1. **Background**

1.1 In August last year your Committee considered a planning application (2012/04459/PA) for an extension to the school and an associated new car park to be located on neighbouring public open space. Members were concerned that the proposed car park would result in the loss of public open space and were not persuaded by the applicant’s supporting evidence that there were justifiable exceptional circumstances for its loss. The application was deferred to allow further discussions with the applicant regarding alternative ways to provide parking for the school. The applicant subsequently withdrew the planning application.

1.2 This application is a resubmission of the applicant’s previous scheme. The proposals have not changed and still propose a new car park within the public open space. The applicant has re-written some of their supporting information including providing some details of the alternative parking proposals they have discounted for various reasons. This is more fully explained below. The remainder of my report reflects my recommendation last year, updated to comment on the additional information that has been submitted.

2. **Proposal**

2.1. This application proposes the erection of a two storey extension to the existing school to provide dining facilities, associated kitchen, a fitness suite and associated changing facilities/toilets, and a new entrance and associated lift.

2.2. The applicant advises that the school occupies an area of approximately 1.5 hectares and has 757 pupils on its role. They comment that the ratio of pupils per
hectare is considered to be high by national standards. The school considers that they have inadequate space for all its pupils for dining and other occasions. Their existing assembly hall doubles up as a dining area which gives them significant problems during exam time which have to take place in the schools library instead, which restricts its use. The existing kitchen is cramped and sub-standard. The existing changing facilities and fitness facilities which adjoin the existing sports hall are also inadequate for school and community needs. The proposal involves demolition of part of the existing building to make way for the new extension. The school consider that the existing school grounds are somewhat cramped with cars parked within the outdoor circulation areas, and so the proposal to provide a dedicated staff parking area will also improve the safety of the site for staff and pupils.

2.3. The extension would be sited in an area of the school grounds currently used for staff parking. To compensate for the loss of staff parking, a new staff car park is proposed outside the existing school premises to the east on an area of public open space. The proposed new car park would provide 66 car parking spaces replacing the 66 spaces that exist currently within the school site. The car park is proposed to be landscaped with new tree and hedge planting to soften its visual impact.

2.4. The proposed extension would be a modern-looking building constructed using a combination of red brick and thermowood panels, with narrow vertically proportioned windows and would have a flat roof. The link to the existing school sports hall is proposed to be a single storey element.

2.5. The proposal has previously been subject to extensive pre-application discussions with officers over several months, and is supported by a draft Community Access Agreement (CUA), which is proposed to form part of a section 106 agreement. The school proposes that the existing school sports hall, existing playing pitch at Trinity Road, and the proposed fitness and dining facilities are to be made available to community groups at concessionary rates to compensate for the loss of public open space. The applicant is also proposing a financial contribution of £25,000 towards improvements in public open space to compensate for the loss.

2.6. The applicant has submitted a planning statement, design and access statement, transport statement and draft school travel plan, a heritage statement, and the draft Community Access Agreement with the planning application.

2.7. The planning statement sets out the alternative options for parking that have been explored and discounted by them as summarised in the table below:

<table>
<thead>
<tr>
<th>Location plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed car parking plan</td>
</tr>
<tr>
<td>Proposed elevation plan</td>
</tr>
</tbody>
</table>

3. Site & Surroundings

3.1. The existing school site is situated within a predominantly Victorian housing area in Aston. The school is situated on the north side of Albert Road with two storey terraced housing on the south side of the street. Aston Hall (a Grade I Listed Building) is situated to the north with its parkland setting adjoining the northern boundary of the site. The school's eastern boundary is formed by Upper Thomas Street. On the eastern side of Upper Thomas Street is a large area of public open
space at the edge of Aston Park. Part of this land is proposed to be used to create
the proposed car park. The land is currently grassed and mounded with tree planting
and other landscape features. The land also acts as a visual wedge and a buffer to
the Aston Expressway located to the east. There is a small Sea Cadets Hut at the
end of Albert Road adjoining this open space.

Site Location

Street view

4. Planning History

4.1. There is a long history of planning applications at the school. The post 1990 history
is summarised below:

4.2. 22/11/2012 – 2012/04459/PA – Erection of a two storey extension to existing school
to accommodate a dining room and fitness suite, and formation of a new car park on
adjoining public open space with associated landscape works – withdrawn.

