

Tudor Hall School, Wykham Lane, Banbury,

12/01225//F

Ward: Banbury Easington

District Councillor: Councillor Blackwell,
Councillor Mallon and
Councillor Morris

Case Officer: Jane Dunkin

Recommendation: Approval

Applicant: Tudor Hall School

Application Description: Erection of teaching building with atrium link to existing building. External hard landscaping to create amphitheatre

Committee Referral: Major (building exceeds 1,000sqm)

1. Site Description and Proposed Development

- 1.1 Tudor Hall is a private boarding and day school for girls between the ages of 11 and 18. The school is situated to the east side of the A361 between Banbury and Bloxham. The main, original buildings are listed with an outlook over the Wykham Parkland to the south and east. There are various elements to the school, accommodated in some of the original buildings on the site and a number of more modern buildings which have developed over time, mainly to the west and north of the key buildings.
- 1.2 Alongside this proposal for a new teaching block, the school is currently carrying out a number of projects to expand and update various facilities, including the an extension to the existing sports hall and sporting facilities (planning application 12/01224/F also set out within this agenda), alterations to an existing dormitory building (for which planning permission and listed building consent have recently been granted under applications 12/01226/F and 12/01227/LB) and the conversion of the existing squash courts to a drama studio (for which planning permission has been granted under application 11/01838/F).
- 1.3 This proposal, to provide a new teaching block, would involve the demolition of two single storey 1970s teaching buildings which are no longer fit for purpose or sympathetic to the historic context of the site. The new teaching building would be arranged over two floors and include 12 new teaching spaces together with support services spaces within a two storey pod and a single storey atrium linking the building to the existing teaching block known as Blythe. Improvements are also proposed to the outside space to provide a courtyard and improved links to existing circulation spaces for pupils, including the main 'street' through the site.

2. Application Publicity

- 2.1 The application has been advertised by way of neighbour letter, site notice and press notice. The final date for comment was the 18 October 2012. No letters of representation have been received as a result of this publicity.

Cherwell District Council Consultees

- 3.1 **Design and Conservation Officer:** In summary it is considered that the proposals are largely acceptable in design and conservation terms, however the introduction of the glazed staircase on the southern elevation of the teaching block is questionable in terms of its impact upon the gap achieved between the new and listed buildings.
- 3.2 **Landscape Officer:** No comments to date.
- 3.3 **Ecology Officer:** None of the trees to be removed are suitable for roosting bats but there are nesting opportunities, therefore appropriate advice is recommended.
- 3.4 **Arboricultural Officer:** A group of small trees and shrubs are to be removed to accommodate the development for which no objections are raised. Several significant trees to the east of the site are marked for retention. The arboricultural report adequately addresses ground protection and barrier fences. Ground protection and barrier fencing to be installed prior to the commencement of the development. Arboricultural Officer to contact the Council once the barrier fencing has been installed to his satisfaction.

Arts and Visitor Services Manager

- 3.5 In this instance, it would be difficult to compel the school to invest in public art, when access is restricted to staff, pupils and parents and the school is hidden from view in the most part.

Oxfordshire County Council Consultees

- 3.6 **Highways Liaison Officer:** Acceptable in principle, originally had some concerns about the indicated circulation of vehicles and apparent encouragement of using the access onto Wykham Lane to exit the site. Some of this concern has been addressed, however conditions are recommended to indirectly control the increased use of the access which would lead to highway safety concerns.
- 3.7 **Archaeology Officer:** No invasive impact upon any known archaeological sites or features. There fore no archaeological constraints.
- 3.8 **Minerals Planning Officer:** No objections

3. Relevant National and Local Policy and Guidance

4.1 Development Plan Policy

Adopted Cherwell Local Plan (Saved Policies) (aCLP)

C2: Development affecting protected species

C7: Landscape conservation

C9: Scale of development compatible with a rural location

C13: Area of high landscape value

C28: Layout, design and external appearance of new development

South East Plan 2009 (SEP)

CC1: Sustainable development

CC6: Sustainable Communities and Character of the Environment

T4: Parking

NRM5: Conservation and improvement of biodiversity

BE1: Management for an urban renaissance

C4: Landscape and countryside management

4.2 Other Material Policy and Guidance

National Planning Policy Framework (NPPF)

Cherwell Local Plan - Proposed Submission Draft (May 2012) (dCLP)

The draft Local Plan is now out for public consultation. Although this plan does not have Development Plan status, it can be considered as a material planning consideration. The plan sets out the Council's strategy for the District to 2031.

