

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(4)	21/02865/REG3 Compton	17.02.2022 ¹	<p>Extension and refurbishment of existing school sports hall. Temporary overflow car parking space to be resurfaced and reused for the duration of the construction process. External plant compound.</p> <p>The Downs School, Compton, Newbury, RG20 6AD</p> <p>West Berkshire Council</p>

¹ Extension of time agreed with applicant until 28 July 2023

The application can be viewed on the Council's website at the following link:

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02865/REG3>

Recommendation Summary: To **DELEGATE** to the Development Control Manager to **GRANT PLANNING PERMISSION**

Ward Member(s): Councillor Carolyne Culver

Reason for Committee Determination: Residents have concerns about the design and setting in the wider landscape. They are concerned about privacy for children doing PE behind large glass windows. They are concerned that they might not have access to exercise facilities that they are used to using.

Committee Site Visit: 17th August 2023

Contact Officer Details

Name: Catherine Ireland
Job Title: Planning Officer
Tel No: 01635 519111
Email: Catherine.Ireland@westberks.gov.uk

1. Introduction

- 1.1 This application seeks planning permission for the extension and refurbishment of the existing school sports hall. Temporary overflow car parking space to be resurfaced and reused for the duration of the construction process. External plant compound.
- 1.2 The Downs School is located on the southwestern edge of Compton, within the settlement boundary. The existing sports hall is the southernmost building on the site and is located next to playing fields to the east, highway to the west with open countryside beyond to the west and south.
- 1.3 The existing sports hall was granted planning permission in July 1982 and permissions for extensions were subsequently approved in 2004 and 2011, however, neither of these permissions were implemented and have subsequently lapsed.
- 1.4 The current sports hall is no longer of a size suitable for the Downs School, which has a capacity of 1,355 pupils. The current facilities fall below the minimum standards required by *BB103 Area guidelines for mainstream schools*. It is also in a relatively poor state of repair, with the roof having already been over-roofed due to leaking and cracks forming in the floor.
- 1.5 The proposed works would create a wrap-around extension on the north, west and east sides of the existing sports hall, which would also be refurbished. The additions to the main sports hall would have a design to match the existing building, whilst the front extension would have a modern appearance, with a flat roof and areas of glazing.
- 1.6 The extensions would include the addition of one 'bay' on either end of the hall, thereby allowing the main hall to meet the requirements of BB103. An extension to the front of the building would provide ancillary accommodation such as an entrance lobby, offices, male, female and accessible changing rooms at ground floor level. At first floor level a larger gym would be created along with a dedicated studio space as well as storage and plant rooms.
- 1.7 Solar panels are proposed to be installed on the south facing roof slope of the extended sports hall.
- 1.8 The extension of the sports hall would result in the loss of 21 car parking spaces and 1 disabled parking bay. It is therefore proposed to enlarge the existing car park which would ensure that there would be no net loss of spaces, and one additional disabled parking bay. An area to the north of the application site is to be resurfaced and used during the construction process.

2. Planning History

- 2.1 The table below outlines the relevant planning history of the application site.

Application	Proposal	Decision / Date
11/02754/COMIND	Parking for up to 25 cars on ground to the North East of the existing tennis courts	Approved
11/01867/FUL	The extension and refurbishment to the Downs School Sports Hall including an additional badminton court to the hall and new male and female change block with a	Approved

	second floor dance studio, and an extended refurbished gym. Also the associated sprinkler tank and pump room.	
11/01789/FUL	Erect enclosure for existing pool with incorporated male and female changing rooms.	Approved
08/00749/FUL	Fencing and gates to enclose school grounds along main road on western boundary of school (part retrospective)	Approved
04/03088/FULMAJ	Construction of new access on to site. New car parking facilities, three storey teaching block, single storey science extension. Demolition of single storey sixth form block and barn.	Approved
04/00438/FUL	1-Bay extension and additional storage to existing sports hall	Approved
94/45211/FUL	Access road	Approved
82/17276/ADD	Sports hall with ancillary facilities	Approved

