

## SECTION D

### DEVELOPMENT TO BE CARRIED OUT BY THE COUNTY COUNCIL

Background Documents: the deposited documents; views and representations received as referred to in the reports and included in the development proposals dossier for each case; and other documents as might be additionally indicated.

## **Item D1**

### **Proposed hardstanding playground, including removal of some existing trees and the planting of new trees at Otford Primary School, High Street, Otford – SE/13/3029 (KCC/SE/0289/2013)**

A report by Head of Planning Applications Group to Planning Applications Committee on 11 December 2013.

Application by Kent County Council, Property & Infrastructure Support for proposed hardstanding playground, including removal of some existing trees and the planting of new trees, at Otford Primary School, High Street, Otford, Sevenoaks – SE/13/3029 (KCC/SE/0289/2013).

Recommendation: permission be granted subject to conditions.

**Local Member:** Mr Nick Chard

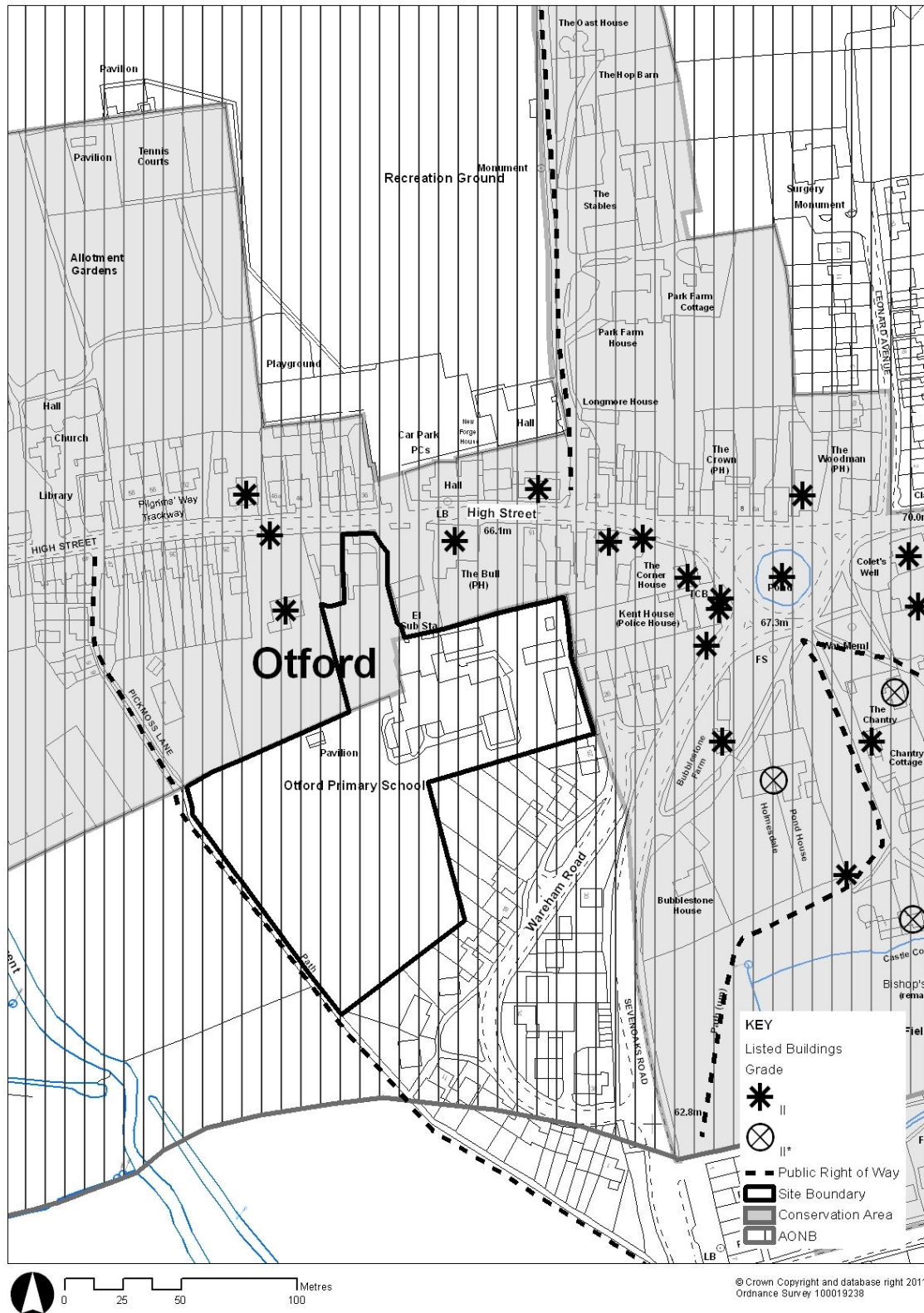
**Classification:** Unrestricted

### **Site Description and Background**

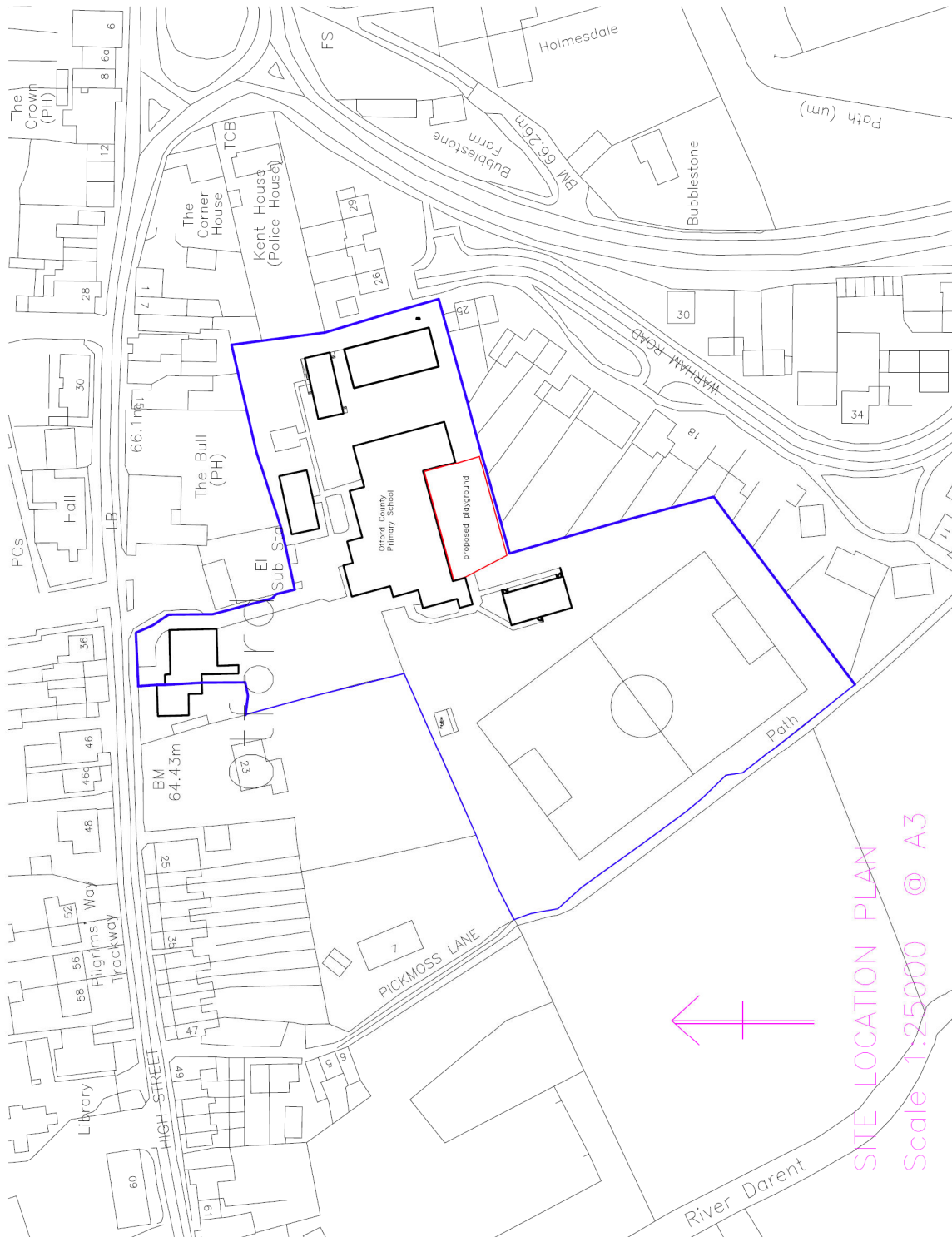
1. Otford Primary School is located within the centre of Otford village, accessed via the High Street, the main road through the village centre which links the A225 Sevenoaks Road to the east with the A224 London Road to the west. Otford lies approximately 2 miles to the north of Sevenoaks, separated from the town by open countryside, which is intersected by the M26. The centre of the village of Otford is a designated Conservation Area, the boundary of which runs through the school site and then along the Schools eastern boundary (the application site is not within the Conservation Area). The school playing fields are designated within the Metropolitan Green Belt and the whole of the school site is within the Kent Downs Area of Outstanding Natural Beauty. A number of Listed Buildings are close to the School site (see site plan).
2. Until recently, the school site comprised two main single storey buildings, one of traditional brick construction built c1890 located on the site frontage on the High Street, and the other being a 1970s system build (SEAC), located to the south of the original school building and its associated playground. Two modular classroom units are also located on site, accommodating four additional classrooms in total. A timber frame detached building provides a single classroom for the school, and an additional room and outdoor play area which accommodates a private pre-school nursery. Playing fields extend to the south west of the site, beyond which lie open countryside. To the immediate south of the 1970s classroom building residential houses in Warham Road back onto the school site. The application site lies between the 1970s classroom building and the southern site boundary, to the south of existing classrooms and the newly extended school hall. The rear boundary fences of properties in Warham Road bound the application site to the south, in addition to existing trees and vegetation.

