

**Parish:** EAST BERGHOLT

**Location:** East Bergholt Primary School, School Lane

**Proposal:** Application under Regulation 3 of the Town and Country Planning Regulations 1992: Erection of building for use as Children's Centre and Pre-School (following demolition of existing Caretakers House known as Clovelly)

**Applicant:** Mrs R Turner, Suffolk County Council

**Case Officer:** Lynda Bacon

**Date for Determination:** 24 June 2009

---

## **BACKGROUND**

This application has been submitted by Suffolk County Council who are also the determining Planning Authority. The observations of Babergh District Council are being sought as a consultee in order that local issues and policies maybe identified and taken into account in the determination of the case by the County Council. The application has been referred to Development Committee by Ward Members and a panel of Members undertook a site inspection on 8 July 2009. The reasons for the inspection were in order to assess proximity to adjacent residential development, impact on highway safety, street scene and the AONB.

## **THE SITE**

1. The application site comprises the existing Primary School, the existing Pre-School and the now vacant Caretakers House. The Primary School was erected in the mid 1960's and is a flat roof, single storey construction. The Pre-School comprises a pre-fabricated unit in its own grounds situated to the north of the Primary School buildings. Vehicular access to both Primary School and Pre-School buildings is via School Lane, off Elm Road to the north. The Caretakers House, now known as Clovelly, is a chalet style dwelling with detached garage situated to the west of the Pre-School and was erected concurrently with the Primary School in the mid 1960's. Vehicular access to the Caretakers property is off Hadleigh Road to the west. Hadleigh Road is an unclassified road with direct access from the A12 to the north-east.
2. To the north and east of the application site are established residential areas comprising detached dwellings which are mainly two-storey in height nearest the Primary School with bungalows beyond. The dwellings fronting Hadleigh Road are of a varied two-storey design, probably constructed during the 1970's. To the west of the Primary School playground and on the opposite side of Hadleigh Road is a single storey 'lodge' dwelling situated adjacent to the entrance to Ackworth House. To the south of 'The Lodge' lies The Gattinets, which accommodates a variety of business premises within buildings converted during the 1990's.
3. The application site is situated within the built up area boundary for East Bergholt and the southern half of the land dedicated to the Children's Centre/Pre-School is designated as an Area of Visual and/or Recreational Amenity within the Babergh Local Plan (saved). The western side of Hadleigh Road is tree-lined and defines the eastern boundary of the AONB opposite the site.

## THE PROPOSAL

4. The application proposes the demolition of the existing Caretakers property and the erection of a single-storey Children's Centre and Pre-School amounting to 304 square metres of internal floor space. The Children's Centre will serve South Suffolk and parts of north Essex. The proposal is of a contemporary design and incorporates mono-pitch and flat roofed elements. The elevations comprise a Rock Panel and Thermo wood construction.
5. A design statement has been submitted with the application, extracts of which are repeated below for information;

### ***New Children's Centre***

6. *The children's centre programme is a national initiative by DCSF, and will provide over 3000 centres across the Country. Suffolk is to provide 48 centres. Each centres location was determined following consultation in February 2008. The decision was based on feedback from the community cluster steering group, feasibility studies and child population reach figures in the area.*
7. *This children's centre is a key element of creating integrated services for children and families in the area. It will help to provide a joined-up preventative service, reducing the amount of children in need of more intensive services, and increase achievement within the five outcomes associated with the Every Child Matters framework.*
8. *This project aims to create a children's centre serving the East Bergholt area to provide a base for staff who will be delivering a substantial outreach program to the local community cluster and parts of North Essex.*
9. *This Children's Centre will give the best possible start in life to children aged 0 to 5 years in the area, in line with Suffolk County Council's vision for children's centres. It is expected to be open between 9am and 5pm for a minimum 30 hours a week for 48 weeks a year.*
10. *The building will also be open infrequently for adult education meetings during the weekend and evenings. These will take place once a month for the evening's meetings, no later than 8pm and once a month for the weekends, only on Saturday mornings.*
11. *The centre will provide:*
  - *Family support and parenting skills such as support groups drop in play and advice sessions, individual guidance and counselling.*
  - *Health support for families, including health promotion activities and limited facilities for medical treatment such as immunization, developmental assessment or antenatal examination.*
  - *Support into employment and training through information, classes and interviews*
  - *Support for children and parents with special needs.*
  - *A base for a child minder network.*
  - *Staff office base for staff delivering outreach services.*
12. *The new Children's Centre facilities will accommodate 3 full time and 1 part time staff members. Children will typically be walked in by their parents or carer who will stay with them throughout the sessions during the day.*

