
**WILLIAM ELLIS SPORTS GROUND
CAMROSE AVENUE, EDGWARE**

**Item: 1/06
P/1282/07/CFU/RP1**

Ward EDGWARE

CONSTRUCTION OF ONE FORM PRIMARY SCHOOL, EXTERNAL WORKS,
ACCESS & CAR PARKING

Applicant: The I Foundation
Agent: DP9 Planning Consultants
Statutory Expiry Date: 20-AUG-07

RECOMMENDATION

Plan Nos: PL 2 to PL15 inclusive V(21) 006B, V(21)500 and the lighting
manufacturer's specifications

INFORM the applicant that:

1) The proposal is acceptable subject to the completion of a legal agreement within 3 months (or such period as the Committee may determine) or the date of the committee decision relating to:

- (i) A school Travel Plan
- (ii) The sum of £40,000 shall be deposited with the Council to fund the survey of traffic and parking conditions in the locality, the preparation and installation of localized parking restrictions and /or a Controlled Parking Zone for a period of six years from the date pupils are first taught at the school . Any monies not expended for these purposes shall be returned to the applicant at the end of the period.
- (iii) A contribution of £500,000 for the formation and/or improvement of the football facilities including club house facilities at William Ellis Sports Ground.
- (iv) A contribution of £30,000 to the Council as Highway Authority for highway works consequent to the development on the local highway network.
- (v) Shared use of the ten 'kiss and ride' parking spaces with the occupier of the football facilities and use of the playing field parking by the school.
- (vi) Shared use of the school playing fields between the school and occupier of the football facilities.
- (vii) Planning Administration Fee of £28,500 (5% of agreement)

2) A formal notice will be issued only upon the completion of the aforementioned legal agreement and referral of the application to the Greater London Authority and to Government Office for London in accord with the Development Plans and Consultation Departure Direction 1999.

3) For Members' information the applicant has offered to enter into an agreement under S 278 of the Highways Act in respect of a School Safety Zone, road safety measures and the formation of a new priority junction to serve the proposed school. These matters will be included within the S 106 agreement.

GRANT Permission for the development described in the application and submitted plans, subject to the following conditions

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 Surface water source control measures shall be carried out in accord with details which shall be submitted to and approved in writing by the local planning authority before any development commences. REASON To prevent the increased risk of flooding and to improve water quality

3 The construction of the surface and foul water drainage systems shall be carried out in accord with details submitted to and approved in writing by the local planning authority before the development commences. REASON To prevent pollution of the water environment and the increased risk of flooding.

4 The development hereby permitted shall not commence until details that show how the principles and practices of the Secured by Design Award Scheme are to be incorporated into the development have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: In the interests of creating safer and more sustainable communities and to safeguard residential amenity by reducing the risk of crime and the fear of crime.

5 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority.

The boundary treatment shall be completed:

a: before the use hereby permitted is commenced

b: before the building(s) is/are occupied

c: in accordance with a timetable agreed in writing with the local planning authority

The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the amenity of neighbouring residents and the character of the locality.

6 No demolition or site works in connection with the development hereby permitted shall commence before:-

(a) the frontage.

(b) the boundary.

of the site is enclosed by a close boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.

REASON: In the interests of amenity and highway safety.

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7 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

8 The access carriageway shall be constructed to base course in accordance with the specification and levels agreed before works commence on the building(s) hereby permitted, and the carriageway and footways completed before any building is occupied in accordance with details to be submitted to, and approved by, the local planning authority. The development shall thereafter be retained.

REASON: To ensure that the traffic generated by the building operations will not interfere with the free flow of traffic on the public highway and that the road and footway shall be of an adequate specification for the anticipated traffic.

9 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:

- (a) the extension/building(s)
- (b) the ground surfacing
- (c) the boundary treatment

The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance of the locality.

10 No music or any other amplified sound caused as a result of this permission shall be audible at the boundary of any residential premises either attached to, or in the vicinity of, the premises to which this permission refers.

REASON: To ensure that the proposed development does not give rise to noise nuisance to neighbouring residents.

11 The use hereby permitted shall not commence until the car parking, turning and loading area(s) shown on the approved plan number(s) PL 06 have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.

REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interests of highway safety.

12 The development hereby permitted shall not commence until a scheme for:-

- (a) The storage and disposal of refuse/waste
- (b) and vehicular access thereto

has been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure adequate standards of hygiene and refuse/waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties.

