

NORTH YORKSHIRE COUNTY COUNCIL

PLANNING & REGULATORY FUNCTIONS COMMITTEE

30 JUNE 2009

C1/92E/1864E/CM - PLANNING APPLICATION FOR THE PURPOSE OF THE PROPOSED REDEVELOPMENT OF RICHMOND SCHOOL AND ASSOCIATED WORKS ON LAND AT RICHMOND SCHOOL, DARLINGTON ROAD, RICHMOND ON BEHALF OF THE CORPORATE DIRECTOR CHILDREN & YOUNG PEOPLES (RICHMOND ELECTORAL DIVISION)

1.0 PURPOSE OF REPORT

- 1.1 To determine a planning application for the proposed redevelopment of Richmond School and associated works on land at Richmond School, Darlington Road, Richmond, on behalf of the Corporate Director Children & Young Peoples Service.
- 1.2 This application is subject to objection having been raised in respect of this proposal by Richmondshire District Council and a local resident and is, therefore, reported to this Committee for determination.

2.0 BACKGROUND

- 2.1 Richmond School has been subject to numerous previous planning applications over the past five years for a variety of developments including the relocation and retention of temporary classroom units and proposals for the redevelopment of the school buildings. The most recent of these applications ref C1/92E/1864E(i)/CM was a submission for the provision of a new electric sub-station that will replace the two existing electricity sub-stations that currently serve the school campus. This planning application has been approved under the County Council's Officer Scheme of Delegation on the May 2009.
- 2.2 With reference to the current planning application for the redevelopment of the school and the associated works the most relevant of these earlier planning applications and consents is planning application reference C1/92E/1864/CM granted on the 14 May 2007. The details submitted in this prior application included the demolition and replacement of existing school buildings, the refurbishment of the existing rectilinear block, the addition of a new Sports Hall on the eastern elevation of this block and associated hard and soft groundworks.

This application was accompanied by a separate application for Listed Building Consent reference (C1/92E/1864A/CM) granted on the 25 June 2007, for the demolition of later additions, internal alterations and refurbishment works and the removal of car parking affecting the former Girls School building designed by the architect Denis Clarke Hall around 1939 that is a designated and protected Grade II Listed building.

- 2.3 Whilst the works to the former Girls School Grade II Listed building have been commenced and are nearing completion, the replacement building proposals and works on the associated hard and soft groundworks detailed in the planning application submission C1/92E/1864/CM with the exception of the development of the Sports Hall have not proceeded and hence the new planning application is now the subject of this report.
- 2.4 Richmond School is prominently located lying adjacent to Darlington Road which is the principal vehicular link route between the A1 and the town centre. The main vehicular access and egress points into the site are located on Darlington Road although there is currently a secondary vehicular access at the northern end of The Crescent where there is an existing small car parking area located at the gable end of the Grade II Listed former Girls School building. Vehicular entry to the main school campus from Darlington Road is via the access at the northern end of the site. The exit for vehicular traffic onto Darlington Road is via the access located toward the southern end of the school site. The tarmac area to the front of the main teaching block is used by school buses for picking up and dropping off pupils in the mornings and afternoons. The school site is also crossed by a public bridleway 'Cross Lanes' that runs north to south bisecting the existing playing fields and sports pitches area and linking the approach road 'Maison Dieu' to Richmond to the south of the school site to the primary and secondary schools that are located to the north east of Richmond School.
- 2.5 As indicated in the preceding paragraph the school's primary frontage is onto Darlington Road and the existing presentation of the school to the road although both visually and physically prominent is lacking in quality. Other than the grass dividing strip, for the most part, there is no physical buffer between Darlington Road and the school site along its frontage and the predominant physical feature that prevails in terms of the immediate view one sees is the extensive area of tarmac used for staff and bus parking with the backdrop to this being the current assortment of buildings of varying condition and appearance with no sense of arrival or place and as such the general appearance is unappealing and of little architectural interest.
- 2.6 The school site covers a total area of some 15.73 hectares (ha) of which approximately 3.14 ha comprises the school buildings and hard surfaced areas providing all-weather sports facilities, vehicle parking and servicing areas. The remaining area of the school site occupying some 13.0 ha is utilised largely by playing fields and pitches accommodating a variety of sporting activities including football, rugby, cricket and athletics.

These playing fields and sports pitches are interspersed with pockets of established mature tree cover, mature hedgerows and smaller areas of formal landscaping and informal open grassed areas that provide a buffer between the school frontage and Darlington Road.

- 2.7 There are pronounced falls in ground level from west to east across the school campus creating a terraced effect. This fall in ground level is significant with a difference of almost 30 metres between the highest and lowest parts of the school site from Darlington Road to the playing field area in the south-east corner of the site. The academic and other associated school buildings are in the main situated on the highest terrace that is located to the west of the school site closest to Darlington Road. The remaining terraces to the east and south accommodate the outside sports and playing field facilities. The elevated position of the school site affords commanding views eastwards over open landscape towards the Cleveland Hills and to the south the view looks out across Richmond and the countryside beyond.
- 2.8 The school campus comprises a collection of existing academic and ancillary educational buildings. Whilst predominantly these are permanent buildings there are a number of temporary structures used to supplement the existing accommodation available. The buildings on site are a mixture of one and two storey in height and currently for the most part appear to be unrelated to each other. The permanent buildings are represented by a variety of architectural styles reflecting the ad hoc development of the school over the decades. As already indicated the oldest building on the school site is the former original all Girls High School building and constructed around 1940. This building is constructed out of local stone, concrete and glass and is currently undergoing restoration involving the demolition of earlier alterations following the grant of the Listed Building Consent C1/92E/1864A/CM. Similar to the former Girls School building, the existing rectilinear block at the northern end of the school site was also designed by Denis Clarke Hall and constructed in the late 1950s. Of its kind, this building, similar to the former Grade II Listed Girls School, is very much of its time, an architectural period piece, and, although separated by some distance from the Girls School building, is sympathetic in terms of the use of local natural stone, concrete and glazing features. The remaining assortment of buildings on the site have been built piecemeal during more recent times and reflect their own architectural styles, diversity of construction and use of external materials.
- 2.9 Richmond School is one of five schools in the locality with three of these other schools sites lying immediately to the northeast of the application site comprising the Richmond Methodist Primary School, St. Mary's RC Primary School and St Francis Xavier Secondary School. To the northwest, west and southwest of the school site there is concentrated residential development with further housing located to the east and northeast. These residential areas, for the most part, are characterised by mature mid-1900s semi-detached and detached properties set within established garden plots. To the south and south-east the area is primarily in agricultural use or characterised by open landscape.

- 2.10 Prior to the submission of the current planning application, the Agents requested a Screening Opinion under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999, under Schedule 2 of the EIA Regulations as the development exceeded the 0.5 hectare thresholds and criteria set out 10 – Infrastructure projects sub-section (b) Urban development projects. Following an assessment of the proposed redevelopment details and supplementary information provided by the Applicant it was not considered that a formal Environmental Impact Assessment was required for the redevelopment proposals described and for which planning consent is now sought in this application. The Applicant was formally informed of this decision in writing on the 10 December 2008.

3.0 THE PROPOSAL

- 3.1 Context for the Proposals - The proposed redevelopment of Richmond School will accommodate 1,700 students, including 350 sixth form places and up to 200 staff. Richmond School offers a full curriculum and specialises in the creative arts and has recently been awarded specialist status in maths and science. The Applicant considers the redevelopment proposals have been designed to be accessible and welcoming thereby meeting the needs of those users of the school whilst at the same time ensuring the school meets its obligations of operating a range of community and 'extended' schools activities set within a pleasant and secure environment.
- 3.2 The Applicant's Design and Access Statement states the current redevelopment submission is the second phase of an extensive master planning and re-modelling of the existing Richmond School campus. The Applicant anticipates the proposed new linear building and linking section with the existing rectilinear block, together with the current refurbishment of the retained former Girl's School Grade II Listed building approved by the earlier consent C1/92E/1864A/CM (that will become the new independent sixth form centre), the retention of the library building, technology block and youth centre; and the newly constructed Sports Hall, approved in the earlier application C1/92E/1864/CM, will bring about the integration and unification of the existing built environment and enhance the current layout of the school campus.
- 3.3 The proposed redevelopment will require the demolition of the existing sports hall and drama block and together with the utilisation of existing tennis and netball court area. This will create a level platform measuring approximately 30 metres by 80 metres suitable for the construction of the new linear building at the centre of the built development of the school campus. The new link between the proposed linear and existing retained rectilinear buildings will create an important focal point that will act as the main school entrance a feature that is lacking at present. In addition to the demolition of the existing sports hall and drama block the current science and technology blocks located between the library building and Darlington Road are also to be demolished as a part of the redevelopment proposals to allow for improvement to the existing car and school bus parking arrangements on the school site.

- 3.4 The redevelopment proposals specifically the proposed new linear building and the link structure will address current concerns in respect of accessibility and improve visibility for the supervision of students. Furthermore, the Applicant believes the redevelopment proposals will open up views through the site from Darlington Road toward the open landscape and vista to the east of the application site and bring about greater integration between the built elements of the school environment and the landscaped parkland and playing fields in which the school campus sits. The location and orientation of the new linear and link buildings within the cluster of more recent and modern school buildings being retained within this eastern edge of the school campus serves to create a clear distinction between these and former Girl's School Listed building.
- 3.5 The proposed new linear and link buildings adjoined to the existing rectilinear block will create a focus for main school activity by zoning the majority of general and specialist teaching accommodation around a central hub. The new development will offer controlled access to reception, learning resource centre, ICT teaching space, the school hall, sports and dining facilities and extended schools and community use.
- 3.6 Linear Building -The Applicant considers the proposed new linear building reflects the scale and massing of the existing rectilinear block that will be retained although refurbished as part of the proposed redevelopment work. The linear building is orientated to sit parallel with the rectilinear block and this will be connected by way of the proposed link structure creating a formal relationship between the two buildings although both buildings will have their own distinct identity terms of architectural design and external appearance. As previously described the new linear building and link will also provide a clear main entrance to the school campus. The new linear building and link will together create access routes to and from the rectilinear block and also between the buildings and other facilities on the site.
- 3.7 The new linear building is of similar massing to the adjacent rectilinear block in terms of its three-storey height and its width although the new building will be slightly shorter in length. The dimensions of the proposed linear building are 62.3 metres long, 22.3 metres wide and 12.5 metres in height from ground to main roof level with a maximum height of 14.0 metres from ground level to the top of the plant enclosure located on the roof. The applicant considers the proposed design of the new linear building to be both logical and consistent in complementing the design of this part of the school site and the adjacent rectilinear block. The new linear building will sit on the footprint of the existing sports hall and drama blocks that will be demolished and also utilise the existing all weather tennis and netball courts to accommodate the proposed development. The proposed new linear building will be set further east into the school site than the existing science and technology buildings that occupy the frontage of the site but as outlined in paragraph 3.3 these are to be demolished as a part of the redevelopment proposals to accommodate new car and school bus parking facilities.

- 3.8 The location of the new linear building and its design utilise the significant fall in the ground levels of the site to accommodate this three-storey height building. The full three-storey height of the new building will be visible when viewed from the south and east aspects of the school site. The 30 metres distance of the gable elevation of the new building from the Darlington Road frontage combined with the fall in ground level will ensure the new building would appear as a lower two-storey high building when viewed from Darlington Road looking east into the school site.
- 3.9 In terms of external appearance the Applicant considers the proposed new linear and link buildings will represent a contemporary architectural design statement with the bold use of simple repetitive forms in respect of the staggered punched window reveals balanced with random-effect blank coloured inset panels punctuating the external walls of the building giving it a striking visually sculptural appearance that will be seen as a landmark for the Richmond School. This sculptural look will be further visually emphasised by the proposed use of a flat external render cladding in an off-white colour to the linear building facade. At ground level the new linear building's main external walls are recessed and around which stone constructed feet have been inserted at intervals. These stone feet are interspersed with a partial glazed curtain walling system with opening top lights and a solid insulated lower panel. This design treatment is intended to further strengthen the visual impression of the proposed upper off-white element of the linear building appearing to be a frameless, carved sculpted block.
- 3.10 Link Building - With reference to the design concept the Applicant considers that architecturally the role of the link building connecting the proposed new linear building to the adjacent rectilinear block plays a key role in tying these two structures together. The link building with its predominantly ground level to roof height glazed east and west main elevations will provide a light and airy internal double height space that will function not only as link between existing and proposed buildings but also form a much needed clear main entrance to the school campus. As described the purpose of the glazed west and east elevations of the link building will permit visibility and views from across the school site from the main entrance approach to the open landscape beyond. Externally other than the glazing to the front and rear main elevations the other main feature of the design of this building are the sedum roof and the outer bridge link. The bridge link will create a clear and distinct approach towards the link building from Darlington Road leading students, teachers and visitors to the new main reception and then into either the proposed new linear building or the glazed balustrade first floor internal link that spans the full width of the link building providing access to the existing rectilinear building. On its lower level the main area of the link building opens out to the external dining area, play areas and the sports pitches area beyond. The dimensions of the link building are approximately 18.5 metres deep, 24.5 metres wide and 8.0 metres high from ground to the top of the roof level.

- 3.11 Other Redevelopment Proposals - In addition to the provision of the new build of the linear block and link, the redevelopment proposals currently submitted also include provision for the refurbishment of the rectilinear block where the building fabric will be restored to its original state. Other than this improvement to the external fabric of the rectilinear block only minimal alterations are proposed except where necessary in respect of the connection with the link building. The existing library will also be refurbished to accommodate the design technology block although these works are not expected to affect the external appearance of the building.
- 3.12 The existing food technology block will be retained in its present state.
- 3.13 Sustainable Development - The proposal as submitted seeks to be an exemplar for sustainable development. Careful consideration has been given to choosing materials that responsibly or efficiently use natural resources and the assessment of the levels of embodied energy and carbon that materials contain to minimize the carbon footprint emanating from the construction and building works. This includes the potential re-use and recycling of materials wherever possible from the demolition phase of the existing buildings on site for example concrete slabs, blocks and bricks, glazing panels, doors and timber as secondary materials in the new build and associated groundworks.
- 3.14 The proposed redevelopment scheme seeks to achieve a 20% carbon dioxide emissions reduction, and aims for a British Establishment Environmental Assessment Method (BREEAM) excellent rating. Consideration has also been given to sustainable energy use and green travel issues.
- 3.15 The reduction of energy demand has been taken into account in the design of the new buildings that includes the introduction of passive measures to enhance natural ventilation to ensure the efficient provision of fresh air to the buildings and the expelling of stale air. Careful consideration has also been given to introducing measures for maximising daylight into the new buildings to minimise the requirement for the use of artificial lighting during the day. In addition the provision of renewable energy sources have been integrated into the scheme to achieve a 20% reduction in CO2 emissions through the generation of energy by Biomass boilers and the introduction of wind turbines. In respect of the provision of wind turbines on the school site details were incorporated into the current planning submission for six 10 kilowatt (kW) wind turbines to be located round the periphery of the existing all weather multi use games area. However the Applicant has confirmed by letter the formal withdrawal of this element of the associated works dated the 24 December 2008, to allow for further investigation into securing the best location for the siting of the wind turbines to maximise their efficiency. The provision of wind turbines on the school site will require a new planning application from the Applicant and this element of the original submission is no longer a material consideration.

