

## **Town and Country Planning Act 1990**

### **Appeal under Section 78(1)(a) by Bloor Homes and Sandleford Farm Partnership**

#### **Sandleford Park, Newbury**

#### **APP/W0340/W/20/3265460**

LPA Reference: 20/01238/OUTMAJ

#### **Statement of Common Ground Park House School Expansion Land**

1. To accommodate the increase in secondary school pupils at Park House School arising from the Appeal Scheme, development at New Warren Farm (and Sanfoin) and existing spaces required by WBC, the area of playing field land at the School has been increased.
2. The LEA's consultants, *Corde* and the Appellants', *IDP*, identified land within the Appeal Site, contiguous with the School's existing boundary, for the provision of additional playing field land, enabling this to become part of the School Site as a single campus.
3. The LEA and the School has requested that the new playing field be laid out as a full-size natural grass football pitch, this requires a playing pitch measuring 112m x 76m (including run-off areas).
4. This is shown on Drawing No. BG-SP-001 Rev B. The total area of land proposed for transfer to Park House School measures 20,731m<sup>2</sup> (2.0731 ha). This land is sufficient to accommodate the necessary full-size natural grass football pitch whilst retaining T33, T34, T35 and G37 and their associated buffer / root protection zones, without incursion into the woodland buffer associated with Barn Copse. The quantum of 'unusable' land (i.e. banks, hedgerow and tree canopies) is shown on the plan and is deducted from the total quantum of land proposed for transfer to Park House School, resulting in a total 'usable' area of 17,331m<sup>2</sup> (1.73 ha), within which the natural grass football pitch would be comfortably located. This provides the school site with an soft outdoor PE area under the requirements specified in the Education Building Bulletin, however this is acceptable to the LEA, as it is agreed the provision of the natural turf pitch in this area is more suitable.
5. Engineering works would be necessary to prepare the land and create a level surface. These works can be accommodated within the area shown on Drawing No. BG-SP-001 Rev B without causing an impact on the trees and woodland or their long-term management.
6. As shown on Drawing No. BG-SP-001 Rev B, a section of hedgerow and group of trees (to include G36) is proposed to be removed to enable permeability / visibility between the existing School and the proposed expansion land. The loss of this habitat would be mitigated by way of planting a new native hedgerow with trees along the periphery of the expansion land, to connect to the existing ancient woodland. One cycle / footpath connection is proposed in the south western corner of the natural grass football pitch in the interests of minimising breaks between existing and proposed wildlife corridors (i.e. new planting and existing woodland). The Council's landscape, ecological and arboricultural advisors agree that in comparison to the

submitted scheme, this proposal is broadly acceptable at this stage; and will be subject to a final detailed design.

7. The Appellants will prepare a scheme for the natural grass football pitch within the area shown on Drawing No. BG-SP-001 Rev B, to be submitted to the LPA prior to the commencement of development. The scheme shall provide the specification for the playing pitch to be provided, existing and proposed levels, tree protection / management measures, tree / hedgerow fencing, the pedestrian route, drainage and other soft landscaping / ecological measures. The Appellants will undertake the work to prepare the land and create a level surface in accordance with the approved playing field scheme.
8. The parties agree that the Appellants will transfer the area of land to the LEA at nil-cost prior to the occupation of 200 homes. The natural grass football pitch will be marked out by the School.
9. The parties agree that this playing field land could be made available by the School for Community Use, and, as with other facilities at the School, a reasonable charge could be required for the hiring out of this playing field. In transferring the land to the LEA, the Appellants will not prohibit such use.