### **New Pre-School**

13. *The new Pre-School, to replace the existing building accommodation for 30 ofsted registered places, with 5 Full Time staff. Visitors are encouraged to walk or use greener transport, rather than driving to the site. Children will be dropped off and picked up by parents/carers at the start and end of each session. Sessions at the Pre-School are currently in the morning with some afternoons, with the new building this will increase to offer morning and afternoon sessions. Each session is about 2½ hours long.*

### **Brief and Design Philosophy**

14. *The applicant, Suffolk County Council have stipulated very clearly the kind of building and the ethos of the service that is required, including:-*
- *The new building needs to be future proofed against service changes and to allow flexibility to meet the changing service needs.*
  - *The new building needs to be domestic in scale and appearance and to have a welcoming feel about it.*
  - *The building should encourage free-flowing play, and maximise external space to provide for outside play areas.*
15. *The proposed building has been designed as a low slung structure which could be easily identified as an addition to the school. The building was deliberately designed not to try and mimic existing listed buildings within the village so as not to challenge their integrity.*
16. *The proposed building has a mixture of flat and pitched roofs. These have both aesthetic and functional purposes. The pitched roof identifies the pre-school section of the building and responds to the pitched roofs of the surrounding houses on the North side. This also provides a barrier to the noise generated by the outside play areas directing it away from the neighbouring properties. The flat roof identifies the Children's Centre section and provides a visual link to the flat roofed school. The flat roof is functional for creating canopies for the children. These extend out from the main building in a similar way to the adjacent properties flat roof garages. These have the visual benefit of the building being read as a whole structure rather than having a cheaper plastic canopy added on separately.*
17. *The materials used; Rock Panel and Thermo wood also has aesthetic and functional purposes. The thermo wood will silver with age blending with the surrounding woodland. This will also go some way to absorb some of the noise generated. The white rock panel provides a visual link with the school and adjacent houses which both have white fascias. The colour mixture of white fascias/widow frames, light buff bricks with a dark grey tiled roof is one which is used both on the school and on the houses along school lane. Windows on the North side of the building will be opaque and non-opening so there will be no overlooking issues or noise escaping from this side. All the main 'noisy' areas of the building have been kept to the opposite side as far as possible.*
18. *The location of the building on the site was decided upon again for the purposes of minimising the noise disturbance to the surrounding properties. It has been set back some way in order to create the car park and to create the two separate play areas for the Pre-school and Children's Centre.*
19. *We are incorporating the following sustainable features:- Air source heat pump.*

20. *We have provided 8 staff and visitor car parking spaces, one of which is a designated disabled person's car parking space, and which would be situated nearest to the main entrance. In addition we have provided covered cycle parking for 2 bicycles and a buggy store. We have also proposed a lay-by on the Hadleigh road for additional drop off space which will be included as part of the planning application.*
21. *A new footpath has been provided running from the Primary School to the new Children's Centre in order to assist parents who may have children at both places. Additional car parking has not been provided due to the tight nature of the site. Preference was instead given to outside play areas for the children in line with design philosophy to 'maximise external space.' A traffic survey and previous experience in construction of similar sized children's centres contributed to this decision.*
22. *The Children's Centre funding is ring fenced to provide children's centres and can not be used to solve existing school parking issues. The funding is delegated by DCSF and is not county council money. However, it is hope that the parking spaces included in the scheme and the provision of the new lay-by will provide ample parking for visitors to the building and that parking difficulties in the areas will be alleviated rather than added to.*
23. *The Children's Centre will not be running direct services at drop off or pick up time, so as to not compound the existing problem. The Children's centre will advise parents to use green transport where ever possible. The Nursery informs us that the majority of parents accessing the current nursery walk.*
24. *A travel plan will be provided once the centre is operational and we are happy to accept this as a planning condition.*
25. *Minor details of the proposal have been amended during the processing of the application.*