- 3.16 Landscaping – As previously outlined in the background section of the report the approach to the redevelopment of the Richmond School site is to combine an integrated vision of buildings and landscape created by the expansive area of sports pitches and other informal soft play areas and spaces to provide a comprehensive, cohesive and complementary school campus; to maximise the scenic open landscape to the east and south of the schools site; protect and enhance the existing belts of mature trees and hedgerows that follow the historic boundaries of the school site.
- 3.17 Amongst the landscaping proposals the Applicant is seeking to enhance the biodiversity on the site through new planting and to create wildlife corridors linking into existing hedgerows; areas designated for longer grass and a wildflower meadow areas in the orchard area and located between the basketball court and multi-use games area to increase ecological diversity; and the construction of a new wetland area at a natural low point located on the south eastern boundary of the school site.
- 3.18 The planting of semi-mature trees arranged to create avenues will be introduced to strengthen the frontage of the school site along Darlington Road that will reflect the mature tree cover common in the adjacent residential gardens. The proposals also include the planting of a grid of fruit trees in the orchard area located in the far northwest corner of the school site. A framework of new tree planting will also be introduced into the area of the proposed new car and school bus parking area that will lie between the Darlington Road frontage and the proposed new and retained school buildings to soften, screen and break up the hard surface of the parking areas. Discussions have also taken place with reference to the re-introduction of the original low stone-wall that used to run along the Darlington Road frontage and this has been accepted in principle although the detail has yet to be agreed. Some of the avenue planting will act as a directional barrier leading pedestrian users into the school site toward the proposed new entrance situated in the link building.
- 3.19 Hard paved areas will be provided in key areas to facilitate and encourage the swift movement students between study periods and allow easy pedestrian access to the various entrances and school buildings. These routes will be well defined and lit so users of the site feel safe when moving throughout the school campus. A large external hard space will be created to the south east corner of the proposed new linear building that will be used to accommodate a range of activities including outdoor teaching, informal social interaction and school events.
- 3.20 Parking – The existing vehicle parking on the site is poorly located and does not accommodate the current demands of the school and the current layout creates conflict between pedestrian and vehicular circulation routes. The Applicant considers the proposed site layout will address these problems by separately zoning pedestrians and vehicles to enhance safety for all users of the site.

The existing school bus park adjacent to Darlington Road will be retained on site and new car parking constructed to the east of this area together with a secondary car parking and adjoining gravel overspill car parking area to the west of the former Girl's School Listed building that will accommodate the required number of spaces necessary for the school to function. The Applicant is of the opinion the visual impact of the new car and bus parking will be reduced by the falls in ground level which is up to 2 metres lower than the level of Darlington Road. In addition the landscape proposals detailed in the preceding paragraph 3.18 with intensive tree planting along the Darlington Road frontage and within the proposed car parking areas will soften and screen this area of hard standing.

- 3.21 Playing Fields and Pitches – The current submission also includes proposals for the rationalisation and re-arrangement of the existing playing fields, pitches and courts. The provisions in the current application in respect of these proposals, are largely similar to those incorporated into the planning application C1/92E/1864/CM approved in May 2007, with the exception of the retention the existing basketball courts and the retention of the rounder's pitch in the north-west corner of the school site and the proposed sports practice area that would also be located in this area.

As indicated in paragraph 3.3 it will be necessary in addition to demolishing the existing sports hall and drama block to utilise the floodlit all weather tennis and netball courts currently used by the school to create the site for the location of the proposed new linear building. These will be replaced through the provision of a new floodlit tennis and netball court facility that will accommodate 4 tennis and 3 netball courts. This new facility will be located in the north-east corner of the school site on an existing grassed area currently used by the school as an informal pitch.

The area to the north west of the proposed new tennis and netball courts previously used as a rounder's pitch and currently being utilised by the contractors as a compound will be reinstated but used as a general recreation zone for Year 7 students. It should be noted that the new access to the biomass boilers that runs along the north-east elevation of the new sports hall facility encroaches into this area and the reinstated recreation zone will be marginally reduced in overall area.

Six new artificial cricket practice nets are to be provided in the area between the proposed new tennis and netball courts and the existing football pitch that is to be retained for Year 7 & 8 student use.

The existing multi-use games area is also to be retained in its current form and location and will continue to be used as a full size hockey and artificial football pitch or as 2 x 7 a-side pitches.

The large sports field area to the east of the bridleway as existing accommodates 2 football and 2 rugby pitches. The new proposals will accommodate 3 rugby pitches for use by Years 7 & 8, Years 9 & 10 and Years 11, 12 & 13 students respectively. This sports field area will also be the site of the relocated grass athletics track, a long and triple jump facility, a mown cross country track and the displaced rounder's pitch.

The remaining sports field area located at the southern end of the school site currently accommodates a football pitch and the athletics track. The new proposal will accommodate 2 new football pitches for use by Years 9 & 10 and Years 11, 12 and 13 students. An artificial cricket wicket will be located between the two football pitches.

A small 'kick-about' area has also been allocated in the current informal open space of the 'orchard' area.

4.0 STATUTORY CONSULTATIONS

4.1 Statutory consultations were sent out on the 16 December 2008, on the Richmond School redevelopment proposals and the responses received are thus: -

4.2 Richmondshire District Council (Planning) – the comments from the District Council are in the form of an objection to the scheme for the following reasons: -

i) The District Council has acknowledged the form of the linear building reflects the general flat roof form of the rectilinear block and refurbished Listed building group and also note that the proposed new linear building is well set back from Darlington Road taking advantage of the reduction in ground levels and resulting in the main entrance into the school being located at first floor level. They also note the full height glazed link between the rectilinear and linear buildings is striking in appearance and design and respects the general appearance, detailing and design of the original building. However, they consider the general arrangement, design and detailing of the proposed new linear block presents a complete contrast and a totally unrelated design approach;

ii) The District Council also consider the use of a flat external cladding system heightens the visual contrast of the linear building and this contrast is increased still further by the choice of off-white as the primary colour for the linear building;

iii) The District Council are of the opinion that the combination of the form, elevation detail and the proposed use of external materials and the colour of the finish for the proposed linear building results in a development that is out of keeping and will dominate the street scene and the area generally;

iv) The District Council also state that in the context of the proposed extensive hard surfaced area for the car and bus parking that will be presented to the frontage of Darlington Road they consider that improved screening should be incorporated into the scheme. They have therefore suggested the replacement of the natural stone boundary walling to define the school frontage and that new hedging and additional tree and shrub planting should be secured;

v) The final comments submitted by the District Council consider the impact of the scale and massing of the proposed linear building will have when viewed from the west and south west together with the strikingly distinctive design approach ignores the scale and setting of the Listed building group and further consider the new building in its current form will again visually dominate the scene.

- 4.3 Richmondshire District Council (Environmental Health) - were also consulted but no comments have been received;
- 4.4 Richmond Town Council – have no objections to the proposed development;
- 4.5 Richmond and District Civic Society – has submitted no comments;
- 4.6 English Heritage – English Heritage confirm that they have liaised closely with the Applicant in the development of the present scheme and support in principle the repair and conservation of the Girls School Listed building and the rejuvenation and partial rebuilding of the later school complex. Subject to the restoration of the small courtyards situated on the south east side of the Listed building to preserve the original design elements where they survive and in accordance with the original design concept English Heritage recommend that planning consent is granted on this application;
- 4.7 Environment Agency (York) – the Environment Agency has responded with comments confirming they have no objections, in principle, to the proposed development subject to a condition requiring the submission and approval of a surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development;
- 4.8 County Highway Authority – the County Highway Authority offer no objections to the proposed development subject to the attachment of conditions in respect of use of existing access; discharge of surface water; private access/verge crossings construction requirements; approval of details for works in the highway; completion of works in the highway; details of access turning and parking; provision of approved access, turning and parking areas; parking spaces to remain available for vehicle parking; precautions to prevent mud on the highway; glare from street lighting; on-site parking, storage and construction traffic during works; and travel plans;
- 4.9 The Council for British Archaeology – no comments have been received;

- 4.10 The Twentieth Century Society – the Twentieth Century Society have not submitted formal comments on the proposed development, however they have advised verbally that it is their intention to request English Heritage to undertake a formal assessment of the existing rectilinear block for potential Listed building status; and since this initial verbal contact the Twentieth Century Society have formally requested English Heritage to undertake a Listing assessment of the rectilinear block. This assessment has since been completed by English Heritage and their report forwarded to the Department of Culture, Media and Sport (DCMS) who will make the final decision on whether to designate Listed Building status on the rectilinear block. Formal written confirmation of the decision in respect of the request for the rectilinear block to be given Listed Building status has been received from English Heritage on the 2 June 2009. This letter confirms that the decision has been taken not to confer Listed Building status in respect of the existing rectilinear block.
- 4.11 Sport England – comments have been submitted by Sport England confirming that the site forms part of, or constitutes a playing field as defined in the 1996 Statutory Instrument No 1817, in that it is on land that has been used as a playing field within the last 5 years, and the field encompasses at least one playing pitch of 0.4 hectare or more. Sport England has therefore considered the application in the light of its playing fields policy that seeks to protect all parts of playing fields from development and not just those, which, for the time being are laid out as pitches. On the basis of this policy Sport England object to this application, as the development would lead to the loss of all or part of a playing field, or which would prejudice its use and therefore permanently reduce the opportunities for participation in sporting activities;

The statutory objection submitted by Sport England is identified as being related to the proposed Biomass access route affecting an existing rounder's pitch and the loss of an existing rugby pitch caused by the necessary relocation of the existing tennis and netball courts due to the construction of the proposed new linear building.

Sport England has also submitted a holding objection to the proposed wind turbines due to the lack of any detailed assessment on the potential impact of the proposed wind turbines on the sports facilities or the users of the sports facilities in respect of noise or light flicker and the protection of users from the possibility of sports equipment hitting the turbine blades.

In addition to the above objections to the redevelopment proposals Sport England has also raised the issue of extending community access to the school facilities citing this as a key objective of Central Government and the Building Schools for the Future program. To deliver extended community access Sport England have indicated they require the formalising of the current community use on the site, currently managed by the Richmond Leisure Trust who organise events at the school, through a Community Use Agreement.

- 4.12 Yorkshire Water Services Limited - comments have been received confirming no objections in principle to the redevelopment proposals. However Yorkshire Water Services recommends that any drainage proposals incorporating soakaways and/or infiltration systems should be designed based on suitable ground investigations carried out over 12 months to ensure that the design adequately takes account of any seasonal fluctuations in the ground water table;
- 4.13 County Councillor Stuart Parsons – has not commented on the application;
- 4.14 NY Police - Architectural Liaison (Eastern) – comments have been received from the North Yorkshire Police Architectural Liaison Officer (ALO) in respect of the current application. In addition to submitting these comments he has also requested that his original security report provided in respect of the 2007 application still be taken into consideration. The comments received relating to the current application and the 2007 consent by and large address common issues of reducing crime and disorder on the school campus utilising the Crime Prevention through Environmental Design (CPTED) process. The ALO has confirmed that Richmondshire has one of the lowest crime rates in England and Wales. Notwithstanding this fact the ALO has identified a number of areas that by using the principles of the secured by design process in the current development the likelihood of crime occurring can be reduced or mitigated. The ALO has therefore made the following recommendations: -
- i) Complex building shapes should be avoided together with the creation of voids or enclosed quadrangle areas that provide hiding spaces and restrict open surveillance;
 - ii) Recessed doorways and overhead canopies should be avoided as these create informal shelter and congregation points;
 - iii) Composite panels and profiled metal cladding are vulnerable to forced entry and the first 2.0 metres in height of internal or external walls should be constructed of masonry or other materials of similar strength;
 - iv) Low flat roofs should be avoided to prevent unauthorised access;
 - v) Skylights should have steel bars fitted;
 - vi) Ground floor and other vulnerable windows should be independently certified to either BS 7950 Windows of Enhanced Security or LPS 1175 SR2 or 3 standard and also fitted with restrictors;
 - vii) Rainwater down pipes should be flush fitted, concealed within the cavity of the building or alternatively a flush metal guard can be fitted to existing drainpipes up to a height of 3.0 metres;
 - viii) External doors should be LPS 1175 SR grade 2 or 3 standard and access controlled, public entrances should be restricted to a minimum and automatic doors should be considered in the reception area and fitted with a manual override;

- ix) Roller shutters should conform to LPS 1175 grade 3 standard and locks should be internal or otherwise fixed using a close shackled padlock;
- x) Cills should be steeply angled to prevent them being used as a climbing aid or informal seating;
- xi) Motorcycle stands should be robust and firmly fixed to the ground surface and an enclosed bicycle store with good surveillance and that can be locked during school hours should also be available;
- xii) Because of the significant fall in ground level across the site the ALO has suggested that any sloping footpaths or other hard surfaces for example the car parking areas should have a rumble strip finish to deter their use by skateboarders. In addition the ALO has requested that any low boundary or footpath walls also incorporate a deterrent skateboard design;
- xiii) The ALO also recommends that any external seating should be portable and not left out overnight to avoid its misuse particularly as the fall in ground level from Darlington Road means that surveillance of the lower levels beyond the main school buildings is restricted;
- xiv) Anti-graffiti surfaces should be considered in respect of the external materials to be used in the construction of the buildings;
- xv) The ALO also recommends that secure fencing be installed to the rear of the school from the area west of and to the rear of the Listed Girl's School building to the east of the new linear and link building and beyond the new Sports Hall and then between the Sports Hall and Darlington Road, thereby enclosing the rear of the buildings from the playing fields areas. The ALO recommends that the fencing should be in the form of railings; weld mesh and expanded metal to BS1722 standard, to be a minimum of 2.0 metres in height with anti-climb top and grounded on a hard surface;
- xvi) External footways within the school site should be kept to a minimum and clearly defined particularly the public access route to the proposed new main reception which should be kept as short and direct as possible. The ALO also recommends that all access routes should be clearly signed and linked to the buildings and or facilities they serve;
- xvii) The ALO has identified the gap in the existing stone-wall adjacent to The Avenue that was formerly gated. This is now used as an informal access by pupils and students with parents also using this as an informal 'drop off' and 'pick up' point and there exists the potential for conflict between pupils and students walking and cycling riding along the footpath and vehicles either parked or travelling along The Avenue. The ALO considers this informal access point should be closed through the re-building of the wall;

- xviii) The ALO considers that staff car parking may require a higher level of security and good surveillance and there should be good lighting to and from the car parking areas in accordance with BS5489 (Part 9) and covered by CCTV;
- xix) The ALO has also indicated that strong consideration should be given to the use of CCTV to cover both external and internal areas of the school site and campus;
- xx) External lighting should be maximised at primary entrances, along pedestrian footways within the school site and within the proposed bus and car parking areas, elsewhere the lighting should be evenly distributed in accordance with BS4489. Where practicable external lighting should be linked with any CCTV system and coverage;
- xxi) All external service pipes and fittings including external lighting should be fully enclosed to deter vandalism non-return screws and hidden fixings should also be employed;
- xxii) In terms of landscaping shrubs should not be more than a maximum of 1.0 metre high and tree foliage should not be lower than 2.2m in height to allow for clear surveillance in and around shrub and tree planted areas; and
- xxiii) With reference to the Darlington Road frontage the ALO recommends that a wall or some other form of clear boundary be erected along this frontage with lockable gates to the entrance and exit points to defined, enclose and secure the school site.

In addition to the above recommendations the ALO has also submitted a number of other recommendations these however relate to security measures to be introduced inside the proposed new buildings and other internal areas and also operational security management and as such these are not a material consideration. However, a copy of the ALO's report has been provided to the Applicant's agent with a request these additional measures are duly considered and if appropriate implemented by the school.

4.15 Public Rights of Way Officer (Eastern Area) – comments have been received from the Public Rights of Way officer. Other than identifying 'Cross Lanes' as a bridleway rather than as a public footpath as noted on the Applicant's drawings no major comments have been offered other than to confirm that the bridleway must be protected at all times;

4.16 County Council's Heritage Service –

- i) (Ecology) - The Ecology Officer has advised that all the boundary hedgerows and mature trees on site should be adequately protected by strong fencing during the construction phase and there should be no access or storage of materials within these areas during work;

The Ecology Officer has recognised that the Applicant has prepared an Ecological Impact Assessment and confirmed this is satisfactory and it is unlikely the proposed redevelopment works will have any adverse ecological impact on protected species provided all those works that may have a potential impacts on protected species are carried out under guidance from a qualified professional Ecological advisor;

The Ecology Officer has identified the four large mature oak trees located in the north-east corner of the site and considers these to have a high ecological value. With reference to these four mature oak trees the Ecology Officer has expressed concern that the proposed relocation of the new replacement tennis and netball courts to this area is within the root protection zone and will disturb the root system and could cause adverse damage to these four mature oak trees and considers mitigation measures are required to protect these from the proposed works and relocation of the tennis and netball courts.