Non-Statutory Cherwell Local Plan 2011

In December 2004 the Council resolved that all work to proceed towards the statutory adoption of a draft Cherwell Local Plan 2011 be discontinued. However, on 13 December 2004 the Council approved the Non-Statutory Cherwell Local Plan 2011 as interim planning policy for development control purposes. Therefore this plan does not have Development Plan status, but it can be considered as a material planning consideration.

4. Appraisal

5.1 The key issues for consideration in this application are:

- Principle of Development
- Design/Visual Amenity
- Landscape Impact
- Listed Building Setting
- Trees and Landscaping
- Residential Amenity
- Highway Safety and Convenience
- Ecology
- Developer Contributions

Principle of Development

5.2 The improvement and expansion of existing education facilities in sustainable locations is supported by national and local policy. Tudor Hall School, although remote from any nearby settlement, is situated just off a main vehicular route between Banbury; the largest town within the district and the Category 1 village of Bloxham. As the proposal for the new teaching block is within the existing school site, it is considered that the scheme is appropriate in principle subject to the other relevant material planning considerations which are addressed below.

Design/Visual Amenity

- 5.3 The new teaching block involves the demolition of two single storey buildings of no particular merit and the clearance of a group of small trees and shrubs to make way for a two storey building comprising three blocks arranged around a central entrance pod with an atrium linking the main block to the existing teaching building known as Blythe. The main block would sit in line with the listed dormitory building overlooking the parkland to the east, two smaller blocks are proposed to the north and north west and the oval shaped entrance pod would be adjacent to Blythe. Each relatively solidly built element would be linked with buildings of light weight construction (curtain walling) and flat roofs to provide some relief and interest to the building as a whole. Ventilation stacks are proposed on the internal roof slopes to accommodate the natural ventilation system that is proposed throughout the buildings. These would not be easily detected from beyond the group of buildings. A small extension to the southern elevation of the main block to accommodate a fire escape stairwell has been the point of discussion between the architects and the Council's Design and Conservation Team, mainly due to its potential impact upon the setting of the adjacent listed building and the risk that it will appear as an 'afterthought' to the design of the rest of the building. This is further discussed under Listed Building Setting below and amended plans are awaited.
- 5.4 All of the buildings have been designed so as to respect the scale of Blythe and the listed buildings on the site and would exist as a modern addition that officers believe would work comfortably with the existing school complex. The design and materials are also considered to be acceptable and in keeping with the prevalent palette of materials found within the site and the approach to providing a hard landscaped amphitheatre to create a courtyard for the entrance and deal with the change in land levels. Soft landscaping is also proposed as part of the scheme, the details of which would be secured via a planning condition.
- 5.5 Overall, it is considered that the design approach to the teaching building is one that is well thought out, evolving from a range of different design solutions over time. The scale and appearance of the building would be appropriate within its context and would not appear as a prominent addition within public views of the site from the open countryside. As such it is considered that the teaching block is appropriate based on its design, appearance and materials and therefore is considered to be acceptable in terms of its impact within the rural location and in terms of visual amenity. For these reasons, the application complies with Policies CC6 and BE1 of the SEP, Policies C9 and C28 of the aCLP and Government guidance on good design contained within the NPPF.

Landscape Impact

- 5.6 The new teaching block, due to its proposed location would be visible in some views from Wykham Lane, however there are a number of existing mature trees which would obscure some of the new building from view. The teaching block would be viewed against the backdrop of other school buildings on the site and within the context of the listed buildings to the south. Officers are also satisfied that the scale and design of the new building is appropriate. For these reasons, it is considered that the proposal would not cause harm to the quality of the designated Area of High Landscape Value in which the site is located, in accordance with Policy C13 of the aCLP, Policy C4 of the SEP and

Government guidance on conserving and enhancing the natural environment contained within the NPPF.