4.3. 15/04/2009 - 2009/00731/PA – Erection of new single storey extension to sports hall
to provide new staff office and changing facilities – Approved subject to conditions.

4.4. 31/03/2006 - 2006/00684/PA – Erection of 2 new cycle shelters and associated
racks on new block paved surface. Installation of new doors, and glazing screen.
Creation of new opening in wall and installation of solid laminate panels in some
existing window openings to be converted to accommodate a porters office,
workshop and archive from a coat room. – Approved subject to conditions.

4.5. 30/03/2006 – 2006/00015/PA – Erection of three storey extension (incorporating
tower staircase and lift) as well as basement works to provide enhanced school
facilities and ramp – Approved subject to conditions.

4.6. 18/06/1998 – 1998/00366/PA - Erection of 3 storey high link block to provide
additional teaching space – Approved subject to conditions.

4.7. 23/11/1995 – 1995/03241/PA - Erection of extension to provide sports hall and
associated facilities – Approved subject to conditions.

4.8. 23/07/1993 – 1993/02800/PA - Modifications to existing road to form additional
parking – Approved subject to conditions.

Approved subject to conditions.

windows to form sports bag enclosure – Approved subject to conditions.

4.11. In addition, the following history within Aston Park is of general relevance:

Approved subject to conditions.
5. Consultation/PP Responses

5.1. Press and Site Notice. MP, Ward Members, residents associations and neighbouring residents notified. No representations received.

5.2. Transportation Development – comments awaited.

5.3. Regulatory Services – Pollution Control – No objections. Recommends conditions relating to extract ventilation and odour control equipment, and cumulative noise from plant and equipment.

5.4. Education – No objections.

5.5. Local Services – This re-submission attempts to qualify the proposal in terms of the objections raised at Planning Committee on 16th August 2012. However, I’m uncertain that the concerns of Members have been addressed satisfactorily in some aspects; the most detail having been given to the consideration of alternative parking arrangements and dismissing them as unviable. The last submission was the result of considerable discussion and redesign and eventually my Service very reluctantly accepted that exceptional circumstances had been proved to justify the loss of the public open space in Aston Park, subject to the delivery of enhanced and sustainable sports, recreation and community facilities. However it is frustrating to note that the Planning Statement is still wrong when it states that the POS area has never formed part of the modern boundary of Aston Park. It is very clear on the Ward plan, which forms part of the submission, that this land is part of the park and has been for many years. It is accepted that it did not form part of the Historic park but that is irrelevant in terms of POS loss. That this was formerly occupied by terraced housing makes it no different from the land to the west of the school fronting Frederick Road which is clearly part of the park and has a play area located on it. I make the point again that if it were not for this proposal, we would not be considering the disposal of the land at all. I still have reservations about the community facilities at the school being promoted adequately to the benefit of the community.

5.6. West Midlands Police – No objections.

6. Policy Context


7. Planning Considerations

7.1. The principal issues for consideration in the determination of this application relate to the principle of the loss of public open space to create the car park. If a case for the loss is considered to be acceptable, the assessment of the design of the building and the car park upon the visual amenity of the area, the impact on the setting of Aston Hall and Aston Park, and the impact on traffic and parking, trees and ecology are further determining factors to be assessed. Finally, the proposed benefits to the community of improved community access to the schools facilities should be weighed appropriately with any other identified impacts.

Loss of public open space and compensatory provision
7.2 The proposed car park is to be sited on an area of public open space that is owned by the City Council and forms part of the public open space at the edge of Aston Park. An area of 0.24 hectares is proposed to be lost to form the access points, car parking bays, manoeuvring areas and associated landscaping.

7.3 The UDP sets out in paragraph 3.52A that proposals that would result in the loss of open space will only be permitted in exceptional circumstances. In determining whether exceptional circumstances exist, the City Council will take into account the availability of public open space nearby, its quality, and how well it meets local needs. It is unlikely that developers will be able to demonstrate that exceptional circumstances exist where existing public open space provision falls below the standard of 2 hectares per 1000 population and/or there would be a loss of land from the open space network. Public open space is assessed on a ward basis, although where the site is close to ward boundaries this should be taken into account. The site is located within Aston ward where the existing ward figure is 1.45 ha/1000 population, but is also in close proximity to Nechells Ward (1.50ha/1000 population), and to a lesser extent Perry Barr (5.02ha/1000 population). Within Aston, the public open space provision is predominantly provided by Aston Park.