- ii) (Landscape) – The Landscape Officer is of the overall opinion that further work is required to deliver an acceptable landscape framework, scheme and details that the Landscape Officer considers are integral to the successful redevelopment of the school site. Specifically the Landscape Officer has identified the following areas as requiring further consideration: - (the Darlington Road frontage) - to have a stronger definition and continuity and in this respect he has recommended the reinstatement of the original stone boundary wall and stronger tree planting; (the upper terrace zone) - that lies between the site frontage and the main school buildings where he is recommending significant and appropriate tree planting to mitigate the scale and impact of the large hard surfaced bus and car parking areas, the creation of landscaped ‘avenues’ to define pedestrian entrances and access routes and the use of sympathetic paving materials and detail to create an appropriate sense of space through the further provision of landscaping details and use of hard surface materials; (the treatment of spaces associated with the buildings and the south terrace) - to include additional planting and the refurbishment of the former field boundary hedgerow and paving adjacent to the former Girl’s School Listed building to maintain and enhance its setting; consideration of spaces for seating, external exhibition and performance areas and a review of the siting and changes to the proposed relocation of the tennis/netball courts to ensure the protection of the existing mature oak trees in this location where he is recommending the submission of further details with regard to the protection, maintenance and management of existing trees and hedgerow to be retained; and (core sports terraces and outer recreation areas) –

in this area the Landscape Officer is recommending strengthening and restoring the continuity of existing hedgerow boundaries, a review of the proposed habitat creation and the submission of details of the measures to be taken conserve and protect the existing trees to be retained during construction work on site. It is considered that these matters can be covered by the use of a landscaping condition and/or specific condition where necessary.

- iii) (Heritage and Environment Manager) – The Heritage and Environment Manager has noted in respect of the existing rectilinear block designed by Denis Clarke Hall the statement by the Applicant in the Conservation Statement recognising the merits of this building as *‘an architectural period piece very much of its time and although not listed there is a strong case for listing in the future’*. Whilst the Heritage and Environment Manager feels the proposals to upgrade the rectilinear block reflects its significance and architectural provenance and appears to retain much of the remaining surviving internal and external fixture and fittings he considers that the internal and external works should be monitored by a suitably qualified conservation architect or similar professionally qualified person secured by condition to ensure that any possible future consideration for possible listing of the rectilinear block by the Secretary of State for Media, Culture and Sport is not prejudiced by any unsympathetic conversion works.

In relation to the proposed linear building and link the Heritage and Environment Manager has stated this is substantially different to the proposed development consented in 2007. The Heritage and Environment Manager considers the new proposals to be less ambitious and designed to reflect presence of the adjacent rectilinear block rather than the 2007 scheme that was designed to utilise the contours of the site. Notwithstanding this difference the Heritage and Environment Manager considers that the new design will achieve the Applicant’s design criteria of creating a third strong architectural element on the site that will complement the existing rectilinear block by virtue of its orientation and common rectangular shape and the creation of strong focal entry point via the glazed link building. The Heritage and Environment Manager further notes the external detailing of the proposed linear building, including the stone column feet, surface treatment and openings all serve to enhance in a ‘modern’ style the basic rectangular shape of the new building.

In assessing the proposed new development the Heritage and Environment Manager considers the new linear building and link will be a significant addition to the site that will be visually very striking. The Heritage and Environment Manager is of the opinion that the proposed new linear building and link will have no discernable impact on the appreciation of the setting of the former Girl’s School Listed building or the rectilinear block.

In terms of whether the new linear building and link will, as described by the Applicant, bring added architectural value to the site and create an exemplar piece of 21st Century design the Heritage and Environment Manager is of the view this is difficult to determine simply on the basis of the architectural drawings and digital visuals submitted with the application but in his opinion the site can accommodate a strong visual element although the true test for the new linear building and link will be how it beds into the school site over time. Whilst acknowledging the linear building and link will be 'eye catching' especially from Darlington Road the Heritage and Environment Manager is of the view that the frontage planting and other landscaping will assist in softening any architectural impact.

- iv) (Archaeology) – The Archaeology Officer has confirmed an interest in the site and has advised in accord with the Applicant's previously approved Written Scheme of Investigation that a suitable scheme of archaeological recording should be undertaken over the site in response to the proposed development in accordance with the guidance of PPG16 – 'Archaeology and Planning'. The Applicant has confirmed the Written Scheme of Investigation will be implemented in the new scheme and includes provision for the archaeological recording requested by the Archaeology Officer.

4.17 Non-statutory consultation – In addition to the statutory consultations undertaken the responses to which have been detailed above under Officer discretion consultation was also undertaken with a conservation specialist to seek an independent assessment of the impact of the proposed new linear building and link in respect of scale, form, massing and appearance with reference to: - their relationship to and on the adjacent existing rectilinear block; their relationship to and on those other school buildings on the campus including the former Girl's School Listed building; their relationship within and on the overall school site; and their relationship to general surrounding area in particular when viewed from Darlington Road.

The comments and advice received from the conservation specialist to this discretionary consultation is as follows: -

- i) (Scale, Form and Massing) - The proposed linear building reflects and compliments the scale, form and mass of the adjacent existing rectilinear block. In this regard the new linear building relates much better to the location than those existing structures that occupy the site as the proposed building is of a simpler form and shape. It is considered that to put a lesser building in its place could repeat past decisions to construct buildings such as those existing on the site that are not of a sufficient scale to stand comfortably against the rectilinear block. The nearly completed new Sports Hall that has a similar scale and presence although regressing from the powerful front of the older existing rectilinear block supports this view.

- ii) Consideration has also been given to the scale, form and massing in respect of the impact of the new linear building and link from key view points around the site. From the south east the current view is of the principle elevation of the former Girl's School Listed building and the rectilinear block. The Listed building obliquely sits behind the retained established trees high above the informal open space and basketball courts. The rectilinear building sits behind the existing poor quality sports hall and drama studio, (both of which are to be demolished) and its architectural presence is much diminished by the lack of quality of these two buildings. The proposed new linear building will extend beyond the current established building line of these existing buildings and dominate the view, hiding the rectilinear block behind it. The view after the redevelopment would take in only the two buildings of the former Girl's School Listed building and the new linear block and from an aesthetic standpoint this simplicity has much to recommend it. In terms of the presence of the Listed building this stands separate and detached from the majority of the school campus, is orientated on a different plane and separated by several mature trees and open space. Whilst being visible from the south-east along with the new linear building it is considered that the space and separation between the two structures is sufficient to allow each building to maintain its own character without unduly interfering with the other. Although it is unfortunate that the visual link between the two Denis Clarke Hall buildings will be lost to view this aspect is currently diminished by the presence of the existing sports hall and drama studio buildings and other viewpoints will still allow comparisons to be made.
- iii) From due east the rectilinear block is at its most impressive with its three-storey height and deeply sculpted and strongly ordered appearance. Although the Listed building occupies the high ground being behind the trees and with its low and slender appearance there is little to disturb its outline. The new linear building will nonetheless impact on this view as it will project into the existing tennis and netball court area. However the projection will form one side of a quality open space that will separate the existing rectilinear block from the new linear building. The new linear building not obscure views of the Listed building and in fact the redevelopment proposals will allow the individual phases of the schools development to be clearly seen from the original Listed building, the rectilinear block, the new Sports Hall building and the new linear building. Each of these will retain its own space and identity and will be seen in the context of the others without undue obstruction. The redevelopment proposals will remove the existing cluttered ad hoc arrangement of school buildings and in doing so simplify the school landscape, making it more readily understood.

- iv) From the south the view will be dominated by the scale of the existing rectilinear block and the proposed new linear building. These two buildings will command a wide extent of the school playing fields and will be visible in long views from the wider landscape. It is here that the scale of the proposed new linear building is most successful, complimenting the scale of the rectilinear block and matching it with a different and contemporary designed building. The presence of the Listed building from this view is limited and offers a restrained appearance and little will change in this respect and it is considered the new linear building will not intrude on the character or quality of the Listed building in these circumstances.
- v) The final critical viewpoint is the one from Darlington Road where the proposed new linear building will again be seen in context with the rectilinear block. The new linear building is stepped back significantly from the school site frontage allowing the creation of open space to the foreground that provides a setting for the appropriate new entrance to the school campus. The height of the new linear building is comparable with that of the adjacent rectilinear block. Clearing away the existing mixture of lower level buildings will simplify views of the built environment giving the school site a more cohesive appearance than at present. In relation to the Listed building views of this are currently obstructed from Darlington Road by the intervening single storey buildings. The clearance of these existing buildings as part of the redevelopment proposals will open up views into the school site to form part of a wider vista including the former Girl's School Listed building.
- vi) (Design and External Appearance) – The proposed new build element comprises two distinct and separate elements the new linear building and the glazed main entrance and reception link between this new building and the existing rectilinear block. The proposed elevated access ramp and landscaping make an important contribution to the link development.
- vii) The new linear building is architecturally the most challenging element of the new development. The flat roofed box form of the new linear building is appropriate with the retained school buildings adopting this form, the low pitch of the rectilinear block being hidden behind the parapet and not visible. Service installations above the roofline of the new linear building will need to be carefully positioned to avoid intrusions above the visible edge of the roof that will diminish its crispness in more distant views.

- viii) The ground level of the new linear building comprises a glazed plinth set on massive piers of local stone. The scale of the columns and their tapered form sufficiently grounds the building providing solidity at this level and a believable means of support for the upper floors with the intervening glazing providing a feeling of lightness and space beneath and in these respects comparisons can be made with the design and appearance of the rectilinear block at ground level. Notwithstanding these comparisons the linear building creates a modern fresh approach to this feature. Nonetheless detailing of the glazing and its relationship to the supporting piers needs to be sensitively handled to ensure the apparent strength of the stonework is not diminished by heavily framed glazing set within an insufficient reveal. The glass wall should therefore be light and well recessed beneath the building to create an appropriate contrast with the piers.
- ix) In relation to the upper floors of the new linear building there has been no attempt to derive an architectural style from within the current school buildings or the local environment. A distinctive style has been adopted that seeks to avoid any visual comparison to the adjacent rectilinear block, which is strongly framed and set out in architectural grids with expressed structural elements forming an important part of its external appearance. The design and external appearance of the proposed new linear building seeks to avoid this style of architecture and uses the outer walls and of the upper floors as a single decorative skin rather than being expressed as a structural part of the building. In essence the upper floors are to read as a single block structure rather than as a series of externally expressed floor levels and room divisions. This lack of a readily definable pattern of detail is designed to allow the upper floor box to appear as a block that sits on a plinth as represented by the design at ground level. This is enhanced by the variance of openings both glazed and panelled across the outer external skin. There is a repeat pattern to this detail however this is not dominant and not easily identifiable. This approach has been adopted to avoid direct comparison between the retained buildings on the site and the new linear block and it may be appropriate to consider the discordances of this building as its defining architectural feature when compared to more readily understandable and familiar structures and for that reason the new linear building is more challenging.
- x) Although the predominant 'off-white' colour proposed for the external upper floor does little to reduce its impact it does nonetheless provide the clean crispness that this type of structure requires and provides strong definition to the feature window reveals and panels. The external finish and colour does not relate to any other structures within the site or the locality and most importantly contrasts markedly with the Listed building and the rectilinear block both of which have a very strong structural logic expressed in their appearance. It is understood that the colour palette proposed for the new linear building has been developed from the original colours used on the former Girl's School Listed building.

The detailing of the window reveals and the variation of the feature colours will be critically important to the appearance of the new linear building.

- xi) The entrance and approach ramp are one of the most successful elements of the link development. Their scale does not challenge either of the host buildings and the form and finish of the link is such that it stands as an identifiable part of the complex, different from its neighbours the rectilinear block and new linear building but complimenting the mass and bulk of these two adjoining buildings. The two glazed curtain walls that bridge the two adjoining buildings together with lower level of the link than its counterpart buildings will permit views over and through the entrance feature to the countryside beyond. When viewed from the north and Darlington Road it provides a clear focal point into the school campus something that is lacking at present. From the south the link provides the backdrop to the space between to the two larger buildings and as such its quality is of great importance. It encloses the space without challenging the principle buildings it connects yet allows a passage through and into the building for its users. The approach ramp provides a highlight to the frontage as well as a functional link to the upper floors and a well-detailed execution of this feature will be a great asset to the development.
- xii) If the proposal is deemed to be acceptable great care will need to be taken over the precise textures and materials to be used in the new linear building as well as details of the openings. These details will need to be resolved satisfactorily as, if the new linear building is to be cutting edge design, crispness and attention to detail will ensure the buildings success. Failure to reach a high standard of external detail and finish will leave the building as an opportunity missed. The design as proposed does not reflect the tradition and character of the town of Richmond but, when freshly constructed neither did the other buildings on the site. The evolutionary design steps from the rectilinear building to current new linear building are small in comparison to the step from the Grammar school in the town centre to the design and construction materials used in the former Girl's School Listed building and from this to the rectilinear block. It is not necessarily a prerequisite for a well-designed building to match the character and tradition of its neighbouring properties and the Richmond School site is considered sufficiently detached and independent from the town to allow a continued fresh approach to design and external appearance to evolve.

5.0 ADVERTISEMENT AND REPRESENTATIONS

- 5.1 The proposal was advertised by means of Site Notices posted on the 18 December 2008, expiring on the 8 January 2009, and a Press Notice published in the Darlington and Stockton Times expiring on the 2 January 2009.

- 5.2 In addition, the occupiers of some 134 properties located in Darlington Road, The Avenue, The Crescent, The Meadows, Whitfield Drive and a number of ad hoc detached properties bordering the application site were notified of the proposed development by letter dated 6 January 2009 expiring on the 27 January 2009.
- 5.3 Arising from the above advertisement and neighbour notifications 8 responses were received in the form of 4 letters (one letter representing 3 local residents) and 2 emails.
- 5.4 Of the 8 responses received 6 of these were connected to the proposed wind turbines that were included in the associated works forming a part of the original planning application submission formally withdrawn by letter on the 24 December 2008.
- 5.5 Of the 2 other letters received one letter raised a number of observations in respect of vehicular and pedestrian traffic movements whilst the remaining letter is an objection to the proposed development in respect of the appearance of the new linear building.
- 5.6 The letter observing aspects of vehicular and pedestrian traffic covers the following: - they note and welcome the proposal that vehicular traffic will be segregated from the pedestrians using the access located in The Crescent; they also draw attention to the increased use The Avenue by parents as a dropping off and picking up point to allow students to use the pedestrian access in The Crescent causing heavy congestion in The Avenue which is narrow in width and exacerbated by the presence of two double bends at the junction of The Avenue and The Crescent; they also note that there are regularly a number of driver instruction cars queuing and waiting for students and also mini-buses and larger style taxis waiting to collect students; in respect of the Transport Plan submitted with the planning application they consider this will encourage an increase in access and egress of cyclist and pedestrian traffic at an existing a vehicular bottleneck and that with the possible increase in use of The Crescent this could lead to an accident occurring; they state they have raised this situation before and with reference to the traffic count data set out in the Travel Plan they state this situation should be further considered particularly as at present because of the construction works there is currently no pedestrian access via The Crescent; in respect of these observations they recommended there should be no kerbside waiting/parking before, through and after the double bend section of The Avenue where it meets The Crescent and also thought should be given to improving signage, surfacing, and advisory lining at the junction of The Avenue and The Crescent.

5.7 The remaining letter is an objection to the redevelopment proposals in respect of the visual impact of the proposed new linear building from Darlington Road in so far as it is considered the appearance of the new building is incompatible with the neighbourhood, the five other schools on Darlington Road and Richmond's other notable buildings. They state the desirability of compatibility and use of natural materials such as stone facing on highly visible facades was they believe broadly supported by the Planning and regulatory Functions Committee in the consideration of the earlier 2007 planning application along with the importance of creating a 'fitting and lasting impression of Richmond'. They state they support these sentiments and therefore request this aspect of the scheme is re-visited to improve the compatibility of the scheme. They raise two further points the first being that the current policy of encouraging parking outside the school by providing sheltered spaces along Darlington Road is replaced with sufficient numbers of car parking spaces being provided within the school site and this will assist in achieving an open aspect along Darlington Road. The remaining point they raise concerns the major impact of construction noise specifically in light of the extended timescales for this scheme. To address this they request that the neighbourhood is kept free from major building noise outside normal working hours, not least so schoolchildren who live in the neighbourhood can study.

