talbot Rd. Talbot House being retained for post 16 provision.

6.6 This business case appraisal had regard to the following:

- The size of the site;
- The condition of the buildings and existing facilities;
- The disruption to students;
- Practicality of building on a live site;
- Capital receipts from redundant sites to contribute to the project;
- Revenue savings to the Authority

6.7 It was considered that one of the major drawbacks of the Talbot Road site was that its on-site playing fields were very limited therefore the College was reliant on detached playing fields. As a consequence the use of these detached playing fields would impact on teaching time and there would be potentially safety issues caused by the students having to move from one site to the other.

6.8 As a result the Hadfield site was chosen for the following reasons:

- Whilst it was the most expensive in capital costs, it attracted the greatest capital receipt;
- It brings the school together on one site with its own playing fields;
- The relatively new all-weather pitch would be retained;
- It would be the easiest option to construct and could take place whilst the existing school was operational;
- Represented the least disruption to students;
- Represents the greatest saving on condition works;
- Represents the largest revenue saving (avoids split site costs and travel);
- Consolidates the school onto the largest site and therefore offers options for future development

6.9 No other sites within the Glossop/Hadfield area were considered as it was considered that the costs would not be affordable and therefore restrict the development from taking place.

6.10 It is concluded therefore that the development of a new school facility on the Hadfield site represents sustainable development and that it was the only viable and practicable solution for this essential new school provision.

Impact on Open Countryside

- 6.11 As already outlined, that part of the site on which the new school buildings are to be provided is allocated as recreation/open space within the adopted and emerging Local Plan and beyond the development limits of Hadfield. In addition, the site on which the school building and MUGA is proposed to be constructed are currently in use as playing fields.
- 6.12 As has been discussed previously, it is considered that the emerging High Peak Local Plan can be given weight, **Policy CF5** indicates that the Council will support proposals to improve and maintain the provision of local community services and facilities by supporting proposals which provide new facilities. These facilities should be preferably located within a defined built up area where they are most accessible. However, the policy does acknowledge that in exceptional cases the facilities can be located adjacent to these areas where it can be demonstrated that this is the only practical option and where a site is well related and connected to the existing settlement.
- 6.13 As set out in the Design & Access Statement, during the design process a thorough examination of the site took place to determine the most logical place to locate the new school building with the location of the existing building to the north of the site being a major constraint on potential location. The existing school will be in operation for the duration of the build and in order to maximise project funding, the aim will be to minimise temporary accommodation and to reduce the main buildings construction to a single phase.
- 6.14 Three potential locations were investigated to locate the school development on site, they were; Option 1 - an area to the north of the site on the location of the existing school building; Option 2 - the proposed location; and Option 3- an area to the south of the site on the existing playing fields.
- 6.15 Option 1 was discounted due to its close proximity to the existing college and neighbouring residential care home along with the disruption caused during the construction phase. This option would have been impractical.
- 6.16 Option 3 would have involved constructing the school over recreational areas and vehicular access into the site would have been in close proximity to residential properties so this

option was considered to be inappropriate.

- 6.17 Therefore it became clear that Option 2, was the most viable option as it was located in the middle of the site where the land is relatively flat and it was located a reasonable distance away from its neighbouring properties. This allowed the school to be located in a position which complimented the open aspect of the land yet maintained the building's relationship with the existing site entrance without disruption to the school during construction.
- 6.18 Therefore, it is considered that this proposal accords with the exceptional criteria stated within CF5 as locating the school at this site is considered to be the only practical solution, and it is located directly adjacent to the development limits and accords with the objectives of Policy S5, as already stated. It is also concluded that significant weight can be attached to the emerging policies in view of the advanced stage they have reached in the Plan process.
- 6.19 Notwithstanding the above, it is also recognised that national and local policies seeking to control development in the Open Countryside also have to be assessed. Within the adopted High Peak Local Plan, **Policy OC1** indicates that planning permission will be granted for development which is an integral part of the rural economy and which can only be carried out in the Countryside, subject to compliance with a number of criteria. **Policy OC4** requires design to be appropriate to the character of the landscape.
- 6.20 As has already been outlined earlier within this chapter, this is the only location in which the new college can be located due to the amount of space required by the development and the restrictive cost of acquiring a new site. This was considered to be the only location on site to situate the new building due to the existing school having to remain operational during the build and this site being relatively flat and a reasonable distance away from neighbouring properties. In reality the location of the proposed new school building is not open countryside in the true sense of the word, but is a location directly adjacent to existing built form in the shape of the existing school buildings and adjacent residential home. It comprises mainly made playing fields area, rather than open landscape or agricultural land, from which it is divided by the railway line. Built development on this part of the site will in actual fact form a logical extension to the existing built form of Hadfield.

