

## Clerks

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**From:** CORBETT, Neil <Neil.CORBETT@gloucestershire.gov.uk>  
**Sent:** 06 August 2021 18:14  
**To:** Clerks  
**Cc:** MORRIS, Cllr Dominic; MAWSON, Steve; STOWE, Cllr Lynden; CARR, Andy; PITTS, Richard  
**Subject:** RE: Coln House School

Good afternoon Vanessa,

Thank you to you and your other council representatives for meeting with me last Friday to discuss our development proposals at the former Coln House Special School.

Further to our telephone discussions earlier today I can confirm that I presented your ambitions for the site to Property Board last Friday as I promised to do, and I summarise the issues I put to them and that we discussed when we met:

- Coln House School closed on 31<sup>st</sup> March 2017 and no other services or community facilities have operated there since.
- Property Board recommended to Cabinet that the site be declared surplus to requirements in July 2017
- Cabinet declared the site surplus to requirements of GCC in September 2017 and approved the strategy of developing proposals to secure planning permission for the development of the site to secure best value for the council to meet its receipt targets.
- There followed a series of investigation works and consultation events, including the statutory planning consultation process, regarding the future use of the site in order to develop proposals for this future use. One consultation undertaken posted information sheets to 2000 homes in Fairford, 18 replies were received and considered.
- A decision was taken early on to protect the playing fields for future community use and discussions took place with the Town Council to look at options for the future control and managements of this asset. It was agreed that the best solution would be to transfer the site to the Town Council so that they had control over its use and management. These discussions ceased recently and have just reopened with the Town Council expressing additional ambitions for the development site and playing fields.
- The Town Council had expressed a desire to develop ancillary facilities on the transferred land and negotiations with the DfEE resulted in GCC securing their approval, as part of the section 77 approval to allow this to happen, subject of course to planning approval.
- GCC has developed detailed planning applications for both parts of the site, the first part at Applestone Court was granted permission in 2020 and the second part was presented to Cotswold District Council in June this year who have deferred their decision pending some clarifications. This application was fully supported by officers and will be re-presented shortly.
- The scheme will provide contributions for 106 planning gain and Community Infrastructure Levy totalling £700,000. The Town Council will automatically get a percentage of any CIL contribution and may be able to apply for additional levy from CDC for community schemes.
- Section 106 contributions will be mainly for education expansion of pupil numbers in local schools in Fairford and for other statutory facilities such as libraries.
- A commuted sum would be provided to the Town Council for the future maintenance and upkeep of the facility in the region of £50,000.
- We discussed that sports facilities provided by the district council had been withdrawn from Fairford and that the Town Council was keen to develop facilities to enhance the playing fields usage, this may involve developing a sports pavilion, changing rooms, toilets and showers and a community room. The Town Council requested that this facility be sited on the brownfield development site where GCC has developed proposals to build houses.

- The Town Council also presented aspirations to use the former listed school buildings for a business centre with multi-purpose meeting rooms, café and restaurant and serviced offices.

Property Board considered this information and continues to fully support the aspirations of the Town Council to develop ancillary facilities to support the future use of the playing fields and sports pitches should they agree to take on responsibility for them. It agreed that a fair contribution to infrastructure and community facilities was being provided with 106 and CIL contributions totalling £700,000. It was not supportive of allocating land already identified as part of the development site for this purpose as this would seriously affect the value of the development and would result in a further protracted planning process in order to make changes to a scheme that already has the support of planning officers and is viable and deliverable.

Property Board also considered other ambitions to use the listed buildings for business and catering purposes but concluded that this was not viable. It considered the cost of refurbishment against potential revenue generation and the fact that the development of new houses was in fact subsidising the refurbishment of the listed buildings in order to make the project viable for a potential purchaser.

Further to the meeting I have looked at details relating to the previous archaeological investigations carried out on the playing fields back in 1999 when GCC was considering building a new school on this site, this to help you to determine the potential for developing a small sports facility on the playing fields, we discussed this when I called you earlier. The findings are complicated and I don't think would assist you, I am happy to share these with you however if you think that they may be of some use.

What I do want to offer to help the Town Council to develop its thinking, and that we discussed earlier, is to appoint our development consultant to carry out a quick feasibility report looking at the viability of siting a building on the playing fields, and in addition discussing the archaeological considerations and implications with our experts in GCC. I propose that I instigate this work next week.

The playing fields do not form part of the ongoing planning application which will not be affected by these proposals.

I hope that this clarifies our position, I am happy to meet with you and your representatives again as I promised at our recent meeting but it may be appropriate to do this after we have completed some initial feasibility work on the sports facility.

Kind regards

**Neil Corbett**  
**Assistant Director of Asset Management & Property Services**  
Gloucestershire County Council  
Shire Hall, Westgate Street, Gloucester GL1 2TG  
Tel: 01452 328813 Email: [neil.corbett@gloucestershire.gov.uk](mailto:neil.corbett@gloucestershire.gov.uk)  
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**From:** Clerks <[clerks@fairfordtowncouncil.gov.uk](mailto:clerks@fairfordtowncouncil.gov.uk)>  
**Sent:** 03 August 2021 10:56  
**To:** CORBETT, Neil <[Neil.CORBETT@gloucestershire.gov.uk](mailto:Neil.CORBETT@gloucestershire.gov.uk)>  
**Subject:** Coln House School

Good morning Neil

Hope you had a good weekend?



## Clerks

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**From:** CARR, Andy <Andy.CARR@gloucestershire.gov.uk>  
**Sent:** 13 September 2021 16:34  
**To:** Clerks  
**Cc:** CORBETT, Neil  
**Subject:** RE: Coln House School - Playing Fields  
**Attachments:** Coln House Playing fields layout 1.pdf; Coln House Playing fields layout 2.pdf; Coln House Playing fields Cellweb Weight Capabilities (100).pdf; Coln House Playing fields archaeology advice.docx

Good afternoon Roz/Vanessa,

I have attached the feasibility work commissioned by GCC following our meeting on site on 10 August together with the comments of the County Archaeology Service on the attachments.

The first drawing shows a building, car park and access in the southern corner of the site with no alterations to the current pitch layout.

The second drawing shows amendments to the existing pitch layout to make optimum use of the playing field.

Please refer to the notes on the drawings that provide you with further supporting information.

The indicative building is based on a facility our consultants recently designed and built elsewhere and their interpretation of your potential requirements. It can be amended to suit the particular requirements of this site if necessary. It can be built on a pad foundation that would require no digging. This would require further investigation depending on the type of structure required and could also be built on short or screw pile foundations to minimise the depth of any ground disturbance.

The third attachment is an example of a suitable geotextile type car parking surface as described in the drawing notes.

The fourth attachment is the comments of the County Archaeological Service on the feasibility information received today.

Any development on the site is, of course, subject to further investigation, detailed design and planning approval.

Neil Corbett has asked me to repeat that he is happy to meet with you and your representatives again if required.

I am available on Tuesday if you have any queries before your meeting on Tuesday evening.

Kind regards  
Andy

**Andy Carr**  
**Senior Planning Coordinator**  
Asset Management & Property Services  
Gloucestershire County Council  
Shire Hall, Gloucester GL1 2TG

**Please note my new number 01452 328810**

Email: andy.carr@gloucestershire.gov.uk

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**From:** Clerks [<mailto:clerks@fairfordtowncouncil.gov.uk>]  
**Sent:** 10 September 2021 11:01  
**To:** CORBETT, Neil  
**Cc:** CARR, Andy  
**Subject:** RE: Coln House School

Good morning Gentleman

I wonder if you are able to let me know here things currently stand as regards to the CHS application etc. I have a Full Council meeting on Tuesday, and it would be great to be able to give an update to the Councillors. Can you help?

Many thanks  
Roz

Roz Morton  
Deputy Clerk  
Fairford Town Council  
Community Centre  
High Street  
Fairford  
GL7 4AF

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*If you **DO NOT** wish us to forward your communication to another party, please reply with the word 'NO'. If we do not hear from you we will assume that you are happy for us to forward your details as described above.*



---

**From:** Clerks  
**Sent:** 10 August 2021 10:40  
**To:** CORBETT, Neil <[Neil.CORBETT@gloucestershire.gov.uk](mailto:Neil.CORBETT@gloucestershire.gov.uk)>  
**Subject:** RE: Coln House School

Hi Neil

Thanks for this.