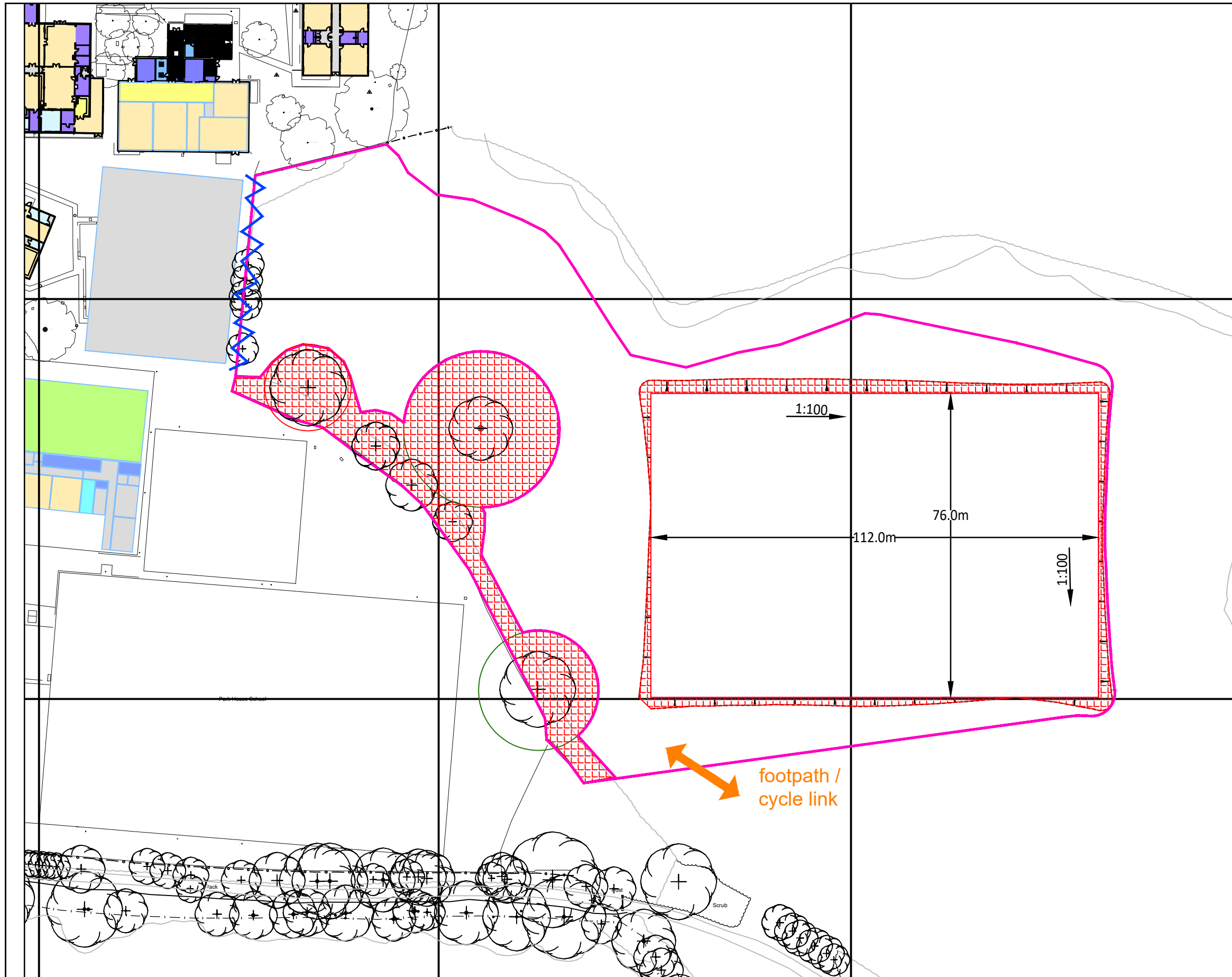
10<sup>th</sup> May 2021

Fiona Simmonds, West Berkshire Council

Vincent Haynes, on behalf of West Berkshire Council

James Hinde, IDP, on behalf of the Appellants

Owen Jones, LRM Planning, on behalf of the Appellants



- TOTAL AREA - 20,731m<sup>2</sup>
- NON USEABLE AREA - 3400m<sup>2</sup>
- REMAINING AREA - 17,331m<sup>2</sup>
- ⚡ TREE / HEDGEROW TO BE REMOVED



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Job Title  
**SANDLEFORD PARK**

Drawing Title  
**SPORTS PITCH LAYOUT  
 OPTION 1**

Scale  
**1:1000 @ A1**

Drawn  
**BG**

Job No

Date  
**APRIL 21**

Checked  
**BG**

Drawing No  
**BG-SP-001**

Rev  
**B**

Rev	Amendments	Drn	Chk	App	Date