7.4 The NPPF states in paragraph 74 that existing open space, sports and recreational buildings and land, including playing fields should not be built on unless an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements, or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location, or the development is for an alternative sports or recreational provision, the needs for which clearly outweigh the loss.

7.5 The applicant has submitted an assessment of the impact on the provision of public open space. They describe the space as being rough grassland/meadow and consider that the level of amenity to any members of the public using this space is significantly compromised by the presence of Aston Expressway.

7.6 The existing provision within Aston ward falls below the threshold of 2 hectares per 1000 population. However, it has been agreed that in this case when assessing access to public open space, it would be appropriate to assess provision within a defined radius of 400 metres of the site, since users would be likely to come from a defined local area, regardless of administrative boundaries. The applicant has also considered an 800 metre radius for robustness. Within a 400 metre radius of the site the existing level of public open space provision (including the application site) would be 11.45 hectares per 1000 population, significantly in excess of the 2 hectare threshold. Removing the 0.26 hectares for the proposed car park reduces this figure to 11.29 hectares. Within 800 metres of the site the level would still be in excess of the threshold at 2.73 hectares. This is largely because Aston Park is situated in close proximity to the site.

7.7 The applicant’s assessment points out that the entrance to Aston Park is located within 30 metres to the north of the proposed car park and offers a wide range of formal and informal recreational opportunities including a visitor centre, changing rooms/pavilion, children’s play areas, multi-use games area, sports pitches and informal areas of public open space, in excess of 22 hectares. The applicant’s case is that the prospects of the public using the site of the proposed car park for recreation, when there is existing high quality provision immediately adjacent is remote. They consider that this presents the exceptional circumstances required to be demonstrated by paragraph 3.52A of the UDP.
7.8 Given members concerns regarding the loss of public open space, the applicant has updated their supporting statement to express their views regarding the weight to be given to the relevant policies. They make reference to paragraph 215 of the NPPF which sets out that after a 12 month period from publication of the NPPF has elapsed, due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework. The applicant takes the view that the UDP policy is not based on robust and up-to-date assessments on the need for open space in the area (being adopted in 2005) and does not identify specific needs and quantitative/qualitative deficits or surpluses. They feel it is a catch-all policy and that it does not accord with the NPPF, so little weight should be given to it. Their view is that the NPPF places great importance to ensuring that a sufficient choice of schooling is available to meet the needs of communities such that more weight should be given to the need to expand the school.

7.9 I do not consider the UDP policy to be out-of-date. The standard of 2 hectares per 1000 population is still relevant and is to be carried through in the Birmingham Development Plan, though the BDP is likely to also give consideration to accessibility and quality as well as quantity. The test of exceptional circumstances is still relevant, and should be taken into account alongside the policies in the NPPF.

7.10 Whilst I do not share the applicant’s view that the site is of limited value as public open space as it forms part of a wider area of public open space whose qualities include acting as a green buffer to the expressway and providing an attractive entrance to the park, nevertheless the case presented for the overall level of provision in the locality is well reasoned, and so whilst the ward figures are below the 2 hectare threshold, I do not consider that the loss of 0.26 hectares of open space in this location will significantly harm access to public open space for residents within a reasonable catchment of the site, given the proximity to Aston Park. In summary, I do not consider that there are sufficient grounds for refusal based on a loss of public open space.

7.11 The second part of the UDP policy sets out that where a case for exceptional circumstances can be made, that a package of compensatory provision of appropriate recreational community benefit of equal value to compensate for the loss, that is at least as accessible to current and potential users, and at least equivalent in terms of size, usefulness, attractiveness and quality should be secured. The policy states that conditions may be imposed on planning permissions, or planning obligations sought, in order to secure the exchange of land, ensure any necessary works are undertaken and that the new facilities are capable of being maintained adequately through management and maintenance agreements.