3. Procedural Matters

- 3.1 The proposed development falls within the column 1 description at paragraph 10(b) (Urban development project) of Schedule 2. It is located in a sensitive area, namely the North Wessex Downs Area of Outstanding Natural Beauty and the school site area exceeds 5 hectares. The proposal is therefore “Schedule 2 development” within the meaning of the Regulations.
- 3.2 However, taking into account the selection criteria in Schedule 3, it is not considered that the proposal is likely to have significant effects on the environment. Accordingly, the proposal is NOT considered “EIA development” within the meaning of the Regulations.
- 3.3 Site notices displayed to the front of the application site and the local area on 11.01.2022 and 22.03.2022, with expiry dates of 01.02.2022 and 12.04.2022 respectively. A notice was published in the Newbury Weekly News on 06.01.2022, expiring on 20.01.2022.
- 3.4 Community Infrastructure Levy (CIL) is a levy charged on most new development to pay for new infrastructure required as a result of the new development. CIL will be charged on residential (C3 and C4) and retail (A1 - A5) development at a rate per square metre (based on Gross Internal Area) on new development of more than 100 square metres of net floorspace (including extensions) or when a new dwelling is created (even if it is less than 100 square metres).
- 3.5 Based on the CIL PAIR form it does not appear that the proposed works would be CIL liable. However, CIL liability will be formally confirmed by the CIL Charging Authority under separate cover following the grant of any permission. More information is available at www.westberks.gov.uk/cil

4. Consultation

Statutory and non-statutory consultation

- 4.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

<p>Compton Parish Council:</p>	<p>Object. Concern regarding privacy and child protection issues. The amount of glass is excessive given the facility sits within the AONB. No information regarding noise generated by the plant area. The temporary car park for use during the build is currently in use by sixth form students throughout the day. Concern regarding the size of the Downs School logo on the front of the building. Has always been a community facility that is used by the school, the logo suggests the building purely belongs to the school. Construction method statement has not been supplied. Supports the Highways' disappointment that no electric charging points have been included. Regret that no information has been forthcoming regarding access for members of the community and highlights concerns that this has not been supplied. The council wishes to emphasise the message that this is a building funded by Council Tax Payers and not the school or the LEA.</p>
<p>WBC Highways:</p>	<p>It has been confirmed at paragraph 5.6 of the Design and Access Statement that there will be no increase in staff or pupils as a result of this application and so no increase in capacity is proposed.</p> <p>The proposal is to improve an existing shorts hall for the Downs School. Some of the car parking requires relocating as part of the development. The replacement / amended parking layout is acceptable. It would be preferable if some electric vehicle charging points are included as part of this development. Shared chargers should be a minimum of 22 kw. Should you consider this to be a reasonable request then this should be conditioned accordingly, or suitable details submitted.</p> <p>Given this is within a school a Construction Method Statement is required, this should detail how pupils and staff will be protected during the works, it must ensure there is sufficient parking for staff as well as contractors etc, with no deliveries permitted at the start or end of the school day – exact times to be specified within the CMS. Some of this has been referred to in paragraphs 5.7 and 5.8 of the Design and Access Statement and on the plans but I would request this is detailed within a single document - CMS.</p> <p>The highway recommendation is for conditional approval. Conditions requested: construction method statement, parking/turning in accord with plans. Informatives requested: Damage to footways, cycleways and verges, damage to the carriageway.</p> <p>Response to Parish Council parking concerns/current use of temporary parking area: Although this area may currently be</p>

	<p>used for 6th form parking, it would not be considered a requirement for this to be provided within the school grounds. On-site staff parking is, however, required and this takes precedent over student parking. It is acknowledged that this is likely to result in some displacement temporarily but the highway authority does not object on this basis.</p> <p>Removing this facility may even discourage some 6th form students from driving to the school if there is nowhere within the school grounds for them to park.</p>
Lead Local Flood Authority:	No objection in principle but comments that additional information is required on the flood risk assessment and drainage strategy.
Environmental Health:	<p>No objection. Recommend that if approved the standard “hours of noisy construction work” condition should be imposed.</p> <p>Following submission of geotechnical report and oil leak report: Consider that a preliminary risk assessment (phase 1 desktop study) needs to be carried out to determine if other contaminants need to be assessed as part of additional investigations. Asbestos fibres were detected.</p> <p>Further investigations are required following the demolition of the existing building. Conditions recommended: site characterisation (investigation and risk assessment), submission of remediation scheme, implementation of approved remediation scheme, reporting of unexpected contamination.</p>
WBC Education:	<p>The school is a medium sized co-educational comprehensive 11-18 school and has a current student capacity of 1355. The size of the existing sports hall and associated facilities are inadequate for the school and the aim is to address this accommodation deficiency.</p> <p>The driver for the project is to address the sports hall accommodation deficiencies associated with the existing sports hall which was built during the 1980’s. The existing size is now inadequate for the current school/sports England requirements and the school does not have adequate space to deliver the PE curriculum efficiently with inadequately sized changing facilities. Pupils are not being able to make full use of the facilities due to time constraints in place to ensure all pupils have the opportunity to exercise. This has an impact on the pupil’s mental and physical health and does not enable the pupils the opportunity to use the facilities fully to counter act the stresses and anxiety generated from the classroom environment.</p>
Ecology Officer:	No objection in principle but further information required on any potential impacts on existing trees onsite. Conditions relating to landscaping and managing potential construction phase impacts identified.
Sport England:	Having assessed the application, Sport England is satisfied that the proposed development meets exception 3 of our playing fields policy, in that:

