

**PLANNING
COMMITTEE
27 SEPTEMBER
2017**

AGENDA ITEM 4

**REPORT AND
SUPPLEMENTARY
APPENDICES**

UTT-17-1951-FUL

UTT/17/1951/FUL - (GREAT HALLINGBURY)

(Referred to Committee by Cllr Wells. Reason: Impacts on neighbouring area)

PROPOSAL: Construction of grassed playing pitches, drainage works, pedestrian footpath link and other related development including land grading works

LOCATION: Land to the South of Bowling Lane, Great Hallingbury

APPLICANT: Hertfordshire and Essex High School/Hertfordshire County Council

AGENT: Mrs R Gray – Vincent and Goring

EXPIRY DATE: 27 October 2017

CASE OFFICER: Karen Denmark

INTRODUCTION

This application relates to the provision of playing pitches associated with the Hertfordshire and Essex High School located in Bishop's Stortford. This forms part of a two-stage application process. Hertfordshire County Council is considering a parallel application for the conversion of existing gym building to create extra floor space for a sixth form centre at the Warwick Road site and construction of a sports centre, all weather pitch, tennis/netball courts, car park, cycle parking, vehicular access, drainage and acoustic fencing at the Beldams Lane site (reference PL\0850\17 (CC0492)). Please see attached the officer's report to the Hertfordshire County Council Development Control Committee, which is to be held on 28 September 2017.

The application being considered by Hertfordshire County Council results in the displacement of the existing playing fields for the Hertfordshire and Essex High School and the most appropriate site identified for replacement facilities is located within the Uttlesford District Council administrative boundary and this element of the proposals are the subject of this report.

1. NOTATION

1.1 Outside Development Limits/Metropolitan Green Belt/within 57dB 16hr LEQ

2. DESCRIPTION OF SITE

2.1 The application site is located south of Bowling Lane on the southern edge of Bishop's Stortford on land falling within the Uttlesford boundary. The land is in agricultural use and is bounded largely by hedging along the southern and eastern boundaries. There is an arbitrary northern boundary. To the north of the site is Bishop's Stortford Bowling Club and some tennis courts are to the west of the access road, Bowling Lane. There is residential development on the northern side of Beldams Lane falling within East Hertfordshire District Council's administrative boundary. There is a public right of way adjacent to the eastern boundary. Agricultural land lies to the east and west and open scrubland to the south.

2.2 To the northwest of the application site is an area currently used by the applicant (Herts and Essex High School) as their playing fields.

3. PROPOSAL

3.1 This application relates to the creation of new playing fields, including associated regrading of land levels, drainage works and the creation of a pedestrian link. The playing fields are for use by Herts and Essex High School. No buildings are proposed as part of the proposals.

3.2 This application forms part of a three stage process for the expansion and redevelopment of the school facilities, the other application being located within the administrative boundary of East Hertfordshire District Council and being dealt with by Hertfordshire County Council. Therefore, this application should not be viewed in isolation. The application is accompanied by a BB103 Education Capacity Assessment which sets out the need for the additional playing fields.

3.3 Section 2 of the Planning, Design and Access Statement sets out the background for the application.

EDUCATION NEED

School expansion

3.4 The Hertfordshire and Essex High School and Science College is a high performing secondary comprehensive school of 1225 pupils (5.4FE) 90% of whom are girls. It is oversubscribed.

3.5 In a report to Hertfordshire County Council Cabinet (February 2016) it was reported that (excluding the need for school places generated by the Bishop's Stortford North development) forecasts for secondary aged pupils in the rest of the town indicate a need for additional places in the short term (2017 and 2018) and even more places again after the new school fills to capacity. Members were advised that the Hertfordshire and Essex High School had expressed an aspiration to expand the school. It was agreed that a school expansion from 5.6FE to 6FE should be agreed.

3.5 As a consequence of the expansion to 6FE the number of pupils will rise to 1350 (an additional 125 pupils) which will necessitate the addition of 5 members of staff.

3.6 In a further report to the Enterprise Education and Skills Cabinet (June 2016) it was agreed that the County Council seek to acquire additional land to the south of Bowling Lane in Bishop's Stortford to enable the school to expand to 6FE and allow for sufficient capacity of 8FE in the long term. An option to purchase land south of Bowling Lane for additional educational use was then subsequently agreed with the landowner.

3.7 A BB103 assessment was completed earlier this year (January 2017) and is submitted with this planning application. It demonstrates that the school does not have sufficient current land to meet BB103 requirements for its existing capacity. This deficit is further exacerbated if the school were to expand to 6FE or in the longer term 8FE. The BB103 assessment justifies the County Council's decision to purchase the additional land (the subject of this planning application) and also underpins the justification for development in the Green Belt on a site outside the

settlement boundaries.

Expansion proposals

- 3.8 In order to enable the expansion to 6FE the school will need to free up existing classroom accommodation which is currently occupied by sixth form pupils. Sixth form pupils do not currently have a dedicated study or social place. The school proposes to create a new sixth form centre by converting the existing gym building at the Warwick Road site.
- 3.9 The existing gym will be relocated from the Warwick Road site to a new sports centre on the existing detached playing fields at Beldams Lane. The sports centre will have teaching space for dance/judo and classroom spaces as well as changing facilities and a 4 court sports hall to provide for a range of indoor sports. Externally additional tennis/netball courts will also be provided at Beldams Lane to replace the existing facilities at the Warwick Road site. A new all-weather pitch will also be provided at the Beldams Lane site to provide all year hockey for the school along with other external sports. The defunct tennis/netball courts at the Warwick Road site will in turn provide hard social space for the new sixth form centre as well as for other pupils.

The new facilities at the Beldams Lane site will result in the loss of grassed playing pitches which currently can only be used in the summer months due to poor ground conditions. To ensure the school meets its BB103 requirement, and a qualitative need to provide for summer sports, the pitches will need to be re-provided on the land south of Bowling Lane.

4. APPLICANT'S CASE

- 4.1 The application is accompanied by a range of documents which can be viewed in full online:

- Planning, Design and Access Statement
- Statement of Community Involvement
- Flood Risk and Drainage Assessment
- Transport Assessment
- School Travel Plan
- Land for Sport Statement
- Topographical Survey
- Alternative Site Assessment
- BB103 Assessment
- Ecological Impact Assessment
- Noise Assessment
- Report on Ground Investigation
- Tree Survey
- Services Investigation Report
- Desk Based Archaeological Assessment
- Agronomist Report
- Agricultural Holdings Statement

- 4.2 Summary and Conclusions of Planning, Design and Access Statement:

There is a need for the Hertfordshire and Essex High School and Science College to expand to 6FE to meet the growing need for secondary education places in the

town of Bishop's Stortford.

- 4.3 The planning application proposals will create new grassed playing pitches on land south of Bowling Lane to provide grassed sports facilities to meet current deficiencies in provision and provide for the 6FE expansion. These facilities will also be available for community use.
- 4.4 The provision of the grassed playing pitches will enable the release of classroom accommodation on the Warwick Road site which will enable the provision of a new sixth form centre to meet the educational needs of the school, the provision of new sporting facilities on the Beldams Lane site, new tennis/netball courts and a new all-weather hockey pitch to meet the needs of the school. All the new sporting facilities have been carefully designed in collaboration with local sports groups to meet the needs of netball, hockey, and tennis and Judo clubs. Therefore, the new facilities will meet both education and local community needs. Funding has been agreed from a range of sources.
- 4.5 The proposals for works at the Warwick Road site and Beldams Lane site are part of a separate Regulation 3 planning application to Hertfordshire County Council. The two planning applications are being submitted in parallel.
- 4.6 A full suite of technical studies has been undertaken to support this planning application to ensure the proposals are deliverable and that there are no environmental impacts that cannot be mitigated.
- 4.7 An assessment of national and local planning policies has demonstrated that the proposals are in conformity with the Development Plan and there are no other material planning considerations which indicate that policies in the plan should be outweighed and that planning permission should not be given.

Thus, we respectfully recommend this planning application for approval.

5. RELEVANT SITE HISTORY

- 5.1 There is no relevant site history.

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford Local Plan (2005)

- S6 – Metropolitan Green Belt
- GEN1 – Access
- GEN3 – Flood Protection
- GEN4 – Good Neighbourliness
- GEN7 – Nature Conservation
- ENV4 – Ancient Monuments and Sites of Archaeological Importance
- ENV5 – Protection of Agricultural Land
- ENV8 – Other Landscape Elements of Importance for Nature Conservation
- ENV10 – Noise Sensitive Development and Disturbance from Aircraft
- ENV11 – Noise Generators
- LC2 – Access to Leisure and Cultural Facilities

- LC3 – Community Facilities
- LC4 – Provision of Outdoor Sport and Recreational Facilities Beyond Settlement Limits

7. PARISH COUNCIL COMMENTS

7.1 No objections.

8. CONSULTATIONS

Sports England

8.1 Sport England is supportive of the planning application as it would help address Hertfordshire and Essex High School's playing field needs and is required to replace the school's existing playing field that will be substantially lost to a related development proposal. It would also potentially help meet local community playing pitch needs. A planning condition is requested relating to the submission of a sports pitch construction specification.

I would expect the two local planning authorities to seek to co-ordinate the determination of the planning applications to avoid a potential scenario where the application for the loss of the existing playing field is approved but the application for the replacement facility is refused given the inter-relationship and dependencies between the two applications in planning policy and practical terms.

For information: Sport England raised no objections to the parallel application, subject to conditions, including the following:

*"No development shall commence until details for the phasing of the development hereby permitted and the replacement playing fields to the south of Bowling Lane, have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The development hereby permitted shall not be carried out other than in accordance with the approved details.
Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use [phasing provision] and to accord with Development Plan Policy."*

ECC Ecology

8.2 No objections subject to condition.

London Stansted Airport – Aerodrome Safeguarding

8.3 Stansted Airport objects to the proposal in its current form unless a Bird Hazard Management Plan (BHMP) and a subsequent monitoring plan is put in place.

The site is located approximately 4.87km south west from the centre of the runway at Stansted. The large-scale groundworks associated with the creation of the pitches and drainage could result in an acute attraction to hazardous birds, including gulls, corvids and flocking waders such as Lapwing and Golden Plover. The short grass of the pitches can also be attractive to foraging and loafing gulls, with some playing fields attracting large numbers of gulls on a regular basis.

We request that if planning permission is granted, then a Bird Hazard Management Plan and subsequent monitoring will be made a condition of the

permission. To mitigate any increase in hazardous birds utilising the site, the construction phase should be covered by a traditional BHMP with regular monitoring and control if hazardous birds exceed threshold levels.

NATS Safeguarding

- 8.4 The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

Highways England

- 8.5 No objections.

Cadent Gas

- 8.6 Your proposal as currently specified is in proximity to Cadent and/or National Grid apparatus, which may impact, and possibly prevent, your proposed activities for safety and/or legal reasons.

9. REPRESENTATIONS

- 9.1 This application has been advertised and 26 letters of representation have been received. Advertisement expired 8 September 2017.

- 9.2 The following issues have been raised in the representations:

- Traffic in an already congested area with semi-rural roads unsuitable for this scale of development
- Insufficient parking provision based on inaccurate calculations
- Inadequate Travel Plan
- Inaccessibility for disabled visitors
- Detriment to the Green Belt
- Loss of playing pitches
- Impact of noise from aircraft and the M11 on outdoor education
- Detrimental impact on neighbours from noise
- Changing facilities remote from sports pitches with increased risk to pedestrians going from one site to the other
- Increased pollution
- Distance from school makes plans impractical
- Current street parking levels are dangerous
- Local concerns missing from Statement of Community Engagement
- Insufficient provision of cycle racks to encourage alternatives to car
- New crossing is not safe or suitable
- Proposed use to 11pm not appropriate, nor use of floodlights
- Local road layout results in accidents due to poor driving
- Concerns about impacts on wildlife
- Long been saddened by lack of good facilities in the town
- Very keen to see girls participating and continuing sport into their adult lives so this scheme is worthwhile
- Important to encourage enjoyable exercise in young people
- Provision of running track and associated playing fields would be an excellent addition to potential training facilities

- AstroTurf is good for interval training, especially if it has lights during the winter
- Sports Hall ideal for conditioning training
- Car parking area helpful for when we host races at our clubhouse
- Bowls Club needs fences to protect the greens
- Concerned people will use our car park or Bowling Lane for parking
- No trees to be planted to Bowls Club boundary
- Concerned about access during construction period
- Drainage issues

10. APPRAISAL

The issues to consider in the determination of the application are:

- A Principle of development (ULP Policies S6, ENV5, LC3, LC4; NPPF)
- B Noise and impacts on neighbour's amenity (ULP Policies ENV10, ENV11, GEN4; NPPF)
- C Flood risk (ULP Policy GEN3; NPPF)
- D Access and parking (ULP Policies GEN1, GEN8, LC2; NPPF)
- E Impacts on biodiversity (ULP Policies GEN7; NPPF)
- F Impacts on heritage assets (ULP Policy ENV4; NPPF)
- G Material planning considerations

A Principle of development (ULP Policies S6, ENV5, LC3, LC4; NPPF)

10.1 The application site is located within the Metropolitan Green Belt where the fundamental aim is to prevent urban sprawl by keeping land permanently open. Paragraph 87 of the NPPF states that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 89 of the NPPF states that new buildings in the Green Belt are inappropriate except, inter alia, the provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of included land within it. Paragraph 90 covers other forms of development which are also considered not to be inappropriate provided they preserve the openness of the Green Belt. These exceptions include engineering operations.

10.2 Paragraph 72 of the NPPF states:

"The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- *Give great weight to the need to create, expand or alter schools; and*
- *Work with schools promoters to identify and resolve key planning issues before applications are submitted."*

10.3 The proposals involve the change of use of the land to form playing fields for the Hertfordshire and Essex High School. This would involve the regrading of the land to form level pitches and the appropriate treatment of the soil to ensure the pitches would be well drained. Other works include the creation of swales as part of the SUDS system and the formation of a 2m wide footpath link to Beldams Lane. The

footpath link would be to the east of Bowling Lane.

- 10.4 In Green Belt policy terms, the proposed use of the application site for playing fields is considered appropriate within the Green Belt. Furthermore, the proposed engineering works would not adversely affect the openness of the Green Belt and are also considered appropriate.
- 10.5 Uttlesford Local Plan Policy ENV5 seeks to protect agricultural land and development should be located on poorer quality land except where other sustainability considerations suggest otherwise. The land in this instance is classified as Grade 3, the lowest designation of agricultural land within the Uttlesford District.
- 10.6 Policies LC3 and LC4 permit the provision of community and outdoor sport and recreational facilities on land outside development limits. This proposal complies with these policies.

B Noise and impacts on neighbour's amenity (ULP Policies ENV10, ENV11, GEN4; NPPF)

- 10.6 Policy ENV10 seeks to direct noise sensitive development to areas not adversely affected by noise. Policy ENV11 states that noise generating development will not be permitted if it would adversely affect the occupation of existing or proposed noise sensitive development nearby, unless the need for the development outweighs the degree of noise generated. Policy GEN4 also seeks to protect residential amenity from development or uses which, inter alia, give rise to noise.
- 10.7 The site is located within the 57dB 16hr LEQ noise contour associated with Stansted Airport. Furthermore, it is located within close proximity to the M11 and therefore is in an area affected by noise. A Noise Assessment has been submitted with the application. This acknowledges that the noise levels at the site are above the criteria for outdoor teaching activities. Furthermore, given the nature of the dominant sound sources in the area and their proximity to the site, there are unlikely to be practical mitigation measures that can reduce sound levels to below the criteria at all times. It is suggested that the western-most areas of the site, furthest away from the M11 motorway and the Stansted Airport flight path, are prioritised for teaching activities.
- 10.8 In planning policy terms, the location of this site is not ideal given the impact on the site from local noise generators. However, the school and the County Council have not been able to identify any other sites within the vicinity which would offer a better solution (see Alternative Site Assessment on file). Given that the development is required in order to expand the local education facilities by way of increasing school places, and to meet a deficit in qualitative playing field provision, it is considered the emphasis given in paragraph 72 of the NPPF outweighs the harm arising from the proposals. On balance, the proposals can be considered to be in accordance with Policy ENV10.
- 10.9 In terms of Policies ENV11 and GEN4, the nearest residential properties to the closest point on the proposed pitches are approximately 100m to the north. Beldams Cottages have the Bowls Club to the south, tennis courts to the east and the cricket ground to the west. The current school playing field is located to the north and the proposed new car parking area would be located closest to these properties. The noise and disturbance affecting Beldams Cottages would predominantly come from vehicular and pedestrian movements on the Beldams

Lane site. However, this falls to be considered by Hertfordshire County Council in their consideration of the parallel application. In terms of noise arising directly from the use of the pitches, it is not considered that this would be significant to warrant a refusal on policy grounds.

- 10.10 Concerns are raised in the representations with regards to the use of the site until 11pm and the use of floodlighting. It should be noted that, due to the site being located within the Green Belt, no floodlighting is included in the application. Therefore, it is unlikely that the site will be in use until 11pm. It is understood that floodlighting is proposed on the Beldams Lane site where an all-weather pitch, tennis courts and a new sports hall are proposed. Floodlighting in this context is for consideration by Hertfordshire County Council.

C Flood risk (ULP Policy GEN3; NPPF)

- 10.11 The site is located within Flood Zone 1, the least likely to flood. A Flood Risk Assessment has been submitted with the application. This identifies that the majority of water flows are to the south east and south west of the site via overland runoff and land drainage. The proposed development will be grassed pitches which will be porous in nature. As part of the development proposals it is proposed to route runoff to two swales which would discharge into the adjacent ditch systems.
- 10.12 The proposed Drainage Strategy demonstrates a proposed layout of SUDS to provide sufficient source control and storage to reflect flow rates identified for the site. It is the intention to restrict the runoff from the basins to the 1 in 1 year storm event and to avoid flooding within the site during all storms up to and including the 1 in 100 year storm event + 40% allowance for climate change. Paragraph 6.5.2 of the FRA identifies that a SUDS Management Plan is required and this can be secured by condition. No comments have been received from Essex County Council as the Lead Local Flood Authority. Therefore, the proposals are considered to be acceptable and in accordance with Policy GEN3.

D Access and parking (ULP Policies GEN1, GEN8, LC2; NPPF)

- 10.13 Policy GEN1 requires development to be capable of carrying traffic safely on the local highway network without compromising the safety of other highway users. Other than as required for construction purposes, no vehicular access to the site is proposed. All vehicular movements associated with the use of the proposed playing fields are to be restricted to the site located in Beldams Lane. The issues of highway safety associated with vehicular movements to that site fall within the jurisdiction of Hertfordshire County Council as the Highway Authority and Planning Authority. The parallel application has a recommendation of approval from the planning officer to the Committee and is due to be determined on 28 September 2017.
- 10.14 In order to facilitate the safety of children crossing from the Beldams Lane site where the changing facilities will be located to the sports pitches it is proposed traffic calming measures will be installed. These include the relocation of existing speed bumps to the west of the Beldams Lane site, and the retention of the existing speed bumps to the east. The existing raised table at the junction of Beldams Lane and Linkside Road will be enhanced with improvement to the ramps and resurfacing. New tactile dropped kerbs will be installed either side of Beldams Lane and a new 2m wide footpath will be constructed to the east of Bowling Lane. These elements are also considered acceptable to Hertfordshire

County Council.

- 10.15 It is noted that a large number of representations raise concerns in regards to increased vehicular movements in the area. Many of the representations refer to the use of the facilities by the judo club. This would be in respect of the proposed facilities located on Beldams Lane and not in respect of this site. Other concerns relate to the unauthorised use of the parking area in Beldams Lane. The application states that the school will look at means to prevent unauthorised vehicles from using the car parking. Concerns relating to community use of this site are noted and it is accepted that users may attempt to park along Bowling Lane or Beldams Lane. It is stated in the application that *“Any letting or hiring of the playing pitches will have an arrangement that restricts car parking to the Beldams Lane site.”* It will be up to Hertfordshire County Council as the Education and Highway Authority to ensure that this is complied with, in conjunction with the management of Hertfordshire and Essex High School.

E Impacts on biodiversity (ULP Policies GEN7; NPPF)

- 10.16 Policy GEN7 seeks to protect biodiversity and seeks the enhancement of biodiversity through the creation of appropriate new habitats. The site is currently in agricultural use and therefore has a minimal ecological value. The principal area of ecological value is the hedgerows on the boundaries of the site, which are to be retained, a ditch, and a mature Ash tree in the south-eastern corner of the site which is also to be retained. The main ecological element of the site is the habitat for nesting birds. Mitigation measures are required during the construction works to avoid disturbance to any nesting birds.
- 10.17 The Ecological Appraisal concludes that the creation of grassed pitches on the site is not considered to contravene either national or local planning policies for the conservation of biodiversity, although biodiversity enhancement will be required within the proposed scheme to satisfy the national policy for biodiversity which requires that the development must demonstrate no net loss of biodiversity and ideally a biodiversity gain.
- 10.18 The proposals have been considered by the County Ecologist who raises no objections to the proposals subject to a condition requiring the mitigation measures identified within the Ecological Appraisal being implemented. As such, the proposals comply with Policy GEN7.

F Impacts on heritage assets (ULP Policy ENV4; NPPF)

- 10.19 Policy ENV4 seeks to protect heritage assets, in particular archaeological deposits. A Desk Based Archaeological Assessment has been submitted with the application. This identifies that the site has occupied a peripheral location throughout the post-medieval and early modern periods. The land has predominantly been used for farming purposes and as such previous ground disturbance is judged to be limited. Therefore, the proposed development may have an insignificant impact on archaeological remains, if present within the site, as it comprises proposed grassed pitches only. Based on the archaeological evidence, the site is located in an area of relatively low archaeological potential, and it has only a low potential for archaeology.
- 10.20 The County Archaeologist has made no comments in respect of the proposals and therefore it is considered that the proposals comply with Policy ENV4.

G Material planning considerations

- 10.21 The proposed use is considered appropriate within the Green Belt. However, in order to ensure the use is adequately serviced by car parking provision and changing facilities, it is necessary to consider the application in conjunction with the parallel application. This application is being considered by Hertfordshire County Council as the appropriate local planning authority for this type of application. The case officer for the parallel application has informed Uttlesford District Council that the parallel application is considered acceptable and is being reported to Committee on 28 September 2017 with a recommendation of approval, subject to conditions.
- 10.22 Sport England in their consultation response has identified a need for the two local planning authorities to seek to co-ordinate the determination of the planning applications to avoid a potential scenario where the application for the loss of the existing playing field is approved but the application for the replacement facility is refused given the inter-relationship and dependencies between the two applications in planning policy and practical terms.
- 10.23 Due to the fact that Uttlesford District Council is considering their proposal first, Members may be concerned that if the resolve to grant planning permission for this proposal that there could be a scenario whereby these facilities could be approved without the appropriate car parking and changing facilities should the parallel application not be approved by Hertfordshire County Council. In order to overcome this concern, it is recommended that a condition be imposed which mirrors that recommended by Sport England to be imposed on any consent coming from Hertfordshire County Council. As set out in paragraph 8.1 above, the recommended condition is as follows:

*“No development shall commence until details for the phasing of the development hereby permitted and the replacement playing fields to the south of Bowling Lane, have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The development hereby permitted shall not be carried out other than in accordance with the approved details.
Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use [phasing provision] and to accord with Development Plan Policy.”*

- 10.24 It is recommended that the wording be amended to:

*“No development shall commence until details for the phasing of the development hereby permitted and the associated development at Beldams Lane and Warwick Road, have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The development hereby permitted shall not be carried out other than in accordance with the approved details.
Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use [phasing provision] and to accord with Development Plan Policy.”*

11. CONCLUSION

The following is a summary of the main reasons for the recommendation:

- A The proposed development is considered to be an appropriate use within the

- Green Belt. The proposed engineering works required to facilitate the proposed use would not be harmful to the openness of the Green Belt.
- B The site is adversely affected by noise from both the M11 and Stansted Airport. However, no other suitable sites have been identified and, on balance, it is considered that the need for the replacement and improved facilities outweighs the harm. In terms of impacts on residential amenity, it is considered that given the separation distance noise impacts would not be so significant as to adversely affect neighbour's amenity. No floodlighting is proposed within the scheme.
- C Pedestrian access to the site is considered appropriate. The issues of vehicular access and highway safety fall more to Hertfordshire County Council in their consideration of the parallel application. Officers have been advised that Hertfordshire County Council consider the proposals acceptable and a recommendation of approval is being made to the Committee on 28 September.
- D The site lies within Flood Zone 1 and therefore has a low potential for flooding. SUDS are to be incorporated into the development and a Management Plan will be required to ensure their effective maintenance.
- E There would be minimal impacts on biodiversity due to the current and proposed use of the site. A condition is required to ensure the mitigation measures included in the Ecological Appraisal are implemented.
- F The site lies within an area with a low potential for archaeological deposits and therefore it is not considered that the proposals would adversely affect archaeology.
- G To ensure the proposals are carried out in conjunction with the facilities in the parallel application, it is recommended a condition be imposed requiring a phasing plan.

RECOMMENDATION – APPROVAL WITH CONDITIONS

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this decision.

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

2. No development shall commence until a playing field construction specification, including an implementation programme and details of the long term annual playing field maintenance programme, prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority. The approved specification shall be complied with in full prior to the completion of the development unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with the NPPF.

JUSTIFICATION: It is noted from the Agronomist's Report that the underlying soil conditions are not favourable for all weather use without appropriate treatment and appropriate long-term maintenance. Therefore, it is essential that the playing fields are constructed to the correct specification to ensure their viable use.

3. No works shall take place until a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface

water drainage system and the maintenance activities/frequencies, has been submitted to and approved in writing by the local planning authority.

REASON: To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk, in accordance with Uttlesford Local Plan Policy GEN3 (adopted 2005) and the NPPF.

JUSTIFICATION: Failure to provide the above required information before commencement of works may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.

4. The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.

REASON: To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk, in accordance with Adopted Uttlesford Local Plan Policy GEN3 (2005) and the NPPF.

5. Prior to the commencement of the development hereby permitted a Bird Hazard Management Plan for the construction of the development shall be submitted to and approved in writing by the local planning authority, in consultation with the Safeguarding Authority for Stansted Airport. The submitted plan shall include, as a minimum, details of the monitoring of any standing water within the site, temporary or permanent.

The Bird Hazard Management Plan shall be implemented as approved and shall remain in place during the construction phase of the development. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the local planning authority, in consultation with the Safeguarding Authority for Stansted Airport.

REASON: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Stansted Airport.

JUSTIFICATION: Failure to provide the above required information before commencement of works may result in development endangering the safe movement of aircraft and the operation of Stansted Airport.

6. Prior to the commencement of the development hereby permitted a Bird Hazard Management Plan for the operational phase of the development shall be submitted to and approved in writing by the local planning authority, in consultation with the Safeguarding Authority for Stansted Airport. The submitted plan shall include, as a minimum, details of the monitoring of any standing water within the site, temporary or permanent and the measures to discourage foraging and loafing birds.

The Bird Hazard Management Plan shall be implemented as approved and shall remain in place during the operational phase of the development. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the local planning authority, in consultation with the Safeguarding

Authority for Stansted Airport.

REASON: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Stansted Airport.

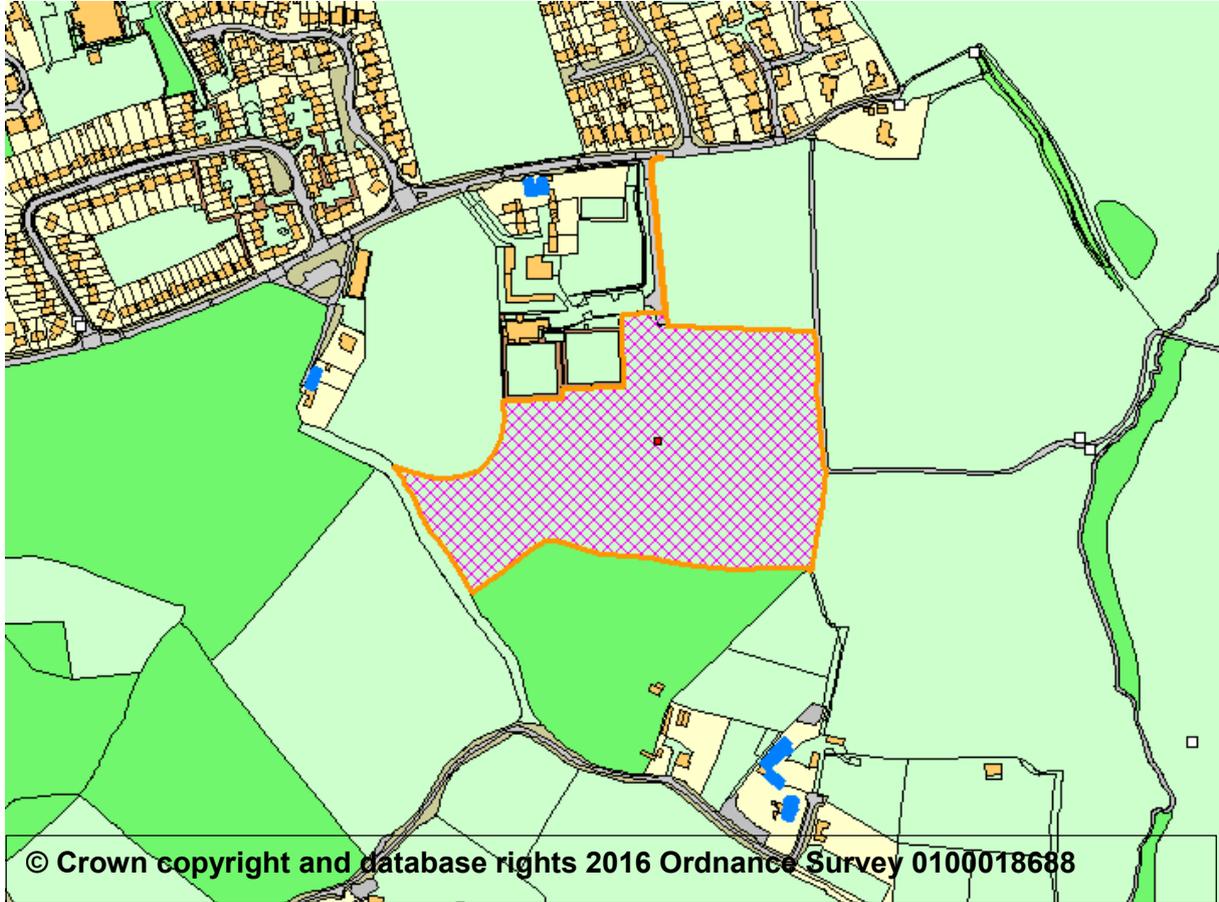
JUSTIFICATION: Failure to provide the above required information before commencement of works may result in development endangering the safe movement of aircraft and the operation of Stansted Airport.

7. All ecological measures and/or works shall be carried out in accordance with the details contained in the Ecological Appraisal (ELMAW Consulting, January 2017) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

REASON: In the interests of conserving biodiversity, in accordance with Policy GEN7 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

Application: UTT/17/1951/FUL

Address: Land to the South of Bowling Lane, Great Hallingbury



Organisation: Uttlesford District Council

Department: Planning

Date: 14 September 2017

HERTFORDSHIRE COUNTY COUNCIL
DEVELOPMENT CONTROL COMMITTEE
THURSDAY, 28 SEPTEMBER 2017 AT 10.00 AM

Agenda Item
No.

1

EAST HERTS DISTRICT COUNCIL

PROPOSED APPLICATION FOR CONVERSION OF EXISTING GYM BUILDING TO CREATE EXTRA FLOOR SPACE FOR A SIXTH FORM CENTRE AT THE WARWICK ROAD SITE AND CONSTRUCTION OF A SPORTS CENTRE, ALL WEATHER PITCH, TENNIS/NETBALL COURTS, CAR PARK, CYCLE PARKING, VEHICULAR ACCESS, DRAINAGE AND ACOUSTIC FENCING AT THE BELDAMS LANE SITE AT HERTS & ESSEX SCHOOL, WARWICK ROAD, BISHOP'S STORTFORD, CM23 5NJ.

Report of the Chief Executive and Director of Environment

Author: Christopher Martin Tel: 01992 556308

Local Member: John Wyllie, Bishop's Stortford East

1 Purpose of Report

1.1 To consider application PL\0850\17 (CC0492), for proposed conversion of existing gym building to create extra floor space for a sixth form centre at the Warwick Road site and construction of a sports centre, all weather pitch, tennis/netball courts, car park, cycle parking, vehicular access, drainage and acoustic fencing at Beldams Lane site at Herts & Essex School, Warwick Road, Bishop's Stortford CM23 5NJ.

2 Summary

2.1 Herts & Essex School is a 5.6FE secondary school located on Warwick Road, Bishops Stortford. It is currently oversubscribed and is proposing to expand to a 6FE school.

2.2 The application is composed of two sites:

- The Warwick Road site which is where the main school buildings are and changes to the existing gym building are proposed.
- The Beldams Lane site which is currently used as grassed playing pitches where it is proposed to construct a sports centre, all weather pitch, tennis/netball courts, car park, vehicular access and flood lighting.

2.3 There are currently 1,225 pupils at the school and it is proposed that this would increase to 1,350 pupils and 5 additional staff members.

2.4 The proposed development would create 2,824 square metres of new

floor space. Construction for the development would begin in October 2017, providing the facilities for September 2018.

2.5 There is an additional application to create the existing playing pitches at land at Bowling Lane. This land however lies just across the county boundary in Essex and falls to be determined by Uttlesford District Council, and is not the subject of this application.

2.6 The key planning issues in consideration of this application are:

- Need for development
- Design and appearance
- Hours of operation
- Transport
- Community Use
- Landscape
- Drainage
- Noise
- Air quality
- Lighting
- Ecology

2.7 The report concludes that the Chief Executive and Director of Environment should be authorised to grant planning permission subject to the following THIRTY conditions: -

1. Time Limit
2. Approved Plans
3. Construction Management Plan
4. Lighting (1)
5. Lighting (2)
6. Contamination
7. Noise (1)
8. Noise (2)
9. Noise (3)
10. Highways – Beldams Lane
11. Highways – Sixth Form Centre
12. Highways – Warwick Road
13. Highways – School Travel Plan
14. Highways – Parking Management Plan
15. Highways – Coaches & HGVs
16. Flood & Drainage (1)
17. Flood & Drainage (2)
18. Flood & Drainage – SuDS management and maintenance
19. Landscaping – Detailed Landscaping Plan
20. Landscaping – Retained Trees and Hedges
21. Archaeology – Written Scheme of Investigation (1)
22. Archaeology – Written Scheme of Investigation (2)
23. Archaeology – