Case No: 1100660FUL (FULL PLANNING APPLICATION)

Proposal: ERECTION OF 6 BAY MODULAR BUILDING FOR USE AS

PRE-SCHOOL AND OUT-OF-SCHOOL CLUB

Location: UPWOOD PRIMARY SCHOOL RAMSEY ROAD UPWOOD

Applicant: CAMBRIDGESHIRE COUNTY COUNCIL

Grid Ref: 526653 283064

Date of Registration: 18.05.2011

Parish: UPWOOD AND THE RAVELEYS

RECOMMENDATION – MINDED TO APPROVE

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site is situated within the grounds of Upwood Primary School, which is located in the countryside between the villages of Upwood and Bury, and to the east of a housing estate. The school site comprises of a range of buildings, a car park and a grass covered playing field at the rear.
- 1.2 Planning permission was granted by the County Council in June 2010 for an extension on the eastern side of the main school building to provide two classrooms to accommodate the Pre-school and Out-of-school groups. The applicant reports that budgetary constraints mean that this permission will not be implemented in the short term at least. Therefore permission is now being sought to erect a less costly 6 bay modular classroom on part of the grass playing field to the rear of the main complex of school buildings, to provide additional accommodation for use by the Pre-school and Out-of-school groups.
- 1.3 The proposed modular classroom was manufactured in 1997 and when assembled would measure approx. 18m long by 9m wide, with a height above ground level of approx. 3.4m. The external walls of the classroom are finished in a dark grey coloured textured coating with a green mineral felt roof and white Upvc windows.
- 1.4 Under the scheme of delegation and in accordance with the Council's adopted procedures, this application is referred to Full Council because officers and Members of the Development Management Panel are minded to support the application contrary to an objection from Sport England.
- 1.5. The Development Management Panel resolved to endorse the recommendation of officers and authorise referral to Full Council at the meeting held on 15th August 2011. Full Council is now invited to consider the application in accordance with the recommendation of officers and the Development Management Panel. If Council is minded to approve the application it would need to be referred to the Secretary of State in accordance with the requirements of the Town and Country Planning (Consultation) (England) Direction 2009. If the Secretary of State then 'calls-in' the application, he would determine

it. If he does not call it in, the Council as Local Planning Authority would determine the application.

2. NATIONAL GUIDANCE

- 2.1 **PPS1: "Delivering Sustainable Development" (2005)** contains advice on the operation of the plan-led system.
- 2.2 **PPS7: "Sustainable Development in Rural Areas" (2004)** sets out the Government's planning policies for rural areas, including country towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas.
- 2.3 **PPG13:** "Transport" (2011) sets out the objectives to integrate planning and transport at the national, strategic and local level and to promote more sustainable transport choices both for carrying people and for moving freight.
- 2.4 **PPG17:** "Planning for Open Space, Sport and Recreation" (2002) sets out the policies needed to be taken into account by regional planning bodies in the preparation of Regional Planning Guidance (or any successor) and by local planning authorities in the preparation of development plans (or their successors); they may also be material to decisions on individual planning applications.

For full details visit the government website http://www.communities.gov.uk and follow the links to planning, Building and Environment, Planning, Planning Policy.

3. PLANNING POLICIES

Further information on the role of planning policies in deciding planning applications can also be found at the following website: http://www.communities.gov.uk then follow links Planning, Building and Environment, Planning, Planning Information and Guidance, Planning Guidance and Advice and then Creating and Better Place to Live

- 3.1 East of England Plan Revision to the Regional Spatial Strategy (May 2008) Policies viewable at http://www.go-east.gov.uk then follow links to Planning, Regional Planning then Related Documents
 - ENV7: "Quality in the Built Environment" requires new development to be of high quality which complements the distinctive character and best qualities of the local area and promotes urban renaissance and regeneration.
- 3.2 Cambridgeshire and Peterborough Structure Plan (2003) Saved policies from the Cambridgeshire and Peterborough Structure Plan 2003 are relevant and viewable at http://www.cambridgeshire.gov.uk follow the links to environment, planning, planning policy and Structure Plan 2003.
 - None relevant
- 3.3 Huntingdonshire Local Plan (1995) Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at www.huntingdonshire.gov.uk/localplan95

- En17: "Development in the Countryside" development in the countryside is restricted to that which is essential to the effective operation of local agriculture, horticulture, forestry, permitted mineral extraction, outdoor recreation or public utility services.
- En25: "General Design Criteria" indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.
- 3.4 Huntingdonshire Local Plan Alterations (2002) Saved policies from the Huntingdon Local Plan Alterations 2002 are relevant and viewable at www.huntingdonshire.gov.uk/localplan Then click on "Local Plan Alteration (2002)
 - None relevant
- 3.5 Policies from the Adopted Huntingdonshire Local Development Framework Core Strategy 2009 are relevant and viewable at http://www.huntsdc.gov.uk click on Environment and Planning then click on Planning then click on Planning Policy and then click on Core Strategy where there is a link to the Adopted Core Strategy.
 - CS1: "Sustainable development in Huntingdonshire" all developments will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered including design, implementation and function of development.
- 3.6 Policies from the Development Management DPD: Proposed Submission 2010 are relevant.
 - E1: "Development Context" development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal.
 - **E2**: "Built-up Areas" development will be limited to within the built-up areas of the settlements identified in Core Strategy policy CS3, in order to protect the surrounding countryside and to promote wider sustainability objectives.
 - E7: "Protection of Open Space" proposals shall not entail the
 whole or partial loss of open space within settlements, or of
 outdoor recreation facilities or allotments within or relating to the
 settlement, unless: a robust assessment of open space provision
 has identified a surplus within the catchment area to meet both
 current and future needs; any replacement provides a net benefit
 to the community.
 - **E10**: "Parking Provision" car and cycle parking should accord with the levels and layout requirements set out in Appendix 1 'Parking Provision'. Adequate vehicle and cycle parking facilities shall be provided to serve the needs of the development.