6.21 Nevertheless, the proposed development is assessed against each of the criteria listed above in Policy OC1:

- *The development will not detract from an area where the open character of the countryside is particularly vulnerable because of its prominence or the existence of a narrow gap between settlement;*
 - The site is not considered to be a vulnerable location either because of its prominence or by virtue of a narrow gap between settlements. The site is not located in a prominent location with the location of the proposed school building itself being situated towards the bottom of a slope on site and being well screened by existing vegetation and the topography of the land. The site is not located within a narrow gap between existing settlements; indeed it is enveloped on three sides by the settlement of Hadfield itself, and on the fourth by the railway line. The site slopes downwards from east to west meaning that the new school buildings' location near to the western perimeter of the site will be towards the bottom of the slope. A visual analysis of the new school is provided in the accompanying Design & Access Statement and demonstrates that the new school will not detract from the open area of the countryside in this location. There is a mature belt of trees along the eastern boundary of the site which along with the relief of the land will assist in screening the new school block from wider views of the site to the east. There is also a belt of trees located to the west of the site which will assist in screening the new school building from views to the west. Furthermore the proposal will provide the opportunity for additional planting on each boundary to make them more robust.
- *The development will not generate significant numbers of people or traffic to the detriment of residential amenity, highway safety, landscape or air quality or otherwise have an unacceptable urbanising influence;*
 - It is not considered that the construction of school building will have an

unacceptable urbanising influence as it will have a far smaller footprint than the existing school building which will be demolished. The scheme will also include the provision of new areas of landscaping which improve the aesthetically improve the area as well as screening the development. The impact of the development in transport terms is addressed in the accompanying Transport Assessment.

- *The development will not have a significant adverse impact on the character and distinctiveness of the countryside*
 - The accompanying Design and Access Statement contains a full Visual Analysis (VA) which demonstrates that the development will not have a significant impact on the character of the countryside as it will replace an existing facility and be built in close proximity to the existing school building which, whilst not located within the area designated as open countryside, was clearly visible from it. The building is shielded from wider views by vegetation and the existing topography of the land. The building will also blend in with the wider urban area. The VA assesses the impact of the building on three potentially sensitive viewpoints agreed with the LPA at pre-application stage. In summary these conclude as follows:
 - From the recreation ground along Newsham Lane looking north east - views of the existing playing field, southern end of the existing all weather pitch and associated fencing and lighting columns on site are currently available. The upper levels and southern fascade of the proposed new school would likely be visible over the existing western site boundary. As the viewpoint moves further along Newshaw Lane the boundary vegetation of the cricket pitch provides screening and it is unlikely the new build would be visible. The existing woodland cover and sloping topography to the east will create an attractive green backdrop to the proposed development with the built elements within a green setting.

- From farm track at Mouselow Farm to the east - When the proposal is superimposed onto the view the upper levels of the new building is likely to be visible above the existing eastern site boundary vegetation. However, the proposed views will be set within the existing built elements of residential properties along Newshaw Lane and beyond along with Oakford Court. The new tree and scrub planting will enhance the view and assist with screening other elements of the site.
- From The Shaw at southern boundary - When the school proposal is superimposed on this view it is apparent that the building will be visible. It is likely that views from properties to the eastern section of the southern boundary will have views that are likely to be screened by topography and existing semi mature woodland.

6.22 In summary the visual assessment within the Design and Access Statement demonstrates that the impact of the proposed development on the open countryside would be negligible and that the site would be well screened by the existing topography and vegetation. In terms of design, it is detailed in the accompanying Design & Access Statement that the materials used are a direct reflection of the geography of the area, with dark and varying tones of grey being used to reflect the rock of the Peak District, whilst the main axis of the building is designed to maximise views. In summary it is considered that the proposed development complies with the requirements of Policies OC1 and OC4 of the adopted Local Plan and Policies EQ2 and EQ3 of the emerging Local Plan as it will not impact in a detrimental manner on either the countryside or the landscape character of the area and is considered to be acceptable in principle.