Proposed hardstanding playground at Otford Primary School, High Street, Otford – SE/13/3029 (KCC/SE/0289/2013)

Site Location Plan



**Proposed hardstanding playground at Otford Primary School, High Street, Otford – SE/13/3029 (KCC/SE/0289/2013)**





**High St, Otford, Sevenoaks**



**Proposed hardstanding playground at Otford Primary School, High Street, Otford – SE/13/3029 (KCC/SE/0289/2013)**

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3. To the east of the school site, adjacent to Warham Road, a new single storey 3 classroom extension has recently been completed. The application (reference no. SE/13/488) was considered by Members of the Planning Applications Committee on the 10 April 2013 and subsequently granted planning permission on the 17 April 2013. The application also included an extension of the existing school hall, as previously referred. Members of the Planning Applications Committee also visited the site on the 27 March 2013. That planning application was part of the County wide Basic Needs Programme, and enabled Otford Primary School to expand from a 1 form of entry, to 2 forms of entry.
4. Vehicular and pedestrian access to the school site is via the High Street, controlled by security gates. Parking on site is limited, with a total of twelve parking bays for staff and visitors located to the south east of the access. Otford Village Car Park, which is owned and managed by Otford Parish Council, is located opposite the school, and a zebra crossing on the High Street is located to the east of the school and the Parish Car Park entrance. The temporary construction access used for the construction of the newly completed classroom block remains in situ, accessed via Warham Road, with the haul road running parallel to the School's southern boundary. This temporary access and haul road is to be removed, and the land reinstated as amenity grassland, and the access closed off with 1.8m closed boarded fence to match the existing. However, as the applicant would wish to use that access in association with the development hereby proposed, they are awaiting the outcome of this planning application before fully reinstating the site.

*A site location plan is attached.*

**Proposal**

5. This application has been submitted by Kent County Council Property and Infrastructure Support, and proposes to create an additional 545 metre square of hard standing to be used as playground. The application site lies to the south of the newly extended school hall and existing classrooms, and is currently used as amenity grassland for informal play. The applicant advises that the current guidelines for hardstanding play areas at a 2 form of entry Primary School is 2,470 metre square, whereas the School currently has only 1,170 metre square. Although the application site is already used for informal play, its surfacing would provide an additional 545 metre square of hard play space, bringing the provision on site to 1715. This would offer a greater usable area for play throughout the year, and in all weathers.
6. The applicant advises that two existing mature trees on the site boundary adjacent to the application site, and boundary planting, would be retained as part of this proposal, and the submitted Tree Survey Report details the methods that would be employed to protect these trees throughout construction works. The proposed hard standing would not extend into the Root Protection Zone of the two mature trees on the site boundary, and a proposed brick edging to the hard play area would delineate this. However, 8 trees are proposed to be removed, including a Walnut (not directly affected by the development proposed), Cherry, Silver Birch, Whitebeam, and Ash. The School have requested that the fruit bearing trees be removed due to maintenance issues, and the remainder are semi-mature and not overly visible from outside of the school site. The applicant is proposing to plant 4 replacement trees, which would be planted between the newly completed three classroom extension and the existing school building, in the location of the Walnut Tree proposed for removal.