Listed Building Setting

- 5.7 The impact of the proposed teaching block on the setting of the listed buildings on the site, is perhaps the most sensitive issue in this particular case due to its proposed proximity to one of the key listed buildings on the site. The main part of the new building would be positioned 9.5m from the two storey end gable of the dormitory building which is listed in its own right. However, the gap between the two would be reduced by the proposed fire escape staircase that is required as part of the proposals.
- 5.8 Whilst it is clear that the proposed building would be located within the setting of the listed building, the Council's Design and Conservation Team appears to be relatively comfortable with its impact, subject to some amendments to the design and scale of the fire escape staircase. The teaching block has been designed to be a lower rise building than the existing full gabled, steep roofed listed building, therefore, whilst it would be situated on a significantly higher ground level than the listed building, the ridge of the new building would only be 1m higher than the ridge of the listed building. This, coupled with the hipped roof design of the new building indicates that it would not dominate the listed building, but instead seek to fit comfortably with it. The window design on the proposed building, although larger in scale than that on the listed building takes some references from the existing; three light windows arrangement in a consistent rhythm on the frontage. The building would be faced with ashlar stone to compliment the existing listed building and the roof covered with slate. The architect for the application is currently considering a design solution to reduce the impact of the fire escape stair, by reducing its height and altering the roof design to be in keeping with the roof of the pod element of the scheme. It is hoped that satisfactory amended plans will be available to report to Members at the committee meeting.
- 5.9 The rest of the building which is positioned to the north and north west of the listed building amongst the existing, more modern school buildings, would have no greater impact upon the setting of the listed building than those parts of the scheme immediately adjacent.
- 5.10 Subject to the receipt of satisfactory amended plans which deal with the amended design of the fire escape stair, officers consider that the proposed development would not cause unacceptable harm to the setting of the listed buildings on the site and as such the significance of these heritage assets would be preserved in accordance with Policy BE6 of the SEP and Government guidance on conserving and enhancing the historic environment contained within the NPPF.

Trees and Landscaping

- 5.11 Although some of existing trees on the site will need to be removed to accommodate the new teaching block, none of them are of any significant amenity value and the Council's arboriculturalist considers that their loss is acceptable.

- 5.12 There are a number of mature trees situated to the east that are of value and would assist with the screening of the proposal from wider views of the site. The Council's Arboriculturalist has stated that the protection of these trees will be required, which has been addressed within the arboricultural report to his satisfaction.
- 5.13 With regard to landscaping, the scheme involves a considerable element of hard landscaping in the form of a stepped amphitheatre including a ramped access, to address the land levels to the west of the pod entrance to the teaching building. Soft landscaping is also proposed in adjacent areas and there are some existing trees in this location that would be retained as part of the scheme. Officers believe this to be a suitable and interesting design solution to providing a modern courtyard approach to the building, coupled with some soft landscaped areas around the perimeter. Details of the hard and soft landscaping will be required via condition to ensure an appropriate finish and environment.
- 5.14 Subject to these conditions, together with the tree protection measures proposed, officers are satisfied that the proposals are appropriate in terms of their impact upon the existing trees and the proposal for landscaping as part of the overall design concept for the development. As such it is considered that the application complies with Policy C28 of the aCLP, Policy BE1 of the SEP and Government guidance on conserving and enhancing the natural environment and good design contained within the NPPF.

Residential Amenity

- 5.15 There are no individual residential properties situated within close proximity of the site for the new teaching block that would be affected by the development. Some of the pupils' dormitories are accommodated within the neighbouring listed building, however their main outlook is to the east rather than over the development site. For these reasons, officers consider that the application is acceptable in terms of its impact upon residential amenity in accordance with Policy C30 of the aCLP, Policy BE1 of the SEP and the core principles contained within the NPPF.