6.0 PLANNING GUIDANCE AND POLICY

6.1 The guidance relevant to the determination of this particular planning application is provided at the national level and is contained within more recent current Planning Policy Statements (PPS's) and Planning Policy Guidance Notes (PPG's). The PPS's and PPG's relevant to this planning application are as follows: -

- PPS1 – Delivering Sustainable Development, published February 2005;
- PPS 9 – Biodiversity and Geological Conservation, published August 2005;
- PPS22 – Renewable Energy, published August 2004;
- PPS25 – Development and Flood Risk, published December 2006;
- PPG13 – Transport published March 2001;
- PPG15 – Planning and the Historic Environment, published September 1994;
- PPG16 – Archaeology and Planning, published November 1990; and
- PPG17 – Planning for Open Space Sport and Recreation, published July 2002.

6.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 also requires that all planning authorities must determine each planning application in accordance with the planning policies that comprise the Development Plan unless material considerations indicate otherwise.

6.3 In this instance, therefore, the Development Plan consists of policies contained within a number of planning documents. These documents include:

- the Yorkshire and the Humber Plan (forming the Regional Spatial Strategy 2026 for the area) (RSS) published May 2008; and
- any extant planning policies contained within Plan(s) adopted by the County and District (or Borough) Councils 'saved' under direction of the Secretary of State in this instance of this planning application the Richmondshire Local Plan (outside the Yorkshire Dales National Park) adopted September 2001.

6.4 The relevant planning policies contained in the Yorkshire and the Humber Plan are as follows: -

- YH1 - Overall approach and key spatial priorities;
- YH2 - Climate change and resource use;
- YH5 - Principal towns;
- YH7 - Location of development;
- YH8 - Green infrastructure;
- ENV1 - Development and flood risk;
- ENV5 - Energy;
- ENV6 - Forestry, trees and woodlands;
- ENV8 - Biodiversity;
- ENV9 - Historic environment;
- ENV10 - Landscape;
- ENV11 - Health, recreation and sport;
- T1 - Personal travel reduction and modal shift;
- T2 - Parking policy; and
- T3 - Public transport.

6.5 The 'saved' policies in the Richmondshire Local Plan relevant to the determination of this planning application are as follows: -

- Policy 1 - Basis for development control;
- Policy 41 - Archaeologically sensitive areas;
- Policy 46 - Protecting the setting of listed buildings; and
- Policy 91 - Vehicle parking standards.

7.0 PLANNING CONSIDERATIONS

- 7.1 This planning application for the redevelopment of Richmond School is the second phase of an on-going process of master planning and re-modelling of the existing buildings and facilities that form the school campus. The proposed new and refurbished buildings and the associated works that are incorporated into this planning application are intended to create a new integrated school campus under the Government's 'Building Schools for the Future' programme. The aims of the proposed redevelopment works are intended to afford much improved facilities for students, staff and the wider community. This redevelopment project is one of three Department for Children, Schools and Family sustainability exemplars from which opportunities to incorporate ground breaking sustainable ideas and technologies are embedded in terms of the design, construction, refurbishment and operation of the school with the purpose of influencing other factors that will contribute to its impact.
- 7.2 With reference to the above this section of the report considers in depth the material planning and relevant policy considerations in respect of those key elements of the redevelopment proposals together with the written objections, comments and advice submitted by statutory and non-statutory consultees and received from local neighbours.
- 7.3 The Linear Building – As described in paragraph 3.6 of the Proposals section of this report the Applicant considers the proposed new linear building reflects the scale and massing of the existing parallel rectilinear block against which the new building will be orientated and located. The Applicant also considers in terms of external appearance the proposed new linear building represents a contemporary architectural design statement; with the simple sculpted box form of the upper floor of the linear building visually enhanced by the repetitive forms of the punched window reveals and blank coloured inset panels punctuating the flat external 'off-white' coloured render cladding that will form the external façade; whilst at ground level the recessed external curtain walling system and spaced stone constructed feet are intended to further emphasise and strengthen the visual impression of the upper element of the linear building appearing to be a frameless carved and sculpted block.
- 7.4 Notwithstanding the Applicant's architectural appreciation of the scale, massing, form and appearance of the proposed new linear building an objection has been submitted by Richmondshire District Council (Planning) and a local resident in respect of the impact of this building.
- 7.5 The District Council's objection acknowledges that the form of the proposed new linear building reflects the general flat roof form of the adjacent existing rectilinear block and the refurbished Listed-building group.

They also acknowledge the proposed new linear building is well set back from Darlington Road. However, they consider the general arrangement, design and detailing of the proposed new linear building presents a complete contrast and a totally unrelated design approach; they also consider the use of a flat external cladding system to the external walls of the upper floor heightens the visual contrast of the new linear building from those other buildings on the site; and this contrast is highlighted further by the choice of 'off-white' as the primary colour for the linear building. Based on these considerations the District Council are of the opinion that the combination of the form of the building, the elevation detail in the use of the repetitive punched window reveals and coloured panels and the proposed use of external render cladding in an 'off white' colour finish will result in a development out of keeping and that will dominate the street scene and the area generally. They also consider the scale and massing of the proposed new linear building will have a significant impact when viewed from the west and south west and this combined together with the strikingly distinctive design approach ignores the scale and setting of the Listed-building group and in its current form will again visually dominate the local scene.

- 7.6 The District Council has also expressed concern regarding the treatment of the school frontage along Darlington Road; this is dealt with in the consideration of the proposed landscaping see paragraph 7.30.
- 7.7 In addition to the objection of the District Council a single objection has also been submitted by a local resident living on Darlington Road. The objection is to the visible aspect of the new linear block when viewed from Darlington Road, which they consider in its present form, is incompatible with the neighbourhood, the five other schools located on Darlington Road and Richmond's other notable buildings. They also state that the desirability of compatibility and use of natural materials such as stone facing on highly visible facades was previously discussed and they believe broadly supported at the Planning and Regulatory Functions Committee when the 2007 application was considered along with the importance of creating a '*fitting and lasting impression of Richmond*'. In their support of these sentiments they request that this aspect of the proposed redevelopment scheme is re-visited to improve the compatibility of the development.
- 7.8 The Applicant has responded to the comments and objection submitted by the District Council (Planning) as follows: -
- The proposed linear building not only reflects the flat roof form of the existing rectilinear block and Listed building group it also reflects the form and design of the rectilinear block comprising a coherent shape elevated over a visually recessed ground floor and through the use of glazing patterns to apply texture to the façade;

- With reference to the view expressed by the District Council (Planning) that the general arrangement and design detailing of the proposed linear building presents a complete contrast adopting a totally unrelated design approach the Applicant considers that: - the Listed building with its light and human scale classrooms and picturesque setting was in its time an exemplar of contemporary architecture, design and education delivery; similarly the reinforced concrete structure and glazed facades of the rectilinear block also in its time presented a contemporary design and method of construction to address the shift in education delivery relevant to the late 1950's and is unrelated to the load-bearing masonry construction of the Listed building; and in this respect the Applicant's aspiration is to create in the linear building a further evolution in the educational model and design that is of its time as were the Listed building and the rectilinear block; the new linear building will enable the education authority to deliver the Building Schools for the Future programme with a contemporary, flexible and adaptable, teaching and learning environment that would not be possible with either of the construction methods previously used in the Listed building or rectilinear block;
- With reference to the concern of the District Council (Planning) in respect of the use of external rendered cladding and the 'off-white' colour the Applicant has responded by stating that the design for the new linear building accords with the green agenda and the school's sustainability exemplar status. The use of the insulated render wall system has been chosen because it is energy efficient and will reduce heating requirements and reduce operational costs and the generation of carbon dioxide emissions. The 'off-white' colour has been intentionally chosen as it is fresh and presents a clean design feature that reflects the simple palette of colours used on existing buildings on the school site. Furthermore white is neutral, timeless and will not unduly or unsympathetically date the new building;
- In respect of the District Council (Planning) opinion that the combination of form, elevation arrangement and use of external materials in the new linear building will be out of keeping and dominate the street scene and the area generally the Applicant has responded by stating the following: - the new linear building will be further from Darlington Road than the existing rectilinear building and the recently constructed food and technology block has a steeply pitched roof that presents a higher profile than any other building on the school site and the impact of the new linear building will be minimal in comparison to these two existing buildings; due to the prevailing site contours the end gable of the linear building facing Darlington Road will only stand 5.0 metres above road level; furthermore the profile of the whole school site as viewed from Darlington Road will be softened through the demolition of the two-storey science block and the increased landscaping and tree planting proposed;

- In response to the District Council (Planning) comments on the proposed extensive hard surfacing of the bus and car parking areas at the front of the school the Applicant has again drawn attention to the extensive tree and landscape planting proposed; and finally
- With reference to the District Council (Planning) statement that it considers the scale and massing of the new linear building as viewed and appreciated from the west and southwest and the strikingly distinctive design approach ignores the scale and setting of the Listed building group and furthermore the new linear building will visually dominate the scene the Applicant has responded thus: - the Listed building is almost completely screened from the west and southwest by the presence of existing mature trees and planting; and furthermore the Listed building is isolated from the location of the existing rectilinear block and proposed new linear building by the established landscape around the existing library block and once again due to the contouring of the site the three-storey height of the new linear block will not exceed the two-storey height of the tallest elements of the Listed building structure and will not unduly dominate the scene as claimed.

7.9 In response to the objections to the new linear building expressed by the District Council (Planning) and the neighbour objection the County Council's Heritage and Environment Manager considers the new proposals to be less ambitious than those previously approved that utilised the contours of the school site and is designed to reflect the presence of the adjacent rectilinear block. The Heritage and Environment Manager further considers the proposed new linear building achieves the Applicant's design aspirations of creating an 'eye-catching' third strong architectural element on the site and concurs that the new building complements the existing rectilinear block by virtue of its orientation, scale massing and form. In terms of the external architectural detailing and treatment of the proposed new linear building the Heritage and Environment Manager is of the opinion that the render cladding, window openings and blank inset panels and the constructed stone feet all serve to enhance in a 'modern style' the basic rectangular shape of the new building.

7.10 The Heritage and Environment Manager further considers the new linear building and link will be visually very striking. However, in terms of whether the new linear building will bring added architectural value to the site and be an exemplar piece of 21st Century design the Heritage and Environment Manager is of the view that this statement by the Applicant is difficult to determine on the basis of the architectural drawings and digital visuals that accompanied the planning application submission. Nonetheless, in his opinion the school site can accommodate a strong visual element albeit the true test for the linear building, he says, is how it beds into the school site over time. In terms of addressing the objection of the local resident whilst acknowledging the linear building and the link will be 'eye catching' from Darlington Road, notwithstanding the architectural merits of the proposed new building, in his opinion the frontage planting and other landscaping measures will soften the possible architectural impact.

- 7.11 With reference to the District Council's (Planning) assessment of the impact in terms of the scale and mass of the new linear building and link on the former Girl's School Listed building the Heritage and Environment Manager considers the new building will have no discernable impact on the appreciation of the setting of the Listed building or the adjacent rectilinear block.
- 7.12 The proposed development has also been assessed independently in respect of the concerns raised by the District Council (Planning). Similar to the comments of the Heritage and Environment Manager the independent conservation specialist considers the proposed linear building reflects and compliments the scale, form and mass of the adjacent rectilinear block. He is further of the view that in terms of scale to put a lesser building in its place would repeat past decisions to construct smaller scale buildings such as the existing sports hall and drama studio that do not stand comfortably against the bulk of the rectilinear building. In addition he also expresses the opinion that the new linear building relates better to the location adjacent the rectilinear building than the current sports hall and buildings being both simpler in shape and form.
- 7.13 In terms of the District Council's (Planning) concerns over design and external appearance this view is not shared by the Heritage and Environment Manager as highlighted in paragraph 7.9 or the independent conservation specialist. Although the independent conservation specialist refers to the new linear building as the most challenging aspect of the redevelopment proposals he has expressed similar opinions to those of the Heritage and Environment Manager in terms of the detailed design and external appearance insofar as he considers the new linear building will serve to create a 'modern' distinctive style that avoids any direct physical and visual comparison with the adjacent rectilinear block. The conservation specialist also believes that in its time, being constructed in the late 1950's, the rectilinear block would also have been distinctive with its strong pattern of architectural grids and expressed structural elements and would not have reflected the traditional architectural character of the town of Richmond. In this regard the conservation specialist considers that it is not necessarily a prerequisite for a well designed building to match the character and/or the tradition of its neighbouring properties furthermore he is of the opinion that the school site is sufficiently detached and independent from the town to allow a fresh approach to its design and external appearance to evolve.
- 7.14 With regard to the specific details of the design and external appearance that concern the District Council (Planning) and form a part of its objection the considerations of the conservation specialist concur largely with those views expressed by the Heritage and Environment Manager and do not support the District Council's objections. In respect of the District Council's (Planning) objections the conservation specialist accepts the proposed external render panels and 'off-white' colour finish does not relate to any of the other buildings to be retained within school site or any other buildings elsewhere in the locality although he understands the proposed colour palette has been developed from original colours used on the former Girl's School Listed building.

However, with reference to the use of external materials the conservation specialist is of the view that the use of the rendered external panelling to form a single decorative skin on the upper floors of the proposed new linear building serves the purpose of creating a single box structure that sits on a glazed plinth as represented by the design at ground level. In adopting this design and the proposed use of external materials and treatment for the new linear building the conservation specialist considers this approach seeks to avoid rather than replicate the definable pattern of floor levels and room divisions that are clear and evident in the design and external appearance of the rectilinear block. The conservation specialist also feels this lack of discernable formalised detail in the new linear building is further enhanced by the variance of the window openings and inset panels across the outer skin and although recognising there is a repeat pattern to this detail considers this is not visually dominant or easily identifiable as in the rectilinear block, whilst the 'off-white' colour proposed for the upper floor provides the clean crisp background that will provide strong definition to the window reveals and panels.

7.15 Similarly the conservation specialist considers the design and external appearance of the proposed new linear building at ground level to be acceptable. In his view the scale of the tapered stone piers sufficiently grounds the new building providing solidity at this level and a believable means of support for the upper floors whilst the intervening glazed curtain walling provides a feeling of lightness and space. He also states in his opinion the design and use of natural materials in the stone feet that form this section of the proposed new linear building bear comparison with and reflect elements of the ground level design of the rectilinear block.

7.16 The conservation specialist has also considered the District Council's (Planning) concerns that the scale, massing and the distinctive design of the proposed new linear building when viewed from varying directions around the school site ignore the setting of the Listed building group and in its proposed form will visually dominate the local scene. In terms of the impact of the proposed new linear building on the setting of the former Girl's School Listed building the conservation specialists assessment is the same as that of the Heritage and Environment Manager set out in paragraph 7.10. Having assessed the impact of the proposed linear building from key view points around the school site the conservation specialist has observed the following:-

- (From the south east) – From this direction views are across the site toward the main elevation of the former Girl's School Listed building and the rectilinear block. From this key viewpoint the Listed building is set obliquely on higher ground behind established mature trees overlooking the basketball court and an informal grass space. To the north-east beyond the Listed building there are the existing old sports hall and drama studio buildings (both of which are to be demolished) and then the retained rectilinear block. Whilst acknowledging the proposed new linear building would extend beyond the current established building line hiding the rectilinear block the view after redevelopment would take in only two buildings, the Listed building and the new linear building.