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7. The applicant has confirmed that the provision of the hardstanding playground would enable further space at the front of the school, adjacent to the access from the High Street and existing staff car parking, to be used for 6 additional on site staff car parking spaces.

*The planning application is accompanied by a Supporting Design Statement, Tree Survey Report and Arboricultural Implications Assessment and Method Statement.*

**Planning Policy Context**

- 8.(i) **National Planning Policies** – the most relevant National Planning Policies are set out in the National Planning Policy Framework (March 2012), which sets out the Government's planning policy guidance for England at the heart of which is a presumption in favour of sustainable development. The guidance is a material consideration for the determination of planning applications but does not change the statutory status of the development plan which remains the starting point for decision making. However the weight given to development plan policies will depend on their consistency with the NPPF (the closer the policies in the development plan to the policies in the NPPF, the greater the weight that may be given).

The NPPF states that, in determining applications, local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.

In terms of delivering sustainable development in relation to this development proposal, the NPPF guidance and objectives covering the following matters are of particular relevance:

- achieving the requirement for high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- the great importance that the Government attaches to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities, and that great weight should be given to the need to create, expand or alter schools.

**Policy Statement – Planning for Schools Development** (15 August 2011) sets out the Government's commitment to support the development of state-funded schools and their delivery through the planning system.

(ii) **Development Plan Policies**

**Sevenoaks District Local Plan: Adopted 2000:**

**Policy EN1 -** Proposals for all forms of development and land use must comply with the policies set out in this Plan, unless there are overriding material considerations. Scale, height, design, layout, retention of important features (such as trees), residential and local amenity, access and parking are just some of the criteria which should be considered in the determination of a planning application.

**Policy EN4A -** Proposals for all forms of non-residential development must make satisfactory provision for the safe and easy access of those with disabilities.

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- Policy EN6** - The Kent Downs and High Weald Areas of Outstanding Natural Beauty are shown on the Proposals Map. Development which would harm or detract from the landscape character of these areas will not be permitted.
- Policy EN23-** Proposals for development or redevelopment within or affecting Conservation Areas should be of positive architectural benefit by paying special attention to the desirability of preserving or enhancing the character or appearance of the area and of its setting. The design of new buildings and alterations to existing buildings should respect local character, whilst the treatment of external spaces including hard and soft landscaping, boundary walls, street furniture and signs should be compatible with and enhance the appearance of the area
- Policy NR10** – Proposals for all forms of development should minimise pollution of the environment through the careful design and layout of any buildings or land uses.
- Policy VP1** – Vehicle parking provision in new developments will be made in accordance with KCC adopted vehicles parking standards.

**Sevenoaks District Core Strategy: Adopted February 2011:**

- Policy LO7** - Within the rural settlement confines of Otford development on a modest scale will be permitted where it can take place in an acceptable manner consistent with local character. Within all the settlements covered by this policy new development should be of a scale and nature appropriate to the village concerned and should respond to the distinctive local characteristics of the area in which it is situated
- Policy LO8** – Seeks to maintain the extent of Green Belt, and conserve and enhance the countryside, including the distinctive features that contribute to the special character of its landscape and its biodiversity. The distinctive character of the Kent Downs Area of Outstanding Natural Beauty and its setting will be conserved and enhanced.
- Policy SP1** – Requires all new development to be designed to a high standard, reflect the distinctive local character of an area, create safe, inclusive and attractive environments, incorporate sustainable development principles and maintain biodiversity. Account should be taken of guidance adopted by the District Council in the form of Conservation Area Appraisals and Parish Plans, amongst other matters. The Districts heritage assets and their settings, including listed buildings, conservation areas, historic buildings, archaeological remains, landscapes and outstanding views will be protected and enhanced.

**(iii) Supplementary Planning Guidance – Otford Parish Plan**



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**Consultations**

9. **Sevenoaks District Council** raises no objection.

**Otford Parish Council** raises no objection. Further comments are made with regard to health & safety implications of the school's existing combined vehicular/pedestrian access, which is via a narrow entrance driveway from the High Street. The Parish Council asks if this matter is covered within the School Travel Plan.

**Kent County Council Highways and Transportation** – raise no objection.

**Local Member**

10. The County Council Local Member Mr Nick Chard was notified of the application on the 9 October 2013.

**Representations**

11. The application was publicised by the posting of 2 site notices around the application site and the individual notification of 15 nearby properties. Borough Councillor J. Edwards- Winder, and the Chairman of the Otford Parish Plan were also individually notified of the application (both expressed a significant interest in the Basic Needs Programme application for the 3 classroom extension – application reference SE/13/488).
12. At the time of writing this report, 3 letters of objection have been received. The main points of objection are summarised as follows:-

General matters and amenity concerns

- The proposed development is an unnecessary build on Green Belt land;
- The removal of trees from the AONB, Green Belt and Conservation Area is not acceptable;
- Removed trees should not be replaced. There are many on the school boundary which shed leaves onto private property;
- The covering of land with a hard surface would create drainage problems;
- Residents were assured that the School had sufficient play space for a 2 form of entry Primary School;
- The proposed playground is too close to residential properties, increasing noise pollution. Noise from balls etc. on a hard surface is going to be louder than that on the existing grass;
- Residents already experience enough noise from football matches on the school field during the school term, weekends and school holidays.

Construction

- If permission is granted and the intention is to use Warham Road as an access a very stringent Traffic Management Strategy should be imposed as a condition of consent;
- The Traffic Management Strategy for the recently completed project was infringed on numerous occasions;
- Further use of Warham Road as an access for this project would create a culture of expecting to use the roadway at any time by any vehicle;
- Strong objection is raised to the use Warham Road for construction access. The

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- access should be closed off immediately;
- Warham Road has been left in 'a deplorable state' after the recently completed construction work.

**Discussion**Introduction

13. This application seeks planning permission for an area of hardstanding playground, including removal of some existing trees and the planting of new trees and, as a consequence, the freeing up of space at the front of the school for 6 additional on site car parking spaces. In considering this proposal regard must be had to the Development Plan Policies referred to in paragraph 8 above. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise. Therefore, this proposal needs to be considered in the context of the Development Plan Policies, Government Guidance and other material planning considerations arising from consultation and publicity. Issues of particular relevance include impact on the Green Belt, Conservation Area and Area of Outstanding Natural Beauty, and general amenity concerns, including noise and construction matters.
14. In this case the key determining factors, in my view, are the impact upon residential amenity in terms of construction and noise, and the policy support for the development of schools to ensure that there is sufficient provision to meet growing demand, increased choice and raised educational standards, subject to being satisfied on amenity and other material considerations. In the Government's view the creation and development of schools is strongly in the national interest and planning authorities should support this objective, in a manner consistent with their statutory obligations. In considering proposals for the creation, expansion and alteration of schools, the Government considers that there is a strong presumption in favour of state funded schools, as expressed in the National Planning Policy Framework and reflected in the Policy Statement for Schools. Planning Authorities should give full and thorough consideration to the importance of enabling such development, attaching significant weight to the need to establish and develop state funded schools, and making full use of their planning powers to support such development, only imposing conditions that are absolutely necessary and that meet the tests set out in Circular 11/95.

Impact on Green Belt, Area of Outstanding Natural Beauty and the Conservation Area

15. As shown on the site location plan on page 2 of this report, and as detailed within paragraph 1, the application site is within the Kent Downs Area of Outstanding Natural Beauty (AONB). In addition, the school playing fields are within the Metropolitan Greenbelt, and the eastern school boundary marks the boundary of the Conservation Area. For the avoidance of doubt, the application site itself is not within the Metropolitan Green Belt or the Conservation Area, and as such any impacts would be indirect.
16. First, with regard to the Green Belt, local residents have stated that the proposed playground is an 'unnecessary build on Green Belt land'. However, as noted above, although the school playing fields are within the Green Belt, the proposed development would not be, and therefore policies to protect the Green Belt would not be relevant in this instance. Nevertheless, the proposed development would be 2 dimensional and would not, in my view, affect the openness of the Green Belt in any case. In addition, the

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development site is not within, or directly adjacent to, the nearby Conservation Area. Views from and into the Conservation Area would not be affected by the development as proposed, and I do not consider that the development would affect the character and/or appearance of the Conservation Area. I therefore consider the proposal to be acceptable in terms of impact on the adjacent Green Belt and nearby Conservation Area.