- H7: "Amenity" development proposals should safeguard the living conditions for residents and people occupying adjoining or nearby properties.
- **P7**: "Development in the Countryside" development in the countryside is restricted to those listed within the given criteria.
 - a. essential operational development for agriculture, horticulture or forestry, outdoor recreation, equine-related activities, allocated mineral extraction or waste management facilities, infrastructure provision and national defence;b. development required for new or existing outdoor leisure and recreation where a countryside location is justified;c. renewable energy generation schemes;d. conservation or enhancement of specific features or sites of heritage or biodiversity value;e. the alteration, replacement, extension or change of use of existing buildings in accordance with other policies of the LDF;f. the erection or extension of outbuildings ancillary or incidental to existing dwellings;g. sites allocated for particular purposes in other Development Plan Documents.
- D1: "Green Space, Play and Sports Facilities Contributions" all proposals should take into account the Green Infrastructure Strategy 2006, the Open Space, Sports and Recreation Needs Assessment and Audit 2006 and the Sports Facilities Strategy for Huntingdonshire 2009 or successor documents as appropriate.

4. PLANNING HISTORY

4.1 1005005CCA – extension to school for the provision of a children's centre by erecting two replacement classrooms, permitted by the County Council in June 2010. The District Council as consultee raised no objection to this proposal. Copy of the decision notice and site plan are attached.

5. CONSULTATIONS

- 5.1 Upwood and the Raveleys Parish Council recommend approval (copy attached)
- 5.2 Sport England the proposal would result in the loss of approx. 230 square metres of the school playing field and would therefore have a negative impact on sport, which is contrary to policy E3 of the Sport England Playing Fields policy.

6. REPRESENTATIONS

6.1 None received

7. SUMMARY OF ISSUES

7.1 The main issues to consider are the acceptability of the principle of the proposal, the acceptability of the loss of part of the School playing field, its visual impact on the character and appearance of the countryside, impact on neighbour amenities and highway safety.

Principle

7.2 The proposed classroom is described as necessary to meet an accepted need for additional classroom space to accommodate pre and out-of-school groups in a more cost effective manner than the approved extension to the school. The applicant reports that the previously approved extension can no longer be implemented in the short term at least, due to a reduced level of funding brought about by the Government's Comprehensive Spending Review. In this context the principle of erecting a mobile building to meet the accommodation needs of the school is acceptable in principle subject to other material considerations and is compliant with criterion 'a' of Policy P7 of the Huntingdonshire Development Management DPD: Proposed Submission 2010, as it would constitute essential operational development for infrastructure.

Loss of part of the playing field:

- 7.3 PPG17 is the national planning policy on planning for sport, recreation and open space. Paragraph 15 of PPG17 advises that planning permission for development on playing fields should not be allowed unless it complies with the following criteria:
 - the proposed development is ancillary to the use of the site as a playing field (e.g. new changing rooms) and does not adversely affect the quantity or quality of pitches and their use.
 - the proposed development only affects land which is incapable of forming a playing pitch (or part of one);
 - the playing fields that would be lost as a result of the proposed development would be replaced by a playing field or fields of equivalent or better quantity and quality and in a suitable location.
 - the proposed development is for an outdoor or indoor sports facility of sufficient benefit to the development of sport to outweigh the loss of the playing field.
- 7.4 Policy E7 of the Huntingdonshire Development Management DPD: Proposed Submission 2010 goes on to explain that the whole or partial loss of outdoor recreation facilities should be resisted unless: a robust assessment of open space provision has identified a surplus within the catchment area to meet both current and future need, and any replacement provides a net benefit to the community.
- 7.5 It is clear from the nature of this application, as highlighted by Sport England, that the proposal would not comply with any of the above criteria of PPG17 or policy E7 that may otherwise justify the loss of part of a playing field, and this is the basis for the objection lodged by Sport England. Sport England advises that there is a deficiency in the provision of playing fields in Huntingdonshire. Sport England has stated that it would re-consider its position if the applicant is willing to provide compensatory benefits to sport, e.g. through community use of the playing field or through suitable qualitative improvements to the remaining playing field to improve the carrying capacity of the pitches on site.

- The applicant has been made aware of the objection lodged by Sport England, but remains of the view that the loss of a 230 square metre area of the playing field to the proposed development, could not be compensated for in the manner suggested by Sport England. The applicant advises that opening up the playing field for community use would compromise safety and security. There is no funding for qualitative pitch improvements and if there was, that funding is likely to have been allocated to contribute to implementing the extant permission to extend the school buildings, which would negate the need for the proposed classroom.
- 7.7 In weighing up the harm caused by the loss of a small area of the existing playing fields, against the benefits of the proposed classroom to the local pre-school and out-of-school groups, there is clearly a balance to be struck. While the loss of part of the School playing field is regrettable, the extent of the area lost to the proposal would not render the playing field unusable and it would remain of a size sufficient to accommodate a football pitch. The applicant has stated that the football pitch shown on the submitted drawings is currently marked out on site. The 'loss' of playing field may also only be short term, as it is possible that the extant planning permission to extend the school building could be implemented in the future, negating the need for the proposed classroom to be sited on part of the playing field, but this is not guaranteed to happen.
- 7.8 To conclude, it is considered that the benefits to the community of the proposed classroom would outweigh the relatively small loss of part of the School playing field, providing that any planning permission is granted on a temporary basis only to allow the need for the classroom and the deficiency of the provision of playing fields within the local authority area concerned, to be reviewed again in the future.