## Clerks

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**From:** FOSTER, Rachel <Rachel.Foster@gloucestershire.gov.uk> on behalf of Archaeology Planning Advice <planadvice@gloucestershire.gov.uk>  
**Sent:** 13 September 2021 12:46  
**To:** CARR, Andy  
**Subject:** RE: Coln House - Playing fields feasibility

Dear Andy

Thank you for providing me with details for proposals at the playing fields south of Coln House. The county Historic Environment Record informs that the site is of high archaeological interest. An archaeological evaluation in the northern part of the site established the presence of archaeological features at a depth of 0.32m below present ground surface which suggest the presence of an extensive Anglo-Saxon settlement and a wall dating to the medieval period was also recorded. Extensive evidence has also been recorded in the field to the west of the site including prehistoric features and a round barrow and further evidence of Anglo-Saxon settlement including sunken floored buildings and a possible hall. It is highly likely therefore that archaeological remains are present across the whole of the playing fields.

Due to the potential for extensive and highly significant archaeological remains within the site any development proposals will need to consider the impacts of the proposals on such remains. Advice from this department will consider the extent of belowground impacts and whether archaeological investigation will be required in order to inform our advice and any necessary archaeological mitigation. The requirement for archaeological investigation will be based on the extent of the belowground impact. From our initial discussions my advice is to ensure where possible belowground impacts should be reduced which also applies to any proposed landscaping such as tree planting and drainage and that there would be no future plans for upgrade of the pitches which would have a belowground impact (as I am aware of from other sports pitch facilities).

I'd be happy to advise further following formalisation of the development proposals but please do not hesitate to get in touch if you wish to discuss further.

All the best

Rachel

Rachel Foster  
Archaeologist  
Gloucestershire County Council  
Shire Hall, Gloucester, GL1 2TH  
01452 425669

[Rachel.Foster@gloucestershire.gov.uk](mailto:Rachel.Foster@gloucestershire.gov.uk)



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*Please send any large files via <https://gloucestershire.egressforms.com/> or these may not be received*

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**From:** CARR, Andy  
**Sent:** 07 September 2021 12:13  
**To:** FOSTER, Rachel  
**Subject:** FW: Coln House - Playing fields feasibility

Hi Rachel,  
Thanks for your time. As discussed please see below and attached. The 3<sup>rd</sup> attachment is a drawing I requested that shows how the pitches can be located to make optimum use of the field and avoid any loss of pitches.

Appreciate your archaeological comments/advice.

Any queries please call.

Thanks  
Andy

**Andy Carr**  
**Senior Planning Coordinator**  
Asset Management & Property Services  
Gloucestershire County Council  
Shire Hall. Gloucester GL1 2TG

**Please note my new number 01452 328810**

Email: [andy.carr@gloucestershire.gov.uk](mailto:andy.carr@gloucestershire.gov.uk)

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**From:** Dan Christison [mailto:[dan.c@quattrodesign.co.uk](mailto:dan.c@quattrodesign.co.uk)]  
**Sent:** 19 August 2021 10:06  
**To:** CARR, Andy; PITTS, Richard  
**Cc:** Colm Coyle  
**Subject:** Coln House - Playing fields feasibility

Ref: 5875 Coln House School Redevelopment

Hi Andy and Rich,

Here is the feasibility layout for the Coln House playing fields.

I have shown where the site access can be and that it can achieve junction visibility (based off topo data, would need formal assessment at detailed design stage). The placement of the access, parking and pavilion would likely mean that one of the smaller football pitches would need to be removed. All other pitches are in their existing places.

Access would be into a carpark that would have geotextile surfacing, something like Cellweb. This can be laid over the ground and the surrounding levels built up to match. The road level is slightly higher than the



field so shouldn't pose much of a problem. Part of that would depend on what thickness Cellweb is required. I would imagine they would want a provision for emergency vehicles so I would put the thickness at 150mm (they would also need a ground investigation report to confirm). I have included the data sheet should you need to compare. The carpark offers a place for turning, which can also be used for delivery and servicing of the pavilion and can provide vehicular access to the field for maintenance or emergency services.

The pavilion itself we have placed the outline of another sport pavilion we designed and built recently. I have included a brief schedule of what it would provide, that I'm sure would meet their requirements. The pavilion can be built on pad foundation to require no digging, however on structural loading might need to be increased in strength to short or screw pile foundations to reduce the depth of ground disturbance. Again would require a ground condition report and structural calcs depending on what type of structure they want built.

Around the pavilion there is a little bit of land that can be used as a spectator / family area for the pavilion to open out onto. This can include planting and SuDS features if needed. The pavilion will likely be lifted slightly above ground to allow water to pass under it. The car park will also be permeable, and can be connected into the existing soakaways at the south corner of the site.