Impact on Sport Provision

6.23 Turning to the issue of loss of playing fields and impact on land for sport and recreation, as described in Section 3 the proposed new college building is to sit on the site of the existing MUGA and playing field. Policy guidance at national and local level, and from Sport England which is a statutory consultee as far as loss of any playing fields is concerned, all preclude such a loss unless *'replaced by equivalent or better provision in terms of quantity and quality*

in a suitable location’, or in the form of ‘equivalent or better quality and of equivalent or greater quantity of playing field provision in a suitable location’. Sport England Policy P1 allows for loss of playing fields under a number of ‘exception circumstances; E4 being the most relevant. This reflects the national guidance above but also requires *‘equivalent or better management arrangements, prior to the commencement of development’*. **Policy LT3** within the adopted High Peak Local Plan also reiterates the same policy tests.

6.24 The following table outlines the existing and proposed sporting provision that there will be on site following the construction of the new school building. The table also indicates the BB103 minimum requirement which is the area guideline for schools set out by the Department for Education.

	BB103 minimum requirement sqm	Existing Site sqm	Proposed Site sqm	Difference (Prop – Exist) sqm
Soft outdoor PE area- Artificial Pitch	55400	15176	15176	0
Soft Outdoor PE area		37016	37100	+84
Sot informal and social areas	3480	6004	3663	- 2341
Hard outdoor PE area	2560	3631	2765	- 866
Hard informal and social areas	1640	1826	3400	+ 1574
Habitat areas	720	21528	23118	+ 1590
Float	17200	3076	3463	+ 387
Building		7027	4800	- 2227
Service and Access		9886	11685	+ 1799
Total Gross Site Area	81000	97582	97582	0

6.25 The proposal will provide the following sports pitch provision:

- The existing southern pitches will be laid out so that it consists of the following.
 - 1no. full size football pitch;
 - 1 no. full size football pitch overland with 2 no. mini soccer pitches;
 - 1 no. Junior size football pitch;
 - Series of 10x10m training grid markings on grass;
 - 1no. 400m running track markings (on grass);
 - 1no. Concrete shot put circle and field markings;

- 1no. Concrete discus circle and field markings;
- 1no. Polymeric long jump and triple jump combined with covered sand pit; and
- 1no. Polymeric High jump fan.
- Northern proposed pitches – these will be provided at the end to the construction period following the demolition of the old school building.
 - 2no. mini soccer pitches; and
 - Series of 10x10m training grid marking on the grass;
- 1no. MUGA with 3m high weld mesh fencing marked with 4no. tennis and 4no. netball courts
- 1no. Full size All weather pitch retained (existing)

6.26 The table above indicates that the proposed soft outdoor PE now shows a small increase to that is currently provided in the existing college. The existing AGP will be retained and unaffected by the proposal.

6.27 Whilst the proposal will lead to a small decrease to the Proposed Hard Outdoor play area, the new play area will be of a better quality than the existing facilities and it will exceed the BB103 minimum requirement by over 200 sqm. The proposed new hard outdoor PE area will be constructed to Sport England guidance, have a porous surface; appropriate sports court markings (4 x tennis and netball courts); and will have a 3m high sports weld mesh fencing. By contrast the existing facilities are little more than hard play areas with surfaces and fencing which are not up to current standards.

6.28 The sports facilities at the Hadfield site are currently used by a variety of Community and the current usage at the sites is set out below:

- Hadfield Gym usage:
 - Footy Tots: Saturday 9.30 – 12.30
 - Tintwistle Athletic: Wednesday 7 – 8pm

- Glossop North End Ladies, Soccerise: Tuesdays 7 – 8pm
- Glossop North End Juniors: Tuesdays 6 – 7pm, Thursday 6 – 7pm
- INHOUSE SESSION – Girls Development Centre: Wednesdays 6 – 7pm
- Birthday parties – Various Weekends
- ATP
 - Glossop North End Juniors
 - Glossop North end Ladies
 - Tintwistle Athletic
 - Hollingworth Juniors
 - Soccersixes
 - Goalkeeping clinic
 - Walking football
 - Various unspecified uses

6.29 Furthermore there are currently two facilities accessed by the community at the Hadfield site. The first is the school where the sports hall and all weather pitch are hired out to local groups and the other is the youth/community building which offers a variety of rooms from sports hall size down to small group rooms, the range of users is as follows:

- Youth Club
- Brownies
- Tai Chi
- Senior Citizens activities including dancing
- Arts and Crafts
- Parental Support Groups
- Childminding
- Club meetings
- Film Club
- Clothes Bank
- Local Football Clubs from tots to adults
- Exercise classes
- Music and Drama performances

6.30 A Community Use Management Plan has been prepared which indicates that the new building will provide a dedicated community space comprising of a separate entrance, reception, refreshment area, toilets, storage and a 90 sqm room that can be sub divided to suit the various activities. To suit smaller groups, the caretakers bungalow on site will be

retained which includes a bungalow, lounge and 2 smaller room. Both of these facilities will be available to the community from 0800-2200 for 7 days a week throughout the year and will not be dependent on school activity. Outside of school hours and term time the sports hall, main hall, fitness suite, changing rooms, music practice room and large 50sqm meeting room will be available for hire.