13 The land and buildings, except for the multi use playing areas shall be used for the purpose specified on the application and for no other purpose, including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that order with or without modification).

REASON: (a) To safeguard the amenity of neighbouring residents and the character of the locality.

(b) In the interests of highway safety.

14 The plans and particulars submitted in accordance with the approval of landscaping condition shall include:-

(i) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point of 1.5 metres above ground level, exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree;

(ii) details of the species, diameter (measured in accordance with para (i) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (iii) and (iv) below apply;

(iii) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;

(iv) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation within the crown spread of any retained tree or of any tree on land adjacent to the site;

(v) details of the specification and position of fencing, and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

15 Notwithstanding the submitted plans details and location of the security fence line and gates to Camrose Avenue shall be submitted to and approved by the local planning authority prior to the any part of the building exceeding ground level damp proof course.

REASON To maintain the security of the site and to minimise opportunities for crime and disorder.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SEP5 Structural Features

SC1 Provision of Community Services

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- S1 The Form of Development and Pattern of Land Use
- SD1 Quality of Design
- ST1 Land Uses and the Transport Network
- SR1 Open-Air Leisure and Sporting Activities
- EP47 Open Space
- D4 Standard of Design and Layout
- T6 The Transport Impact of Development Proposals
- T13 Parking Standards
- R5 Intensive Use Pitches
- C7 New Education Facilities
- C11 Ethnic Communities

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994 which govern health and safety through all stages of a construction project. The Regulations require clients (ie those, including developers, who commission projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Clients have further obligations. Your designer will tell you about these and your planning supervisor can assist you in fulfilling them. Further information is available from the Health and Safety Executive Infoline on 0541 545500.

(Please note that any reference in this informative to "planning supervisor" has no connection with any Planning Officers within Harrow's Planning Services or with the Town and Country Planning Act 1990.)

4 INFORMATIVE:

Before implementing the planning permission hereby granted, or the works indicated in your certificate of lawful proposed development, the applicant is advised to contact the Council's Highways Crossings Officer on 020 8424 1799 or by email to john.almond@harrow.gov.uk to find out whether the construction of the crossover is acceptable in highway terms.

5 INFORMATIVE:

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.

- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Provision of Community Services (SC1)
- 2) Form of Development and Pattern of Land Use (S1)
- 3) Quality of design & Standard of Design & Layout (SD1, D4))
- 4) Land Use and Transport; Transport Impact & Parking (ST1, T6, T13))
- 5) Open Air Leisure and Sporting Activities, Open Space & Intensive Use Pitches (SEP5, SR1, EP47, R5)
- 6) New Education Facilities & Ethnic Communities (C7, C11))
- 7) S17 Crime & Disorder Act (D4)
- 8) Consultation Responses

INFORMATION

This application was deferred at the meeting of 25th July 2007 at the recommendation of officers following a late objection received from the GLA. Since the meeting officers have been in discussion with Belmont Football Club, Sport England, the GLA and the applicants and as a result objections from Sport England, Belmont Football Club and the GLA have been withdrawn.

The GLA advised in their letter of 18th July 2007 that the scheme is broadly accepted, but strategic concerns and in the particular loss of open space needed to be addressed before the application is referred back to the Mayor. These concerns have been addressed to the satisfaction of the GLA officers and will be subject to final agreement by the Mayor, which can only be given if the Council is mindful to approve the application and formally refers it to the Mayor following the Committee's decision.

Copies of correspondence from Sport England, the GLA and Belmont are attached as appendices.

The withdrawal of the objections have been negotiated on the following basis:-

1. A community use scheme for the schools all-weather pitch: This is a requirement of the S106 Agreement.
- 2 Endorsement of a pitch replacement strategy: This has been agreed by Sport England and the GLA.
- 3 The re-provision by the Council of at least one high quality junior size football pitch within the vicinity of the William Ellis Playing Field: This will be provided by the Council at either Chandos Recreation Ground or Whitchurch Playing Fields, subject to final agreement with Belmont Football Club.
- 4 Security of Terms for Belmont Football Club: Agreement to enter into a 25 year lease has been agreed by the Council and Belmont Football Club.