Theres a lot of information on the sheet I attached that you may or may not want to share in full with them. The reason it's all listed on there is because it would answer many of the questions that would likely be asked of you, so can at least be for your benefit. Please let me know if you need anything changed.

Kind regards,

Dan Christison  
Architectural Assistant

---

Direct Line: 01452 835148

Office: 01452 424234

Email: [dan.c@quattrodesign.co.uk](mailto:dan.c@quattrodesign.co.uk)

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- Pavilion / Club House Schedule -**
- 160sqm Gross Internal Floor Area
  - 2no changing rooms w/ individual WCs, shower rooms and separate external accesses
  - 1no accessible changing room
  - Kitchen servery
  - Function / Dining Space
  - Internal facility store
  - External sports store
  - Plant room
  - Cleaning store

- Carpark -**
- Approx. 27no new parking spaces.
  - Surface build up from geotextile (Cellweb or similar).
  - No dig solution with ground level built up by between 100-250mm depending on traffic loading and existing ground conditions.
  - Permeable surfacing, integration to existing soakaways.
  - Turning area / loading zone / field access provided north of site access / west of pavilion.

- Additional Information -**
- New junction onto Horcott Road, highways consultant to confirm junction visibility.
  - Development confined to southeast corner of site. Servicing to be provided from Horcott Road.
  - Pitch locations amended to allow for increased capacity. 2x under 8s pitches added, possible use as small training areas.
  - Rugby training area to be relocated to north of pavilion, with flood lighting servicing to be provided from pavilion
  - Pavilion to be built on pad or short / screw pile foundations to limit ground disturbance.
  - Land to north east of pavilion to be used for spectator / family facilities such as seating and outdoor dining space. Land can also include planting and sustainable drainage features.
  - Potential for parking area to be extended depending on future requirements.



**NOTES**

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**REVISIONS**

NO.	DATE	DESCRIPTION	NOTES
1	25.03.21	Drawn	
2	25.03.21	Drawn	

Pitch locations and orientations rearranged.

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PROJECT	CLIENT	DRAWING TITLE	DRAWING NO.	REV
Coin House Playing Fields	Gloucestershire County Council	Site Feasibility	5875-F-1005	A
SCALE 1:1250@A3	DATE Aug 2021			



Matthews Way, High Oxford Street  
Gloucester, GL2 5DY T: 01452 424234





**From:** CARR, Andy <[Andy.CARR@gloucestershire.gov.uk](mailto:Andy.CARR@gloucestershire.gov.uk)>  
**Sent:** 21 October 2021 14:50  
**To:** Martin Perks <[martin.perks@cotswold.gov.uk](mailto:martin.perks@cotswold.gov.uk)>  
**Subject:** RE: Coln House School Fairford 20/04147/FUL and 20/04148/LBC

Dear Martin,

Thank you for your e mail of 8 July 2021 providing feedback from Planning and Licensing Committee on 7 July 2021 and the resolution to defer determination of the applications.

In addition to the comprehensive supporting information already submitted with the applications and the comprehensive officers report to Committee recommending approval I have provided further information below as requested

- Coln House School closed on 31<sup>st</sup> March 2017 and with the exception of the former school playing fields no other use by GCC or the community has taken place since with the buildings remaining vacant
- The former school playing fields have continued to be used by the community following closure of the school under licence granted by GCC
- Property Board recommended to Cabinet that the site be declared surplus to GCC requirements in July 2017. This process included consideration of alternative GCC service uses. None were identified, due, in large part, to the unsuitability of the listed building for service type uses, including the very high maintenance and running costs.
- Cabinet declared the site surplus to requirements of GCC in September 2017 and approved the strategy of developing proposals to secure planning permission for the development of the site to secure best value for the council and deliver a viable re-use of the listed building.
- A decision was taken at the outset to protect the playing fields for future community use and discussions took place with the Town Council to look at options for the future control and management of this asset. It was agreed that the best solution would be to transfer the site to the Town Council so that they had control over its use and management.
- There followed a series of investigation works, scheme development and consultation events, including the statutory planning consultation process, regarding the future use of the site and redevelopment. One consultation undertaken posted information sheets to 2000 homes in Fairford, 18 replies were received and considered.
- During this process The Town Council had expressed aspirations to develop ancillary facilities on the playing fields to enhance the use by the community
- GCC has successfully negotiated with the Secretary of State for Education to allow this to happen, subject to planning permission, under the terms of their approval to the disposal of the former school site under S77 of The School Standards and Framework Act. This approval will also, in any event, safeguard the ongoing community use of the playing fields. The playing fields do not form part of the ongoing planning application under consideration.
- GCC has developed detailed planning applications for redevelopment of the site excluding the playing fields, the first part at Applestone Court was granted permission in 2020 with

the second part presented to and deferred by Cotswold District Council Planning Committee on 7 July.

