

**Magdalen College School
St John's Buildings & Waynflete Sites
Brackley
Northamptonshire NN13 6FB**

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Rev B: Issue to Development Control	20.01.2010
Issue 02: additional notes.	28 Jan 2010
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PROJECT: Proposed new Car Parking Area, St John's Buildings.

Planning Information:

1. CONCEPT:

- a. The Head and Governors of the School would like to be able to provide additional car parking facilities in the school at the St John's Buildings site. The provision will include for dedicated disabled and visitor parking.
- b. There are issues with the proposal outlined with the allowance of spaces within the Parking SPG of March 2003 and that a sports facility will be removed to accommodate this.

2. EXISTING ARRANGEMENTS:

- a. **SITE:** Magdalen College School is a split site School operating on two sites. These are Waynflete, the main site where the bulk of the 1470 students are based, and St. John's which will be the application site.
- b. **SCHOOL:** The school is a Voluntary Controlled type, the NCC being responsible for the allocation of places. Currently there are in excess of 1400 pupils between the two sites.
- c. **STAFF:** There are at present some 190 staff, though some of these are part-time e.g. exam invigilators who will only be in on certain days. On normal school days there are about 150 staff in total, of which 40 usually work at this site. Staff will also travel by car between the two sites, which makes for additional requirement.
- d. **CAR SPACES:** There are a total of 21 designated car parking spaces and one [part] disabled space on this site. This means that there is considerable parking on field edges and other unsuitable areas. The disabled space is adjacent to the school building and uses the circulation area to fulfil the actual space required. There are no dedicated visitor car parking spaces. Refer to photos - 14 spaces in area [01] and 8 in area [02]. The spaces and turning are below standard sizes.
- e. **CIRCULATION:** The entrance the site is through a narrow gate directly from the High Street. One way traffic is the only possible for 25 meters inside the gate between the first car parking area and the main road. There is no adequate delivery areas or turning.

This area has become a circulation area for both cars and scores of pedestrians and constitutes a Health and Safety issue and is hazardous at certain times of the day.

f. SPORTS FACILITIES:

The **Waynflete** site supports the majority of the sports facilities and high investment has been made.

- i. Artificial Full size Hockey Pitch (Built in 2000 for £300,000)
- ii. The Wodhams Sports Hall (Built in 2003 for £900,000)
- iii. Five Tennis Courts refurbished in 2008.
- iv. A traditional School Gym used mainly for Dance and Gymnastics.

All facilities are widely used by the Community from 5.00 p.m -9.30 p.m. weekdays and at weekends. Our Waynflete Site has ample parking space for Community use.

The **St. John's** site provides additional facility which is allocated to various departments.

- i. The main grass pitches are on this site and are used for Rugby, Soccer and cricket.
- ii. The site has limited parking but the fields are used by the community successfully because access can be gained from the Football Club. Their land adjoins and they use our fields for Junior matches and training.

- iii. The Cricket Club also adjoins and our field is used by the club for Junior and sometimes 3rd team matches. In partnership with the cricket club we have installed a new artificial pitch (2007)
- g. **TENNIS COURTS:** The courts on this, the St. John's site are not fit for purpose to play competitive games. This is for the following reasons given by Iain Taylor, Head of PE:
 - i. They were built possibly pre-war in the early days of tennis and have not had investment in them over the years because of other facilities in the school complex.
 - ii. They do not meet a minimum playing area as there is inadequate run off areas to all perimeters of each court. Due to their position there is no scope for extending the size of playing area to meet this need.
 - iii. Two boundaries are the extent of the school and concrete retaining walls, and two others are edged by ground of considerable difference in levels. The gradient of the whole area is too great.
 - iv. The court is shielded from the sun by a large block of flats and moss build up can be a surface problem. There are two trees very near the courts. Leaves can be a problem by creating a slippery surface.
 - v. It has been stated above that the other site has adequate facility for sports so the removal of these undersize courts will not be detriment to the overall facility being provided by the school.

Iain Taylor as Head of PE at the school has made it clear that it is his position to prevent any loss of the major facilities. There has been no use of these courts for some years and all the school tennis is played at the main school site where there is ample facility of courts for their needs.

The school had considered investment to refurbish the surfaces some years ago, but to increase the size of court area was impossible due to costs of overcoming these constraints.