17. The development site is, however, within the Kent Downs Area of Outstanding Natural Beauty (AONB). As outlined in paragraph 8 of this report, Sevenoaks District Local Plan (2000) Policy EN6, and Sevenoaks District Core Strategy (2011) Policy LO8, seek to conserve and enhance the distinctive character of the Kent Downs AONB. The proposed development is within the school site boundary, adjacent to existing built development, and is 2 dimensional in nature. I do not consider that the playground itself would detract from the character of the wider Kent Downs AONB landscape. The applicant has also sited the proposed playground so as to minimise tree removal, ensuring that two existing mature trees on the site boundary adjacent to the application site, and boundary planting, would be retained as part of this proposal. The submitted Tree Survey Report details the methods that would be employed to protect these trees throughout construction works and the proposed hard standing would not extend into the Root Protection Zone of the two mature trees on the site boundary. Brick edging to the hardstanding play area would delineate this.
18. However, 8 trees are proposed to be removed, including a Walnut (not directly affected by the development proposed), Cherry, Silver Birch, Whitebeam, and Ash. The School have requested that the fruit bearing trees be removed due to maintenance issues, and the remainder are semi-mature and not overly visible from outside of the school site. The applicant is proposing to plant 4 replacement trees, which would be planted between the newly completed three classroom extension and the existing school building, in the location of the Walnut Tree proposed for removal. Local residents appear to have mixed views on both the loss of trees, and proposed replacement planting. First, it is suggested that removal of trees within the AONB is not acceptable. However, the proposed trees to be removed are not subject to Tree Protection Orders, nor are they within the Conservation Area. Permission to remove such trees would normally, therefore, not be required. As part of this planning application, however, the removal of the trees must be considered. The trees to be removed as all within the school site, are in the main semi mature, and offer little in terms of visual amenity, and/or screening between the school site and adjacent properties. The Walnut Tree, and other fruit bearing trees, also cause maintenance issues for the school, and their removal has been requested. Sevenoaks District Council, and the Parish Council, raise no objection to this application, and I do not consider that the development would have a detrimental impact on the character of the AONB.
19. As outlined above, the applicant is proposing the provide 4 replacement trees, which would be planted between the newly completed three classroom extension and the existing school building, in the location of the Walnut tree proposed for removal. Objection to these replacement trees has been raised by a local resident on the basis that there are many trees on the school boundary which shed leaves onto private property. However, the replacement trees would be planted within the school site, not on or adjacent to the site boundary, and the planting of replacement trees to compensate for tree removal is standard practice, and encouraged by the County Council under the circumstances. I fully support the provision of replacement trees and consider that, should planning permission be granted, a condition of consent would ensure that four replacement trees are provided in the location proposed.

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20. In summary, therefore, I consider that the proposed development would not have a detrimental impact on the openness of the adjacent Green Belt, the character and appearance of the adjoining Conservation Area, or the Kent Downs AONB. The siting of the playground extension is logical in terms of its relationship to the School's accommodation, and is also acceptable in terms of its minimal impact on the local landscape.

General matters and amenity concerns

21. The consultation process has identified a small number of general matters and amenity concerns that need to be considered and addressed in the determination of this application. With the exception of construction matters, which will be discussed later in this report, I will address general matters and amenity concerns in the following paragraphs.

**Need**

22. A local resident has questioned the need for the playground extension as residents were previously assured that the school had sufficient outdoor play space. This query has arisen due to the matter being raised during the recent determination of the planning application for the 3 classroom extension (SE/13/488). At the time of determining that application, the Parish Council and local residents were concerned that the school had insufficient playground/playing field space, and questioned whether the site could accommodate an expansion from 1 form of entry to 2 forms of entry. At the time of determining that application the applicant advised that:

*“With regard to hard surface play space requirements, a 2 FE Primary School would require 1,030m<sup>2</sup> under Building Bulletin 99. Otford Primary School has an existing total of 1,170m<sup>2</sup>, excluding 281m<sup>2</sup> of reception hard play area and an area set aside for the provision of car parking. In addition, Otford Primary School has 8,693m<sup>2</sup> of playing field space, well above the 5,000m<sup>2</sup> recommended for a 2 FE Primary School.”*