- Since Planning Committee GCC has engaged again with the Town Council and considered their latest aspirations in relation to the site.
- We discussed that sports facilities provided by Cotswold District Council had been withdrawn from Fairford and the Town Council's desire to develop facilities to enhance the playing fields usage which could involve developing a sports pavilion, changing rooms, toilets and showers and a community room. The Town Council requested that this facility be accessed and sited on the brownfield development site where GCC has submitted its redevelopment proposals for housing.
- The Town Council also presented aspirations to use the former listed school buildings for a business centre with multi-purpose meeting rooms, café and restaurant and serviced offices.

GCC Property Board considered this information and continues to support the aspirations of the Town Council to develop ancillary facilities on the playing fields to support and enhance their future use should they agree to take on responsibility for them.

It agreed that a fair contribution to infrastructure and community facilities was being provided through S106 and Community Infrastructure Levy contributions. The CIL contribution arising from redevelopment for housing totals over £300,000. It was not supportive of allocating land already identified as part of the development site for this purpose as this would seriously affect the viability of the development that already has the support of planning officers and is viable and deliverable.

Property Board also considered other ambitions to use the listed buildings for business and catering purposes. It considered the cost of refurbishment and on-going maintenance and running costs against potential revenue generation and concluded that these uses and community use were not viable. The proposed redevelopment delivers a viable and long term re-use of the listed buildings.

Property Board also agreed a commuted sum would be provided to the Town Council for the future maintenance and upkeep of the playing fields under an agreement for the Town Council to take on responsibility for them.

In addition, and to help the Town Council develop its ideas to consider the provision of ancillary facilities on the playing fields in the future, GCC has commissioned its development consultants to carry out an initial feasibility report looking at the viability of siting a building with associated access and car parking on the playing fields whilst maintaining current playing pitch provision. This information was sent to the Town Council on 13 September 2021. Discussions with the Town Council on the future control of the playing fields are ongoing.



Should no agreement be reached with the Town Council for them to take responsibility for the playing fields their existing use by the community will be maintained as required by the approval of the Secretary of State for Education under continued GCC ownership.

With regard to questions raised over the Climate Change agenda I have attached a report from Energist UK Ltd providing further evidence of the overall sustainability of the proposals.

I trust that this additional information will enable you to refer the applications for planning permission and listed building consent to your Planning Committee for determination at the earliest opportunity.

**Andy Carr**  
**Senior Planning Coordinator**  
Asset Management & Property Services  
Gloucestershire County Council  
Shire Hall, Gloucester GL1 2TG

**Please note my new number 01452 328810**

Email: [andy.carr@gloucestershire.gov.uk](mailto:andy.carr@gloucestershire.gov.uk)

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**From:** Martin Perks [<mailto:martin.perks@cotswold.gov.uk>]  
**Sent:** 08 July 2021 15:01  
**To:** CARR, Andy  
**Subject:** Coln House School Fairford 20/04147/FUL and 20/04148/LBC

Dear Andrew,

Further to my initial email yesterday, I can confirm that, at yesterday's meeting, Planning and Licensing Committee resolved to defer the above applications and this email now provides the Council's formal feedback regarding the Committee resolution.

Having regard to Local Plan Policy INF2 (Social & Community Infrastructure), Members currently have significant concerns that alternative uses of the site have not yet been fully explored. The Committee has directed me to request that GCC provides further information about other development options it has considered for the site. In particular, Members are seeking to establish whether other community uses have been considered, which may be felt to deliver wider community benefits reflecting the needs of the town, together with more background about the

discussions that have taken place with the Town Council and residents local to the application site. The Committee is aware of the work in train regarding the Town's Neighbourhood Development Plan and therefore seeks to understand how that work has been taken into account in consideration of the future of the site. We understand that the Town Council is keen to engage positively with GCC on the future of the site and that it would be happy to offer further discussion via the County Councillor representing the town.

Members have also raised the question as to how the current proposal meets GCC's own and CDC's Climate Change agendas and formal resolution to recognise the Climate Change emergency. Members wish to see more energy efficient dwellings and understand to what extent maximising improved energy performance has been considered in the conversion proposals for the Listed building itself, with direction to where the current details specifically demonstrate this and the submission of any additional details in the proposals to achieve it.

Members also raised the question of whether a vehicular access link from the site into the recreation ground/playing fields to the south-east could be created. I therefore need to understand GCC's views on this matter.

I would be grateful if you could address the above matters. I will then be able to take the applications back to Committee.

Regards

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## Clerks

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**From:** CARR, Andy <Andy.CARR@gloucestershire.gov.uk>  
**Sent:** 27 October 2021 17:35  
**To:** Clerks  
**Cc:** CORBETT, Neil  
**Subject:** RE: Coln House School  
**Attachments:** RE: Coln House School

Dear Vanessa,

As discussed. On the two points on which you have sought further clarification I believe you already have confirmation of GCC's support for the Town Council's plans for a building from Neil Corbett's e mail to the Town Council of 6 August 2021. I have attached this for ease of reference and can confirm again that GCC supports the aspirations of the Town Council to develop ancillary facilities to support the future use of the playing fields should they agree to take responsibility for them.

As discussed and to assist you further I have submitted a request for pre application advice to the County Highways Authority and will share their response on receipt.

Kind regards

Andy

**Andy Carr**  
**Senior Planning Coordinator**  
Asset Management & Property Services  
Gloucestershire County Council  
Shire Hall. Gloucester GL1 2TG

**Please note my new number 01452 328810**

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**From:** Clerks [<mailto:clerks@fairfordtowncouncil.gov.uk>]  
**Sent:** 12 October 2021 11:48  
**To:** CARR, Andy; CORBETT, Neil  
**Subject:** Coln House School

Dear Andy and Neil

Thank you again for your e-mail of 13<sup>th</sup> September 2021.

The Town Council Planning Committee met on Tuesday last and CHS was discussed.

As you know no decision was made by CDC planning committee regarding the recent application. I am unsure as to exactly what it is you require from the Town Council regarding this but would be happy to help if we can.

CDC have not been in contact with us.

Our on-site meeting with yourself and Neil to discuss a suitable location for a Community building was useful and we appreciate the help you have been able to give us so far in relation to this.



There are still some matters to be settled before we can move forward with our plans, two of which, perhaps you could address now, namely clarification that GCC would be supportive of our plans for a building and also whether Glos. Highways are also satisfied and would support any application, as we understand they have not been consulted on this matter.

We are currently working towards a pre-application and would welcome your response.

Kind regards

Vanessa Lawrence  
Town Clerk

Fairford Town Council  
The Community Centre  
High Street  
Fairford  
GLOS.  
GL7 4AF  
Tel: 01285 713326  
E-mail: [clerks@fairfordtowncouncil.gov.uk](mailto:clerks@fairfordtowncouncil.gov.uk)

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## Clerks

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**From:** CARR, Andy <Andy.CARR@gloucestershire.gov.uk>  
**Sent:** 03 November 2021 13:35  
**To:** Clerks  
**Subject:** County Highways pre-application advice  
**Attachments:** Application no C.2021.049098.PRE - HDM Response.docx

Vanessa,  
Please find attached.  
Andy

**Andy Carr**  
**Senior Planning Coordinator**  
Asset Management & Property Services  
Gloucestershire County Council  
Shire Hall, Gloucester GL1 2TG

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Andy Carr  
Senior Planning Coordinator  
Asset Management & Property  
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Shire Hall, Gloucester GL1 2TG

Highways Development  
Management  
Economy Environment and  
Infrastructure  
Shire Hall  
Westgate Street  
Gloucester  
GL1 2TG

Date 2 November 2021  
Your ref: C.2021/049098/PRE  
Ask for: John Patey

Dear Andy Carr

**Former Coln House School, Horcott Road, Fairford - Playing Fields**

I have reviewed the details provided regarding the proposals for developing community sports facilities on the former school playing fields at the former Coln House School. The following documents have been submitted with your enquiry –

Site Feasibility Plan no 5875-F-1005 Rev A  
Cellweb® TRP Weight Capabilities

The term community sports facilities could, of course, mean many things but it does seem that in addition to the football pitches for various age groups, there may also be a proposed multi-use games area (MUGA).