#### **Additional information received**

26. *The following additional information has been received from the applicants, in response to questions raised by Members at the site visit:-*
  - *The Nursery currently has 3 staff working each session; this will continue. The Children's Centre will also have 3 staff members, but not all will be on site all the time, as they will be delivering outreach services. There will normally be at least 1 children's centre member of staff on site whilst the centre is open.*
  - *The proposed parking is open to both staff and visitors – the nursery has an existing arrangement with the school for their staff parking which will remain.*
  - *The 8 spaces should be sufficient for the building, with the additional use of the lay-by if necessary.*
  - *The building is predominately for use by the community of East Bergholt and the centre does not expect large numbers of visitors to drive to the site. A survey of existing children's centres that serve rural areas showed that if 6 – 8 families attend a group, only one family will drive.*
  - *If the Highways Department identified the need to increase the size of the lay-by then this could be accommodated.*
  - *The building will be open to families with children aged 0-5.*

- *East Bergholt Nursery will continue to provide the sessional early education for children aged 2½ year to 5. Children are brought to these sessions by their parents, left at the nursery and then collected by parents at the end of the session. The Nursery sessional timings are 2½ hours twice a day; 9.15 – 11.30 a.m. and 1.00-3.15 p.m. term time only (38 weeks).*
- *The children's centre will offer groups for parents of children aged 0-5 years; parents stay with their children. Groups will run for a maximum of two hours, usually no more than once a day. The children's centres will also operate an information service during opening hours for parents. A timetable for Jigsaw Children's Centre in Thurston has been submitted; you will note that over 50% of the activities take place at venues other than the children's centre base.*
- *The building is to be traditionally built on site using a masonry structure; it is not a pre-fabricated construction.*
- *This building was designed for this site, to be in keeping with the school. The design of this build has been replicated in another part of the county and has been well received by that community and there were no planning objections.*
- *The school has no requirement for caretaker accommodation. A future caretaker could make use of the house if the school decided to keep it, however the school have indicated that they do not wish to keep the house. The school therefore reserve the option of declaring it surplus which means that Suffolk County Council's Children and Young People's Service who own the house either find an alternative use for the building or dispose of it on the open market. This is basically what the school have done, but CYP have found an alternative use before declaring it surplus and handing back to SCC Corporate Property.*
- *SCC is not the housing authority and we have an obligation under S.123 of the Local Government Act not to dispose of assets below market value. Had CYP not found an alternative use and SCC Corporate Property also had no plans, the site would be sold on the open market at best value.*
- *The site is owned by Suffolk County Council. Part of the school site is also owned by the Diocese.*

## **RELEVANT HISTORY**

27. 2008 – Planning permission granted for retention of pre-fabricated building for nursery, temporary permission expires December 2001 (B/08/01625/CDP).
28. 2006 – Planning permission granted for refurbishment and extension of the existing Primary School staff car park (B/06/01113/CDP).
29. 2002 – Planning permission granted for construction of vehicular access (B/02/00861/CDP).
30. 1964 – Planning permission granted for erection of Primary School and Caretaker's house.