- 6.31 Consequently, following the completion of the development the site will continue to provide a wide range of facilities for the community to use therefore it is not considered that the proposal will have a detrimental impact on community use on site.
- 6.32 When assessed against criterion set out within Policy LT3 of the adopted High Peak Local Plan, it is considered the replacement sport provision will be constructed in a suitable location as it is still at the Hadfield site. As outlined within this chapter and the accompanying plans, the replacement facilities of the MUGA and the hard and soft landscaping will be of a better standard to that which will be replaced therefore it is considered that the proposal complies with Criterion 1 and 2. The facilities will be easily accessible and the facilities will be maintained and enhanced through the proposed development on site therefore the public enjoyment and recreational value to the land will be maintained and enhanced through the development thereby the proposal will comply with criterion 3 of the policy.
- 6.33 With regards to emerging High Peak Local Plan Policy CF4, this policy seeks to protect, maintain and where possible enhance open spaces. As previously stated the proposal will lead to the loss of the MUGA and some areas of the playing fields, however, despite this it is considered that the proposal will comply with criterion 1 as it will provide alternative facilities in the area which are of a better quality than the existing as the facilities will be more modern. It is considered that the benefits outweigh the loss as it will lead to the provision of a new school facility on site along with new sports facilities in the form of the MUGA and the sports pitches to the north of the site. Furthermore, the sports pitches to the south will be improved and remarked. The proposal complies with criterion 2 as it will lead to the improvement of the existing recreational area by providing both new areas of MUGA and sports pitches. Criterion 3, 4 and 5 from this policy are not applicable to this application.

- 6.34 The proposal also complies with Section 8 of the NPPF by continuing to promote a healthy community by providing sports facilities on site that are of an equivalent or better provision and by improving the school facility on site by providing a new modern facility.
- 6.35 Furthermore, the provision of the replacement pitches of an equivalent quality along with the management plan provision referenced within this documents will ensure that the proposal complies with Sport England Exception Policy E4.
- 6.36 As such the primary determining factor in the replacement of this facility has to be to meet the educational needs of the school. The replacement of the existing dated and separate facilities by a single building clearly represents an improvement and as such it can be concluded that this element of the proposal is compliant with national and local policy LT3 of the High Peak Local Plan and Policies CF4 and CF5 of the emerging High Peak Local Plan.

Design of the Development in relation to its Location

Green Belt

- 6.37 Whilst the site is located in the open countryside it is situated adjacent to the boundary to the Green belt. Consequently, the LPA has requested that the proposal be assessed against Policy OC2 of the adopted High Peak Local Plan. Whilst the proposal does not directly impact on any of the criteria listed within the first part of the policy, as it is not Green Belt, it is acknowledged that the policy does also stipulate that proposals conspicuous from the Green Belt should not 'injure the visual amenities of the Green Belt'.
- 6.38 As already explained earlier in this section the visual assessment contained within the Design and Access Statement demonstrates that the development will not have any detrimental impacts when the site is viewed from the Green Belt due to the existing topography and vegetation along with the built form the school building blending into the existing built form of Glossop. Therefore it is considered that the proposal will comply will Policy OC2 of the High Peak Local Plan and Policy EQ3 of the emerging High Peak Local Plan as it will not lead to any negative impact on views from the Green Belt.

Scale

- 6.39 The proposal seeks consent for built development which has a smaller footprint than currently found on the site. As such, the scale of the proposed development is not greater than the existing and is entirely appropriate to its setting.
- 6.40 In terms of the height of the buildings, at three storeys the school building is higher than the existing school building however, as previously discussed it is not considered that the proposed school building compromises the openness of the open countryside due to the relief of the land and the boundary features already in place. The new school building is to sit to the west of the site, in a location which is not considered to be materially different from the existing built development. From outside of the site the proposed development will be most visible from Newshaw Lane to the west of the site. However, as the levels across the site drop away in a westerly direction the visual impact of the scale of the proposal is significantly reduced. This factor, combined with the fact that substantial tree planting along the site boundary means that the building will largely be screened from view from the western boundary. As a result of the aforementioned, despite the proposed built development being of a greater height than that which exists on the site at present, it is not considered that this increase will result in the scale of the building from being considered inappropriate for its locality.