In the conservation specialists opinion from an aesthetic standpoint this will simplify the arrangement of buildings and has much to recommend it particularly in respect of the setting of the Listed building. In this respect the conservation specialist considers the redevelopment proposals would create space and separation between the two buildings sufficient to allow both to maintain their own character without unduly interfering with each other;

- (From the east) – From due east the proposed new linear building would not obscure views of the Listed building and the conservation specialist notes the proposed redevelopment will remove the current cluttered ad hoc arrangement of school buildings allowing the individual phases of the school's development to be clearly identified from the original 1940's Listed building, the later 1950's rectilinear block the 2009 new Sports Hall and the proposed new linear building. The conservation specialist is of the view the redevelopment proposals will ensure each building retains its own space and identity and will be seen in the context of the others without undue obstruction or impact on the setting of the Listed building;
- (From the south) – The conservation specialist acknowledges that views from the south will be dominated by the scale of the existing rectilinear block and the proposed new linear building in the event of this application being approved. From this view point the conservation specialist considers that the scale of the proposed new linear building will be most successful, both complimenting the scale of its adjacent neighbour the rectilinear block and matching it with a different and contemporary design. The conservation specialist notes from the south views of the Listed building are restrained and limited and it is considered the new linear building will not intrude on the character, quality or setting of the Listed building; and
- (From the south west and west) – The conservation specialist has identified Darlington Road as a critical view point where the proposed new linear building will be seen in context with the existing rectilinear block. The conservation specialist notes the proposed new linear building is stepped back significantly from the school frontage and Darlington Road creating an open landscaped space to the foreground, which in relation to the proposed link will become the new entrance to the school campus and soften the approach to the new building. From this perspective the conservation specialist also notes that the new linear building will have the same roof height as the rectilinear block but because of its stepping back toward the lower level of the school site the building will only appear as two-storey in height when seen from Darlington Road. From this viewpoint the conservation specialist further notes the Listed building is currently obscured from sight by the existing mixture of lower level buildings that occupy the school frontage.

In respect of the redevelopment proposals submitted the conservation specialist has reported that the clearance of these buildings will open up views into the school site creating a wider vista including sights of the Listed building. In terms of the setting of the Listed building again the conservation specialist does not consider that the proposed development will have any adverse impact on this.

- 7.17 Notwithstanding the comments of the Heritage and Environment Manager and the conservation specialist both of whom agree that the proposed new linear building would have no impact on the setting of the former Girl's School Listed building English Heritage have also been consulted on the redevelopment scheme. In response they have confirmed that subject to the completion of the previously approved (C1/92E/1864A/CM) Listed Building Consent works to the Listed building they consider this application should be granted approval.
- 7.18 Taking into account the two standing objections received in respect of the scale, design and appearance of the proposed new linear building or its impact on the setting of the Listed building, received from the District Council (Planning) and one local resident, neither the Heritage and Environment Manager or the conservation specialist in respect of their independent assessments of the development proposals have identified any overriding material considerations to support these objections such that the proposed new linear building should be deemed unacceptable.
- 7.19 This position is supported by the positive response received from English Heritage and from Richmond Town Council who offer no objection to the scheme.
- 7.20 With regard to current policy PPS1 states *'local authorities should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality, or initiative through unsubstantiated requirements to conform to certain development forms or styles'*. As stated above whilst it is accepted that the proposed new linear building is both 'eye-catching' and different in its design and external appearance from other architecture on the school site and the locality with regard to PPS1 this is insufficient reason to on its own to deem the scheme unacceptable. Nor is there any evidence to support the District Council's (Planning) assertion that the proposed new linear building would impact adversely on the setting of the former Girl's School Listed building contrary to paragraph 36 (ix) of PPS1 that seeks to ensure that historic environment and townscape character is protected.

- 7.21 Given the comments and assessments of the Heritage and Environment Manager, the conservation specialist and the fact that English Heritage have not identified or raised any undue concerns as to the impact or affect of the proposed new rectilinear building on the setting of the former Girl's School Listed building it is considered this element of the redevelopment proposals is acceptable in respect of national guidance set out in PPG15 that seeks to ensure the design of new buildings do not adversely affect the setting of Listed buildings, that appropriately qualified specialist advice is sought and notification is published of applications for proposed developments likely to affect the setting of a Listed building. All of these criteria have been met in respect of the current planning application.
- 7.22 Similarly for the reasons detailed in Section 7 paragraphs 7.9 to 7.19 inclusive it is considered the proposed new linear building is consistent with policies Policy YH5 sub- section B5 and Policy YH7 (A1) of the Yorkshire and Humber Plan - RSS that seek to ensure the re-use of previously developed land and buildings and that within principal towns new developments should '*achieve a standard of design that protects and enhances local settings, character, distinctiveness and heritage*' and Policy ENV9 which seeks to safeguard and enhance the historic environment.
- 7.23 With reference to the 'saved' policies in the Richmondshire Local Plan the policy relevant to the proposed new linear building is set out in Policy 46 this policy seeks to protect the setting of Listed buildings. For the detailed reasons described in paragraphs 7.11, 7.16 and 7.17 above it is considered the proposed new linear building will have little if any discernable impact on the setting of the former Girl's School Listed building in compliance with 'saved' Policy 46.
- 7.24 The Link Building – In general terms the proposed link building that would connect the new linear building and existing rectilinear block is considered satisfactory and no objections to this element of the redevelopment proposals have been received. The District Council (Planning) in their formal response note that the full height glazed link between the rectilinear and proposed linear buildings is striking in appearance and design and respects the general appearance, detailing and design of the original building. This view is supported in the comments of the Heritage and Environment Manager who considers the glazed link will create a strong focal entry point to the school campus. The conservation specialist who considers the glazed link entrance and approach ramp to be the most successful element of the redevelopment proposal insofar as its scale does not challenge either of the host buildings also echoes this view. In particular the conservation specialist considers the two glazed walls of the link create a space that will open up and permit views over and through the entrance feature to the countryside beyond from Darlington Road and provides a clear entrance to the school campus which is currently lacking in the existing arrangement of buildings. On the basis of the comments received the link building is considered satisfactory and consistent with those national, regional and local planning policies referred to in paragraphs 7.20 to 7.23 above.

- 7.25 Other Redevelopment Proposals – As detailed in paragraph 3.11 of the Proposals section of this report in addition to the construction of the linear building and link there is also provision within the redevelopment proposals to undertake some refurbishment and improvement to the external fabric of the rectilinear block. In respect of these works the Heritage and Environment Manager welcomes the proposals to upgrade rectilinear block and considers this reflects its significance and architectural provenance. Whilst the Heritage and Environment Manager considers the proposed upgrading works appear to retain much of the remaining original surviving fixtures and fittings both external and internally he is of the opinion that the works to the rectilinear building should be monitored by a suitably qualified conservation architect. It is considered that this suggestion can be covered by condition and that this element of the redevelopment proposals is acceptable. The proposed refurbishment of the existing library building is limited to internal works that do not require planning consent.
- 7.26 Sustainable Development – With regard to paragraphs 3.13 to 3.15 inclusive of the Proposals section of this report the Applicant's proposals to minimise the carbon footprint emanating from the construction and building works and make this scheme an exemplar of sustainable development were fully detailed. These details included such measures as seeking to achieve a 20% carbon dioxide emissions reduction and aims for a BREEAM excellent rating and reducing energy demand. In respect of the reduction of 20% in carbon dioxide emissions the Applicant indicated this will be achieved through renewable energy sources via the use of Biomass boilers and the introduction of wind turbines on the site.
- 7.27 As reported in paragraph 3.15 the Applicant formally withdrew the wind turbine element from the associated works that formed a part of the redevelopment proposals on the 24 December 2008. The reason given for this decision was to allow further investigation and monitoring to achieve the optimum location for the new wind turbines that would come forward in the future as a separate stand alone planning application. On this basis the wind turbine element of the associated redevelopment proposals is no longer a material consideration in respect of this current planning application. In respect of those 6 letters received from local residents commenting on the wind turbines in respect of this application all of these have been informed of the withdrawal of this element of the redevelopment proposals. Sport England has also confirmed by email received on the 23 March 2009, the withdrawal of their standing objection to the wind turbines. For information only the County Planning Authority has received and registered a planning application NY/2009/0223/FUL on the 19 May 2009, seeking temporary consent for a wind monitoring mast at Richmond School.

- 7.28 It is considered the proposals put forward by the Applicant to maximise opportunities to minimize the carbon footprint, to meet the BREEAM excellent rating and reduce carbon dioxide emissions by 20% through the introduction of combined through the use of renewable energy sources such as the Biomass boilers are an integral part of creating sustainable redevelopment proposals. These measures are consistent with national policy set down in PPS1 and PPS22 that respectively seek to mitigate the effects of climate change through the reduction of greenhouse gas emission and encourage the incorporation of renewable energy technologies such as Biomass heating and wind turbines into new developments and are also consistent with the Yorkshire and Humber Plan - RSS policies, YH1, YH2 and ENV5 that seek respectively to promote renewable energy generation and capacity, encourage better energy and resource efficient buildings and to reduce greenhouse gas emissions, improve energy efficiency and maximise the efficient use of power.
- 7.29 Landscaping and Biodiversity – The Applicant’s approach to the landscaping of the site is to use this to bring together in an integrated and cohesive manner the new and retained school buildings and the wider school campus linking the sports pitches and other informal soft recreation areas, retain and maximise the scenic open landscape views to the east and south and protect and enhance the existing groupings of mature trees and ribbons of hedgerow that follow the historic boundaries of the school site.
- 7.30 In respect of the comments submitted by the Landscape Officer set out in subparagraph 4.16 (ii) whilst some further work may be required in respect of the landscaping details submitted with planning application it is considered that the Landscape Officer’s recommendations can be addressed through the use of appropriate conditions as can the Ecology Officer’s concerns, shared by the Landscape Officer, regarding the protection of the four mature oak trees located next to the site of the relocated tennis and netball courts. In relation to the District Council’s (Planning) concern over the treatment of the Darlington Road frontage the Applicant has agreed to the principal of reinstating the stone boundary wall and again this detail can be covered through the use of an appropriate condition(s).
- 7.31 The Ecology Officer has recognised that the Applicant has prepared an Ecological Impact Assessment and confirmed this document to be satisfactory and considers it is unlikely that the proposed redevelopment works will have any adverse ecological impact on protected species. However, the Ecology Officer has recommended that where works may potentially impact on protected species such works should be carried out under the guidance of an ecological advisor.
- 7.32 Within the overall landscaping scheme incorporated into the redevelopment proposals the Applicant is seeking to increase and enhance biodiversity within the school site. This will be achieved through new planting, creating wildlife corridors linked to existing hedgerows, areas designated for longer grass and wildflower meadow and the construction of a new wetland area located on the south eastern boundary of the school site.

- 7.33 In general the landscaping and biodiversity elements incorporated into the redevelopment proposals are satisfactory and are in accord with national policy in respect of PPS1 that seeks to protect the wider countryside and minimise the impact of new development on the landscape, conserve and enhance wildlife species and habitats, and promote biodiversity and PPS9 that seeks to promote and maximise the opportunities for introducing and/or building on biodiversity as a part of the development process. Similarly the landscaping and biodiversity proposals are consistent with the Yorkshire and Humber Plan - RSS policies YH1, YH8, ENV6, ENV8 and ENV10 respectively that have similar aims and objectives to that of PPS9.
- 7.34 Parking – The Applicant has submitted revised bus and car parking facilities as part of the redevelopment proposals that are intended to address existing problems of poorly located and inadequate bus and car parking that creates conflict between vehicular and pedestrian circulation and movement within the school site. The Applicant considers the proposed site layout will provide separate zoning for pedestrians and vehicles to enhance the safety of users of the site. This will involve keeping the existing bus parking area but creating a new car parking area to the east of this area with a secondary car parking and gravel overspill area to the west of the former Girl's School Listed building. The Applicant anticipates that these new car-parking areas will provide sufficient capacity to accommodate the necessary car parking spaces required. The Applicant has as a part of the supplementary information accompanying the planning application submitted a detailed Transport Assessment (TA) identifying the likely impacts of the redevelopment proposals together with drawings setting out details of the current access arrangements that are to be retained together with details of the proposed new vehicle parking. The County Highway Authority who offers no objections to the redevelopment proposals has assessed all these matters.
- 7.35 One letter has been received from a local resident located in The Avenue raising a number of observations in respect of vehicular and pedestrian traffic matters the detail of which is set out in paragraph 5.6 in the Advertisement and Representations section of this report. In brief they have identified the use of The Avenue and The Crescent as a convenient 'drop off' and 'pick up' point by parents causing heavy congestion along both roads, in particular this impacts on The Avenue due to the restricted width of the carriageway and exacerbated by the double bends at the junction of The Avenue and The Crescent. In respect of the TA submitted with the planning application they consider this will encourage an increase in the use of the access points on The Avenue and The Crescent (the latter once the current works are completed on the former Girls School Listed building) by pedestrians and cyclists into these two streets that are heavily trafficked at the 'drop off' and 'pick up' times such that this could lead to a potential accident occurring. In respect of these considerations they have put forward the suggestion that there should be no kerbside parking or waiting before, through and after the double bend section of The Avenue from the point of the junction with The Crescent and this should be coupled with improved signage, road surfacing and advisory lining at the junction of the two carriageways.

- 7.36 In respect of those observations submitted and described above the Applicant's redevelopment proposals show the existing general car parking facility currently located at the north end of The Crescent will be replaced and vehicular access restricted although its use as a pedestrian access will be retained. This proposed arrangement should go some way to reducing vehicular traffic at this location.
- 7.37 Taking all the above factors into account the access and parking arrangements incorporated into the redevelopment proposals have been assessed by the County Highway Authority. In respect of these matters the County Highway Authority has confirmed the submitted TA demonstrates the proposed redevelopment of the Richmond School site will have minimal impact in transport terms. Furthermore, the County Highway Authority also acknowledges the school has recently revised its School Travel Plan and this will be reviewed again to coincide with the opening of the new school following the completion of redevelopment works. The County Highway Authority anticipates this will provide an ideal opportunity to further influence, encourage and enhance more sustainable modes of travel. On the basis of the all information submitted the County Highway Authority is recommending that subject to the attachment of appropriate conditions the redevelopment proposals satisfy their requirements on these matters.
- 7.38 On the basis of the comments of the County Highway Authority and in terms of the relevant documents and details submitted by the Applicant it is considered the proposed access and parking arrangements, subject to the imposition of appropriate conditions are satisfactory. The Transport Assessment and school Travel Plan accord with national guidance in respect of PPG13, regional policies in respect of YH1, YH7, T1, T2, and T3 of the Yorkshire and Humber Plan RSS and 'saved' Policy 91 of the Richmondshire Local Plan that seek respectively to ensure wherever possible that new development is sustainable and reduces the need to travel, offers access to and encourages the use of public transport, cycling and walking and is compliant with current car parking standards.
- 7.39 Playing Fields and Pitches – As reported in paragraph 3.3 the proposed new linear building will be located on the site of the existing sports hall and drama block both of which are to be demolished and removed and also involve the redevelopment of the existing floodlit all weather tennis and netball courts. The tennis and netball courts will be replaced and relocated in the north east corner of the school site on an existing grass area currently used by the school as an informal rugby pitch. In addition to the relocation of the tennis and netball courts the existing rounder's pitch in the north-west corner of school site will be replaced by a recreation zone for Year 7 use and a new 'kick-about' area will be constructed in the current informal open space of the 'orchard' area. The remaining all weather pitches and courts will remain intact although there will be some re-arrangement of the activities allocated to the grass sports fields and a general upgrading of other sports facilities all of which are detailed in full in paragraph 3.21 of this report.

7.40 Sport England has been consulted on the redevelopment proposals and they have confirmed for the reasons detailed in paragraph 4.11 that they object to this application. In essence Sport England's objection is identified as being related to the proposed Biomass vehicular access route affecting an existing rounder's pitch and the loss of an existing informal rugby pitch caused by the necessary relocation of the current tennis and netball courts to accommodate the construction of the proposed new linear building. In respect of their objection to the current planning application proposals Sport England have confirmed they have notified the Government Office for Yorkshire and the Humber in accordance with Circular 09/08 Town and Country Planning (Playing Fields) (England) Direction 1998. Members are therefore informed that if the County Council is minded to approve this planning application then it would be necessary to refer this application and decision to the Government Office under this direction. Members are further advised that until such time as the Government Office considers this direction the County Planning Authority can issue no formal decision notice. In the event Sport England are satisfied their objection can be overcome in a way that meets the Playing Field Policy then they have requested that planning conditions be imposed as follows: - to address the storage of construction equipment, access storage of vehicles or materials to minimise any impact on the playing fields and secure continuity of use; securing community use of the sports facilities; the restoration of the playing fields and provision of new facilities to meet Sport England standards; and ensure that the details including specification and layout of the pitches detailed within the red line boundary, as well as the timetable of provision are submitted to and approved by the County Planning Authority in consultation with Sport England.