23. However, in the supporting documentation for this application the applicant states that current guidelines for hardstanding play areas at a 2 form of entry Primary School is 2,470 metre square, whereas the School currently has only 1,170 metre square. Although the application site is already used for informal play, its surfacing would provide an additional 545 metre square of hard play space, bringing the provision on site to 1715 metre square. The applicant advises that this would offer a greater usable area for play throughout the year, and in all weathers. The proposed playground would also be directly accessible from the new extended school hall and adjacent classrooms.
24. I am led to believe that the figures first provided (with application SE/13/488) related only to informal hard play, and that the figure provided with this current application relates to informal hard play plus hard games courts. However, the school has obtained funding which has made the provision of additional hard play achievable and affordable and, notwithstanding that the School was previously satisfied with the level of hard play provided, the additional 545 metre square of play space currently proposed would aid the school in providing suitable outdoor play space all year round. I do not consider that the development is unnecessary and, in the absence of material harm, I see no reason to refuse the application on this ground.

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**Noise pollution**

25. Local residents have objected to this application on the ground of increased noise generated from children at play on a hard surface. First, it should be noted that outside play is only for short periods throughout the day, on weekdays only, and for limited months of the year, and is not therefore a constant source of noise. In addition, this small area of hard play space would not have any impact on noise generated at evening/weekends by use of the school playing field by local football teams. The playground space proposed is located on an area of the school site already used for informal play, albeit on grass, and is screened from adjoining properties by boundary fencing and planting. In my view, the noise generated by pupils playing on a hard surface instead of the current grass surface would not be detectable over and above the existing level of noise. Under the circumstances, I do not consider that this application would lead to an increase in noise nuisance given the existing use of the application site, the boundary treatment, and the limited periods of use, and see no reason to refuse the application on this ground.

**Drainage**

26. A local resident has expressed concern that the proposed surfacing of the grass play area would result in drainage problems. It should be noted that the application drawings show the provision of a new gully within the play area, which leads to a soakaway located to the west of the hard surfacing proposed. The drawings also show that the playground would fall in level from east to west, ensuring surface water is directed towards the school playing field, where it can naturally drain. In addition, a landscaping strip would remain between the proposed playground and the site boundary, which would also naturally absorb and drain any surface water before it could reach the site boundary. However, given the fall of the playground, surface water should not run towards the site boundary. In considering that the applicant has designed the playground to fall from east to west, and has included the provision of a new gully, I do not consider that the playground would result in surface water drainage issues, especially those which would affect neighbouring residents.

**Car parking and access**

27. It should be noted that the applicant has confirmed that the provision of the playground would enable further space at the front of the school site, adjacent to the access from the High Street and existing staff car parking, to be used for 6 additional on site staff car parking spaces. Although car parking is not a direct requirement of this application, as the proposed playground does not impact upon existing car parking, or have an impact on staff/pupil numbers, access and car parking was a key issue in the determination of the three classroom extension application (SW/13/488). Therefore, I consider the provision of additional on-site car parking for staff to be a positive indirect benefit of this application.
28. It should be noted that the Parish Council has questioned the Health & Safety implications of the school's existing combined vehicular/pedestrian access, which is via a narrow entrance driveway accessed via the High Street. However, this is the school's existing access, and is managed by the School to avoid pedestrian/vehicular conflict. The School are currently in the process of updating their Travel Plan, to be submitted pursuant to condition under application reference SE/13/488. That condition requires the School Travel Plan to be developed in liaison with the Parish Council and its Parish Plan Team and, therefore, any concerns the Parish Council may have regarding safety of the access could be addressed in the preparation of that document.