Impact on the character and appearance of the countryside:

7.9 The proposed classroom is not an attractive building, but it would be positioned in an unobtrusive location to the rear of the existing school buildings, and as such it would not be significantly harmful to the character and appearance of the site or the surrounding countryside. As is routine for approvals of mobile buildings, any permission given would be temporary in nature for a maximum period of 5 years.

Impact on neighbour amenities:

7.10 Neither the physical presence of the proposed classroom or the noise/disturbance generated by its proposed use could be considered as significantly harmful to the amenities of neighbouring occupiers.

Impact on highway safety:

7.11 In the context of the extant planning permission for the two classroom extension to the school to accommodate the pre-school and out of school groups, the proposal would not generate a materially greater number of vehicle movements and could not be considered as detrimental to highway safety in the locality.

Conclusion

- 7.12 In balancing the loss of part of the existing School playing field against the benefits of the proposal to the local community, it is considered that, if granted planning permission for a temporary period only, the proposal is acceptable for the following summarised reasons:
 - the benefits to the local community outweigh the potential short term loss of a relatively small part of the existing playing field.
 - it would not be unacceptably harmful to the character and appearance of the countryside
 - it would not be significantly harmful to the amenities of neighbouring occupiers.
 - it would not be significantly harmful to highway safety.
- 7.13 For these reasons the proposal would comply with PPS1, PPS7 and PPS13, policy ENV7 of the East of England Plan 2008, policies En17 and En25 of the Huntingdonshire Local Plan 1995, policy CS1 of the Huntingdonshire Core Strategy 2009 and policies E1, E10, H7 and P7 of the Huntingdonshire Development Management DPD: Proposed Submission 2010.
- 7.14 Therefore it is recommended that Members indicate that they are minded to approve the application and further resolve that it be approved if it is not called-in by the Secretary of State.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

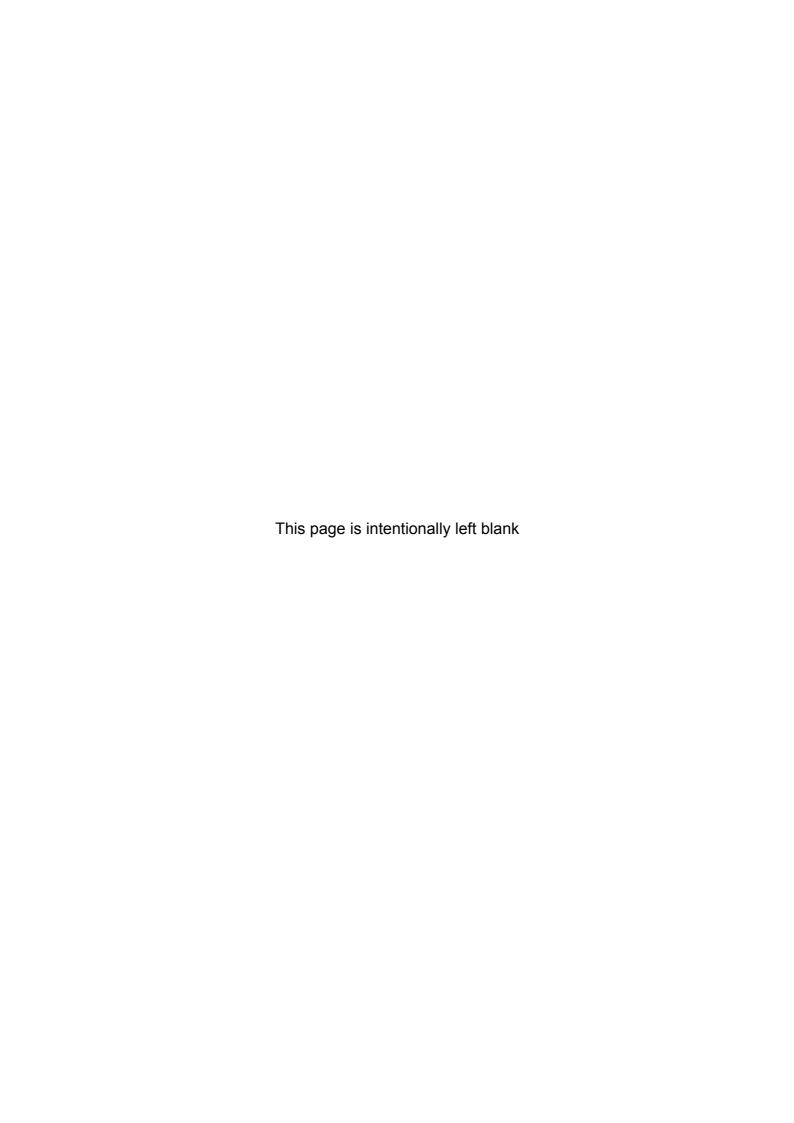
8. RECOMMENDATION -

- a) **COUNCIL IS MINDED TO APPROVE** the application subject to the condition listed below:
- b) **REFER** the application to the Secretary of State; and
- c) **APPROVE** the application subject to the condition listed below if the application is not called-in by the Secretary of State

Condition - Temporary planning permission for 5 years after which the classroom is to be removed and the land reinstated to its former condition and use as a playing field.