	<p>'The proposed development affects only land incapable of forming part of a playing pitch and does not:</p> <ul style="list-style-type: none"> • reduce the size of any playing pitch • result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas); • reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality; • result in the loss of other sporting provision or ancillary facilities on the site; or • prejudice the use of any remaining areas of playing field on the site.' <p>Conclusion: This being the case, Sport England does not wish to raise an objection to this application. Sport England does welcome the increase in the number of courts and fitness area which will be of benefit to both the pupils and staff as well as the local community.</p>
<p>Thames Water:</p>	<p>Waste Comments</p> <p>Thames Water recognises this catchment is subject to high infiltration flows during certain groundwater conditions. The scale of the proposed development doesn't materially affect the sewer network and as such we have no objection, however care needs to be taken when designing new networks to ensure they don't surcharge and cause flooding.</p> <p>Thames Water recognises this catchment is subject to high infiltration flows during certain groundwater conditions. The developer should liaise with the LLFA to agree an appropriate sustainable surface water strategy following the sequential approach before considering connection to the public sewer network. The scale of the proposed development doesn't materially affect the sewer network and as such we have no objection, however care needs to be taken when designing new networks to ensure they don't surcharge and cause flooding. In the longer term Thames Water, along with other partners, are working on a strategy to reduce groundwater entering the sewer network.</p> <p>With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow guidance under sections 167 & 168 in the National Planning Policy Framework. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.</p> <p>Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.</p>

- 4.2 Rambler's Association, Public Rights of Way, Tree Officer, North Wessex Downs AONB: No response at time of report.

Public representations

- 4.3 Representations have been received from 2 contributors, 2 of which object to the proposal.
- 4.4 The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the following issues/points have been raised:
- Concern over loss of parking spaces within the school site. School cars already park elsewhere in Compton.
 - Design is not in keeping with the existing building.
 - Deterioration of verges, heavy traffic and litter from the school

5. Planning Policy

- 5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.
- Policies ADPP1, ADPP5, CS5, CS13, CS14, CS15, CS16, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
 - Policies OVS.5, OVS.6, OVS.7, OVS.8 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).
 - Policies C1, C3, C8, C12, C14, C15, C17, C18, C19, C20 of the Compton Neighbourhood Development Plan 2020-2037 (CNDP).
- 5.2 The following material considerations are relevant to the consideration of this application:
- National Planning Policy Framework (NPPF)
 - Planning Practice Guidance (PPG)
 - North Wessex Downs AONB Management Plan 2014-19
 - WBC Quality Design SPD (2006)
 - Sustainable Drainage Systems Supplementary Planning Document - December 2018
 - Compton A Village Design Statement (2005)

6. Appraisal

- 6.1 The main issues for consideration in this application are:
- Principle of development
 - Character and appearance of the area
 - Neighbouring amenity
 - Highway matters
 - Sustainable design
 - Flooding and drainage
 - Ecology

- Green infrastructure
- Contamination
- Use

Principle of development

- 6.2 Policy ADPP1 of the Core Strategy sets out that most development will be within or adjacent to the settlements included in the settlement hierarchy. Compton is identified under this policy as a service village with a more limited range of services and some limited development potential.
- 6.3 Paragraph 95 of the NPPF sets out that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools through decisions on applications.
- 6.4 Policy CS5 of the Core Strategy allows for infrastructure provision. The application site itself is part of an existing school campus and the extension is required to meet modern standards for the provision of sports spaces. As such the principle of development is acceptable subject to consideration of the design and specific impacts.

Character and appearance

- 6.5 The NPPF seeks the creation of high quality, beautiful and sustainable places and planning decisions should ensure that developments are visually attractive as a result of good architecture.
- 6.6 Policy CS14 of the Core Strategy requires new development to demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area whilst making a positive contribution to the quality of life in West Berkshire. Policy CS19 seeks to ensure that development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character.
- 6.7 The site is located within the North Wessex Downs AONB, where development must respond positively to the local context and respect landscape features and components of natural beauty in accordance with Policy ADPP5 of the Core Strategy. The conservation and enhancement of the AONB is therefore of particular importance.
- 6.8 The existing building has a dual pitched roof with gable ends with an exterior finish of steel cladding in a dark finish above buff/brown brickwork. The roof is described in the design and access statement as having been over felted in 2015/16. Internally the existing accommodation is arranged over two floors.
- 6.9 There would be no discernible difference in the maximum height of the extended building when excluding the proposed roof vents. The eaves heights would be increased by a maximum of 300mm. The parapet wall surrounding the roof of the flat roofed, front extension would be set approximately 1.1 metres lower than the ridge of the pitched roof.
- 6.10 The design of the extensions would in part match that of the existing sports hall, with the front, flat roofed extension introducing a different design to part of the building. This is not dissimilar to a lapsed permission (ref. 11/01867/FUL) which allowed a three storey, flat roof element on the north/front elevation. The flat roof element now proposed would be lower than that previously approved and would therefore appear subservient to

the main part of the sports hall. As such, the proposed extensions are not considered to result in harm to the character of the existing building, school campus or the wider area as a result of the design, scale or massing.

- 6.11 A condition securing a schedule of materials is recommended to be attached to any permission granted in order to ensure that these are appropriate within the context of the site and the wider area.
- 6.12 The proposed design includes areas of glazing within the north and east elevations. The site is located on the edge of Compton, within the AONB, which benefits from dark night skies. The glazing would face towards existing school buildings to the north and the playing fields to the east. As such there would be no windows on the west and south elevations that face the open countryside. It is not therefore considered that there would be detrimental harm to the character of the area or AONB as a result of light pollution and overspill into the wider landscape from the proposed glazing.
- 6.13 An external lighting plan has been submitted as part of the application. The lighting proposed would provide a 10-lux average using LEDs as the main light source. The lanterns proposed would have an internal PIR sensor which would reduce the output of the lanterns to 10% of their normal output 5 minutes after the last activation. They would then remain at 10% output until the next activation.
- 6.14 The lighting scheme has been designed in accordance with the principles set out in the Institution of Lighting Professionals [ILP] Guidance Note on The Reduction of Obtrusive Light. However, the scheme has been designed as for a site within zone E2, whereas the ILP guidance note 01/21 states that rural zones under protected designations should use a higher standard of policy. As the site is within the AONB a lighting scheme should be designed for zone 1.
- 6.15 The external lighting scheme proposed includes the limiting of the external lighting to 10% output when the building is not in use. However, no justification has been provided as to why it is necessary for external lighting to be on when the building is not in use or if movement has not been picked up by the PIR sensors.
- 6.16 Given the concerns with the submitted lighting scheme, a condition securing details of external lighting of the extensions, the new parking spaces and the temporary construction parking area is recommended to be attached to any permission granted. This will ensure the protection of the dark night skies of the AONB in accordance with policy ADPP5 of the Core Strategy.
- 6.17 Concern has been raised by the Parish Council with regard to the proposed school logo on the north elevation. From the information provided it does not appear that this would benefit from deemed advertisement consent; express advertisement consent would therefore be required before the signage could be installed. An informative drawing the applicant's attention to this matter is recommended to be attached to any permission granted.
- 6.18 In order to protect the character of the area it is important to safeguard existing landscape features. Conditions to ensure tree protection and additional landscaping are therefore recommended to be attached to any permission granted.
- 6.19 A condition securing details of how spoil arising from the development will be used or disposed of is recommended to be attached to any permission granted in order to protect the character and amenity of the area.
- 6.20 The proposals are therefore considered to be in accordance with current development plan policies relating to design, character and appearance.

Neighbouring amenity

- 6.21 The NPPF requires planning decision to ensure that developments create places that are safe, inclusive and which have a high standard of amenity for existing and future users.
- 6.22 Policy CS14 of the West Berkshire Core Strategy states that new development must contribute to the quality of life in West Berkshire. SPD Quality Design - West Berkshire outlines considerations to be taken into account with regard to residential amenity.
- 6.23 The separation distance from the sports hall to the closest neighbours to the east is in excess of 100 metres. Separating the housing from the sports hall is the school playing field. Given the separation distances it is not considered that there would be a loss of privacy to, or additional overshadowing of, neighbouring amenity. The distance would be sufficient as to prevent an overbearing impact on neighbouring amenity. Uses on the site would remain as existing, and are therefore not considered to be such as to result in intensification of impacts on residential amenity.
- 6.24 The temporary parking area would be on an area previously approved for parking and is located close to residential properties on Manor Crescent and Gordon Crescent. As such, it is not considered that the re-surfacing and use of this area would be any more harmful than the use previously approved.
- 6.25 The external plant space would be located adjacent to the highway to the west of the sports hall. The separation distance and the screening provided by the building would help to protect neighbouring amenity from any noise.
- 6.26 The Environmental Health Officer recommended a condition restricting the hours of work during the construction period and this is recommended to be attached to any permission granted. Should any noise complaints arise from the development Environmental Health have powers outside of the planning process which could be used to address a statutory nuisance.
- 6.27 Concern has been raised by the Parish Council regarding privacy and child protection issues created by the large windows proposed. The school playing fields are already in view from the public right of way that runs around the edge of the school campus. The option to install obscure glazing or other means of preventing views is available to the school if they consider it necessary for child protection. It is not considered reasonable to secure this by way of planning condition as child welfare and safety is primarily the concern of the school and the LEA.
- 6.28 The proposals are therefore considered to be in accordance with current development plan policies relating to neighbouring amenity subject to condition.