Highway Safety and Convenience

- 5.16 As part of the development proposals as a whole, the school is seeking to remove as many parked vehicles as possible from the most central parts of the site in order to improve the environment of the school for both pupils and staff. In doing so, greater use would be made of the east-west link road adjacent to the sports hall to allow for circulation away from the main parts of the site. Replacement parking would be provided either side of this roadway.
- 5.17 The original comments of the Local Highway Authority in relation to the indicated circulation of vehicles around the site were noted and, in part, Officers agree that any greater use of the access onto Wykham Lane should be discouraged, due to its poor visibility and alignment to the east, meaning that it could be safer to enter the site via Wykham Lane and exit via the access onto the A361. However, it must be noted that whilst the proposals for the teaching block and the sports hall extension (12/01224/F) would expand the existing facilities on the site, there is no intention to increase the number of pupils. In theory therefore there should be no greater use of the access onto Wykham Lane than currently exists.

- 5.18 In discussions with the applicant's agent over this matter, it was also brought to light that, whilst the main access onto the A361 is engineered to a much higher standard than the access onto Wykham Lane, access along the route from the A361 involves crossing a weight limited bridge (over Wykham Lane) and as such, larger vehicles, including school buses, cannot use it. Therefore any increased or regimented use of the A361 access would be problematic. The applicant also wishes to promote the historic tree lined avenue along the access from the A361 as the approach for visitors to the school before arriving in front of the main listed buildings. This approach would be lost if the circulation arrangements for vehicles meant that they could only leave the site via this access route.
- 5.19 The architects have amended the plans to remove any indication of circulation and the layout of echelon parking, the arrangement of which would have encouraged motorists to leave the site via Wykham Lane. These changes have begun to address the Local Highway Authority's concerns, however conditions are also recommended which control the alignment of the parking and which restrict the use of the proposed development to school staff and pupils only. With no stipulation over access and egress to and from the site, motorists will make their own choices about movement around the site as they do now, which will not encourage or dissuade the use of either access.
- 5.20 It is not considered, in highway safety terms, that circulation and access and egress should be enforced in a certain way based on the current site circumstances and the fact that the development would not result in any greater use of the site. For these reasons and subject to the recommended conditions, it is considered that the proposals comply with Policy T4 of the SEP and Government guidance on promoting sustainable transport contained within the NPPF.

Ecology

- 5.21 The Council's ecologist is satisfied that the proposed development, including the removal of some trees would not cause harm to protected species and as such no further survey work is required. Nesting birds could be disturbed by the development works, depending upon the time of year, therefore appropriate advice should be given to the applicant.
- 5.22 Providing that nesting birds are protected by the non-removal of trees during the nesting season, officers consider that the proposal would not cause harm to protected species in accordance with Policy NRM5 of the SEP and Government guidance on conserving and enhancing the natural environment contained within the NPPF.

Developer Contributions

- 5.23 The application, due to its scale, triggers some of the thresholds for planning obligations as set out in the Council's draft document. The standard obligations likely to be triggered by a scheme of this nature are General Transport and Access and Public Art. There has been no request from the Local Highway Authority for a contribution towards transport and access, which is likely to be due to the fact that the development is not expected to attract increased vehicular movements to the site. With regard to public art, the Council's Arts and Visitor Services Manager's comments are noted and it is agreed that in this

case it would be unreasonable to insist on the provision of a piece of public art in relation to the proposed development. As such there are no infrastructural requirements associated with the proposed development.

Conclusion

- 5.24 The application for a new teaching block is considered to be acceptable in principle as it represents sustainable development associated with an existing educational facility. The new building, due to its scale and design, is considered to be appropriate in terms of its impact upon the existing school complex, and would not cause unacceptable harm to the setting of the nearby listed buildings, the wider landscape or the residential properties on the site. Furthermore, based on the arboricultural survey that has been carried out, together with the tree protection measures proposed, the new buildings would not cause harm to the existing trees on the site. In addition, no protected species would be affected by the proposal. With regard to highway safety and convenience, the proposed development would not result in an increase in vehicular movements and as such it is not considered that it would cause harm. Lastly, there are no requirements for the development to enter into any financial obligations in association with the proposed development. For these reasons, the development accords with the policies referred to throughout the report and as set out within the summary of reasons for granting planning permission below.