Layout

- 6.41 The new buildings have been positioned so that there is flexibility allowing for future adaption to suit changes in use patterns and requirements if necessary. The proposed built development is also to sit as close to the existing built development as possible. As such, much of activity within the site will remain largely within the same location as it does presently. Furthermore, the location of the school on this site will mean that during teaching hours staff and pupils will be concentrated within the main school block. As a result not only is the site easier to navigate and circulate, but it also provides a level of natural surveillance across the whole site; this being a significant benefit as the existing built development is only located in northern part of the site, this ensures the proposal complies with policies GD4 of the adopted Local Plan.

Appearance

6.42 The existing built development is dated and visually tired. The proposal seeks to consolidate the accommodation into one block of built development. As discussed within the Design and Access Statement, the buildings have been designed to be inspirational modern buildings that meet the needs of today yet symbolise the future. The regular engagement meetings held between the school and Design Team have helped produce a scheme that captures the vision of the school whilst also being operationally effective and importantly, economic. Whilst a standardised approach has underpinned the design of the school the engagement meetings have ensured that the school have been able to have a direct influence on the proposal, helping to create an individual identity for the proposal.

6.43 The buildings have been designed to benefit from both good levels of natural daylight and views across the landscaped areas of the site. In order to achieve this, the windows have been arranged in horizontal bands across each level of the buildings. In terms of the materials to be used, brickwork and rockpanel will be used which will be relatively dark in colour and blend in with the landscape of the area. It is considered that this provides an aesthetic which is clean and modern without detracting from the existing landscape. As a result and as the site is very well physically contained, a result of strong and established boundary treatment and landscaping, it is considered that the appearance of the proposed is acceptable, as necessitated by BC1 and GD4 of the adopted Local Plan and EQ5 of the emerging Local Plan.

Landscaping

6.44 The landscaping of the site forms an integral part of the proposal, once the existing school buildings have been demolished, the land on which they stand will be reinstated for amenity and sport provision.

6.45 In terms of hard informal/social spaces, the large scale spaces are maximised around the building to provide for the active and passive social needs of the pupils. Quieter social spaces are also provided closer to the building with a large courtyard area linked to the main internal open space

- 6.46 In terms of soft landscaping safeguarded areas of soft landscaping surround the hard landscape which will consist of mown grass and allow passive and informal social use. Sloping ground, hedgerows and trees are incorporated to provide enclosure, shade and variety. The planting of hedges will both define key routes and soften the appearance of the fencelines.
- 6.47 The main pedestrian routes and pathways at the front of the school are subdivided with green space and tree avenue plating. This provides a formal approach to the new building and directs visitors to the main entrance.
- 6.48 Full landscaping details form part of the submission package however, it is considered that the proposal will assist in creating a site which is greener than existing and improves the visual appearance of the school for both the users within the site and within the wider context of the Countryside.

Access

- 6.49 Access into the site is to remain as existing off Newshaw Lane. The highway is 7m wide at the main vehicular entrance which is protected by yellow zig-zag 'school keep clear' road markings, it is considered that this current arrangement will be acceptable. However, this is a matter which is discussed in greater detail within the accompanying Transport Assessment.
- 6.50 Currently there are 85 car parking spaces located on site, there are 37 parking spaces to the north of the site with an additional 48 spaces provided over three areas within the school grounds. This will be increased to 150 parking spaces; 2 mini bus parking spaces; and a bus lay by which would have room for 4no. buses. The site will also be served by 8 accessible car parking spaces.
- 6.51 The site will also provide new formal pathway linkages to the southern boundary and the pathway access to the northern entrances will be improved. There will also be pedestrian access allowing the pupils to enter the site from the main entrance along Newshaw Lane.

Amenity

- 6.52 In terms of visual amenity, a previously mentioned, the site is heavily affected by level changes across the site which generally falls away in a westerly direction. The changing levels and landscaping mean that, the levels of visual amenity currently experienced by those living to the north, west and south of the site will not be materially altered. With regards to those who live surrounding the site, whilst the new development will be visible, it will be of such a distance from the properties (approximately 50 metres) that it is highly unlikely to adversely impact upon the level of visual amenity currently enjoyed. The site will benefit from landscaping around the boundary which helps create a green screen between the properties and site. Whilst the new college building will alter the outlook of the surrounding properties, it is not considered that it will impact upon the level of amenity currently experienced.