7.12 In this case, it is not proposed to replace public open space with an alternative area of public open space. Instead, the applicant proposes a package of compensatory provision to include use of their sports hall, the proposed fitness suite and the sports field at Trinity Road, which they consider will be complementary to the range of outdoor facilities at Aston Park. They propose that the use of these facilities would be secured through the proposed Community Access Agreement, allowing community groups and not for profit organisations use of these facilities outside defined school use periods, at discounted rates. In addition, they propose to make the dining facilities available for functions such as weddings etc. The sports hall and sports field are already used by some community groups and so this offer would formalise this arrangement for the benefit of demonstrating alternative community benefit. In respect of the proposed fitness suite, this would be made available once the development has been completed.
7.13 In the past, most notably for the BSF schools, such community use agreements have been secured by planning condition. Subsequently, due to various concerns (such as safety and revenue costs) in some cases there have been requests to relax or remove the requirements of the CUA, thereby diluting the overall community benefits of the scheme. In this case, it is proposed that the CUA forms part of a section 106 agreement, thereby providing a more formalised legally binding obligation on the school to maintain community access. The school headmaster has also confirmed by letter that they are fully committed to the on-going implementation and operation of the CUA and that it takes its responsibility to the wider community very seriously.

7.14 In response to comments raised by officers, additional information has been provided relating to the existing and proposed community programme. At present the sports hall and sports pitch are hired out to various community groups and to local primary schools, though this is not secured through any formal agreement, is not publicised and therefore largely arises through word of mouth, through the PCT and health groups and the school games organiser. The total community use presently amounts to approximately 15 hours per week, with bookings taken by phone or in writing and with access managed by the Sports Hall Manager and Groundsman respectively.

7.15 The CUA proposes to establish the defined users, the available times of use, and the charging regime. The key details are as follows:

- The sports hall, fitness and dining facilities would be available for community use weekday evenings during school terms, and every day Mondays – Saturdays during school holidays. Saturdays during school term by special arrangement, restrictions will apply on Aston Villa home match days. Playing pitch available Saturday afternoons and all day Sundays, weekdays by special arrangement. The facilities to be closed for special school events, during periods of bad weather the sports pitch to be unavailable at the school's discretion.
- A target of a minimum of 30 hours per week of community use throughout the year (with higher levels during school holidays).
- Publicity via a range of means including signage boards, leaflets/letters to schools and sports groups, publicity in the local press/newsletters and use of the school website.
- Establishment of a sub-committee to include an appointed Local Authority representative to meet regularly to review the aims and objectives and management of the facilities, the publicity arrangements, booking mechanisms, performance targets and pricing structure.
- Hourly rates that are discounted for priority groups and non for profit groups.

7.16 Detailed discussions have taken place with officers from Strategic Sport and the District Sport and Leisure Manager who have expressed some reservations about the suggested draft agreement. They comment that they would like to see a commitment from the school to have a more open policy on community usage. For instance, the agreement envisages use by community groups only and the charging regime reflects this. The applicant proposes that clubs would enter into a lettings agreement which will require the clubs to provide an instructor to oversee use of the fitness facilities by their members and to provide necessary insurance for usage, although the school will maintain more general insurance relating to the facilities and equipment. For these reasons, they do not propose to make the facilities available for individuals usage, which might be particularly beneficial in the case of the fitness suite and for use of the sports hall for badminton. Furthermore, I do not consider that the offer to allow use of the dining facilities for functions to be appropriate.
compensation for the loss of open space, however the applicant wishes to include this in any event.

7.17 In addition to this, negotiations have taken place with the applicant to secure a financial contribution that could then be invested in alternative public open space provision, most likely in this case towards improvements within Aston Park. A sum of £25,000 is proposed, comprising £20,000 for enhancements to the Park, and a sum of £5000, specifically for new tree planting works outside the application site around the edges of the car park to mitigate its visual impact. I consider that the proposed sums are appropriate, taking into account the likely costs of laying out alternative open space, and the likely costs of projects within Aston Park of an appropriate scale and kind that could benefit from such contributions. The section 106 package exceeds the original proposals by the school, reflecting my assessment of the overall package of compensatory provision on offer.

7.18 Overall, the CUA is positive in that it provides access to the community to indoor sports facilities, fitness facilities and a sports pitch, however the proposed terms are not as positive as they might have been, and there is a judgement to be made about whether or not the compensatory provision in the CUA, together with the financial compensation meets the policy requirements of being accessible, and equivalent in terms of size, usefulness, attractiveness and quality.