CONTACT OFFICER:

Enquiries about this report to **Mr Gavin Sylvester Assistant Development Management Officer 01480 387070**





Pathfinder House, St Mary's Street Huntingdon. PE29 3TN mail@huntsdc.gov.uk

Tel: 01480 388388 Fax: 01480 388099 www.huntingdonshire.gov.uk

Head of Planning Services Pathfinder House St. Mary's Street Huntingdon Cambridgeshire PE 29 3TN

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	5
Application Number: 1100660FUL Case Officer Mr Gavin Sylvester Proposal: Erection of 6 bay modular building for use as Pre-school and Cocation: Upwood Primary SchoolRamsey RoadUpwood Observations of Upwood And The Raveleys Town/Parish Council. Please √ box as appropriate	
Recommend approval because (please give relevant planning real Councilion are happy that there will compact on near neighbours. This will school and mutics and retain the fact the playing field. Recommend refusal because (please give relevant planning reasons)	be no Unprove

No observations either in favour or against the proposal

Date 1/1-1.

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

Full Council

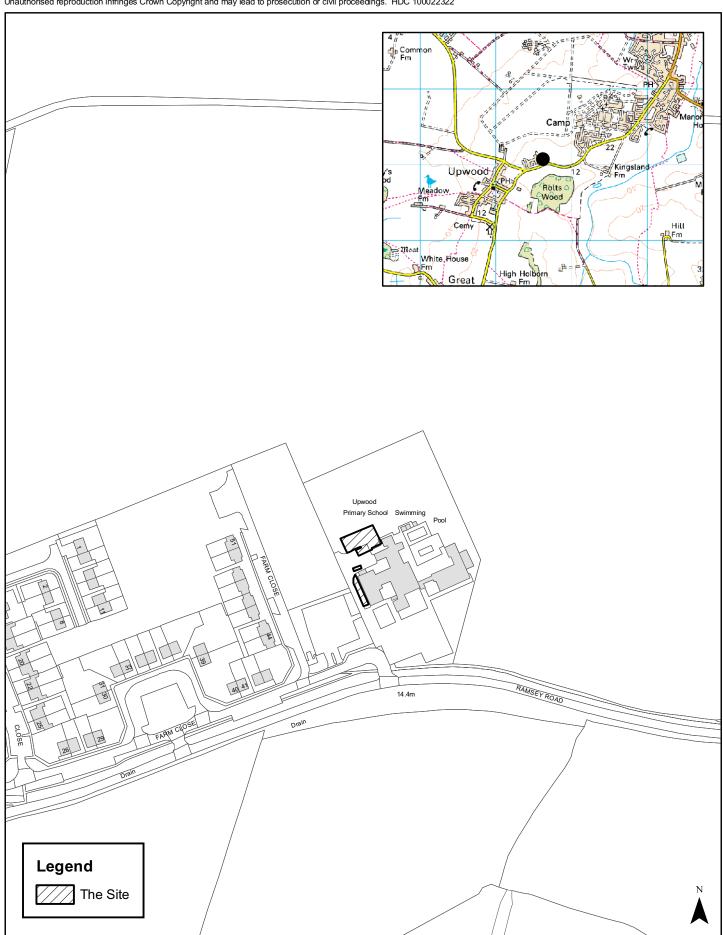
Application Ref: 1100660FUL

Location: Upwood and The Raveleys

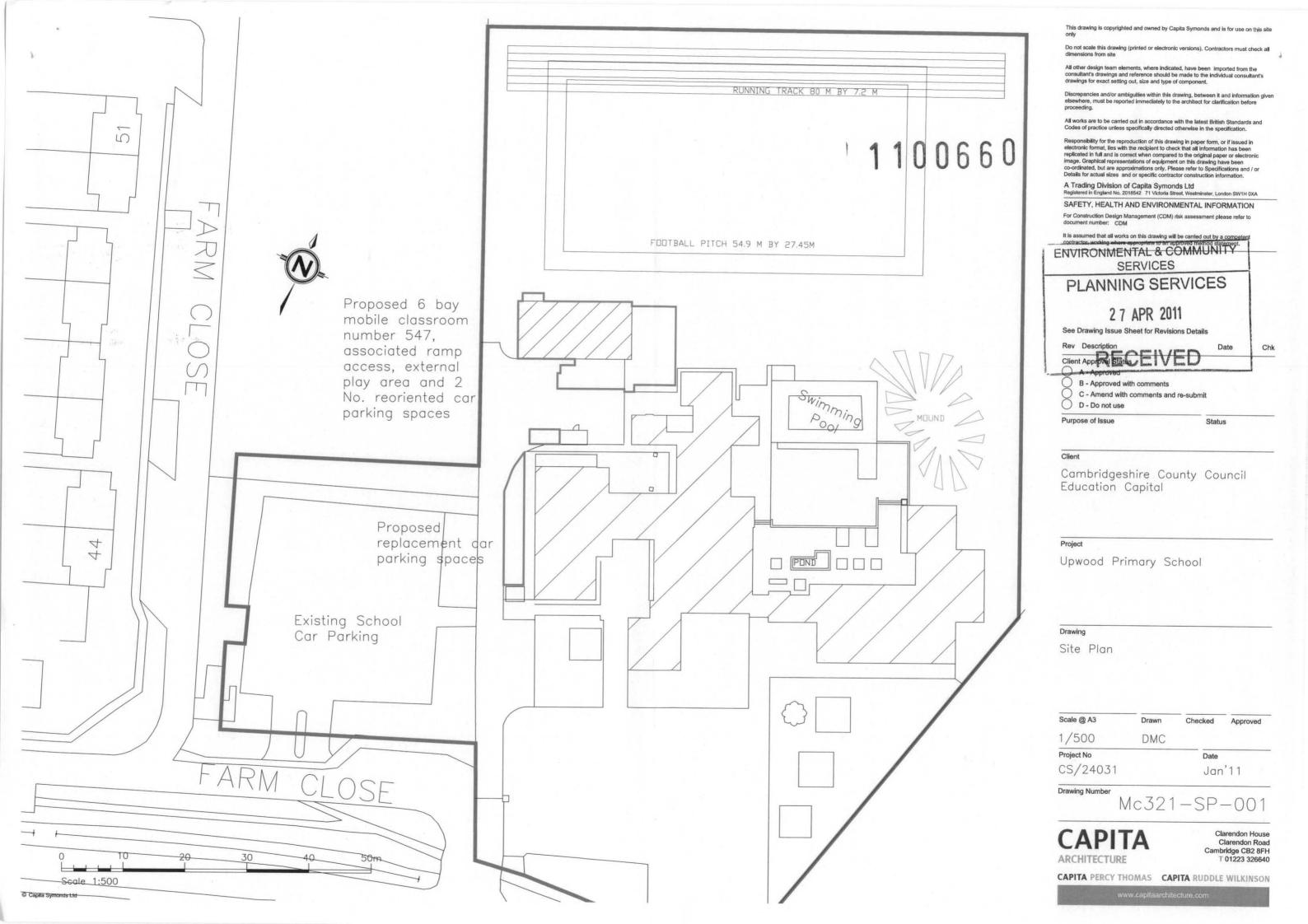
Date: 28th September 2011

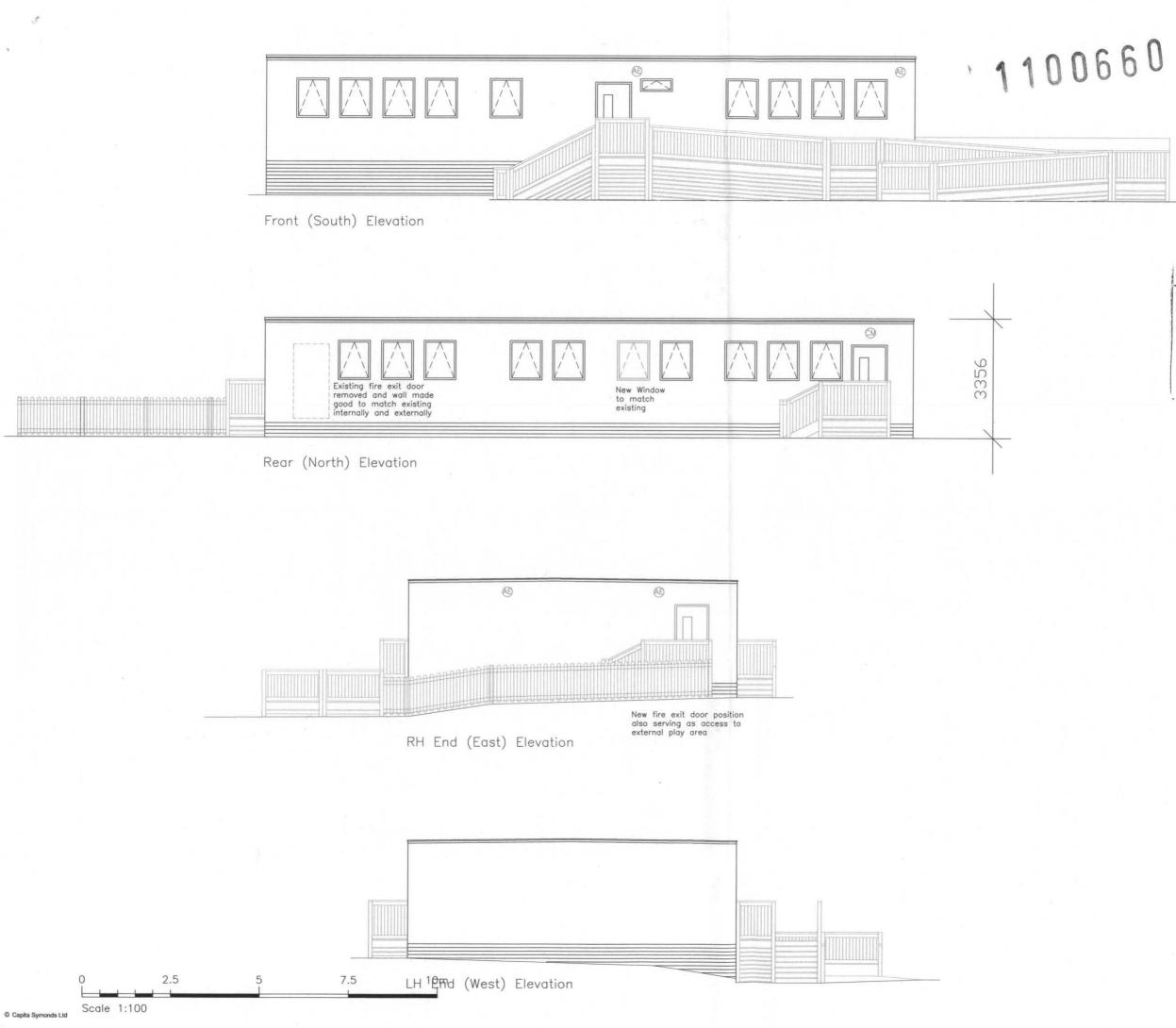


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For Construction Design Management (CDM) risk assessment please refer to document number: CDM