In addition the GLA raised a number of detailed points which have been clarified with the applicant to the GLA's satisfaction.

a) Summary

Statutory Return Type: Major Development, all other

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Site Area:	2.25ha
Car Parking:	Standard: Max 1 space per 300m ² , separate spaces for Employees and visitors
	Justified: 50
	Provided: 50 (20 staff, 10 drop off & 20 for football club)
Council Interest:	Freehold

b) Site Description

- A regular shaped site of some 4.46 ha of which 2.25 hectares is subject to the planning application
- The balance of the site is to remain occupied by Belmont Football Club who currently occupy the whole area with 5 mini pitches and 5 youth pitches
- All access is currently taken from Camrose Avenue
- The land currently contains a pavilion and ground maintenance huts. It is grassed and laid out to football pitches and training areas

c) Proposal Details

- Existing pavilion and other structures demolished
- Construct 1 Form entry primary school. This will take pupils from pre-school to 11 and will take 6 years to reach its full complement of 236 pupils
- The complex is primarily single storey and set at an angle to the houses which surround the site
- The highest part of the school, is the *vimana*, being a traditional Hindu ornamental tower with strong religious significance
- All access is taken from Camrose Avenue
- The internal access road splits with one part serving the school staff and minibus parking , cycle parking and deliveries and the other the drop off / collection spaces (or 'kiss and ride') and giving access to the football club beyond. This internal road is separated from the end of gardens in Broomgrove Gardens by a 6 metres landscaped area
- Whilst the application makes provision for access and parking on the land to remain in the use of Belmont Football Club it does not make any other provision for the club within the application. The Club's future requirement is for 3 youth pitches and 2 mini pitches. The shortfall of a mini pitch is made good by the joint use of an all weather pitch within the school site. This all weather surface is sufficient for one 7 a side or 2 x 5 a side football pitches. This joint use is to be secured by the S 106 agreement as is the financial contribution to improve pitch drainage and fund a new club house. The exact requirements and specification for the club house are yet to be determined by the Football Club, and a planning application will be submitted when these are known. A further junior size pitch is to be made available within the vicinity, at either Chandos Recreation Ground or Whitchurch Playing Fields
- Details of the external lighting within the application site have been provided and are considered to be satisfactory

d) Relevant History

- None

e) Applicant Statement

The applicant has submitted the following supporting documentation and information:

- Environmental Impact Statement in 3 volumes & non technical summary
- Planning Statement
- Design and Access Statement
- Statement of Community Involvement
- Alternative Sites Report
- Draft Heads of Agreement for S 106 agreement
- Lighting details and specification

These documents along with the usual application forms and plans are available for inspection and for Members copy documents are available from the case officer.

Attention is drawn to the alternative sites report. The lack of availability of an alternative site is capable of being a material consideration in limited circumstances. Where there is a proven need for the development, and there are policy presumptions against development, the lack of a alternative site is a significant material consideration.

The applicant's report sets out 20 alternative sites investigated in Harrow and the reasons why none are suitable.

f) Consultations:

Environment Agency: No objection subject to conditions being imposed

Sport England: Objection withdrawn subject to conditions (see report)

LB of Barnet: No response

GLA: Objections withdrawn by email subject to conditions and final approval by Mayor of London (see report)

Advertisement:	Departure from UDP General Notification (S. 65)	Expiry:07-JUN-07
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Notifications:

Sent: 468	Replies: See Below	Expiry:30-MAY-07
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Replies in favour; 785 by 25th July.

Of these 412 come from within Harrow, 200 from the rest of London,170 from the rest of the UK and 3 from beyond the UK. Further 28 received giving a total of 823.

Replies against; 100 by 25th July.

Of these 94 come from within Harrow, 2 from the rest of London and 4 from the rest of the UK. Further 135 received giving a total of 235.

Since the meeting of 25th July further responses have been received taking the number in favour to over 800 and those against to 233 as at 3rd September.

Summary of Response:

Existing traffic problems will be made worse; increased traffic flows; loss of privacy; loss of open space; building out of scale; services cannot cope; overdevelopment of site; risk of flooding, pollution and noise, ecological loss, use alternative site

APPRAISAL

1) Provision of Community Services

The HUDP in its strategic policy SC1 undertakes to provide to provide appropriate and accessible facilities through out the borough for those who live work or visit the borough. In strategic terms this application meets this policy requirement.

2) Form of Development and Pattern of Land Use

The majority of primary schools within the borough are located within or adjoining residential areas and in many cases are surrounded by residential development. This proposal fits within this pattern of land use and the form of development is typical in its size and massing of primary schools in the borough.

3) Quality of Design & Standard of Design & Layout

Whilst similar in size and massing, the design is contemporary reflecting today's needs for security, sustainability and the faith of the school. The resulting building is one storey high with a two storey element and tower. The roof line has a very shallow pitch which enable a 'green roof ' to be introduced to much of the building. The architect has taken on board advice given by your officers in respect of the design and layout.

4) Land Use and Transport; Transport Impact & Parking

The transport assessment is based on national, regional and local policies together with the experience of local primary schools and surveys undertaken by the applicant locally.

Consequently the application makes parking provision for staff, visitors, minibuses and dropping off/picking up of pupils. In addition the travel plan requires the provision of 26 secure cycle spaces, changing and shower facilities for cyclists, minibus scheme, car sharing, breakfast club to enable early drop off and the promotion of public transport.

The applicant has submitted a traffic impact study as part of the EIA. This takes account of the council's resolution to develop Prince Edward Playing Fields, the retention of Belmont Football Club on a reduced site and the development itself. The additional trips created by the fully occupied school (236 pupils + 24 staff) in the morning peak generates 92 car trips , with 99 passengers and 184 persons taking public transport or walking.

The cumulative impact on the road network is to increase the usage of Camrose Avenue (west of site) by 7 %, Camrose Avenue (east of site) by 4% and Bacon Lane by 2%. Overall the traffic impact is rated as negligible. This is only achieved by the use of the proposed school travel plan which forms part of the legal agreement.

With parking the provision of off street spaces will reduce the effect of on street parking on the flow of traffic. The provision of 20 spaces for the football club + 10 drop spaces within the site, with shared use, will mitigate the parking impact of the existing football club use which is to be retained. The traffic and parking generation of the school and the Football Club will not normally coincide. The developer is to finance the monitoring of the parking situation and if necessary fund parking restrictions to maintain the flow of traffic. The nearby group surgery has expressed concern re patients' parking. The prime purpose of local roads is to provide for movement not parking and if congestion due to parking becomes an issue then provision has been made to resolve the matter.

5) Open Air Leisure and Sporting Activities, Open Space & Intensive Use Pitches

There is a policy presumption that open space will be protected from development, as expressed in policies SEP5 and EP47. For this proposal to be successful there must be sufficient special circumstances to overcome this presumption. In this respect policy C7 'New Educational Facilities' specifically states that 'it is likely that a new school may, in exceptional circumstances, be located on an existing open space' and policy C11 states that 'the Council will endeavour to address the diverse planning requirements of ethnic communities in the Borough.' It is the officers' view that the lack of available alternative sites, as demonstrated by the exercise undertaken by the applicants, and the need for the proposal as demonstrated by the approval to its funding from central government and the Borough's ethnic mix, are sufficient justification to locate the school on this site.

It is the council's policy to support proposals for intensive use pitches. One is provided as part of this development, which is of sufficient size to be used for junior soccer. Also the Council seeks the further provision of outdoor sports facilities that are in limited supply by encouraging public and private recreational schemes.

As the Committee will be aware a survey of the whole Borough was undertaken in 2005 to establish the quantity and access to sports provision. In the case of the eastern third of the borough a surplus of senior sports pitches was found together with a deficit of junior pitches.

Members will also be aware that 500 meters away from this site is the Prince Edward Playing Fields and that for a number of years the Council has been using its best endeavours to bring this 17 hectare site into sports use since it was, in planning terms abandoned, in the mid 1990's. It is a named 'Proposal Site' within the HUDP and in 2003 a planning permission was granted for sporting uses. A later application was made in 2006 and has yet to receive permission. Discounting the later application and including the provisions in the 2003 permission and taking account of the sports provision made with the primary school (ie this application) the deficits identified in the 2005 are changed as follows:

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2005 Survey	PEPF	School	Retained	Change
+12 senior soccer pitches	6	0	0	+18
- 7 junior pitches	4	1	3	+1
- 2.5 cricket pitches	1	0	0	-1.5
Rugby: sufficient pitches	0	0	0	None
Hockey; No provision	0	0	0	None

Note: PEPF is Prince Edward Playing Fields

Change is the amount of provision with both PEPF and the William Ellis proposals implemented.