Highway matters

- 6.29 Policies CS13 of the Core Strategy, and TRANS.1 of the Saved Local Plan relate to highway matters and parking provision for non-residential uses.
- 6.30 The Highways Authority were consulted on the application and noted that no increase in the number of staff or pupils are proposed as a result of the application. The proposed parking layout was considered to be acceptable. Conditions securing a construction method statement and the provision of parking in accordance with the approved plans are recommended to be attached to any permission granted. Informatives relating to damage to footways, cycleways and verges and for damage to the carriageway are also recommended.

- 6.31 The Highway Officer and the Parish Council both considered electric charging points to be a desirable addition to the scheme. The NPPF requires development to be designed to enable the charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations. Policy CS13 of the Core Strategy is in accordance with this, requiring development that generates a transport impact to minimise the impact of all forms of travel on the environment and help tackle climate change. Policy C20 of the Compton Neighbourhood Development Plan states that planning applications for the installation of electric charging points at places of work or leisure will be supported. As such, a condition securing the installation of 2 EV charging bays is recommended to be attached to any permission issued.
- 6.32 Concern has been raised in representation letters regarding the loss of parking on site and the existing impact of the school on parking in the locality. However, the Highway Authority have raised no objections or concerns regarding the parking provision on site. The construction method statement condition requested would require the agreement of details relating to the parking of vehicles of site operatives and visitors before development commences.
- 6.33 The application is therefore considered to be in accordance with current development plan policies relating to highway matters subject to condition.

Sustainable design

- 6.34 Policy CS15 of the Core Strategy requires new non-residential development to meet the BREEAM excellent standard of construction. During the course of the application the agent submitted a statement as to why they did not consider BREEAM to be applicable to this project, due to the proposed works being an extension of an existing building. However, the proposals would require the removal of three external walls, and as such, the application is more akin to a new building than purely an extension. Therefore, for the purposes of CS15, it is considered that the proposal is required to meet the BREEAM excellent standard. The application is not accompanied by justification to suggest that a lower standard of BREEAM compliance should be accepted. A condition securing this standard is recommended to be attached to any permission granted.
- 6.35 The application is therefore considered to be in accordance with current development plan policies relating to sustainable design.

Flooding and drainage

- 6.36 Policy CS16 of the Core Strategy states that development within areas of flood risk from any source of flooding, including Critical Drainage Areas and areas with a history of groundwater or surface water flooding, will only be accepted if it is demonstrated that it is appropriate at that location, and that there are no suitable and available alternative sites at a lower flood risk. On all development sites surface water is required to be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS).
- 6.37 The application site is within flood zone 1, however Council records show that it is at risk of ground water flooding and surface water flooding. A flood risk assessment has been submitted. The Lead Local Flood Authority recommends maintaining 300mm freeboard above design flood levels. Further information is required on the drainage design with regard to making allowance for surface water flooding contributing to flooding within the drainage strategy and a number of other matters including groundwater levels, position of soakaways, exceedance routes and maintenance.

- 6.38 It is considered that the Lead Local Flood Authority do not have any 'in principle' concerns with the proposal and that the development is capable of complying with Policy CS16 by applying a condition requiring a drainage strategy to address the outstanding matters raised.

Ecology & Green Infrastructure

- 6.39 Policy CS18 of the Core Strategy states that the District's green infrastructure will be protected and enhanced whilst policy CS14 requires development proposals to respect the landscape and biodiversity of the surrounding area. Policy CS17 requires biodiversity and geodiversity assets across West Berkshire to be conserved and enhanced.
- 6.40 The Council's Ecologist requested clarity on potential impacts from the development on existing trees onsite. The Council's Tree Officer was consulted but did not provide comments on this application. Comparing the existing and proposed site plans changes are proposed to the landscaping to the boundary adjacent to the building. As such an arboricultural method statement and soft landscaping conditions are required along with details of enhancements to biodiversity. With these conditions the proposal is considered to comply with policies relating to ecology and green infrastructure.