7.41 Notwithstanding the current objection by Sport England these proposals are largely unchanged from those details that formed the earlier planning application C1/92/E/1864/CM granted in 2007, and differ only in respect of the retention of the basketball court and the relocation of the rounder's pitch from the north-west corner of the school site to the north-east corner of the sports field area located east of the bridleway. In respect of the objection lodged by Sport England to the current application it is noted that no such objection was made by Sport England in respect of the 2007 submission.

7.42 The Applicant has responded to the objection by Sport England as follows: -

- The levelling of the southern playing fields as part of the redevelopment scheme will enable this facility to be relocated to a new formal playing pitch located at the southern end of the playing field area to the east of the bridleway. The redevelopment scheme will result in a net increase in the number of available rugby pitches to 3 from the current position of 1 full sized pitch and 1 shared pitch;

- The Applicant accepts that the Biomass access route results in a small loss of playing field area. However, the Applicant is of the view this vehicular access is essential to enable deliveries of fuel to the Biomass boiler located within the new Sports Hall building and this forms an integral part of the schools sustainability exemplar status and BREEAM standards;
- The Biomass access route will not prejudice the rounder's pitch as this is being relocated to the sports field area located to the east of the bridleway and the Year 7 soft recreation zone (which is new provision) can be used both as a training pitch or for alternative informal sports use;
- The small net loss in playing field will be offset by improvements in new more usable playing field area that will more than outweigh this loss through the re-grading and levelling of the lower eastern sports field area and improved drainage which will offer significant improvements to the quality and number of sports pitch facilities offered to the school increasing the number of football and rugby pitches from 5 to 6, a larger grass running track with incorporated 100 metre sprint straight, an increase in Year 7 recreational space and the retention of existing athletics facilities; and
- The new sports hall will provide increased internal facilities that will incorporate 6 courts 2 more courts than accommodated in the existing sports hall.

The Applicant also states that detailed consultation was undertaken at the pre-application stage with the Richmond Leisure Trust who represent the current community group who use the school sports facilities. The school are currently in discussion with the Leisure Trust regarding joint staffing arrangements.

- 7.43 Notwithstanding the current objection by Sport England to the proposed development and whilst accepting that there will be a very small loss of playing field area it is noted that Sport England did not raise any objection to the earlier consented scheme C1/92E/1864/CM approved in 2007 that with some small exceptions is not largely different from the current scheme proposals. The Applicant in responding to the objection lodged by Sport England has confirmed that the rounder's pitch albeit re-located to a different area is being retained and overall through the levelling and drainage works being undertaken to the sports field area east of the bridleway additional pitches are being created with a larger running track and an increase in recreational space for Year 7 pupils.

- 7.44 In light of the fact that the redevelopment proposals will provide a net increase in the number of indoor and outdoor pitches and courts available to the school and, whilst noting the objection of Sport England regarding loss of playing field area, it is not considered that the overall loss of area is of such significance to justify refusal of this application when overall the level of sports pitches and courts being provided has increased. For this reason it is considered in terms of the overall provision of sports field area, the increased numbers of indoor and external pitches and courts and the enhancement and upgrading of other sports and athletics facilities offered by the redevelopment proposals is consistent with the requirements of national guidance set down in PPG 17 and Policy ENV11 of the Yorkshire and Humber Plan RSS that respectively seek to ensure that provision of good quality sports and recreation facilities area maintained that promote quality of life, health and well-being. Whilst PPG17 seeks to ensure that valuable playing field area is not lost to development where there is loss of playing field area PPG17 allows provision for this provided this is replaced by a playing field(s) of equivalent or better quantity or quality in a suitable location. As previously identified it is considered only a marginal area of playing field will be lost as a result of the redevelopment proposals, the Applicant has demonstrated there will be no loss of facilities arising from this. In terms of the small loss of playing field the Applicant has stated this will be off-set by new additional pitches being created through the improvement of one the sports field areas. This is consistent with guidance contained in PPG17.
- 7.45 Notwithstanding their objection to the scheme Sport England has also indicated that it requires the formalisation of the current community use of sports facilities on the site through a Community Use Agreement. The Applicant has advised there is already a Leisure Trust established in 2005, that manages sports facilities controlled by Richmondshire District Council and Richmond School through a formal 'Dual Use Agreement' to work with partners to develop sport and recreation activities in the area. The aim of the Richmondshire Leisure Trust is to improve the quality of leisure facilities and services and seeks to provide a widening range of high quality activities that are accessible and affordable to all the community. With reference to the facilities at Richmond School the Applicant has advised the Leisure Trust offers a wide range of activities for community use outside of school hours including: - use of the school gym; floodlit hard court; the all weather playing surfaces; and the sports hall. The sports hall is offered for community activities that include badminton, football, basketball, netball and tennis. The drama studio can be used for dance, martial arts yoga, aerobics and gymnastics, children's parties, toddler's groups, table tennis and short mat bowls. Externally the facilities on offer to the community include the tennis courts and a purpose built all-weather 'astroturf' football pitch. In addition the karate club offers two training sessions per week and there are classes for swiss ball, total body conditioning, and legs, bums and tums. The Leisure Trust also offers a 'leisure saver scheme' that provides a discounted rate off adult admission charges for those on benefits, students, the registered disabled, senior citizens and anyone on a youth training scheme.

It would appear from the information provided by the Applicant there is already an active formal Leisure Trust in place that provides a satisfactory vehicle for ensuring the widest community access to the facilities available and on offer at Richmond School. In the presence of the existing Leisure Trust and the absence of any formal national, regional or local planning policy that would require Richmond School to enter into a Community Use Agreement with Sport England it is considered it would be inappropriate to enforce this through the use of a condition as requested by Sport England. However, it is considered that as an informative Richmond School is encouraged to meet with Sport England to discuss this request.

- 7.46 Other Considerations - (Archaeology) - As indicated in paragraph 4.16 (iv) the Archaeology Officer has confirmed an interest in the site. However, subject to a condition requiring a suitable scheme of archaeological recording consistent with the requirements of PPG16, which seeks to ensure the preservation or recording of archaeological remains on land subject to development the Archaeology Officer has raised no objection to the redevelopment proposals and there are no other material considerations in respect of archaeology.
- 7.47 (Flood Risk) – The Richmond School site is not located within any flood risk zone and the Environment Agency has offered no objection to the redevelopment proposals subject to a condition requiring the submission and approval of a surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development. In terms of flood risk the redevelopment proposals do not conflict with PPS25 that seeks to avoid flood risk and accommodate the impacts of climate change and is similarly consistent with Policy YH1 and ENV1 of the Yorkshire and Humber RSS that underlines the national policy set out in PPS25. There are no other material considerations in respect of the issue of flood risk relevant to the current planning application.
- 7.48 (General Development Principles) – ‘Saved’ Policy 1 of the Richmondshire Local Plan requires that planning applications should take into account such factors and policies relating to the general principles of development including road safety, surface water disposal, sewage disposal and treatment, water supply, effect on neighbours, amenity and other similar considerations. It is considered the details and supporting information submitted by the Applicant in respect of the Richmond School redevelopment proposals takes into account all of these matters and therefore meets the requirements of ‘saved’ Policy 1 of the Richmondshire Local Plan.

In respect of those comments submitted by the North Yorkshire Police Architectural Liaison Officer (ALO) the Applicant has confirmed that the designs for the redevelopment of Richmond School have been influenced by the advice provided by the ALO at the pre-application stage consultation. The applicant further confirms that advice has been incorporated as far as is possible into the current planning application.

The Applicant has confirmed that in relation to construction work security measures are already in place including a manned turnstile security gate during working hours, identity cards are issued to contractors and employees and the works compound has security fencing and CCTV.

The design of the new linear building is a simple box without recesses, the glazed link that will form the new main entrance to the school affords open views, there are no low level composite or profiled metal panels and the new development has concealed or internal rainwater pipes, all low level glazing is toughened glass and all the entry doors are double glazed with safety glass.

Externally all cycle stands are large and bolted to the ground they are located in open areas constantly overlooked by classrooms or other occupied accommodation. The Applicant has confirmed that existing external seating areas will be retained. In relation to the possible erection of security fencing to close the rear of the school the Applicant considers this would be intrusive and have an insensitive impact on the open aspect to the east of the school site.

A lighting scheme has been designed in conjunction with the redevelopment proposals using minimum Lux levels and CCTV is already used on the school site.

The Applicant has advised that other than those existing mature trees wherever possible the new landscaping and tree planting will comply with the advice given by the ALO.

There are no other material considerations in respect of the general development principles described above.

- 7.49 (English Heritage Listed Building Assessment) – as reported in Section 4 paragraph 4.10 the Twentieth Century Society in response to the consultation on the redevelopment proposals requested English Heritage to assess the rectilinear block for Listed building status. English Heritage has since confirmed in a letter dated the 2 June 2009, that in this instance it has been concluded that the rectilinear building should not be Listed. There are no other material considerations in respect of this matter.

8.0 CONCLUSION

- 8.1 The delivery of sustainable and appropriate new development through the planning system is based on the material considerations and assessment of the impacts of such new development having due regard to the Government's policy and guidance statements and the relevant development plans for the area and these have been detailed in Section 6 of this report.
- 8.2 With regard to the current planning application for the redevelopment of Richmond School the proposals submitted have been determined in accordance with these statements and the relevant development plan policies.

- 8.3 Notwithstanding the objections received from the District Council (Planning), Sport England and from a local resident to the redevelopment proposals the general principles with regard to the new buildings and the associated works detailed in the planning application are consistent with the Government's policy and guidance statements and those relevant development plan policies identified in Section 6 of the report.
- 8.4 The report acknowledges the objections of the District Council (Planning) and the local resident in respect of the general arrangement, design, detail, use of external materials and colour of the proposed new linear building that in their opinion will result in a development that is out of keeping with and will dominate the street scene and adversely affect the setting of a listed building. Whilst acknowledging these objections the views expressed are not supported by the comments of the Heritage and Environment Manager, the conservation specialist or English Heritage. In accord with the comments of the Heritage and Environment Manager, the conservation specialist and English Heritage the linear building has been assessed against national guidance and policy and the relevant policies of the development plans for the area and overall it is considered consistent with Government statements PPS1, PPG15, Yorkshire and Humber Plan RSS policies YH5, YH7, ENV9, and 'saved' Policy 46 of the Richmondshire Local Plan.
- 8.5 The report also acknowledges the objection submitted by Sport England that the redevelopment proposals would lead to the loss of all or part of a playing field, or which would prejudice its use and therefore permanently reduce the opportunities for participation in sporting activities. The objection submitted by Sport England has also been duly considered. Whilst it is accepted there has been a marginal loss of playing field area it is noted that Sport England did not raise any objection to the previous planning application consented in 2007 that with some small exceptions was not largely different from the current scheme proposals. Furthermore, the Applicant has demonstrated that none of the existing sports facilities has been lost to the redevelopment proposals and in terms of the associated works that are incorporated into the redevelopment scheme the existing sports fields, athletics and other sports facilities will be enhanced and upgraded and additional pitches will be created. The objection submitted by Sport England has been assessed against the impact of the redevelopment proposals and associated works on the sports fields and the existing and future sports facilities available. In turn this has been considered in relation to Government guidance in PPG17 and Policy ENV11 of the Yorkshire and Humber Plan RSS. Whilst PPG17 seeks to protect against the loss of valuable playing field area to development where loss does occur PPG17 makes provision for this provided this is replaced by playing field(s) of equivalent or better quantity or quality in a suitable location and on this basis it is considered the proposals are consistent with the requirements of PPG17 and Policy ENV11. However, as detailed in paragraph 7.40 if Members are minded to approve this application then it will be necessary to refer this application to the Government Office for Yorkshire and the Humber for direction in accord with Circular 09/08 Town and Country Planning (Playing Fields) (England) Direction 1998 before the issue of any Decision Notice.

- 8.6 The remaining aspects of the redevelopment proposals have also been carefully assessed and found to be consistent with current Government policy and guidance statements, the policies of the Yorkshire and Humber Plan RSS and the 'saved' policies of the Richmondshire Local Plan identified in Section 7 of this report.
- 8.7 Following detailed assessment of the redevelopment proposals it is considered these are in accord with national policy and guidance and the relevant policies and 'saved' policies of the Yorkshire and Humber RSS and Richmondshire Local Plan respectively and there is therefore no justification warranted to refuse this planning application.

9.0 RECOMMENDATION

9.1 Following due consideration of the planning application and all other material considerations it is recommended that **PLANNING PERMISSION BE GRANTED** by reason of: -

- i) The development as proposed is considered satisfactory in terms of its design, general appearance and scale in relation to the linear building and link, together with the associated improvement works to the rectilinear block, car parking, landscaping and biodiversity, playing fields and pitches, sustainable development measures and archaeology accord with: -
- ii) National policies and guidance set out in PPS1, PPS9, PPS22, PPS25, PPG13, PPG15, PP16 and PPG17 respectively;
- iii) The relevant policies of the Yorkshire and Humber Plan Regional Spatial Strategy as follows:- YH1, YH2, YH5, YH7, YH8, ENV1, ENV5, ENV6, ENV8, ENV9, ENV10, ENV11, T1, T2, AND T3 respectively;
- iv) Those 'saved' policies of the Richmondshire Local Plan (outside the Yorkshire Dales National Park) (adopted September 2001), Policy 1, Policy 41, Policy 46, and Policy 91; subject to the following conditions: -

1. Commencement of Development

The development to which this application must be implemented no later than the expiration of three years from the date of this Decision Notice.

2. Notification of Commencement of Development

No development shall take place on the application site until written notice has been given to the County Planning Authority of the date proposed for the commencement of groundworks and or construction works.

3. Accordance with Submitted Details and Drawings

The development hereby authorised shall not be carried out other than in strict accordance with the submitted details shown on drawing numbers: - AD(00)7220 Rev.02; AD(00)7320 Rev.02; AD(00)7321 Rev. 02; AD(00)7322 Rev.01; AD(00)7002 Rev.02; AD(00)7100 Rev.02; AD(00)7101 Rev.01; AD(00)7102 Rev.01; AD(00)7103 Rev.01; AD(00)7104 Rev.02; AD(00)7280 Rev.01; AD(00)7181 Rev.01; P8G001 Rev.01, P8G002 Rev.04, A4114 Rev.00, A4111 Rev.00; sketch drawings no. AL(SK) 11; AL(SK) 12; AL(SK) 14 and AL(SK) 15 together with the supporting documents as follows: - Design and Access Statement; Planning Supporting Statement; Flood Risk Assessment; Conservation Statement; Archaeological Desk Based Assessment; Ecological Impact Assessment; Night Time Visual Assessment; Landscape Impact Assessment and Strategy; Landscape Assessment; Renewable and Low Carbon Technology Study; Geo-Environmental Study; Transport Assessment; Pre- Development Arboricultural Assessment of Significant Trees; and the Arboricultural Method Statement.

4. External Materials

i) Prior to the commencement of all building construction and hard surfacing works hereby authorised samples of all external materials and colours to be used in the development shall be submitted to and approved in writing by the County Planning Authority.

ii) In respect of external materials a 2 metre by 2 metre demonstration full coloured sample board panel to be used on the linear building shall be constructed on site for inspection by the County Planning Authority together with an alternative colour palette available to allow comparison with the off-white colour proposed. Final approval on finish and colour to be agreed in writing by the County Planning Authority.

5. Details of Undercroft Plinth Design of Linear Building

Prior to the commencement of building construction works full details at an appropriate scale of the undercroft plinth design as illustrated on sketch drawings AL(SK)11 and AL(SK)12 and AL(SK)15 shall be submitted to and approved in writing by the County Planning Authority such details to include the following: -

- i) details of the curtain wall glazing;
- ii) details of the relationship between the plinth and the external panelling of the upper walls of the linear building;
- iii) details of the relationship between the supporting stone piers and curtain wall glazing.

6. Details of Window and Blank Reveals Design of Linear Building

Prior to the commencement of building construction works full details at an appropriate scale of the design of the window and blank reveals illustrated on sketch drawings AL(SK)14 and AL(SK)15 to include the relationship between the window openings, the external render panels and the blank reveals, textures and fittings shall be submitted to and approved in writing by the County Planning Authority.