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PLANNING SERVICES

2 7 APR 2011

P00 INITIAL ISSUE

00/00/00 Date

AAA

Chk

A - Approved
B - Approved with comments

C - Amend with comments and re-submit

O - Do not use

Purpose of Issue

Status

Client

Cambridgeshire County Council Education Capital

Project

Mobile Classroom Building No. 547

Drawing

Elevations

Scale @ A3	Drawn	Checked	Approved
1/100	DMC		
Project No		Date	
CS/24031		Mar	r'11

Drawing Number

Mb547e-000



Clarendon House Clarendon Road Cambridge CB2 8FH

CAPITA PERCY THOMAS CAPITA RUDDLE WILKINSON

1100660

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AAA Date Chk

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A - Approved

B - Approved with comments

C - Amend with comments and re-submit

O - Do not use

Purpose of Issue

Status

Client

Cambridgeshire County Council Education Capital

Mobile Classroom Building No. 547

Drawing

Existing Plan

Scale @ A3 Drawn Checked Approved 1/100 DMC Project No Date

CS/24031

Mar'11

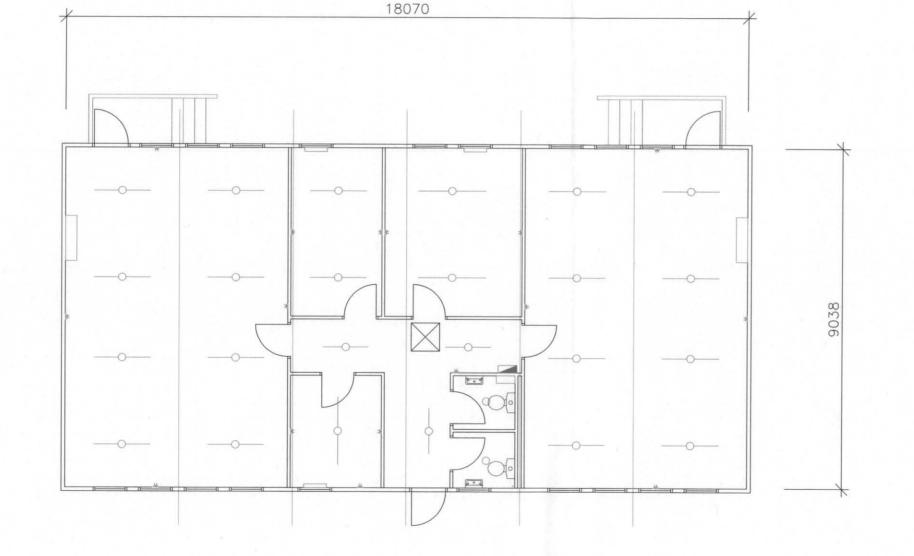
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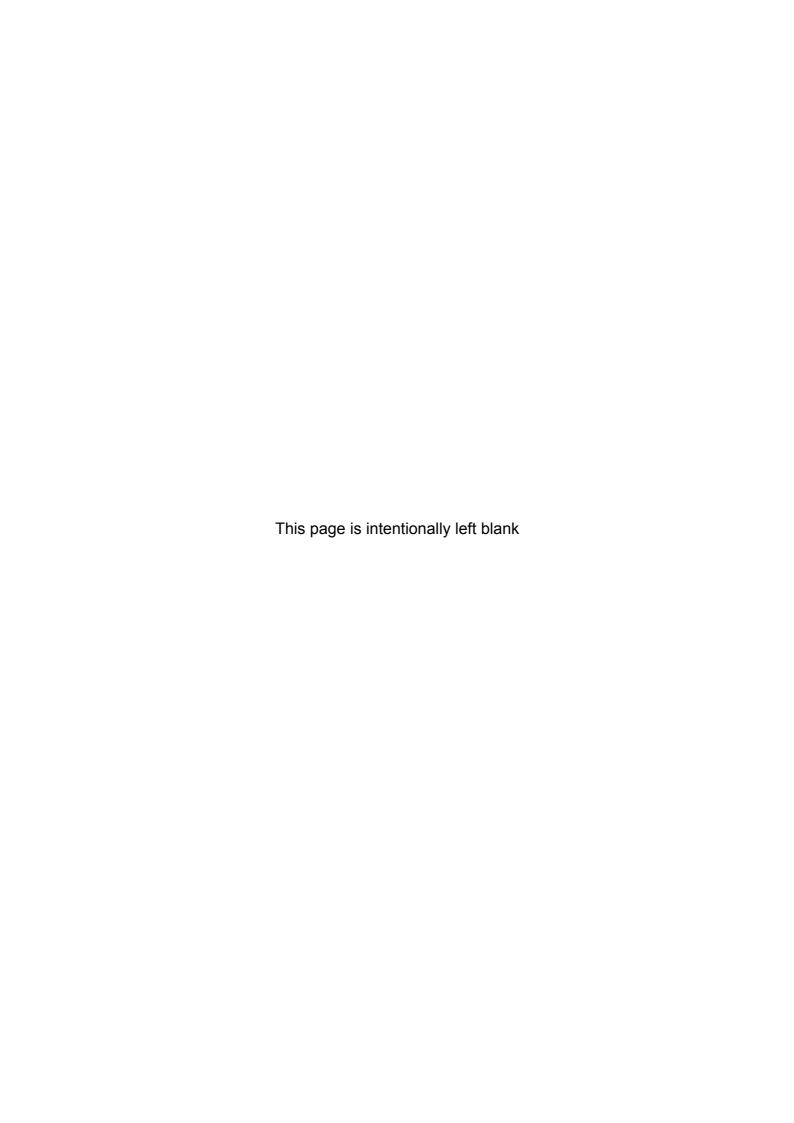
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Cambridge CB2 8FH T 01223 326640