Contamination

- 6.41 Following submission of geotechnical report and oil leak report additional comments were received from the Council's Environmental Health Officer. A fuel leak on the application site occurred in 2016 which required remediation works. The geo-environmental investigation report submitted concluded that further investigation is required beneath the building footprint to assess the presence of hydrocarbons. The report also states that there may be additional sources of contamination on the application site that can present a risk to health. The Environmental Health Officer therefore considered that a preliminary risk assessment (phase 1 desktop study) needs to be carried out to determine whether other contaminants need to be assessed as part of the additional investigations. Amosite asbestos fibres were detected in a composited Waste Acceptance Criteria (WAC) sample; the source or sources of the fibres cannot be defined. The report therefore recommended that asbestos analysis should be carried out across the site.
- 6.42 Based on the information submitted, the Council's Environmental Health Officer recommended conditions to be attached to any permission granted securing an investigation and risk assessment with an appraisal of remedial options, the submission of a remediation scheme, implementation of an approved remediation scheme and the reporting of unexpected contamination.

Use

- 6.43 The Parish Council raised concern regarding the use of the sports facilities by the community. Policy C12 of the Compton NDP states that the loss of valued community facilities and services will be resisted.
- 6.44 The application does not propose the loss of the facility from public use although it is understood that consultation will be held regarding the community/leisure use of the facilities. Arrangement related to access to the facility is a civil matter outside of the planning process; in planning terms the proposals would not result in the loss of the sports hall or associated facilities.

7. Planning Balance and Conclusion

- 7.1 The proposal would improve the sports facilities within an existing school campus and would bring them in line with current standards. There is in-principle support at local policy level and within the NPPF. The design of the extensions are considered to be acceptable and there would not be detrimental harm to the character of the area or neighbouring amenity. Subject to conditions, the proposal is considered acceptable with regard to highway matters, flooding and drainage, green infrastructure, sustainable design and contamination.
- 7.2 As such the application is considered to be in accordance with the NPPF and current development plan policies and is recommended for approval subject to conditions.

8. Full Recommendation

- 8.1 To delegate to the Development Control Manager to GRANT PLANNING PERMISSION subject to the conditions listed below.

Conditions

1.	<p>Commencement of development</p> <p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).</p>
2.	<p>Approved plans</p> <p>The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:</p> <ul style="list-style-type: none">i. Site Location Plan Drawing No. 2000 Rev P4 received on 23.12.2021;ii. Proposed Site Plan Drawing No. 2003 Rev P5 received on 25.02.2022;iii. Proposed Elevations Drawing No. 5002 Rev P6 received on 09.05.2023;iv. Elevations – External Plant Compound Drawing No. 5003 Rev P1 received on 21.12.2021;v. Proposed Ground Floor GA Drawing No. 3005 Rev P4 received on 02.12.2021;vi. Proposed First Floor GA Drawing No. 3006 Rev P4 received on 02.12.2021;vii. Proposed Roof GA Drawing No. 3007 Rev P1 received on 02.12.2021;viii. Design and Access Statement Rev A received on 02.12.2021. <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3.	<p>Materials</p> <p>No works above ground level shall take place until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted, has been submitted to and approved in writing by the Local Planning Authority. Samples of materials shall be made available upon request. Thereafter the development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure that the external materials respect the character and appearance of the area. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core</p>

	Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).
4.	<p>Hours of work</p> <p>No demolition or construction works shall take place outside the following hours, unless otherwise agreed in writing by the Local Planning Authority:</p> <p>7:30am to 6:00pm Mondays to Fridays; 8:30am to 1:00pm Saturdays; No work shall be carried out at any time on Sundays or Bank Holidays.</p> <p>Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS14 of the West Berkshire Core Strategy 2006-2026.</p>
5.	<p>Construction method statement</p> <p>No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The statement shall provide for:</p> <ul style="list-style-type: none"> (a) The parking of vehicles of site operatives and visitors (b) Loading and unloading of plant and materials (c) Storage of plant and materials used in constructing the development (d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing (e) Wheel washing facilities (f) Measures to control the emission of dust and dirt during construction (g) A scheme for recycling/disposing of waste resulting from demolition and construction works (h) A site set-up plan during the works <p>Reason: To safeguard the amenity of adjoining land uses and occupiers and in the interests of highway safety. This condition is imposed in accordance with the National Planning Policy Framework, Policies CS5 and CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007). A pre-commencement condition is required because the CMS must be adhered to during all demolition and construction operations.</p>
6.	<p>Parking/turning in accord with plans</p> <p>The extended sports hall shall not be first brought into use until the vehicle parking and turning spaces have been surfaced, marked out and provided in accordance with the approved plan(s). The parking and turning spaces shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.</p> <p>Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
7.	External lighting

	<p>No external lighting shall be installed on the extensions hereby approved, the altered parking area or the temporary parking area until a lighting strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include a plan to show the location of any lighting, isolux contour diagram(s), an operation strategy (e.g. details of timed operation), and specifications all lighting to ensure that levels are designed within the limitations of Environmental Lighting Zone 1, as described by the Institute of Lighting Engineers. No external lighting shall be installed on the extensions hereby approved, the altered parking area or the temporary parking area except in accordance with the above strategy.</p> <p>Reason: To conserve the dark night skies of the North Wessex Downs AONB. This condition is applied in accordance with the National Planning Policy Framework, the North Wessex Downs AONB Management Plan 2019-24, and Policies CS17 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
8.	<p>Landscaping plan</p> <p>The sports hall extensions hereby approved shall not be first brought into use until a detailed soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The soft landscaping scheme shall include detailed plans, planting and retention schedule, programme of works, and any other supporting information. All soft landscaping works shall be completed in accordance with the approved soft landscaping scheme within the first planting season following completion of building operations / first use of the extended sports hall (whichever occurs first). Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of this completion of the approved soft landscaping scheme shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.</p> <p>Reason: Landscaping is an integral element of achieving high quality design. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD.</p>
9.	<p>BREEAM</p> <p>The development hereby permitted shall achieve a rating of “Excellent” under BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme). The development shall not be first brought into use until a final certificate has been issued certifying that this rating has been achieved, and a copy of the certificate has been provided to the Local Planning Authority.</p> <p>Reason: To ensure the development contributes to sustainable construction. This condition is applied in accordance with the National Planning Policy Framework, Policy CS15 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).</p>
10.	<p>EV Charging</p> <p>The extended sports hall shall not be first brought into use until two electric vehicle charging points have been provided in accordance with the approved plans. Thereafter, the charging points shall be maintained, and kept available and operational for electric vehicles at all times.</p> <p>Reason: To secure the provision of charging points to encourage the use of electric vehicles. This condition is applied in accordance with the National Planning Policy</p>

	Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, and C20 of the Compton Neighbourhood Development Plan 2020-2037.
11.	<p>Contaminated land</p> <p>No development* shall take place until a scheme to deal with contamination at the site has been submitted to and approved in writing by the LPA. The above scheme shall:</p> <ul style="list-style-type: none"> (a) Include an investigation and risk assessment. A report of the findings shall: identify the nature and extent of any contamination on the site (irrespective of its origin); include an assessment of the potential risks to human health, property, and the environment; and include an appraisal of remedial options, and proposal of preferred option(s). (b) Include a remediation scheme* which ensures that, after remediation, as a minimum, the land shall not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. (c) Include a monitoring and maintenance scheme* to ensure the long-term effectiveness of the proposed remediation, and the provision of reports on the same that shall be submitted to and approved in writing by the LPA. (d) Be prepared by a competent person (a person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation), and conducted in accordance with current best practice. <p>Thereafter, any approved remediation scheme and/or monitoring and maintenance measures shall be carried out in accordance with the approved details. Two weeks written notice shall be given to the LPA prior to the commencement of any remediation scheme.</p> <p>If any previously unidentified land contamination is found during the carrying out of the development, it shall be reported immediately in writing to the LPA. Appropriate investigation and risk assessment shall be undertaken, and any necessary remediation measures shall be submitted and approved in writing by the LPA. Thereafter, any remediation measures shall be carried out in accordance with the approved details.</p> <p>The development shall not be occupied* until all approved remediation measures have been completed and a verification report to demonstrate the effectiveness of the remediation has been submitted to and approved in writing by the LPA.</p> <p>(* Unless otherwise agreed in writing by the LPA)</p> <p>Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This condition is applied in accordance with paragraphs 170, 178, 179 and 180 the National Planning Policy Framework, and Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007). A pre-commencement condition is required to ensure that adequate investigation and a suitable remediation and/or monitoring is agreed before it may be implemented throughout the demolition and/or construction phase.</p>
12.	Spoil