Summary

- 6.53 The Design Team have sought to provide the school with new facilities that are operationally effective, economic and incorporate the individual requirements of the school. The above assessment of the proposed design shows that the proposal presents a scheme which is also of an appropriate scale for its setting, does not detract from the level of visual amenity currently experienced within the area, is accessible for all and incorporates principles that help enhance site safety. In light of this it is considered that the proposed development is compliant with local planning Policies BC1, GD4, GD5 and TR5 of the adopted High Peak Local Plan and Policies S1, S5 and EQ5 of the emerging High Peak Local Plan.

Highways, Access and Car Parking

Impact of the Proposed Access Arrangement

- 6.54 The existing access into and out of the site are to remain as existing and provision will be made onsite to allow buses to enter, pick up/drop off and exit in a forward gear. All currently operate efficiently and as such are considered acceptable.
- 6.55 Access arrangements will not materially change for pedestrians or cyclists however formal secure cycle parking infrastructure will be increased to provide a cycle parking to pupil ratio

of 1:10 which is in line with the majority of local and national design guidance standards for educational establishments. The new purpose built cycle parking units will be located in convenient areas with good levels of natural visibility and protected from the weather.

Impact of the Proposed Car Parking Provision

- 6.56 Provision of car parking across the site will increase to 150 spaces from the current capacity, which is approximately an increase of 38 spaces. This will include 8 accessible car parking spaces. There will also be parking spaces for 2 mini buses along with a bus layby for 4 buses. The proposed car parking provision has been calculated to accommodate a small number of visitor spaces, sixth form pupils who drive and sports facility users
- 6.57 Consideration has also been given to the overall design and operation of the school sites. As a result, the additional car parking spaces will not create or attract a significant number of new vehicular trips, rather accommodate existing staff members who currently park at one of the two Glossop based sites.
- 6.58 As is currently observed at the Hadfield site, parents will not be permitted to bring their vehicles on site to drop off or pick up pupils. This is in the interest of creating a safe and accessible space and reducing the potential for conflict between children and vehicles on site.
- 6.59 In summary from a traffic and transportation perspective there are no reasons why the development proposals should not be granted planning approval. The proposals are considered compliant with Policy TR5 of the High Peak Local Plan and Policy CF6 of the emerging High Peak Local Plan.

Biodiversity

Impact of the Proposed Development on Trees

- 6.60 An Arboricultural Assessment was undertaken by Godwin's Arboricultural Limited. The

assessment identified eighty one individual trees, forty three groups of trees and two hedges were recorded. One boundary group was recorded as retention category 'A', a mixture of twenty four individual trees and groups of trees were recorded as retention category 'B' and a mixture of ninety individual trees and groups of trees were recorded as retention category 'C'.

- 6.61 The trees were generally found to be in a good to fair condition, however nine individual trees and two groups of trees were classified as retention category 'U'. During the development several trees would require removal as they are situated either within or so close to the proposed development that protecting them during construction is not practical. However, a post-development landscaping scheme will ensure that replacement trees are planted to mitigate for the loss of these trees.
- 6.62 The retained trees will be protected to ensure they remain in a healthy condition during and post development.

Impact of the proposed Development on Ecology

- 6.63 I Phase 1 Field Survey of the site was undertaken in June 2015. This concluded that the site, especially its perimeters was suitable for foraging for bats and as commuter routes and that some of the buildings could be suitable for bat roosts. In terms of other protected species, only White Crayfish could possibly be located on site. In terms of Invasive Species, Himalayan Balsam was found within the site, with Japanese Knotweed also present on one boundary. As a result of the Phase 1 a further Daylight Assessment of the buildings has been undertaken, in February 2016, which concludes that some of the buildings have potential to accommodate bat roosts although no evidence of bats was found. The features of the buildings are such that it is likely that small numbers of common bat species may be supported.
- 6.64 As part of the scheme a number of mitigation measures are proposed in order to compensate for any potential loss of roosts. These comprise bat boxes on all elevations to provide a range of roosting opportunities, as well as bat boxes on a number of trees on the site. The existing buildings on site will not be demolished until after the new school buildings

are completed; it will therefore be possible for this mitigation to be provided in advance of demolition, and for bat surveys to be a robust pre-commencement planning condition attached to any permission.

Ground Conditions

- 6.65 Nicholls Colton Geotechnical have prepared Geotechnical Interpretative Report on Ground Investigation which accompanies this submission.

Ground Stability

- 6.66 The report identifies that with regards to ground stability hazards, which include collapsible ground, compressible ground, landside ground, running sand, ground dissolution and shrinking or swelling clay, are identified as very low or non-hazards on the site.

Contamination

- 6.67 During site investigation works seven samples of made ground and one natural soil sample was collected and analysed for the presence of selected contaminants. The individual contaminants recorded on site were below the relevant levels. It is considered on the basis of the current testing that specific remedial measures will not be required with respect to the protection of future occupiers or ground workers from soil contamination. Four samples of made ground were also inspected for the presence of asbestos and all confirmed that there was no asbestos within the material. The current testing indicates that the made ground materials are suitable for use within the soft landscaped areas of the site.

Coal Mining Risk Assessment

- 6.68 A Mining Report from the Coal Authority is contained within the ground investigation report. It concludes that the site is not within the zone of likely physical influence on the surface from past underground workings; the site is not in the likely zone of influence from any present underground coal workings; the property is not in an area where the Coal Authority

is determining whether to grant a licence to remove coal using underground methods; there are no known coal mine entries within, or within 20 metres of, the boundary of the site; and no subsidence claims have been made within, or within 50 metres, of the site since 31st October 1994.

- 6.69 In light of the above it is considered that the proposal is fully compliant with local planning Policy GD12 of the High Peak Local Plan and section 11 of the NPPF in that it will not lead to unacceptable levels of land instability.

Flood Risk and Drainage

- 6.70 The application site is located within Flood Zone 1, however, as it is greater than 1 hectare in size a Flood Risk Assessment and drainage strategy has been prepared and accompanies the submission. The report reviews the existing hydrometric and topographical survey data, the development proposals, details of the existing infrastructure networks and information contained within the site investigation reports to assess the likely flood risk.
- 6.71 As the site is within Flood Zone 1, it is considered to have a very low risk of fluvial flooding and is at low risk of surface water.
- 6.72 It is proposed that surface water will be discharged via a piped network to the existing brook running to the north of the site at the existing development runoff rate, subject to soakaway testing to BRE 365 or geotechnical recommendations noting that infiltration is not viable. The excesses of flows from the site will be retained within the site with the use of a Detention Basin and an Underground Tank for a maximum volume of 260m³.
- 6.73 Overall, it is considered that the proposed development will be at a low risk of flooding and will not exacerbate the risk of flooding elsewhere and as such is compliant with RUDP policy NR15B and the ethos of paragraph 100 of section 10 of the NPPF.
- 6.74 In light of the above, the proposal is also considered compliant with section 10 of the NPPF and Policy EQ10 of the emerging High Peak Local Plan in that where practical and viable

sustainable drainage systems will be incorporated and, only where they are not, will alternative systems be considered.

Sustainability

- 6.75 The proposed development is considered to embody the principle of sustainable development as it will bring a host of benefits to the locality.
- 6.76 With regards to the built development, the proposal will result in a building that is extremely ineffective in terms of energy consumption, being replaced with a building that is far more economical and efficient to run. As detailed within the accompanying Design and Access Statement the design follows the principles of best practice. To enhance the sustainability of the proposed buildings, analysis and evaluation of the use of inherent passive measures have fed into the design of the building detail. The design solution has been strategically developed to optimise low energy performance and relationships have been formed with the planning of the site and designing of the building form and fabric to deliver optimum comfort to the users. The design of the building has sought to exploit natural resources and the strategy applied is detailed within the Design and Access Statement.
- 6.77 As a result of the above, the proposal is considered to be highly sustainable and as such is compliant with the ethos of section 10 of the NPPF and Policy S1 of the emerging High Peak Local Plan which seeks to promote sustainable development.

7.0 Summary and Conclusions

Summary

7.1.1 The built development on the three individual Glossopdale sites are nearing the end of their operational lives and as such the proposal is wholly compliant with section 8 of the NPPF which seeks to promote healthy communities, as the replacement facility will help the Authority to meet the educational needs of existing and future communities. As per the guidance contained within the NPPF, local planning authorities are strongly encouraged to take a positive and pragmatic approach in meeting such need. In light of this and given that the above assessment demonstrates that the proposed development is acceptable in principle and that there are no other material considerations that are deemed to be significantly adverse, it is considered that the proposal is policy compliant.