More details of the scope and scale of the intended use would be required to understand clearly what the impact of the development would be in terms of traffic generation. The hours of opening and the days of use (weekdays/weekends) as well as the anticipated catchment area would need to be known. If the pitches would be used for formal and organised sport, the facilities might be expected to host visiting sports teams who may arrive by car, mini-bus or coach depending upon the distance they would be travelling.

To encourage local use and sustainable travel, opportunities should be found to provide good walking and cycling links to the town and neighbouring areas. Public Footpath 20 (Fairford) runs along the east side of the site and connects with Waterloo Lane. A second Public Footpath 21 (Fairford) runs from the site across the River Coln and connects via the residential area to London Street and the centre of Fairford.

The potential use of these Public Footpaths should be considered and they may need to be upgraded to be suitable for the increased levels of use. These Footpaths do not permit cycling and any potential of providing other suitable links or facilities for cyclists should be investigated.

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Bus stops are present on Horcott Road very close to the proposed site access location and it is possible that these would have to be re-positioned to avoid any potential conflict. It may also be appropriate to seek a contribution towards enhancing the stops (for example with hard-standing, dropped kerb crossing point, additional pole and flag) to encourage the use of public transport by the users of the facilities.

It is indicated on the Site Feasibility plan no 5875-F-1005 Rev A that the access to the facilities would be taken from the southeast corner of the site onto Horcott Road. The width of the access would need to accommodate all vehicles that would need to enter the site, and this would be determined from the scale and operation of the facilities, as mentioned above. Consideration must also be given to maintenance and service vehicles that would need to gain access.

It is likely that the first part of the access from the highway would need to be hard surfaced and if the access needed to be secured, any gate would need to be set back from the highway carriageway by not less than 5 metres and the gate hung to be opened inwards only.

The statutory speed limit of 30 mph would indicate the need for visibility splays of 2.4 metres by 43 metres in both directions. However, Horcott Road is on a straight alignment and if there is a significant likelihood that vehicles travel at speeds in excess of the limit, then the visibility splays to be provided should be commensurate with the actual traffic speeds, which should be determined from survey.

The site boundary runs along the back of the footway and it may well be necessary to set back the boundary for a distance on either side of the access point to achieve the visibility splays from a 2.4 metres set back point.

Within the site, adequate vehicle parking and turning space must be provided. While it is proposed that 27 car parking spaces could be provided, there is no substantiation of this number at present and the number of spaces would need to be determined, again having regard to the scale and scope of the facilities. The parking would be expected to include appropriate numbers of spaces for Blue Badge holders and for electric vehicle charging. Guidance on the provision of these can be found in the County Council's 'Manual for Gloucestershire Streets' (MfGS).

Clearly, if larger vehicles, such as mini-buses or coaches, were to use the site, adequate parking for these vehicles would also be required. All turning areas would need to be demonstrated as being suitable by using swept path analysis.

Cycle parking, which should be sheltered, secure and located conveniently close to the pavilion building would need to be provided. Again the number of cycle racks would depend upon the scope and use of the facilities.

As well as having these regards to the operational use of the proposed facilities, it would be necessary to consider the impact of the works during the construction stage and it should be expected that a traffic management plan would be required.

This would normally be secured by way of a condition attached to a planning consent. Should the present informal proposals be developed into a formal planning

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application, such an application would normally be expected to be conditioned to ensure the delivery of specific elements of the development, such as access and parking, in a proper and timely way.

As the development proposals are firmed up with more details, further advice can be given regarding all of the points raised above. If there are further queries at this stage I will be pleased to help further.

Best regards

John

**John Patey**

Principal Development Coordinator

cc. Cotswold District Council

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## Clerks

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**From:** Clerks  
**Sent:** 26 October 2021 13:45  
**To:** Martin Perks; Stephen Andrews; CARR, Andy; CORBETT, Neil; Steve Trotter; Andrew Doherty; Democratic@cotswold.gov.uk  
**Cc:** andrew doherty (Andrew@fairfordtowncouncil.gov.uk); Christine Roberts; Colin Foxall; Derek Thornhill (Derek@fairfordtowncouncil.gov.uk); Gillian Stopka (Gill@fairfordtowncouncil.gov.uk); James Nicholls (James@fairfordtowncouncil.gov.uk); Jennie Sanford (jennie@fairfordtowncouncil.gov.uk); Jon Hill; Phil Bird (Phil@fairfordtowncouncil.gov.uk); Richard harrison; Simon O'Connell (a); Steve Boulton; vicky@fairfordtowncouncil.gov.uk  
**Subject:** Coln House School - Progressing New Community Building at Coln House School - Fairford