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INFORMATION REFERRED TO IN PARAGRAPH 4.1 FOLLOWS:

Ref. No.: H/05005/10/CC



Town and Country Planning Act 1990
Town and Country Planning General Regulations 1992

Development by the County Council

Notification of the Grant of Planning Permission

To:-

Cambridgeshire County Council

Shire Hall Cambridge CB3 0AP

Cambridgeshire County Council, in pursuance of powers under the above Act; hereby **GRANT** planning permission subject to the 3 condition(s) set out below:

For Extension to the school for the provision of a Children's Centre by erecting 2 replacement classrooms

At Upwood CP School, Ramsey Road, Upwood, Huntingdon, PE26 2QA

In accordance with your application dated 24/02/2010, and the plans, drawings and documents, which form part of the application .

Dated: 11/06/2010

Signed:

County Development, Minerals and

Du athe

Waste Planning Manager Environment Services

Note:

This notification is for the purposes of Regulation 3 of the Town and Country Planning

General Regulations 1992.

This planning permission does not constitute approval under Building Regulations and is not a Listed Building Consent or Conservation Area Consent.

Cambridgeshire County Council, Shire Hall, Castle Hill, Cambridge, CB3 0AP

Ref. No.: H/05005/10/CC Extension to the school for the provision of a Children's Centre by erecting 2 replacement classrooms Upwood CP School, Ramsey Road, Upwood, Huntingdon, PE26 2QA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

- Unless otherwise agreed in writing by the County Planning Authority, the development hereby permitted shall not proceed except in accordance with the details set out in the submitted application form, supporting statement, design and access statement, as amended by the conditions stated on this decision notice and the following drawings:
 - Proposed external works general arrangement and biodiversity Drawing number: CA-DRG-LA-L-01-P00 (stamped received 15.03.1049)
 - Proposed high level windows & roof layout Drawing number: CA-AR-A2-04-P00 (stamped received 15.03.1049)
 - Proposed new ground floor layout Drawing number: CA-AR-A2-02-P00 (stamped received 15.03.1049)
 - Proposed evaluations & sections Drawing number: CA-AR-A2-03-P00 (stamped received 15.03.1049)
 - Proposed school layout Drawing number: CA-AR-A2-01-P00 (stamped received 15.03.1049)
 - Proposed general layout Drawing number: CA-AR-A2-05-P00 (stamped received 15.03.1049)
 - Existing / Proposed OS map Drawing number: CA-AR-A1-01-P00 (stamped received 15.03.1049)

Reason: To define the site and protect the character and appearance of the locality in accordance with Saved Policy En25 of the Huntingdonshire Local Plan (1995) as altered by the Huntingdonshire Local Plan Alteration (2002) and Policy ENV7 of the East of England Plan (2008).

Dated: 11/06/2010

Signed: Our Oths

County Development, Minerals and Waste Planning Manager

Environment Services

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Ref. No.: H/05005/10/CC Extension to the school for the provision of a Children's Centre by erecting 2 replacement classrooms Upwood CP School, Ramsey Road, Upwood, Huntingdon, PE26 2QA

All new soft landscaping works hereby approved shall be implemented within the first available planting season following the occupation of the site or completion of the development, whichever is the sooner. If, within a period of 5 years from the date of the planting of any tree, that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the County Planning Authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the County Planning Authority gives its written consent to any variation.

Reason: In the interests of landscape character protection and nature conservation in accordance with Saved Policies En20 and En25 of the Huntingdonshire Local Plan (1995) as altered by the Huntingdonshire Local Plan Alteration (2002).

Reasons for Approval

The application has been granted approval for the following reasons:-

There is a clear need and justification to provide additional classrooms to improve the educational facilities at the school site. It is considered that there will be almost no visual impact and the effects on neighbouring amenity will be minimal.

Although there will be the loss of some trees as a result of the development, it is considered that such an impact has been appropriately mitigated.

14 JUN 2010

Dated: 11/06/20 1

Signed: Om Outs

County Development, Minerals and

Waste Planning Manager Environment Services Ref. No.: H/05005/10/CC Extension to the school for the provision of a Children's Centre by erecting 2 replacement classrooms Upwood CP School, Ramsey Road, Upwood, Huntingdon, PE26 2QA

The following documents and guidance notes were relevant to the determination of the application:

PLANNING POLICIES

East of England Plan (2008)

SS1: Achieving Sustainable Development ENV7: Quality in the Built Environment.