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Construction matters

29. As outlined in paragraph 4 of this report, the temporary construction access used for the construction of the newly completed classroom block remains in situ, accessed via Warham Road, with the haul road running parallel to the School's southern boundary. This temporary access and haul road is to be removed, and the land reinstated as amenity grassland, and the access closed off with 1.8m closed boarded fence to match the existing. However, as the applicants wish to use that access in association with the development hereby proposed, they are awaiting the outcome of this planning application before fully reinstating the site.
30. Local residents have raised concerns and objections to the proposed use of Warham Road as the construction access for the playground, and consider that the access should be closed off immediately. However, the use of this access to construct the playground would be logical given the location of the existing haul road and the lack of appropriate access via the school's entrance on the High Street. However, the Construction Management Strategy submitted and approved regarding application reference SE/13/488 was breached on occasion, and residents did experience a degree of disruption and nuisance due to vehicles associated with the construction of the 3 classroom extension. That development was, however, substantial and involved the delivery of bulk materials, the use of a number of operatives and site personnel, and had a relatively long build period. The hardstanding playground proposed would involve a limited number of deliveries, would be fairly low key in terms of number of site operatives, and would have a short build period of only a few weeks. That should result in far less disruption to local residents. It should also be noted that Kent County Council Highways and Transportation have raised no objection to this application, and have no concerns over the proposed construction access.
31. However, as requested by local residents, should permission be granted I consider that the applicant should submit a Construction Management Strategy for approval prior to the commencement of the development. That must include the provision of access, parking and circulation within the site for contractors and other vehicles related to construction operations, details of the use of Warham Road and local consultation, and management of the site access to avoid peak school times. Subject to this, I see no reason to refuse this application on the ground of use of Warham Road as a construction access.
32. In addition, local residents have stated that Warham Road has been left in 'a deplorable state' after the recently completed construction work. However, I can confirm that a condition of consent was imposed on application reference SE/13/488 requiring the submission of a pre-construction condition survey of local roads, and that upon completion of the works, any damage as a result of vehicles associated with the construction of that development be made good. I can confirm that the pre-construction condition survey of local roads was submitted and approved prior to commencement of that development, and that any damage to local roads as a result of vehicles associated with the construction of that development will be made good upon removal of the haul road, reinstatement of the amenity grass area, and closure of the construction access point with 1.8 metre close boarded fencing (to match that already installed).
33. It is also suggested by local residents that further use of the construction access in Warham Road would create a 'culture of expecting to use the roadway at anytime by any vehicle'. However, I can confirm that this access is a) required to be closed off and the boundary fencing completed pursuant to condition of consent on application

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reference SE/13/448, and b) cannot be used as an access to the school as Kent County Council have to pay a considerable sum for a licence to cross a strip of land between Warham Road and the School Boundary which is owned by a third party. The licence has recently been renewed for a temporary period to allow for the anticipated construction of the playground, but there is no intention to renew this licence or maintain this access. I can therefore confirm that the construction access would be removed, and closed off upon removal of the haul road and completion of the works on site.

34. Given that there are neighbouring residential properties, if planning permission is granted it would, in my view, be appropriate to impose a condition restricting hours of construction to protect residential amenity. I would suggest that works should be undertaken only between the hours of 0800 and 1800 Monday to Friday and between the hours of 0900 and 1300 on Saturdays, with no operations on Sundays and Bank Holidays. It is also good practice on school sites for contractors to be required under the terms of their contract to manage construction traffic/deliveries to minimise conflict with traffic and pedestrians at the beginning and end of the school day. I consider it appropriate that details of how the site access would be managed to avoid peak school times should also be included within the Construction Management Strategy.
35. In addition to the above, should permission be granted, conditions of consent would ensure that dust, mud on the local highway network, and other matters associated with construction, would be mitigated as far as reasonably possible so as to minimise disruption to local residents.

**Conclusion**

36. In my view, the development would not give rise to any significant material harm and is in accordance with the general aims and objectives of the relevant Development Plan Policies, including those that seek to protect the landscape and the local amenity. In addition, the development is in accordance with the principles of the National Planning Policy Framework and the Planning Policy Statement for Schools (2011). I consider that, subject to the imposition of appropriate planning conditions, this proposal would not have a significantly detrimental impact on the local landscape, including the Kent Downs Area of Outstanding Natural Beauty and the adjacent Conservation Area, or residential amenity. In my view the development is sustainable and there are no material planning considerations that indicate that the conclusion should be made otherwise. However, I recommend that various conditions be placed on any planning permission, including those outlined below.

**Recommendation**

37. I RECOMMEND that PLANNING PERMISSION BE GRANTED SUBJECT to conditions, including conditions covering:
- the standard time limit;
  - the development to be carried out in accordance with the permitted details;
  - protection of trees to be retained;
  - provision of 4 replacement trees;
  - hours of working during construction and demolition to be restricted to between 0800 and 1800 Monday to Friday and between the hours of 0900 and 1300 on Saturdays, with no operations on Sundays and Bank Holidays;



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- construction management plan, including the provision of access, parking and circulation within the site for contractors and other vehicles related to construction operations, details of the use of Warham Road and local consultation, & management of the site access to avoid peak school times;
- measures to prevent mud and debris being taken onto the public highway.

Case officer – Mary Green
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Background documents - See section heading
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