## **NATIONAL GUIDANCE**

31. **PPS1** (Delivering Sustainable Development)
32. **PPS7** (Sustainable development in rural areas)

33. **PPG13** (Transport)
34. **PPG17** (Planning for open space, sport and recreation)
35. **PPG24** (Planning and Noise)
36. **PPS22** (Renewable energy)

## **PLANNING POLICIES**

37. The Development Plan comprises the East of England Plan, adopted 2008, saved policies in the Suffolk Structure Plan, adopted 2001, and the saved policies of the Babergh Local Plan (Alteration No. 2) adopted 2006. The following policies are relevant to this proposal:

### **East of England Plan 2008**

- **SS1** (Achieving Sustainable Development)
- **T7** (Transport in rural areas)
- **T8** (Local Roads)
- **T9** (Walking, Cycling and other non-Motorised Transport)
- **T14** (Parking)
- **ENV7** (Quality in the Built Environment)
- **ENG1** (Carbon Dioxide Emissions and Energy)

### **Babergh Local Plan (Alteration No.2) 2006 – saved policies**

- **CN01** (Design Standards)
- **CN03** (Open space within settlements)
- **CN04** (Design and Crime Prevention)
- **CR02** (AONB)
- **CR20** (Protecting existing village facilities)
- **TP01** (Pedestrians)
- **TP15** (Parking Standards – New Development)
- **TP16** (Green Travel Plans)

**The relevant documents can be viewed via the internet. Please see Page 4 for details.**

## **CONSULTATIONS**

38. Undertaken by Suffolk County Council

## **REPRESENTATIONS**

39. To date 19 letters of support have been received from nearby residents/interested parties together with 2 letters of local objection and a letter from a Ward Member objecting to the proposal. In addition a petition in support of the proposal has been received by some 149 people residing in East Bergholt and the surrounding parishes.
40. Those in support of the scheme have made the following (summarised) observations;
  - Project will be an asset to the village and families are an important part of the social make-up of the village. At present there is nothing in the local vicinity to support new mums. If you live in a village with schools you expect things to develop and grow.

- The nursery will be able to provide an enhanced provision for pre-school children of the village, the existing Portakabin is now beyond economical repair and the nursery would have no alternative but to close. More than 40 families use the nursery and there is a large waiting list- evidence that the under 5's need to be supported.
- It is disjointed that East Bergholt can provide such extensive schooling for children, without thinking about a child's early years.
- The location of the building will not create any parking issues, but provide relief, particularly during school drop off and collection times as a new lay-by for 3 cars is proposed and parking for a further 8 cars will be made available at the Children's Centre. The current nursery provides places for around 25 children and has done on the current site for the last 20 years or more, to move the facility some 500 yards away will not create more traffic for the village or Hadleigh Road. Many parents will continue to drop their older children at the Primary School first and walk through the footpath to the Children's Centre, without even entering Hadleigh Road. 90% of the traffic is already in existence and has been ever since the nursery and Primary School were sited on the same grounds, the only extra traffic created by the new centre will be an estimated 5 cars an hour. Fantastic support for families cannot be denied for the sake of a handful of cars, after all Flatford Mill creates hundreds of cars/coaches and facilities there have been developed and improved.
- The proposed design and layout of the building is in keeping with its surroundings, particularly the Primary School and will cause shadows across neighbouring gardens and is aesthetically pleasing for a new build. The architecture is a 'breath of fresh air' without detriment to the character of the village. The building is not excessive in size but if the size was to be reduced, the nursery would lose a proportion of its space and suffer as a consequence.
- The Parish Council were not open to opinion from young mum's in attendance, the meeting seemed very one-sided and didn't represent the family community, only older generations and the proposal was voted against without the full facts to make a fully informed decision.
- The Children's Centre will bring more of an all round user-friendly 'health visitor service' to the village and offer a range of counselling, advisory and support sessions within the village.
- Most of the arguments against the proposals are existing issues in the village and the traffic generated by the proposal has been vastly exaggerated as it would mainly be used by local people who would walk and have children at the Primary School.
- Between 9.15 and 3.15 on Hadleigh Road where the proposed site is, there are very few cars parked, if at all, unless there is an event at the school.
- The proposal will offer valuable support and services to the local community and wider south Suffolk community and will have a positive impact on the Primary (and other) schools.

41. Councillor Miller, the Ward Member has commented as follows:-

- I recommend refusal of the current plans
- The proposed building, in its mass and form, are intrusive on the adjacent residential properties (Combe House, Hadleigh Road and Pentan House, School Lane) and adversely impact on residential amenity.
  - SCC state that they are conducting a "sun survey" and believe that the new building will not overshadow the gardens of those properties – this may turn out to be the case, but none the less the mass of the new building will be intrusive, falling as it does against the rear garden boundaries.

- Removal of the existing hedge on the boundary with Combe House will expose the residential property to all the noise impact of the proposed new car park.
  - The design of the proposed building is out of keeping with the AONB opposite, and adversely impacts on the street scene.
  - Most seriously, the vehicle movements associated with the new Centre will aggravate an already appalling traffic situation in Hadleigh Road and the plans should be recommended for refusal on road safety grounds.
    - Currently the Primary School generates some 9 or more parked cars that effectively reduce Hadleigh Road to single car width with no passing places in the mornings around 0840-0900 and in the afternoons around 1515-1540
    - Vehicles using Hadleigh Road often have to reverse 100 metres or more when they encounter another in the opposite direction.
    - Traffic entering and leaving The Gattinets business park do so in the middle of this congested section of road, adding to the chaos
    - The current application proposes to introduce a 3-car layby in part of this section of road – this will add to rather than reduce the congestion created by the school traffic.
    - The 3-car layby provides insufficient off-road parking for the number of families expected to visit the Children's Centre at any one time, so overflow will be onto the Hadleigh Road itself
    - The operating hours of the Centre will be such that the traffic congestion will extend throughout the day and not just at the present times.
42. Two letters of objection have been received that raise the following concerns;
- Whilst the need for a new home for the nursery is whole-heartedly supported and the benefits of the Children's Centre are recognised, the design and size of the proposed building is objectionable.
  - Increased traffic maybe associated with the site and the large footprint of the building maybe too large for the site, the flat/angular roof design has a business-park style appearance, which is totally out of character for the village. Traffic is already an issue at school drop off time causing a long line of up to 9 cars lining the road, at other times cars speed along the same road. The site will host up to 7 staff and potentially many children that will be coming and going throughout the day and this level of activity will increase traffic and affect pedestrian safety.
  - The design reflects the style of the primary school, which is 1960's/1970's and is considered ugly by today's standards and should not be repeated.
  - The proposed building is close to the boundary with Coombe House and should be sited further away.

## **PLANNING CONSIDERATIONS**

43. The main issues to be considered in the formulation of Babergh's response to the County Council are the principle of the development, impact on designated AONB and Area of Visual or Recreational Amenity (AVRA), traffic generation and parking, the impact on residential amenity and the design/layout of the proposal.

## **Principle of development and impact on AONB and AVRA**

44. The applicant confirms in the Design Statement that the decision to locate the Children's Centre in East Bergholt was made by the relevant authorities following consultations, and is based on feedback from the community cluster steering group, feasibility studies and child population reach figures in the area. The Children's Centre will serve much of the eastern Babergh district extending to Cockfield in the north and Shotley to the east and including Hadleigh. It is noted that this catchment area is also covered by a Children's Centre based at Brett River, Hadleigh Health Centre. It is further acknowledged that the relocation of the pre-school is both timely and necessary given the deteriorating condition of the existing pre-fabricated construction currently occupied by the Pre-School.
45. The eastern extent of the Dedham Vale Area of Outstanding Natural Beauty is situated on the opposite side of Hadleigh Road and wider views of the application site from within the AONB are restricted by the existing tree belt along the western side of Hadleigh Road. The proposed development is situated adjacent to existing two storey developments and viewed against the back drop of the existing Primary School. Saved Policy CR02 safeguards AONB's through the strict control of development and states that development having a significant impact on a location will not be allowed unless there is an overriding national need. In this instance, the development will be visible in the immediate locality but will be viewed in relation to the existing built form and will not significantly impact on the designated landscape opposite the application site to the west.
46. The southern half of the proposed built development is designated as an Area of Visual and/or Recreational Amenity (AVRA) and saved policy CN03 of the Babergh Local Plan resists development that would lead to the loss of important open space, visually important gaps in the street scene or recreational facilities. The Primary school, its grounds and playing field were designated as an AVRA in order to maintain appropriate standards and to prevent inappropriate development of this site, which is within the built up area boundary and may otherwise be subjected to pressure for development.
47. PPG17 confirms that the recreational quality of open spaces can be eroded by insensitive development or incremental loss of the site and that in considering planning applications, either within or adjoining open space, local authorities should weigh any benefits being offered to the community against the loss of open space that will occur. In this instance, it is considered that given the limited amount of open space that would be eroded by the development, the extent of open space remaining and the positive benefit to the community resulting from the proposal, the impact on the designated AVRA is not sufficient to warrant an objection being raised on the basis.
48. An objective of PPS7 is to facilitate and promote sustainable patterns of development and sustainable communities in rural areas. Saved policy CR20 seeks to protect existing village and community facilities and as the proposal seeks to retain and enhance an existing village facility together with the introduction of a new community service, the proposal would therefore comply with central government advice and satisfy local plan policy.
49. In principle therefore, the proposal to site the Children's Centre and relocated Pre-School in close proximity to the Primary School is justified in the interests of convenience for shared users and in order to minimise travel between sites. Furthermore, the proposal will not harm the purpose or function of the designated landscape (AONB) or (AVRA).

## Traffic generation and parking

50. Issues relating to traffic generation and congestion have been raised by those objecting to the proposal and whilst it is recognised that a number of vehicles park in the surrounding roads at the beginning and end of the Primary School day (08:55 – 03:30), it should be noted that this parking is associated with the existing authorised uses at both the Primary and Pre-Schools and is therefore likely to continue, whether or not the current proposal is approved. Remembering also that the applicants have confirmed that the Pre-School staff have an existing arrangement for their parking with the school, which will continue. The proposal must therefore be assessed in relation to any additional demand for parking being created by the introduction of a new use at this location, i.e. in relation to the Children's Centre only as visitors to the Pre-School have had, and will continue to have, the option of parking in Hadleigh Road.
51. Those Members who attended the site inspection at 08:45 a.m. will have also noted that where parking along Hadleigh Road occurred, cars were not parked outside the application site but tended to be parked nearer to 'Hop Meadow' to the south so that parents/carers could use the existing footpath through the school grounds to deliver children to their Primary and Pre-School destinations.
52. Policies SS1, T7, T8, T9 and T14 of the East of England Plan are concerned with achieving sustainable development and, inter alia, seek to improve accessibility to services, manage the local road network, promote and improve non-motorised means of transport and manage demand for parking by applying maximum parking standards to a all new commercial development. Saved Policies TP01, TP15 and TP16 of the Babergh Local Plan give priority to the needs of pedestrians in relation to all developments, require all new developments to provide parking in accordance with adopted standards and where proposals employ more than 25 people, a Travel Plan should be prepared and implemented.
53. The proposed development includes a pedestrian link to the existing footpath that facilitates access on foot between the Primary School and Hadleigh Road. Appropriate car parking standards for this development would be determined in consultation with the Local Highway Authority and would represent the maximum number of spaces required to serve the development. The application proposes 8 car parking spaces together with cycle and buggy storage within the application site and also includes the provision of a lay-by for approximately 3 cars. The applicant has confirmed that in their experience, 8 parking spaces should be plenty to serve the development as there will normally be at least 1 Children's Centre member of staff on site whilst the centre is open, that other staff will be delivering outreach services away from the site and that where families attend a group activity only one in 6 – 8 families will drive.
54. The application site includes the existing Primary School and as such, staff across the combined sites exceeds 25 in number and saved Policy TP16 therefore requires the preparation and implementation of a Travel Plan. Whilst the applicant has confirmed that they are willing to provide a travel plan once the centre is operational and would be happy to accept this as a planning condition, it should be noted that if Babergh were the determining Planning Authority, the applicants would be required to submit a Travel Plan with the application under Local Validation Requirements. In the absence of a Travel Plan that can be assessed before the application is determined, it is recommended that the County Council be advised that Babergh objects to the proposal, until such time as a Travel Plan is available for consideration.

## **Impact on residential amenity**

55. The existing caretakers house is two-storey and is positioned towards the centre of the plot, the front wall of the property is therefore approximately level with the rear wall of the main house next door (Coombe House). The proposal is a single-storey development located within the rear half of the site and maintains a separation to the boundary with Coombe House of approximately 1.7m for virtually the full depth of plot. The proposed building has been designed to present a mono-pitch roof over the northern section of the development thereby achieving a maximum eaves height of some 2.3m adjacent to the boundary with Coombe House, rising to a maximum height of 5.6m, 12.3m from this boundary. The development will therefore be viewed as a rising roof slope from Coombe House but is unlikely to significantly harm neighbouring amenity as the single-storey design of the development will not result in an unacceptable loss of light or appear obtrusive.
56. The north elevation of the proposal adjacent to Coombe House includes windows to serve an office and a meeting room in conjunction with the Children Centre and 3 windows to the Pre-School that are non-opening, to mitigate noise generated by Pre-School activities. In addition, the outdoor play area associated with the Pre-School is located on the southern side of the proposed building, adjacent to the Primary School grounds, thereby employing the building itself to separate the outdoor play area from Coombe House. Other neighbouring properties are located in close proximity to the existing Primary and Pre-Schools and will no doubt, be aware when children are at play outside. The relocation of the Pre-School outdoor play area by a matter of metres is unlikely therefore to result in additional harm. Moreover, the Pre-School has been located in a pre-fabricated building, which is unlikely to offer soundproofing conditions that could now be achieved by the proposed permanent construction.

## **Design/layout of the proposal**

57. The proposed development is contemporary and has been designed so as to be identified as an addition to the school beyond. The development will be sufficiently distant from listed buildings so as not to affect their settings, it cannot be viewed from the historic village centre and will not impinge on wider views within the AONB. The proposal is in context with the scale and appearance of residential development in the vicinity.
58. The layout of the development provides for dedicated parking, which is softened by existing planting along the frontage that will be supplemented. The application also provides for a 1.8m wide landscaped strip adjacent to Coombe House, in advance of the proposed building which has been designed in consultation with the occupier of Coombe House and which will achieve screening heights of between 1.5m – 3m.
59. The lay-by will extend the existing carriageway into a grassed verge that runs alongside Hadleigh Road, adjacent to the Primary School and the extent of additional hard surfacing required to accommodate the lay-by is relatively minor in comparison to the area of verge that will be retained either side of the lay-by.

## **CONCLUSIONS**

60. Regional and Local Plan Policies support the provision of new community services and the location of the development in close proximity to the existing Primary and Pre-Schools is justified. Existing AONB and AVRA designations are not compromised by the development and the proposal respects the amenities of adjoining residents and is appropriate in its context. Overall there is significant support for the development within the local community.

61. It is however, acknowledged that on-street parking occurs in nearby roads at the beginning and end of the school day and that this situation is existing. Whilst the development includes parking provision for the new use, it is recommended that a Travel Plan be prepared to cater for the entire application site prior to the application being determined.

## **RECOMMENDATIONS**

- (1) Subject to the submission of a satisfactory Travel Plan for the application site no objection be raised to the development, subject to the imposition of conditions as may be recommended by the Local Highway Authority.
- (2) In the event that a satisfactory Travel Plan is not submitted concurrently with the application an objection be raised on the grounds of the scheme being contrary to Local Planning Policy TP16.