7.1.2 The assessment in Section 6 has demonstrated that where weight can be afforded to extant and emerging Development Plan policies, the proposal is compliant. It has also been demonstrated that there are no adverse impacts that would significantly and demonstrably outweigh the benefits of providing fit for purpose new educational facilities. As such, in accordance with paragraph 14 of the NPPF and its presumption in favour of sustainable development, planning permission should be granted without delay.

7.1.3 In order to support this presumption further, this statement will now highlight the benefits to be created in relation to the three elements that collectively result in sustainable development: economic benefits; social benefits; and environmental benefits. Each is heavily interlinked and therefore this statement simply lists a number of the key economic, social and environmental considerations. The proposed development will result in the following:

- Reduction in the Authority's maintenance backlog: The proposal will result in new accommodation for Glossopdale Community College. As discussed

the school is in a particularly poor state of repair, adding to the maintenance backlog costs of educational buildings across the High Peak District.

- Reduction in the operational running costs of the School: The existing college is operated on three individual sites each of which require maintenance. The buildings are nearing the end of their life and are inefficient to run and maintain. The new energy efficient buildings will be of benefit to both the environment and the School
- Ensuring that the Authority can cater for the existing and future educational needs of the District: The existing built development is nearing the end of its operational life and much is not fit for purpose; the proposal will ensure that the Authority can provide the existing and future pupils with facilities which will meet their educational needs, including recreational and sporting needs. The social benefit of the scheme is therefore evident.
- Providing a facility that is accessible for all members of the community: The proposed development has been designed to ensure that the site can be physically accessed by all staff, pupils and visitors. This is clearly a social improvement.
- Providing a development that has had regard to strong design principles: The new facility has been designed to be highly sustainable, fulfil the operational requirements of the school and sit appropriately within the locality. The proposed development sees a reduction in the footprint of the existing school development, thus reducing sprawl. The position of the new development means that the open character of the Open Countryside is not compromised. Previously developed land within the site is being utilised and there is flexibility for the facilities to expand should the need occur. This has resulted in a scheme which is of social and environmental benefit.

- Providing new sporting facilities and attractively landscaped grounds:
Following the demolition of the existing buildings, the land will be reinstated to provide replacement sports facilities and enhanced landscape and amenity space. Not only will this improve the visual appearance and setting of the site but it will also be of social benefit, enhancing the working and learning environment for many.

Conclusion

7.2 This planning statement is submitted in support of a planning application made on behalf of Henry Brothers which seeks detailed permission for the construction of a replacement school, demolition of the existing facilities and the reinstatement of this land following demolition to provide replacement sports provision and landscaping.

7.3 The statement demonstrates that:

- The High Peak Local Plan constitutes the Development Plan for the determination of the proposed development and that the key policies relating to Urban Greenspace and Development on Playing Fields remain broadly compliant with the NPPF.
- The local planning authority should take a pragmatic and positive approach when determining planning application which will meet the existing and future needs of communities, as is the case in this instance.
- The existing facilities on site are edging towards the end of their life; the buildings face numerous structural and maintenance issues and are constrained in terms of being accessible for all. The proposal will provide a much needed replacement facility and allow Glossopdale College which is currently based on three sites to be rationalised into one site, allowing the college to continue to provide educational provision to the District which is accessible for all.
- There is no policy or other material consideration which would suggest that the

proposed development would cause any harm, and therefore no reason why planning permission should not be granted. In particular we have shown that:

- Despite being located within the Open Countryside, the visual impact assessment contained within the Design and Access Statement demonstrates that the impact of the school building on the surrounding will be limited by existing and proposed vegetation and the topography of the land;
- The proposal will not adversely impact upon the existing levels of amenity currently experienced within the surrounding locality;
- The site can be accessed and will not result in significantly adverse impacts on the existing highway network;
- The proposed development will not adversely impact upon land instability or result in issues regarding contamination;
- The proposal will not increase the likelihood of flooding elsewhere;
- Appropriate mitigation measure will ensure that the proposal does not adversely impact upon the surrounding countryside

7.3 Given the above it has been shown that there are no adverse impacts with the proposed development and there are no policies within the NPPF or RUDP which would indicate that on balance, planning permission should not be permitted.

7.4 In conclusion there is a presumption in favour of sustainable development and planning permission should be granted for such development without delay.