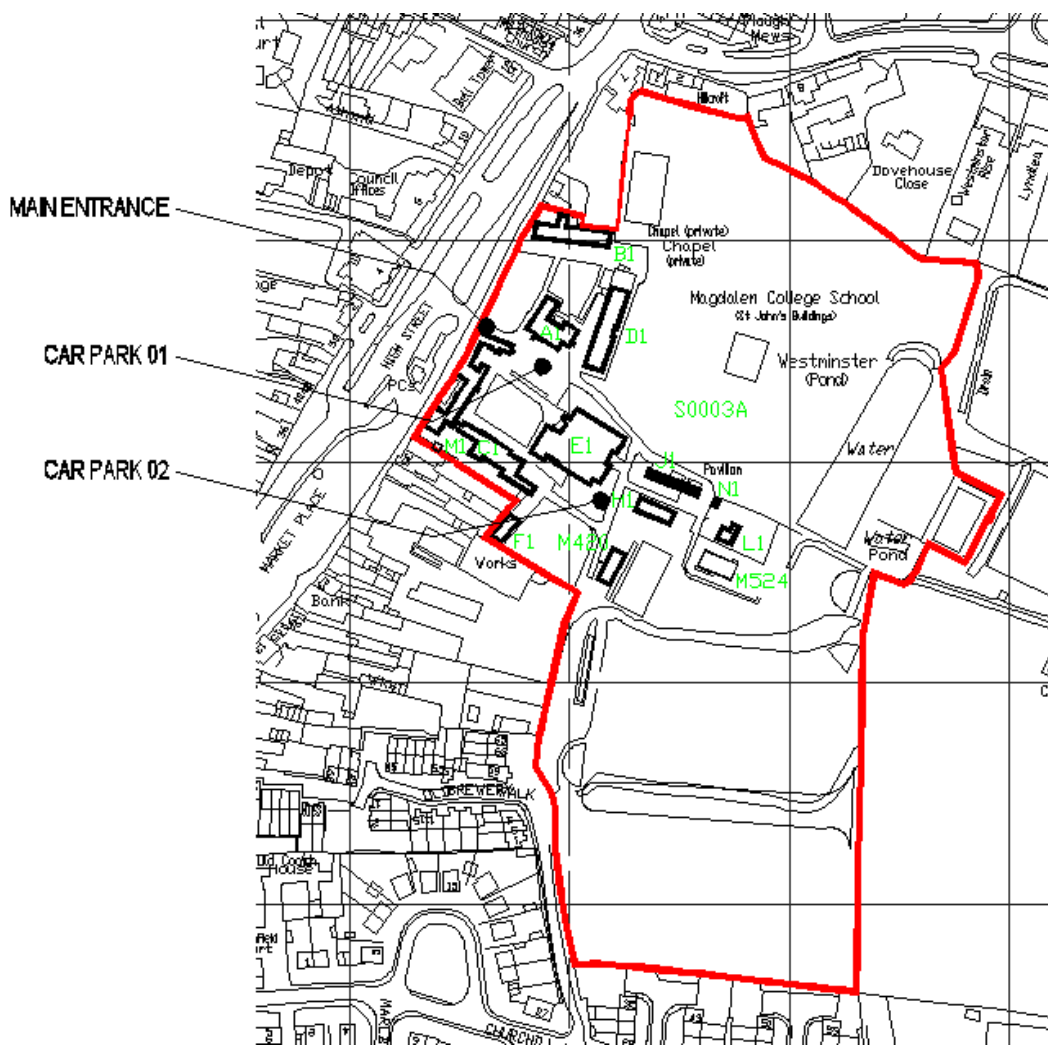
3. PROPOSED ARRANGEMENTS:

- a. **CAR SPACES to the St John's Site:**
 - i. The front car park area 01 is to be reduced for staff parking but provision for 3 dedicated disabled parking and 3 visitor spaces with an additional 12 bay shelter for staff cyclists travelling between sites. A greater circulation and open space will be prominent with the central area for short term parking for deliveries. A safer environment will be created.
 - ii. The rear car park area 02 will provide for 43 full spaces within a single controlled area. The area will be compact and security will be easily attained. The SPG of March 2003 gives a minimum of 1:1 for staff and that will be met. Other staff spaces meet the provision on the Waynefleet site.
- b. **LANDSCAPING:**
 - i. There will be no formal landscaping; the existing tennis court fencing will be removed and security barrier erected for safety reasons.
 - ii. The existing trees will remain.
 - iii. The old concrete and tarmac will be replaced by a new surface and white lined.
 - iv. Additional storm drainage to soakaways will be provided to prevent run off.

4. SPORT ENGLAND

A playing field is defined in the 1996 Statutory Instrument No.1817 (as amended by 2009 Statutory Instrument No.453) as the whole of a site which encompasses at least one playing pitch. In accordance with Planning Policy Guidance Note 17 and its playing field policy, Sport England will object to the loss of any area within playing fields to development unless one of five exceptions is met. The exceptions relate to the following and the provision is shown:-

- E1 - A proven excess of provision. - This provision has been met.
- E2 - The use is ancillary to the playing field. - This provision is not applicable has not been met.
- E3 - The site is incapable of forming part of a pitch or court. - This provision has been met.
- E4 - Equivalent or better replacement is provided elsewhere. - This provision has been met.
- E5 - An alternative sports use is proposed, outweighing loss. - This provision has been met with facilities at the other school site.



SITE LOCATION PLAN



PH01 - EXISTING ACCESS TO THE HIGH STREET



PH02 - EXISTING CAR PARK 01 - 13 Spaces



PH03 - EXISTING CAR PARK 02 - 8 Spaces



PH04 - EXISTING PARKING AND TENNIS COURT



PH05 - EXISTING TENNIS COURT