5. Recommendation

Approval, subject to the following conditions:

- 1 The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the following plans and documents: Application forms, Design and Access Statement and drawings numbered: [list amended drawing numbers once received].

Reason - For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with Government guidance contained within the National Planning Policy Framework.
- 3 Prior to the commencement of the development hereby approved, samples of the slate to be used for the covering of the roof of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the

samples so approved.

To ensure the satisfactory appearance of the completed development and to comply with Policy BE1 of the South East Plan 2009 and Policy C28 of the adopted Cherwell Local Plan.

- 4 Prior to the commencement of the development hereby approved, a stone sample panel (minimum 1m² in size) shall be constructed on site in natural ironstone which shall be inspected and approved in writing by the Local Planning Authority. Thereafter, the external walls of the development shall be laid, dressed, coursed and pointed in strict accordance with the approved stone sample panel.

To ensure the satisfactory appearance of the completed development and to comply with Policy BE1 of the South East Plan 2009 and Policy C28 of the adopted Cherwell Local Plan.

- 5 Prior to the commencement of the development hereby approved, full details of the doors and windows, including a cross section and colour/finish, together with cill and lintel details shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the door and windows shall be installed in accordance with the approved details.

To ensure the satisfactory appearance of the completed development and to comply with Policy BE1 of the South East Plan 2009 and Policy C28 of the adopted Cherwell Local Plan.

- 6 Prior to the commencement of the development hereby approved, full details of any external lighting required in association with the development, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the lighting shall be carried out and retained in accordance with the approved details.

To ensure the satisfactory appearance of the completed development and to comply with Policy BE1 of the South East Plan 2009 and Policy C28 of the adopted Cherwell Local Plan.

- 7 Prior to the commencement of the development hereby approved, a plan showing the details of the finished floor levels of the development in relation to existing ground levels on the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved finished floor levels plan.

To ensure that the proposed development is in scale and harmony with its neighbours and surroundings and to comply with Policy BE1 of the South East Plan 2009 and Policy C28 of the adopted Cherwell Local Plan.

- 8 Prior to the commencement of the development, a landscaping scheme

shall be submitted to and approved in writing by the Local Planning Authority. The scheme for landscaping the site shall include:-

- (a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas,
- (b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,
- (c) details of the hard surface areas, including pavements, pedestrian areas, reduced-dig areas, crossing points and steps.

Reason - In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development and to comply with Policy C4 of the South East Plan 2009 and Policy C28 of the adopted Cherwell Local Plan.

- 9 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with BS 4428:1989 Code of Practice for general landscape operations (excluding hard surfaces), or the most up to date and current British Standard, in the first planting and seeding seasons following the occupation of the building(s) or on the completion of the development, whichever is the sooner; and that any trees, herbaceous planting and shrubs which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the current/next planting season with others of similar size and species, unless the Local Planning Authority gives written consent for any variation.

Reason - In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development and to comply with Policy C4 of the South East Plan 2009 and Policy C28 of the adopted Cherwell Local Plan.

- 10 The development hereby approved shall be carried out strictly in accordance with the recommendations and specifications set out in the Arboricultural Method Statement (AMS) and the Tree Protection Plan prepared by RGS Tree Services in May 2012.

Reason – To ensure the continued health of retained trees/hedges and to ensure that they are not adversely affected by the construction works, in the interests of the visual amenity of the area, to ensure the integration of the development into the existing landscape and to comply with Policy C4 of the South East Plan 2009 and Policy C28 of the adopted Cherwell Local

Plan.

- 11 Prior to the commencement of the development hereby approved, full details of a scheme of supervision for the arboricultural protection measures which is appropriate to the scale and duration of the development works (to include the information set out at (a) to (e) below) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the arboricultural protection measures shall be carried out in accordance with the approved details.
- a) Written confirmation of the contact details of the project arboriculturalist employed to undertake the supervisory role of relevant arboricultural issues.
 - b) The relevant persons/contractors to be briefed by the project arboriculturalist on all on-site tree related matters
 - c) The timing and methodology of scheduled site monitoring visits to be undertaken by the project arboriculturalist.
 - d) The procedures for notifying and communicating with the Local Planning Authority when dealing with unforeseen variations to the agreed tree works and arboricultural incidents.
 - e) Details of appropriate supervision for the installation of load-bearing 'structural cell' planting pits and associated features such as irrigation systems, root barriers and surface requirements (eg arboresin, tree grills etc).