This table indicates that once both these facilities are operating that the deficit of junior pitches is removed. And that ,beyond matters of planning control , the borough could by reallocating and improving the surplus senior soccer pitches in its ownership make further provision for hockey and other field sports in the eastern third of the borough to eradicate the shortages identified. This is not a matter for this application.

As noted above the site currently forms part of the land occupied by Belmont Football Club,(BFC) (with the benefit of a tenancy at will). Whilst at first sight the reduction of pitches is a loss, this is not the case. The existing pitches are poorly drained and served by a pavilion at the end of its life with minimal off street car parking. The football club will be able to train and play the same number of games with improved pitches , the use of the all weather pitch and an additional junior pitch at Chandos or Whitchurch. The club will benefit from a new pavilion(subject to planning permission) and new car parking provided as a part of this application, which will be available for dual use with the school.

Policy C7 of the UDP accepts that ‘because of the particular space needs of schools and associated playing fields it is likely that a new school may in exceptional circumstances be located on an existing open space’. Policy EP 47 is against the loss of playing fields ‘unless the site is surplus to requirements or suitable alternative provision is made available’. In this case the alternative is the improvement and more intense use of the remaining facilities upgraded. Policy R5 supports intensive use of pitches other than in the Green Belt provided there is no adverse impact on amenities.

The additional pitch now to be provided at Chandos or Whitchurch. The whole site, whilst allocated as open space, is not public open space . There is and will be no public access to the land in question. The only degree of loss will be the views of the playing field enjoyed across the northern part of the site which will be replaced by views of the school in its grounds.

6) New Education Facilities & Ethnic Communities

It is the Council’s policy to ensure that appropriate education provision is made subject to the local population and the need for new facilities, accessibility and safe drop off/picking up points within the school site. The council will also endeavour to address the diverse planning requirements of ethnic communities.

As Members will be aware approximately 20% of the borough's population are of the Hindu faith and there is no single faith Hindu primary school in the borough. In comparison in the whole country there are over 6,000 single faith schools and other faiths are well represented in the Borough. Policy C11 states that 'the Council will endeavour to address the diverse planning requirements of ethnic communities in the Borough'. This proposal supports this objective.

7) S17 Crime & Disorder Act

The provision of boundary fencing and gating together with the design of the school will minimise any opportunity for crime or disorder.

8) Consultation Responses:

Apart from the points raised in the above sections, other issues raised are:

- **Loss of Privacy** Concerns were expressed, when the developer engaged with the local community before making the planning application, about the nearness of the school to certain residential boundaries. The building has been compacted and in the case of Broomgrove Gardens the internal access road has been placed a minimum of 6 m from the end of the rear gardens and 25 m from the rear elevations of the houses. To the rear of Camrose Avenue the nearest corner of the school is 34m from the rear elevation of properties and in the cases of Appledore Close and Bideford Close the distance increases to 60 and 78 m respectively.
- **Building out of scale** As noted this is primarily a single storey building with a tower (9.35m) and an element two storeys in height (7.5m) over the main hall. These higher elements are in the main body of the building and sufficient distance from the surrounding houses to minimise their impact.
- **Services** Leaving aside transport and storm water, there is no evidence that existing services cannot accommodate this development.
- **Overdevelopment** The total floor area proposed is 2,143 m² on a site of 2.25 ha which gives a plot ratio of just under 1:1. This not indicative of an overdevelopment. The use of the premises is to be gradual reaching capacity after 6 years. This will enable the situation to be monitored.
- **Flooding** The Environment Agency has been consulted and subject to conditions 2 and 3 as drafted above raises no objection to the development.
- **Pollution and Noise** These issues are addressed in chapters 13 and 14 of the applicant's EiA. In respect of air quality table 13-6 shows that the impact of the development is a minor adverse or negligible impact. Concerning noise, with peak hour traffic flows increasing by less than 10%, the increase in traffic noise is forecast as negligible. A condition is recommended to deal with amplified sound and music. A further condition prevents the use of the site other than for a primary school.
- **Ecology** The EiA concludes that with mitigation the direct habitat loss would be of minor adverse significance for nature conservation.
- **Use alternative site** See paragraph above –applicant's statement . This report demonstrates that other sites have been investigated. Members' will need to take a view as to whether, in the circumstance that this site is the only one currently available in the Borough for this school, this special circumstance outweighs the loss of open space in terms of area but not playing facilities.

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above this application is recommended for grant.