Huntingdonshire Local Plan (1995)

Policy H30: Residential amenity protection

Policy R17 – Alternative development on recreation and amenity areas

and school playing fields

Policy En20: Landscaping schemes for new development

Policy En22 – Nature and wildlife conservation Policy En24: Access Provision for the Disabled

Policy En25: General Design Criteria

Policy CS 5: Development of health and social care facilities

Huntingdonshire LDF Core Strategy 2009

Policy CS1 Sustainable development in Huntingdonshire.

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Dated: 11/06/2010

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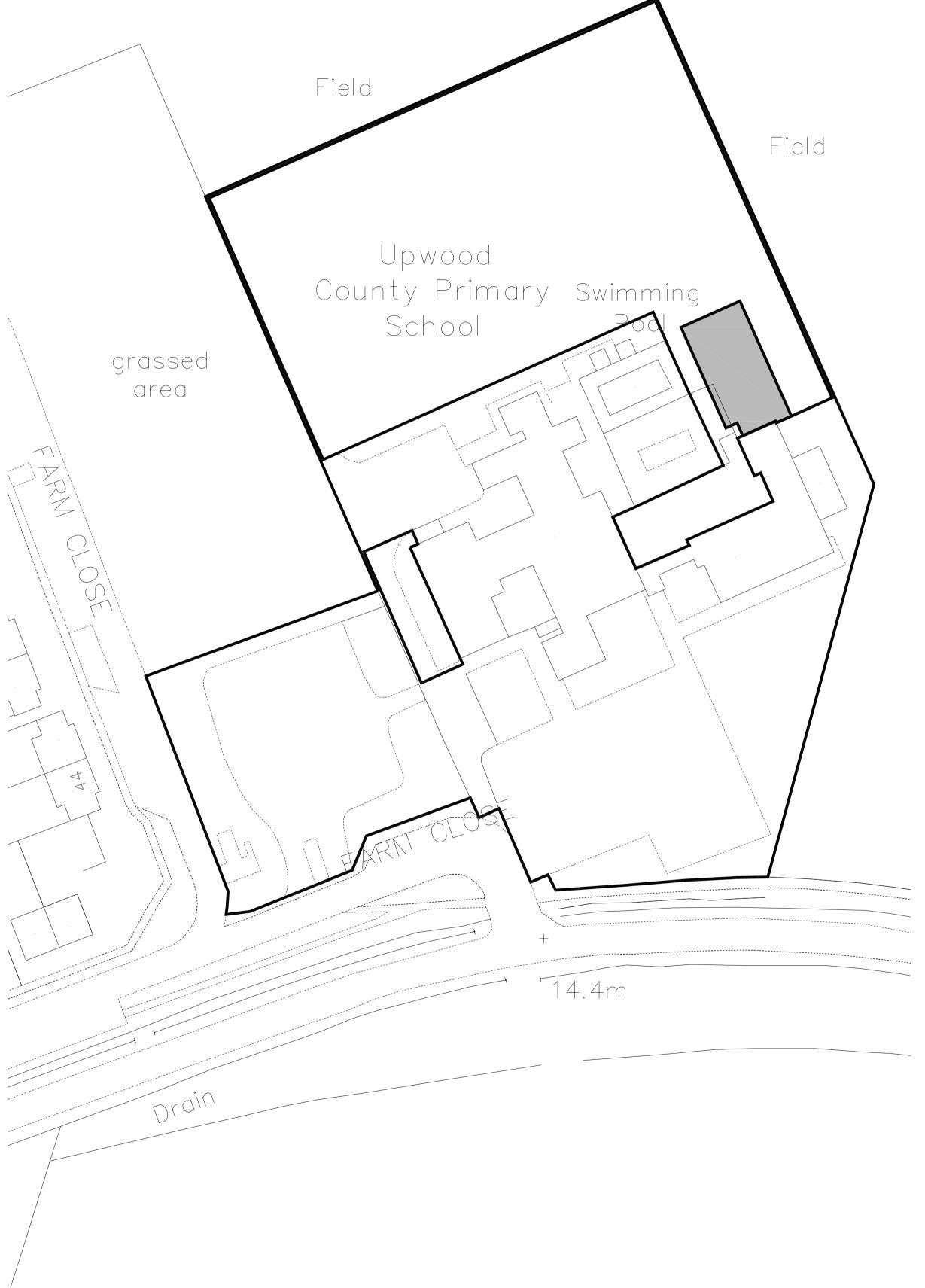
County Development, Minerals and

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Waste Planning Manager Environment Services

Field Field Upwood County Primary Swimming School grassed area 14.4m

PROPOSED SITE MAP scale 1:500



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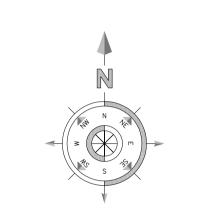
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Refer to the relevant Construction (Design and Management) documentation where applicable.

It is assumed that all works on this drawing will be carried out by a competent contractor, working where appropriate to an approved method statement.

Location Key Plan (Not to Scale)





PLANNING	Subn	nission
Purpose of Issue	Status	
Rev Description	Date	Check
P00 INITIAL ISSUE	00/00/00	

OCYPS

Proiect

UPWOOD CP SCHOOL RAMSEY ROAD UPWOOD CAMBRIDGESHIRE

Drawing

EXISTING/PROPOSED OS MAP

Scale @ A1	Drawn	— Checked	— ——— Approv
1:500	GG	MR	CA
Project No.		Date	
CS/036513	12/11/		/11/09



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EXISTING SITE MAP scale 1:500

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