

**242911 - PROPOSED EXTENSIONS TO THE EXISTING PRIMARY SCHOOL TO PROVIDE 2 ADDITIONAL CLASSROOMS AND ASSOCIATED LEARNING RESOURCE AND SUPPORT SPACES, EXTENSION OF THE EXISTING CAR PARK AREA, RELOCATION OF 2 NO. STORAGE SHEDS, AND ASSOCIATED HARD AND SOFT LANDSCAPING AND BIODIVERSITY IMPROVEMENTS AT HAMPTON DENE PRIMARY SCHOOL, CHURCH ROAD, HEREFORD, HEREFORDSHIRE, HR1 1RT**

**For: Mrs Marshall per Mr Nathan Liu, DB3 Architecture and Design, 3rd Floor, 2 Callaghan Square, Cardiff, South Glamorgan, CF10 5BT**

## **ADDITIONAL REPRESENTATIONS**

Further to the publication of the report, the applicant has provided the following additional supporting information italicised below, together with a revised AMENDED Proposed Site Plan (received 1 July 2025) and an Arboricultural Impact Assessment & Method Statement:

*"We have been notified that Hampton Dene School will have space for 214 (184+30) mainstream students and 64 (48+16) SENDs students.*

*Please see below calculations for BB103 and BB104:*

*Mainstream Soft Outdoor PE Area: 20 m<sup>2</sup> per student*

*Mainstream Hard Outdoor PE Area: Base area of 400 m<sup>2</sup> with additional 1.5 m<sup>2</sup> per student*

*SENDs Soft Outdoor PE Area: Base area of 2800 m<sup>2</sup> with additional 7.5 m<sup>2</sup> per student*

*SENDs Hard Outdoor PE Area: Base area of 400 m<sup>2</sup> with additional 1.5 m<sup>2</sup> per student*

*To calculate the required proposed soft and hard outdoor PE areas for Hampton Dene School:*

*Soft Outdoor PE Area:  $(20 \times 214) + (7.5 \times 64) = 4760 \text{ m}^2$  (base area for SENDs provisions is included within the area required for mainstream school)*

*Hard Outdoor PE Area:  $(400 + 1.5 \times 214) + (400 + 1.5 \times 64) = 721 \text{ m}^2$  (both provisions have a base area requirement)*

*At the moment, the proposed Hampton Dene Primary School would have the following provisions:*

*Available Soft Outdoor PE Area: 8097 m<sup>2</sup>*

*Available Hard Outdoor PE Area: 949 m<sup>2</sup>*

*As per our calculations, we would have more than the required areas for both soft and hard outdoor PE areas. We have included a site plan to illustrate the current available outdoor PE areas."*

The above has been shared and reviewed by Sport England, who provide the following updated response received on 1 July 2025:

*“Thanks for the below as discussed there were two elements which we sought further information on and there remains no clarity as to whether there remains the capacity to accommodate 2no U9/10s (61x43m) football pitches on the retained playing field site. This would be helpful for Sport England to reconsider its position.”*

## **OFFICER COMMENTS**

Given the timescales, it has not been possible for the applicant to provide a further amended plan in response to the further comments of Sport England. The proposed loss of playing fields is however discussed extensively from 6.12 to 6.23 of the officer report and the amended site plan does not change the views reached by officers in terms of tension with policy on this point.

The received Arboricultural Impact Assessment and Method Statement includes a Tree Protection Plan which is in relation to the proposed temporary access required onto Hampton Dene Road during the construction phase of the development. This has been reviewed by officers and is viewed to be appropriate. Accordingly, Condition 5 as proposed in the officer recommendation can be amended to effectively implement the Tree Protection Plan and recommendations of the report to be maintained throughout the duration of the works.

For information, the current shortfall of SEND places across Herefordshire is 239.

## **CHANGE TO RECOMMENDATION**

The consultation period has now expired and since no further comments have been received, the wording of the recommendation has been changed accordingly. Furthermore, considering recent exchanges, it is possible that Sport England may remove their objection, and, in this case, the recommendation has been amended to avoid any unnecessary notification to the Secretary of State should this occur.

**The Planning & Regulatory Committee resolve to approve the proposal subject to the following list of conditions and any other further conditions considered necessary by officers named in the scheme of delegation to officers and that the application is referred to the Secretary of State under the Town and Country Planning (Consultation) (England) Direction 2024.**

**Unless Sport England subsequently remove their objection, the Local Planning Authority shall not grant planning permission until the expiry of a period of 21 days beginning with the date which the Secretary of State tells the authority in writing they have received notification and if, before the expiry of the 21 day period, the Secretary of State has notified the authority that they do not intend to issue a direction under section 77 of the Town and Country Planning Act 1990 in respect of that application, the local planning authority may determine the application.**

Condition 5, as set in the officer report, to be replaced with the following condition:

*5. The tree protection plan and recommendations, as set out in the Arboricultural Impact Assessment & Method Statement dated February 2025 by Mackley Davies Associated Ltd, shall be implemented on-site and maintained throughout the duration of the construction phase until the development is completed.*

*Reason: To ensure that the development does not have an adverse effect on the character and appearance of the area, ensuring arbiocultural features are protected and conforms with Policies LD1 and LD3 of the Herefordshire Local Plan – Core Strategy in relation to landscape character, visual amenity and green infrastructure and the National Planning Policy Framework.*