



Proof of Evidence Summary

IDP Ref:	C3289 - Park House Secondary School, Sandlesford Park, Newbury
LPA Ref:	20/01238/OUTMAJ
PINS Ref:	APP/W0340/W/20/3265460
Report number:	APP/30
Date:	April 2021
Author:	James Hinde, BA (Hons) Arch, Grad. Dip. Arch, ARB, RIBA
01:	My name is James Hinde and I am qualified Architect and Director at IDP (Central) Limited, an architectural practice within a wider group of construction consultancy companies. I have over 20 years' experience of working alongside public and private sector clients across a wide variety of procurement routes and project types, but with specific experience in delivering education projects.
02:	I have been instructed by Bloor Homes Limited to provide a Proof of Evidence relating to the appeal and Public Inquiry concerning the decision by the West Berkshire District Council (WBDC) to refuse the planning application on land at Sandlesford Park, Newbury.
03:	I confirm I was the lead consultant within the IDP team which developed the design proposals for the Park House Secondary School site, and I visited the site and met with the Local Education Authority team and the school's Senior Management Team regularly in the development of the design proposals from IDP's appointment by Bloor Homes in the spring of 2017 through to the submission of the outline planning application on 28 th May 2020.
04:	I can confirm my evidence, is true and has been prepared and is given in accordance with the guidance of my professional institution and I confirm that the opinions expressed are my true and professional opinions.
05:	The application was refused on the 13th October 2020. One of the reasons for refusal (no. 10) relates to the Park House Secondary School site area and location of the proposed sports pitch. In relation to refusal reason number 10, the Application Decision Notice states <i>"The proposal seeks to set aside part of the site to form an extension to Park House School in order to mitigate the impact of the development proposed on secondary education provision, as required by Policy CS3 of the Core Strategy. The applicants have proposed that the expansion land to be provided is used to facilitate the identified need for an additional sports pitch. The proposal however will result in the loss of the ancient tree (T34), as well as a number of trees and hedgerow along its western boundary, while also encroaching onto the buffer of the</i>

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	<i>Barns Copse ancient woodland. It is apparent that these impacts could be avoided by a small increase in the area of proposed expansion land to be secured, the size of which remains inadequate, or, through an alternative proposal for the alterations to the school.”</i>
06:	In response to the reason for refusal (number 10), IDP have worked with Bloor Homes and Barrell Tree Consultancy to produce a revised design for the layout of the grass sports pitch on the additional school land.
07:	This revised proposal retains the ancient tree T34, and no longer effects the trees and hedgerows along the western boundary, or the buffer to the Barns Copse ancient woodland. Refer to IDP drawing C3289 – 001-25032021C contained within the IDP Appendix – document reference APP/29.
08:	To achieve this, additional land is being given to Park House School. The total area of land being given to Park House School is now 1.93Ha (19,340m2).
09:	In conclusion, the secondary school building and site area provision is satisfactory, and exceeds the BB103 recommendations in terms of site area, to the school’s benefit. The revised location of the proposed sports pitch removes any impact on T34, and no longer effects the trees and hedgerows along the western boundary, or the buffer to the Barns Copse ancient woodland. Therefore, the reason for refusal (number 10) would now be ill-founded.

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