7. Replacement Stone Wall along Darlington Road
Full details of the final scheme for the replacement of the stone wall along the Darlington Road frontage shall be submitted to and approved in writing by the County Planning Authority no later than 3 months from the date of commencement of works on site. Such details to include a scale drawing of a section of the proposed wall and the proposed measures and methodology for the protection of the existing trees during the construction of the wall. No occupation of the new buildings shall occur before the replacement wall is completed to the satisfaction of and approved in writing by the County Planning Authority.
8. Replacement Tennis and Netball Courts
Prior to the commencement of any works in respect of the replacement tennis and netball courts a scaled plan shall be provide to include full details of the following: - the dimensions of the tennis court and netball area; boundary fencing; floodlighting; and the proposed measures and methodology for the protection of the existing mature oak trees both prior to and during construction works in the form of an update to the current Ecological Impact Assessment; shall be submitted to and approved in writing by the County Planning Authority.
9. Surface Water Drainage Scheme
Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the County Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include the following: -
i) details of how the scheme shall be maintained and managed after completion;
ii) limitations to the agreed run-off rate of 11.9l/s/ha; and
iii) the use of SUDS.
10. Use of Existing Access (amended)
There shall be no access or egress between the highway and the application site by any vehicles other than via the existing access with the public highway at **Darlington Road, except for an access for emergency vehicles from The Crescent.** *The access shall be maintained in a safe manner that shall include the repair of any damage to the existing adopted highway occurring during construction.*
11. Discharge of Surface Water
There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the County Planning Authority *in consultation with the Highway Authority.* The works shall be implemented in accordance with the approved details and programme.

12. Private Access/Verge Crossings: Construction Requirements

Unless otherwise approved in writing by the County Planning Authority, there shall be no excavation or other groundworks, except for the investigative works, or the depositing of material on the site until the access or accesses to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements: -

- i) The details of the access shall have been approved in writing by the County Planning Authority *in consultation with the Highway Authority*;
- ii)(b) The existing access or accesses shall be improved by surfacing in accordance with the approved details and the Specification of the Local Highway Authority for a distance of 5.0 metres into the site;
- iii) Any gates or barriers shall be erected a minimum distance of 5.0 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway; and
- vii) Provision of tactile paving in accordance with the current Government guidelines.

All works shall accord with the approved details.

13. Approval of Details for Works in the Highway

Unless otherwise approved in writing by the County Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works until: -

- i) The details of the required highway improvement works, listed below, have been submitted to and approved in writing by the County Planning Authority, *in consultation with the Highway Authority*;
- ii) An independent Stage 2 Safety Audit has been carried out in accordance with HD19/03 – Road Safety Audit or any superseding regulations;
- iii) A programme for the completion of the proposed works has been submitted.

The required highway improvements shall include the following: -

- a) Provision of tactile paving; and
- b) The cycleway along the southern side of Darlington Road.

14. Completion of Works in the Highway (before occupation)

Unless otherwise approved in writing by the County Planning Authority *in consultation with the Highway Authority*, the development shall not be brought into use until the following highway works have been constructed in accordance with the details approved in writing by the County Planning Authority under Condition 10 b) – the cycleway along the southern side of Darlington Road.

15. Details of Access, Turning and Parking
Unless otherwise approved in writing by the County Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works hereby permitted until full details of the following have been submitted to and approved by the County Planning Authority *in consultation with the Highway Authority*. -
- i) tactile paving;
 - ii) vehicular, cycle and pedestrian accesses;
 - iii) vehicular and cycle parking to provide a maximum of 175 car parking spaces within the initial layout and not provide more than 200 car parking spaces within the site at any future date;
 - iv) vehicular turning arrangements;
 - v) manoeuvring arrangements;
 - vi) loading and unloading arrangements;
 - vii) vehicular, cycle and pedestrian routes within the school site;
 - viii) the link to St Francis Xavier school;
 - ix) provisions to prevent pedestrians and cyclists exiting the site running into the path of a vehicle;
 - x) proposed bus waiting facilities;
 - xi) proposed disabled access arrangements; and
 - xii) proposed signing and lining within the site.
16. Provision of Approved Access, Turning and Parking Areas (amended)
No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas approved under Condition 12 -
- i) have been constructed in accordance with approved scale drawings based upon the architect's submitted layout drawing no. A4111 Rev.00; Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
17. Parking Spaces to Remain Available for Vehicle Parking (non residential)
Notwithstanding the provisions of any Town and Country Planning General Permitted or Special Development Order for the time being in force, shown on the approved scale drawing based upon the architect's submitted layout drawing no. A4111 Rev.00 for parking spaces, turning areas and access shall be kept available for their intended purpose at all times.
18. Precautions to Prevent Mud on the Highway
There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on the public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the County Planning Authority *in consultation with the Highway Authority*. These facilities shall include the provision of wheel washing facilities where considered necessary by the County Planning Authority *in consultation with the Highway Authority*.

These precautions shall be made available before any excavation or depositing of material in connection with the construction works commences on the site and be kept available and in full working order and used until such time as the County Planning Authority *in consultation with the Highway Authority* agrees to their withdrawal in writing.

19. Glare from Site Lighting (non domestic)

No external lighting equipment shall be used other than in accordance with details previously approved in writing by the County Planning Authority *in consultation with the Highway Authority*.

20. On-Site Parking, On-Site Storage and Construction Traffic during Development

Unless otherwise approved in writing by the County Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the County Planning Authority for the provision of the following: -

- i) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway; and
- ii) on-site materials storage area(s) capable of accommodating all materials required for the operation of the site.

The approved areas shall be kept available for their intended use at all times that construction works are in operation. No vehicles associated with the on-site construction works shall be parked on the public highway or outside the application site.

21. Travel Plan

Prior to the development being brought into use, a Travel Plan shall have been submitted to and approved in writing by the County Planning Authority *in consultation with the Highway Authority*. This shall include the following: -

- i) the appointment of a travel co-ordinator;
- ii) a partnership approach to influence travel behaviour;
- iii) measures to encourage the use of alternative modes of transport other than the private car by persons associated with the school and school site;
- iv) provision of up-to-date details of public transport services;
- v) continual appraisal of travel patterns and measures provided through the travel plan;
- vi) improved safety for vulnerable road users;
- vii) a reduction in all vehicle trips and mileage;
- viii) a programme for the implementation of such measures and any proposed physical works; and
- ix) procedures for monitoring the uptake of such modes of transport and for providing evidence of compliance.

The Travel Plan shall be implemented and the development shall thereafter be carried out and operated in accordance with the Travel Plan.

22. Archaeology

- i) No development shall take place within the application area until the Applicant has secured implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the Applicant and approved in writing by the County Planning Authority.
- ii) Prior to the commencement of works details of all ground disturbing works associated with the development proposals within the application site, including such works as site preparation, foundation and utility trench excavations, landscaping and drainage works together with details of the foundation design shall be submitted to and approved in writing by the County Planning Authority. Such details to be provided to allow agreement as to a suitable scheme of archaeological recording appropriate to the nature and extent of ground disturbance proposed.

23. Rectilinear Building Monitoring of Refurbishment Works

- i) In order to ensure the proposed external and internal refurbishment works to the rectilinear block are sympathetic to and retain as far as is possible the original architectural character, fixtures and fittings of the existing building proposals for the appointment of a Conservation architect or similar qualified professional to under take regular monitoring of the improvement works shall be submitted to and approved by the County Planning Authority, prior to any external or internal building works commencing.
- ii) Prior to any external or internal works commencing the Applicant shall provide through the Conservation architect or similar qualified professional a full photographic survey of the rectilinear block to ensure features of interest both internally and externally are recorded.

24. Landscaping

No groundworks or other development shall be commenced on the application site in the implementation of this permission until an agreed detailed scheme of landscaping has been submitted to and approved in writing by the County Planning Authority such a scheme to include the following: -

- i) All existing trees, hedgerows, shrub and planted areas, walls and fences that it is proposed to retain on the application site that is the subject of this permission and/o on adjoining land in the same ownership;
- ii) The area(s) whether within or adjoining the site to which this permission relates in which the new planting of trees and/or shrubs and plants will take place, the species of trees and/or shrubs and plants to be used, their size, number spacing and the means to be used to support and protect them;
- iii) The provision of detailed proposals for the reinforcement of the historic boundary hedgerow within the application site in particular the area to the south-east of the Listed Building;

- iv) Other landscaping works and/or treatments to be carried out or features to be created for example re-modelling of existing landforms, surface treatments involving the use of paving and/or other hard or soft materials including those to be used in the new car parking areas and all means of enclosure walls and/or fencing within or round the application site, including the provision of a new replacement stone wall to the Darlington Road frontage in accord with Condition 6 of this planning permission;
- v) Full details of those landscaping works including new tree, shrub or other planting and any surfacing works likely to have an impact on the character and setting of the Listed Building shall be submitted to and approved by the County Planning Authority specifically those proposals for the small courtyards on the southeast side of the original building in accord with the approach outlined in Policy 11 of the Conservation Statement;
- vi) In addition the detailed scheme of landscaping shall incorporate proposals for the future enhancement and improvement of the landscape and wildlife habitat across the application site in the form of a 5 year plan to be funded and implemented over the planned maintenance period;
- vii) A full schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the County Planning Authority. The schedule of landscape maintenance shall include fully detailed separate maintenance regimes for those areas identified as wildflower meadow grass and the wetland balancing pond. The schedule shall include details of all the arrangements for the implementation of the landscape maintenance programmes/regimes. The development shall be carried out in full accordance with approved schedule of maintenance.
- viii) All planting, seeding or turfing proposed in the scheme of landscaping approved by the County Planning Authority shall be carried out in the first planting and seeding season following the completion of the development. Any trees, shrubs, plants or seeded areas that within a period of 5 years from the final completion of the development die are removed or become seriously damaged or diseased shall be replaced in the next available planting season with a replacement(s) of the same size and species.
- ix) No trees on the site shall be lopped, topped or felled until the County Planning Authority has been notified of the details of the proposed works and has confirmed its agreement to these works in writing.

25. Protection of Existing Trees and Hedgerow

Prior to the commencement of the development works hereby authorised details of the proposed measures and methodology for the protection of all vulnerable retained trees, hedgerow, shrub and planted areas shall be submitted to and approved in writing by the County Planning Authority. The protection measures authorised by the County Planning Authority shall be implemented and in place prior to any construction work being commenced on site and shall remain in place until the completion of all construction work within the application site.

26. Scheme of Lighting
Within 3 months of development full details of all proposed external lighting within the application site, including lighting for security purposes, shall be submitted to and approved in writing by the County Planning Authority. All lighting shall be installed and maintained in accordance with the approved scheme.
27. Protection of Use of Sports Facilities and Playing Pitches During Construction Works
Prior to development work commencing details of the proposed storage of construction equipment, materials, vehicles, access and other facilities necessary to facilitate the development work shall be provided to the County Planning Authority and agreed in writing. The provision of such storage areas and other facilities shall be sited to minimise the impact on the availability and use of the playing fields and other sports courts.
28. Improvements to Playing Fields and Provision of New Sports Facilities
Details of the proposed improvements and restoration of the playing fields together with details of those proposed new facilities shall, no later than 3 months after the commencement of development works on the application site, be submitted to and approved in writing by the County Planning Authority *in consultation with Sport England to ensure these meet those standards set out in their technical guidance notes.*
29. Specification, Layout and Timetable for the Provision of Playing Fields and New Sports Facilities
Details of the proposed specification and layout of all pitches and sports facilities located within the application site together with a timetable for the provision of these facilities shall, no later than 3 months after the commencement of development works on the application site, be submitted to and approved in writing by the County Planning Authority *in consultation with Sport England.*
30. Protected Species
All works that may affect any protected species of wildlife, in particular bats and nesting birds, shall only be undertaken following advice from and under the guidance of a qualified specialist Ecology advisor. Such works to be notified in writing to the County Planning Authority.
31. Compliance with BREEAM Standards
The development as approved shall meet the BREEAM excellent standard rating as confirmed in the submitted planning application details.

Reasons for the Condition(s)

1. 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.
Conditions Nos. - 2, 8, 23, 25, 27, 28, 29, 30, 31
To reserve the rights of control by the County Planning Authority in respect of this matter.
3. To reserve the rights of control by the County Planning Authority and ensure

the development is carried out in accordance with the plans and supporting details and information submitted.

Conditions Nos. - 4, 5, 6, 7, 26

To reserve the rights of control by the County Planning Authority in the interests of the design and visual appearance of the development in accordance with 'saved' Policy 1 of the Richmondshire Local Plan.

9. To prevent the increased risk of flooding and ensure the future maintenance of the surface water drainage system in accordance with 'saved' Policy 1 of the Richmondshire Local Plan.
10. In the interests of both vehicular and pedestrian safety and the visual amenity of the area in accordance with 'saved' Policy 1 of the Richmondshire Local Plan.
11. In the interests of highway safety in accordance with 'saved' Policy 1 of the Richmondshire Local Plan.
12. To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience in accordance with 'saved' Policy 1 of the Richmondshire Local Plan.

Conditions Nos. – 13, 14

To ensure that the details are satisfactory in the interests of safety and convenience of highway users in accordance with 'saved' Policy 1 of the Richmondshire Local Plan.

15. To ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development in accordance with 'saved' Policy 1 of the Richmondshire Local Plan.
16. To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development in accordance with 'saved' Policy 1 of the Richmondshire Local Plan.
17. To ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development in accordance with 'saved' Policy 1 of the Richmondshire Local Plan.
18. To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety in accordance with 'saved' Policy 1 of the Richmondshire Local Plan.
19. In the interests of highway safety and visual amenity in accordance with 'saved' Policy 1 of the Richmondshire Local Plan.
20. To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area in accordance with 'saved' Policy 1 of the Richmondshire Local Plan.
21. To establish measures to encourage more sustainable non-car modes of transport.
22. The site is of archaeological importance in accordance with 'saved' Policy 41 of the Richmondshire Local Plan.
24. To safeguard the character of the application site and in the interests of visual amenity in accordance with 'saved' Policies 1 and 46 of the Richmondshire Local Plan.

Informatives

Private Access/Verge Crossings: Construction Requirements

You are advised that a separate licence will be required from the Highway Authority in order to allow any works to the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in Condition 12.

Details of Access, Turning and Parking

The proposals shall cater for all types of vehicles that will use the site. The parking standards are set out in the North Yorkshire County Council publication 'Transport Issues and Development – A Guide' available at www.northyorks.gov.uk (Condition 15).

Public Rights of Way

The existing Public Right(s) of Way at **Cross Lane** on the site must be protected and kept clear of any obstruction until such time as any alternative route has been provided and confirmed under an Order made under the Town and Country Planning Act 1990.

Applicants are advised to contact the County Council's Access and Public Rights of way Manager at County Hall, Northallerton on 08458 727374 to obtain up-to-date information regarding the line of the route of the way. The Applicant should discuss with the Highway Authority any proposals for altering the route.

Environment Agency

The Environment Agency has strongly recommended that electrical circuitry is raised a minimum of 300mm above the finished floor level of the proposed development.

The Water resources Act 1991, s85 makes it an offence to cause or knowingly permit poisonous, noxious or polluting water to enter controlled waters unless you are in possession of a discharge of consent or other relevant permit. Controlled waters include all water below the surface of the ground. This legislation is not restricted to any listed substances.

Discharge consents issued under WRA1991 constitute authorisations for the purposes of the Groundwater Regulations provided the relevant conditions have been applied.

Yorkshire Water

Yorkshire Water recommend that any drainage proposals incorporating soakaways and/or infiltration systems etc. should be designed based on suitable ground investigations carried out over at least a 12 month period to ensure the design adequately takes into account any seasonal fluctuations in the ground water table.

The developer should note that the site drainage details submitted have not been approved for the purposes of adoption or diversion. If the developer wishes to have the sewers include in a sewer adoption/diversion agreement with Yorkshire Water (under Sections 104 and 185 of the Water Industry Act 1991), they should contact the New Development Team in Sheffield (telephone 0845 1242424, or fax 01274 303047).

Sewers constructed for adoption and diversion should be designed and constructed in accordance with WRc publication 'Sewers for Adoption – a design and construction guide for developers' 6th Edition, as supplemented by Yorkshire Water's requirements.

North Yorkshire Police – Architectural Liaison Officer

The ALO has recommended that all changing rooms should have the capacity to be locked.