	<p>No development shall take place until details of how all spoil arising from the development will be used and/or disposed have been submitted to and approved in writing by the Local Planning Authority. These details shall:</p> <ul style="list-style-type: none"> (a) Show where any spoil to remain on the site will be deposited; (b) Show the resultant ground levels for spoil deposited on the site (compared to existing ground levels); (c) Include measures to remove all spoil from the site (that is not to be deposited); (d) Include timescales for the depositing/removal of spoil. <p>All spoil arising from the development shall be used and/or disposed of in accordance with the approved details.</p> <p>Reason: To ensure appropriate disposal of spoil from the development and to ensure that ground levels are not raised in order to protect the character and amenity of the area. This condition is applied in accordance with the National Planning Policy Framework, and Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is required because spoil may arise throughout development.</p>
13.	<p>SuDs/Drainage</p> <p>No development other than demolition shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority.</p> <p>These details shall:</p> <ul style="list-style-type: none"> a) Incorporate the implementation of sustainable drainage methods in accordance with best practice; b) Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and ground water levels; c) Include attenuation measures to retain rainfall run-off within the site and allow discharge from the site at no greater than Greenfield run-off rates; d) Include run-off calculations, discharge rates, exceedance rates and measures, infiltration and storage capacity calculations including allowance for climate change; e) Include details of how the drainage measures will be maintained and managed after completion; f) Demonstrate that the freeboard will be 300mm above design flood levels. <p>All sustainable drainage measures shall be implemented in accordance with the approved details before the building hereby permitted is brought into use. Thereafter the measures shall be maintained in accordance with the approved details.</p> <p>Reason: To ensure that surface water will be managed in a sustainable manner. To prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policy CS16 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Sustainable Drainage.</p>
14.	<p>Arboricultural Method Statement</p> <p>No development, site clearance and/or other preparatory works shall take place until an arboricultural method statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include details of the implementation, supervision and monitoring of all temporary tree protection and any</p>

	<p>special construction works within any defined tree protection area. Thereafter the development shall incorporate and be undertaken in accordance with the approved statement.</p> <p>Reason: To ensure the protection of trees identified for retention at the site. This condition is imposed in accordance with the National Planning Policy Framework, Policies CS17, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026). A pre-commencement condition is required as insufficient information accompanies the application and the works to trees and protection measures will be required at the outset of development and during the construction phase.</p>
15.	<p>Biodiversity Enhancements</p> <p>The development hereby permitted shall not be brought into use until biodiversity enhancements have been installed in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure biodiversity enhancements are incorporated into the development in accordance with the National Planning Policy Framework and policy CS17 of the West Berkshire Core Strategy 2006-2026.</p>
16.	<p>Avoiding disturbance to bats during construction</p> <p>No activities that could result in disturbance to roosting bats (such as works to trees or demolition) shall only be carried out under the direction of a licensed bat ecologist to ensure that an offence is not committed.</p> <p>Reason: To ensure protection to protected species in accordance with the National Planning Policy Framework and Policy CS17 of the West Berkshire Core Strategy 2006-2026.</p>
17.	<p>Protection of birds during construction</p> <p>No removal or works to trees shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.</p> <p>Reason: To ensure that breeding birds are protected from harm during construction in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.</p>

Informatives

1.	Proactive
2.	CIL
3.	<p>Thames Water</p> <p>Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames</p>

	Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
4.	Damage to footways, cycleways and verges The attention of the applicant is drawn to the Berkshire Act, 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway, cycleway or grass verge, arising during building operations.
5.	Damage to the carriageway The attention of the applicant is drawn to the Highways Act, 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.
6.	Advertisement consent It will be necessary to submit a separate application for Advertisement Consent for advertisements to be displayed on the site, including the school logo shown on the north facing elevation of the sports hall.
7.	Tree protection precautions The following precautions are recommended to ensure that the trees which are to be retained during the development are protected from damage: (a) Ensure that all works occur in a direction away from the trees. (b) Ensure that no materials are stored within close proximity i.e. underneath the canopy of trees to be retained. (c) Ensure that all mixing of materials that could be harmful to tree roots is done well away from trees (outside the canopy drip line) and downhill of the trees if on a slope, to avoid contamination of the soil. (d) To ensure the above, erect chestnut pale fencing on a scaffold framework at least out to the canopy extent to preserve rooting areas from compaction, chemicals or other unnatural substances washing into the soil. (e) If this is not possible due to working room / access requirements The ground under the trees' canopies on the side of construction / access should be covered by 7.5cm of woodchip or a compressible material such as sharp sand, and covered with plywood sheets / scaffold boards to prevent compaction of the soil and roots. This could be underlain by a non-permeable membrane to prevent lime based products / chemicals entering the soil. (f) If there are any existing roots in situ and the excavation is not to be immediately filled in, then they should be covered by loose soil or dry Hessian sacking to prevent desiccation or frost damage. If required, the minimum amount of root could be cut back using a sharp knife. (g) If lime based products are to be used for strip foundations then any roots found should be protected by a non-permeable membrane prior to the laying of concrete.