Reason – To ensure the continued health of retained trees/hedges and to ensure that they are not adversely affected by the construction works, in the interests of the visual amenity of the area, to ensure the integration of the development into the existing landscape and to comply with Policy C4 of the South East Plan 2009 and Policy C28 of the adopted Cherwell Local Plan.

- 12 Prior to the commencement of the development hereby approved, including the carrying out of any operation relating to the provision of services, full details of all service trenches, pipe runs or drains and any other excavation, earth movement or mounding required in connection with the development, including the identification and location of all existing and proposed trees, shrubs and hedgerows within influencing distance of such services, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason – To ensure the continued health of retained trees/hedges and to ensure that they are not adversely affected by the construction works, in

the interests of the visual amenity of the area, to ensure the integration of the development into the existing landscape and to comply with Policy C4 of the South East Plan 2009 and Policy C28 of the adopted Cherwell Local Plan.

- 13 Prior to the commencement of the development hereby approved, and notwithstanding the approved plans, full specification details (including construction, layout, surfacing and drainage) of the parking and manoeuvring areas shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development, the parking and manoeuvring areas shall be provided on the site in accordance with the approved details and shall be retained unobstructed except for the parking and manoeuvring of vehicles at all times thereafter.

Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.

- 14 Prior to the first occupation of the development hereby approved, the sewage disposal/drainage works to serve it shall be completed and operational and the development connected thereto.

Reason - To ensure satisfactory drainage of the site in the interests of public health, to avoid flooding of adjacent land and property and to comply with Government guidance contained within the National Planning Policy Framework, Policy NRM4 of the South East Plan 2009 and Policy ENV1 of the adopted Cherwell Local Plan.

- 15 No removal of hedgerows, trees or shrubs, shall take place between the 1st March and 31st August inclusive, unless the Local Planning Authority has confirmed in writing that such works can proceed, based on the submission of a recent survey (no older than one month) that has been undertaken by a competent ecologist to assess the nesting bird activity on site, together with details of measures to protect the nesting bird interest on the site.

Reason - To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy NRM5 of the South East Plan 2009 and Policy C2 of the adopted Cherwell Local Plan.

Planning Notes

- 1 In accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No 2) Order 2012 and paragraphs 186 and 187 of the National Planning Policy Framework (March 2012), this decision has been taken by the Council having worked with the applicant/agent in a positive and proactive way as set out in the application report.

- 2 Your attention is drawn to the need to have regard to the requirements of UK and European legislation relating to the protection of certain wild plants and animals. Approval under that legislation will be required and a licence may be necessary if protected species or habitats are affected by the development. If protected species are discovered you must be aware that to proceed with the development without seeking advice from Natural England could result in prosecution. For further information or to obtain approval contact Natural England on 01635 268881.

**SUMMARY OF REASONS FOR THE GRANT OF PLANNING PERMISSION
AND RELEVANT DEVELOPMENT PLAN POLICIES**

The Council, as local planning authority, has determined this application in accordance with the development plan unless material considerations indicated otherwise. The development is considered to be acceptable on its planning merits as it represents sustainable development associated with an existing educational facility, it would not cause harm to neighbouring or visual amenity, the setting of the nearby listed building or the wider landscape. Furthermore, the development would not result in a risk to highway safety and convenience, the existing trees on the site or ecology. As such the proposal is in accordance with Policies CC1, CC6, C4, BE1, BE6, T4 and NRM4 of the South East Plan 2009, Policies C2, C7, C9, C13, C28 and C30 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework For the reasons given above and having regard to all other matters raised, including third party representations, the Council considers that the application should be approved and planning permission granted subject to appropriate conditions, as set out above.