7.19 In my view, the benefits outweigh the shortfalls, though I feel this is an on-balance judgement. In reaching this conclusion, I have also taken into account the benefits that the proposals provide in terms of improved safety at the school by removing car parking from the circulation spaces, and in terms of the enhanced facilities for use by the school children at the site. Both the NPPF and the draft core strategy have policies for supporting the provision and expansion of schools and other academic organisations.

**Design, Conservation and Landscape issues**

7.20 The site is located adjoining the boundary of Aston Hall, a grade I listed building, and so the impact on the setting of the Listed Building and its parkland grounds, together with the impact on the landscape of the park, and design quality of the buildings are important detailed considerations.

7.21 Whilst the original school buildings on the site are attractive, subsequent extensions such as the sports hall are somewhat bland and uninspiring, with large expanses of red brick and tiled roof and little to break this up or provide some visual interest. During pre-application discussions it was concluded that it would not be appropriate to replicate the architecture of the adjoining sports hall. The applicant proposes a building that respects the scale and mass of the existing buildings on the site, but proposes a more individual design with a contrasting flat roof and thermowood panels, and with narrow vertically proportioned windows, which I consider to be a successful design approach. The timber cladding will particularly assist in the relationship of the building with the adjoining parkland. The choice of materials will be critical to the success of this design and I have recommended a condition to agree samples.

7.22 The impact on the setting of the listed building and on the parkland landscape has been assessed by my officers in City Design who have concluded that the scheme provides an appropriate relationship. The scheme has been significantly revised through pre-application negotiations, particularly in terms of the design and layout of the car park to minimise its visual impact. The ground level of the car park has been
lowered to street level, and the proposed landscaping has been enhanced to include a line of new trees that provides a strong linear feature that frames the entrance to the park from Upper Thomas Street, and a hedge line around the other boundaries. Proposed floodlights have been replaced with more discreet bollard lighting, and the boundary treatment has been revised from walling to fencing to blend into the green background. Overall, I am satisfied that subject to detailed conditions regarding landscaping, boundary treatment, surfacing and lighting, that the scheme will have an acceptable impact from a visual impact perspective.

Transportation/parking issues

7.23 The school propose to replace the existing parking within the school grounds with a 66 space car park, which will also provide access for buses to drop-off and collect children, in lieu of the existing bus turning area. Whilst the school is located in an accessible location within the City, many staff rely on travelling by car. Approximately 60% of pupils use the Green Bus service, with 26% travelling by car. The school also makes its existing car parking for match day parking for Aston Villa home games.

7.24 The proposals to extend the school will not increase its pupil capacity, rather it will improve school facilities for the existing children by separating the dining function from the assembly hall. As such, I do not consider that any additional parking is required, and so I am supportive of the proposal to limit the size of the new car park to replace what is to be removed within the school grounds. I do not consider that it is necessary to increase car parking provision at the site, especially as this would then require the loss of more public open space. The proposal removes an existing turning area for school buses which is replaced by allowing buses to manoeuvre through the car park. I note that Transportation have no objections and have recommended a suitable condition relating to the off-site highway works.

Impact on trees

7.25 The application proposes the removal of 15 individual trees and also involves the removal of part of a group of trees to facilitate the car park and the school extension. In respect of the extension, 4 limes within category B would be removed. 6 young London Planes within the centre of the proposed car park would be removed, though these could be lifted and re-planted elsewhere within the park. A further 5 trees within category B/C in the vicinity of the cadets hut at the proposed edge of the car park would be removed. Approximately 27 trees within a 19 linear metre distance that cover an area at the western end of a belt of trees would also be removed.

7.26 To compensate for the loss of trees, the applicant has submitted a landscape plan which shows the planting of 9 new trees along the Upper Thomas Street frontage. In addition, a section 106 agreement is proposed where £5000 is to be provided for new tree planting within the adjoining park. Overall, the impact on trees would be addressed by the mitigation works proposed and I have recommended appropriate conditions to protect existing trees to be retained and to secure a suitable replacement planting scheme.

Ecology

7.27 The City’s ecologist comments that the extent of habitat loss would be small and the habitats involved have limited ecological value, and with suitable mitigation measures
the development would be acceptable. Specifically, the landscaping scheme includes new hedge planting which has the potential to provide potential foraging habitat for birds and bats. The site offers little potential for nesting/foraging black redstarts and the existing building has limited potential for roosting bats. A suitable planning condition is recommended for further investigation prior to any demolition and construction works. A small green roof is proposed as part of the new building which also has potential to provide ecological enhancement, and a suitable condition is recommended to agree the details. In conclusion, the proposal will have an acceptable impact on local ecology.

8. Conclusion

8.1. The proposed school extension will be of an appropriate design, and the design and layout of the proposed car park has also been sensitively addressed to minimise the visual impact on the openness and green setting of Aston Hall and Park. The key determining issues are therefore the principle of the loss of public open space and the package of compensatory provision.

8.2. Through negotiations, the school have improved the proposed Community Access Agreement which enhances the availability of their sports hall, fitness suite and sports pitch at Trinity Road, in terms of formalising existing arrangements, and by more actively promoting community group usage, and actively targeting more community usage than is presently the case. They have also committed to resourcing a booking procedure and on-site staffing at times of community use, with a sub-committee structure that includes a local authority representative. As such, this represents a significant contribution by the school and is more detailed than past community access agreements that have been secured by planning condition.

8.3. Notwithstanding this point, there are concerns that the agreement only allows community groups to use the facilities, when there would be potential for individuals to use the sports hall (eg. for badminton), and the fitness suite.

8.4. The applicant also proposes a commuted sum of £25,000 (index linked) towards improvements to Aston Park and towards tree planting around the proposed car park to mitigate its visual impact.

8.5. On balance, I consider that the package offered is acceptable and have therefore recommended approval subject to conditions. I have therefore recommended approval subject to the completion of a suitable s106 agreement.

9. Recommendation

9.1. That consideration of application 2013/04649/PA be deferred pending the completion of a section 106 planning obligation to secure the following:

a) That a Community Access Agreement substantially in the draft form submitted with the planning application be annexed to the section 106 agreement to secure the use of the schools Sports Hall, proposed fitness suite, and Trinity Road playing field for community use and that this agreement is to be completed either prior to the date of the service of the Implementation Notice or on the date of the service of the notice,

b) A financial contribution of £25,000 to be paid upon implementation (Index linked from the date of the Committee resolution to the date on which payment is made)
towards improvements to Aston Park, and tree planting works to mitigate the visual impact of the proposed car park, or to be spent on any other purpose that shall be agreed in writing between the parties, provided that any alternative spend purpose has been approved by the Council’s Planning Committee.

c) Payment of a monitoring and administration fee associated with the legal agreement subject to a maximum contribution of £5000.

8.2 In the absence of the planning obligation being completed to the satisfaction of the Local Planning Authority by 22nd August 2013, that planning permission be refused for the following reason:

In the absence of any suitable planning obligation to secure the provision of a suitable package of compensatory provision for the loss of public open space that results from the development of the proposed car park, the proposal conflicts with paragraphs 3.52A-3.53A and 8.50-8.54.

8.3 That the Director of Legal and Democratic Services be authorised to prepare, seal and complete the planning obligation.

8.4 That in the event of the planning obligation being completed to the satisfaction of the Local Planning Authority by 22nd August 2013, favourable consideration be given to this application, subject to the conditions listed below:

1. Requires the prior submission of sample materials
2. Requires the prior submission of hard and/or soft landscape details
3. Requires the prior submission of earthworks details
4. Requires the prior submission of boundary treatment details
5. Requires the prior submission of a lighting scheme
6. Protects retained trees from removal
7. Requires the implementation of tree protection
8. Requires the prior submission of an arboricultural method statement
9. Requires details of a Demolition Method Statement
10. Requires the prior submission of details of green/brown roofs
11. Requires the prior submission and completion of works for the S278/TRO Agreement
12. Prevents occupation until the turning and parking area has been constructed
13. Requires development to operate in accordance with the School travel plan
14. Limits the noise levels for Plant and Machinery
15. Requires the prior submission of extraction and odour control details
16 Requires the scheme to be in accordance with the listed approved plans

17 Limits the approval to 3 years (Full)

Case Officer: Stuart Morgans
Figure 1 Existing school car park

Figure 2 Existing public open space
Location Plan

This map is reproduced from the Ordnance Survey Material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Birmingham City Council. Licence No.100021326, 2010