Sport England – Community Use Agreement

It is recommended that the Applicant arrange to meet with Sport England to discuss the matter of the Richmond Leisure Trust and Sport England's request regarding the Community Use Agreement.

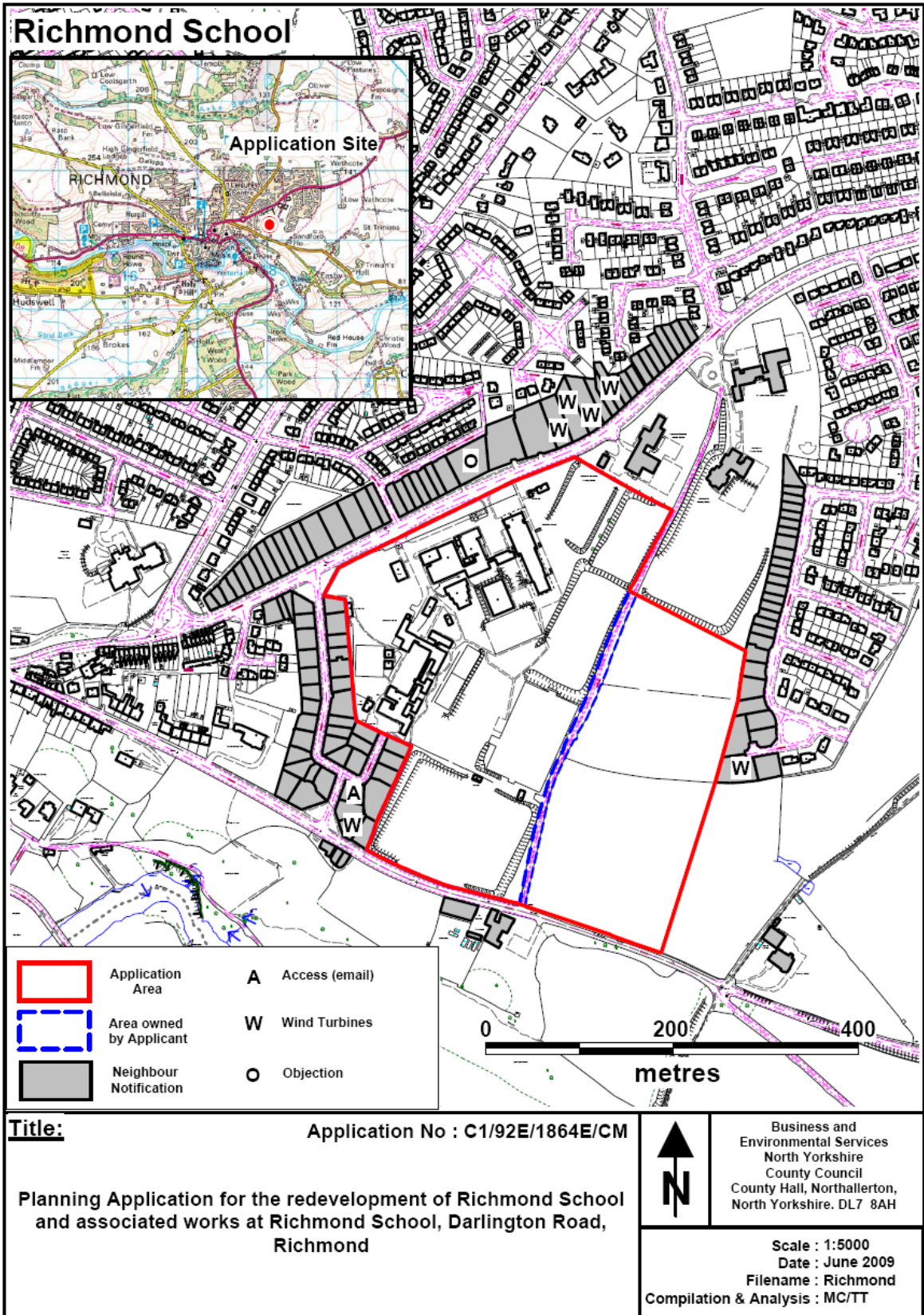
RICHARD FLINTON

Corporate Director, Business and Environmental Services

Background documents to this report:

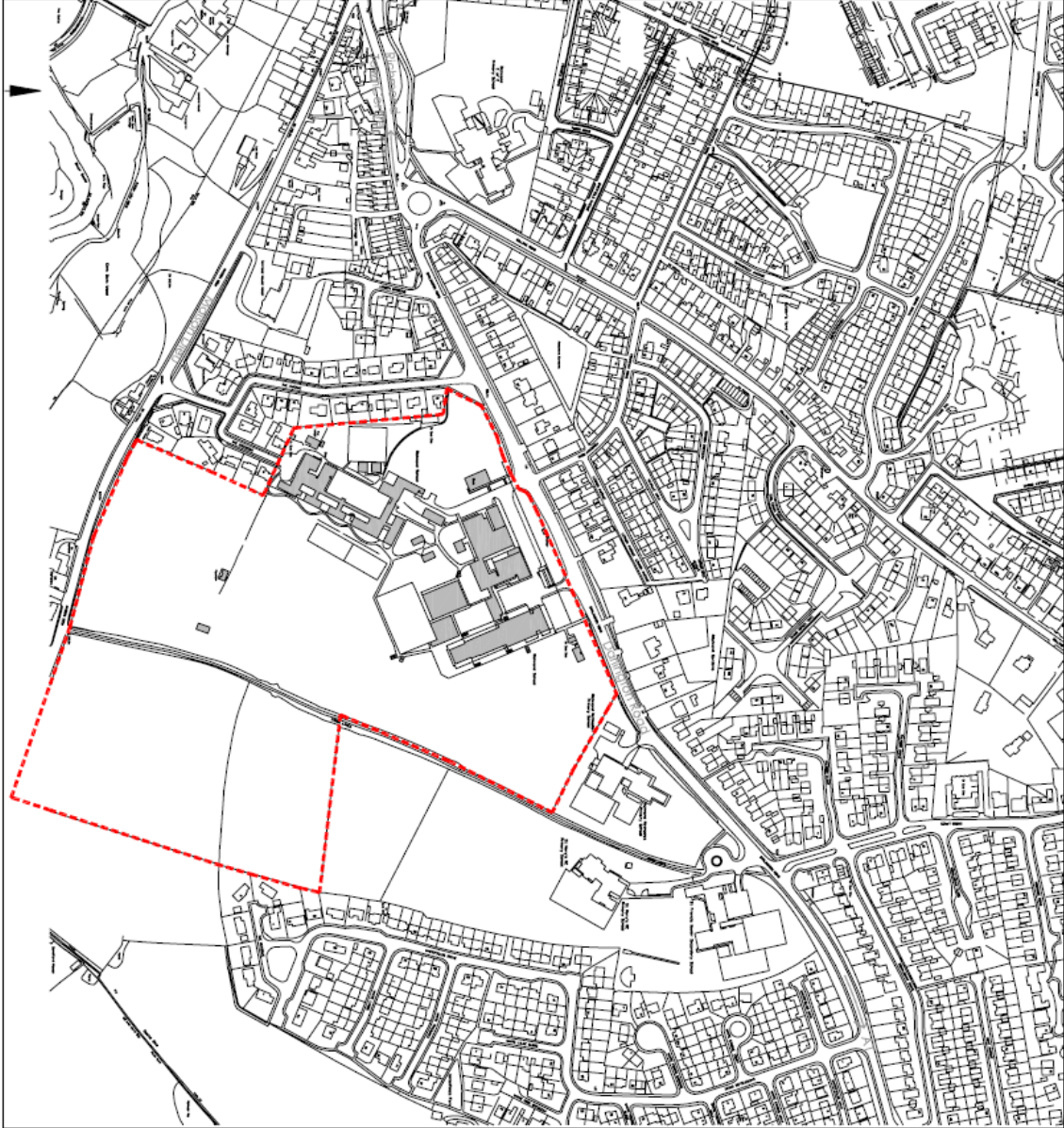
1. Planning Application Ref Number: C1/92E/1864E/CM
2. Supporting Documents as follows: -
 - Design and Access Statement
 - Noise Assessment
 - Flood Risk Assessment
 - Conservation Statement
 - Archaeological Desk Based Assessment
 - Ecological Impact Assessment
 - Night Time Visual Assessment
 - Landscape Impact Assessment and Strategy
 - Landscape Assessment
 - Renewable and Low Carbon Technology Study
 - Statement of Community Consultation
 - Geo-Environmental Assessment
 - Transport Assessment
 - Planning Supporting Statement
 - Pre-Development Arboricultural Assessment of Significant Trees
 - Arboricultural Method Statement
3. Consultation responses received
4. Letters of Representation

Case Officer: Mike Convery



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Existing Site

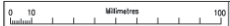


SITE LOCATION PLAN

<p>ATKINS 1100 Centre Ave North York, Ontario M2B 1C9 Phone: 913 26 8888 Fax: 913 26 8882</p>		<p>North York Planning & Building 100 Queen St. W. Toronto, Ontario M5H 2M2 Phone: 416 392 3100 Fax: 416 392 3101</p>	
<p>North York Planning & Building 100 Queen St. W. Toronto, Ontario M5H 2M2 Phone: 416 392 3100 Fax: 416 392 3101</p>		<p>Richmond School North York Site Location Plan</p>	
<p>Project No: 5051303 Drawing No: LE04A100_100 Date: 12/06/09 Scale: 1:1000</p>		<p>Notes: 1. DO NOT SCALE FROM THIS DRAWING.</p>	

THIS IS A CAD DRAWING - HAND AMENDMENTS SHOULD BE CARRIED OUT IN ACCORDANCE WITH O.A. PROCEDURES





Existing Site

- Site boundary
- Building footprint
- Grass/soft surfacing
- Sports pitches
- Hard surfacing
- Coach park
- Trees
- Vegetation
- Footpaths/pedestrian
- Crossings
- Desire lines/paths
- Carparks
- Phase 1 demolition
- Phase 1 refurbishment
- Phase 1 new build

ATKINS
DO NOT SCALE

- NOTES
1. DO NOT SCALE FROM THIS DRAWING.
 2. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.
 3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL RELEVANT ARCHITECTURAL, ELECTRICAL, MECHANICAL AND STRUCTURAL DRAWINGS.
 4. INFORMATION BASED ON ORIGINAL SURVEY DRAWINGS.



EXISTING ILLUSTRATIVE SITE LAYOUT

Rev	Description	By	Date	CHK'd	Auth'd

PLANNING 00 05/11/08 08
 Pages of 100 Rev Date Author'd

ATKINS
 2100 Century Way
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 Leeds LS28 82B
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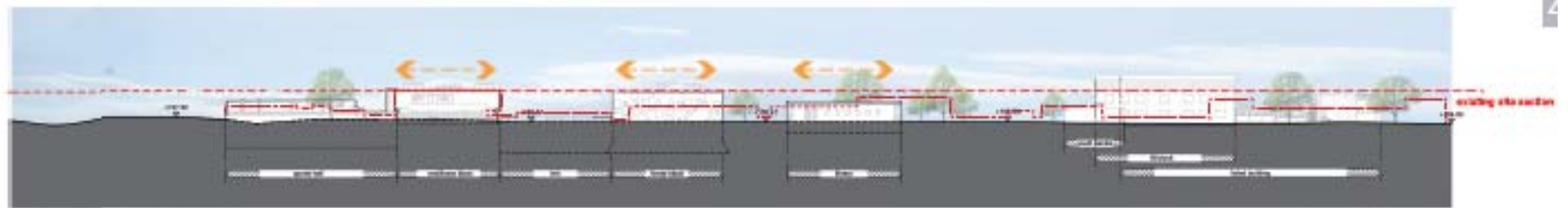
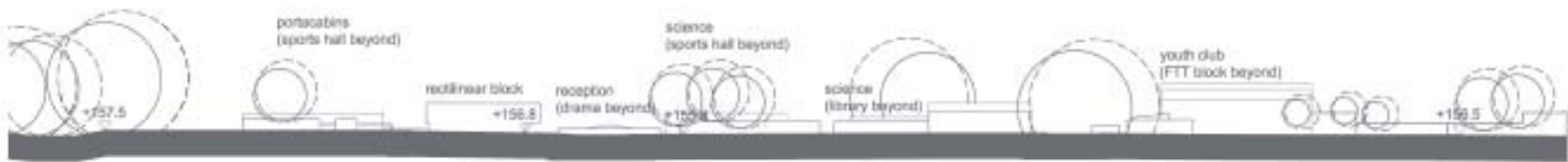
Client
North Yorkshire County Council

RICHMOND SCHOOL
 RICHMOND,
 NORTH YORKSHIRE

EXISTING ILLUSTRATIVE SITE LAYOUT

Original	Design	Drawn	Checked	Author'd
Scale	By	By	By	By
AT 1:1000	LEO	LEO	LEO	LEO
Project No.	Office	Drawing No.	Rev	
5051303	LEO	A4/102	00	





site elevation from darlington road

The new buildings respond carefully to the retained buildings on site as well as the surrounding context. The new frontage to Darlington Road is designed to relate to the existing rectilinear and Food Technology buildings. The massing impact of this is further reduced by locating the new buildings some 30m further back from the roadway than the existing frontage.



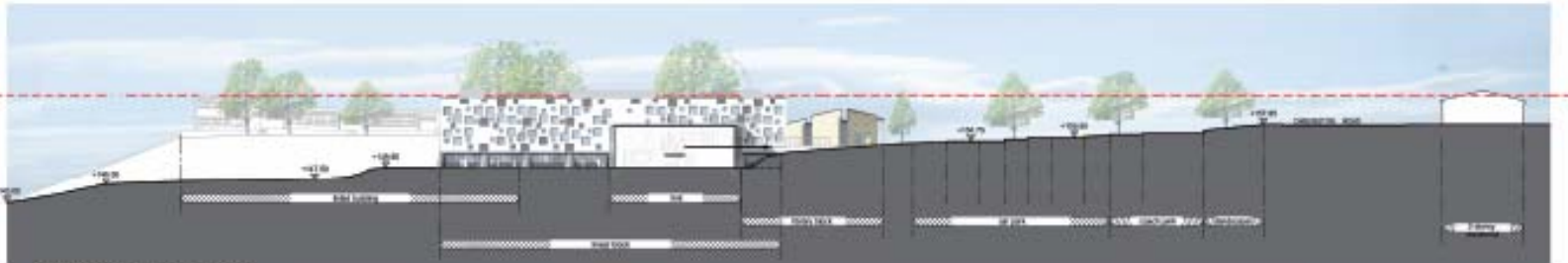
site section of main approach from darlington road

The southern elevation of the proposed linear block, facing the playing fields, likewise responds to the mass of the existing buildings on site – the listed one/two storey building is located on higher ground thereby not dwarfed by the three storey linear block proposal. The proposed link block sits one complete storey lower than the proposed linear and existing rectilinear blocks

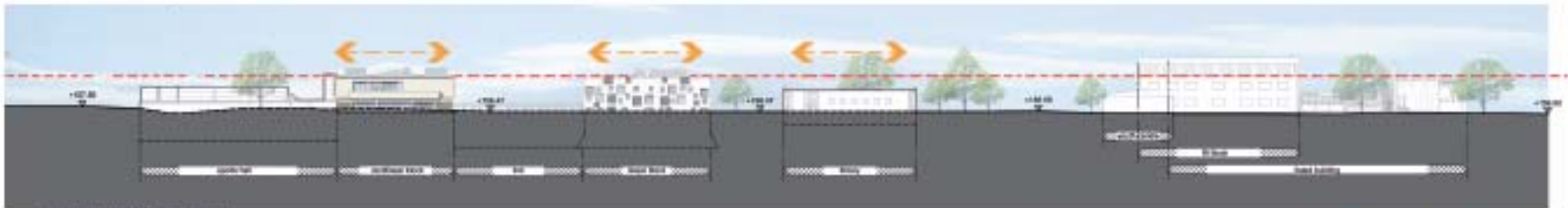




section through rectilinear building



section demonstrating linear block



section along Darlington Road





north elevation



east elevation



south elevation



west elevation



north elevation



east elevation



south elevation



west elevation



aerial view from north
(darlington road)

pedestrian approach from darlington road to main entrance



terrace to south of link block (external dining | teaching)



view of linear, rectilinear and sports blocks from sport fields