Good afternoon

### Progressing New Community Building at Coln House School, Fairford

Following discussions with GCC Fairford Town Council has decided it wishes to pursue the erection of a new multi-purpose community building on the Coln House playing fields. Gloucestershire County Council has so far expressed general support for the proposal and the Department for Education has indicated that it would not oppose the erection of a building.

The intention is to create a facility which would provide for general community use but also would support on-going use by local sports clubs with the provision of changing and associated facilities. The Council is currently exploring funding mechanisms (which will almost certainly include grants from lottery/major sports bodies) and working up an outline specification. As a rough guide the Council hopes to create a building similar to Lechlade Memorial Hall, but large enough to host social events. The Council also hopes to provide some gym facilities, Fairford having regrettably lost its Sports Centre (including gym) recently.

FTC understands that GCC would like to press on with its development of the Coln House School site. FTC's prime reservation about that development was that community use should be made of the site to bring some benefit from the development to Fairford. FTC's reservations about the development would be met provided both GCC and Cotswold District Council would confirm as part of the planning process that CDC and GCC would look favourably on a proposal to construct the community building. So far as GCC is concerned this really relates to confirming that the DfE has accepted a building will not be objected to, that separate access to the new building directly from Horcott Road (as proposed by GCC) would be acceptable to GCC Highways, and that GCC will assist in resolving any archaeological issues that arise. FTC has already been in touch with the County Archaeologist and believes that it should be possible to find a solution to issues that might arise. If the satisfactory assurances on the above could be provided, FTC would not object further to the CHS site development. (Without those assurances FTC would remain concerned that no appropriate community benefit had been demonstrated from the development).

FTC intends to submit a request for pre-application planning advice to CDC shortly. We would be grateful if CDC were to take this letter as notice of this.

Councillor Richard Harrison  
Chair of Planning

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## Clerks

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**From:** Richard Harrison <richard4fairford@gmail.com>  
**Sent:** 27 October 2021 14:07  
**To:** martin.perks@cotswold.gov.uk  
**Cc:** Colin Foxall; Colin Foxall; Clerks; Richard Harrison  
**Subject:** Re: Coln House School - Progressing New Community Building at Coln House School - Fairford

Martin,

I understand Colin has discussed this with you this morning.

Our chief concern is that GCC's latest update (dated 21 October) does not reflect the current position in our discussions with them or take account of our request to them (dated 8 October) for assurances on certain key matters relating to the feasibility of the proposed clubhouse/community building development at the southern end of the former CHS playing field, clarified further in our email of 26 October. It would be most helpful if you could assist us by asking GCC to update their statement and provide the assurances we are seeking in writing before the matter is brought back to the Planning and Licensing Committee.

Taking on the associated playing fields would involve significant responsibilities (and potentially costs) for the Town Council. Ensuring the viability of this for the longer term involves meeting the needs and aspirations of the existing tenants, principally Fairford RFC, who would also be responsible in large part for its maintenance. This would include having clubhouse facilities on the site. Without this, these tenancies and support cannot realistically be ensured for the longer term, and we could easily find we have a large liability rather than an asset.

A key consideration is whether this development can be sited at the southern end of the playing field and accessed from a new entrance off Horcott Road as suggested by GCC, or whether it might need to be sited at the northern end and accessed via the former school site (which would have a bearing on the current application). Given that a proposed expansion of the school (some years ago) was abandoned on grounds of archaeology (based on a partial investigation of the site), the Town Council needs solid assurance from GCC that this is not a potential 'show stopper' before committing. The acceptability of the new access is within the purview of the Highway Authority and we would need assurance from GCC on this as well.

Without these assurances, which clearly have a major bearing on the siting of the community building, there was/is not a sufficient basis to proceed with the request for pre-application advice, which would in turn help to confirm the feasibility of the latter development.

As stated previously, this community benefit is important to us withdrawing our objections to the CHS site redevelopment.

Please feel free to give me a call if you would like to discuss further.

Regards,

Richard Harrison  
Chair of Planning Committee, Fairford Town Council  
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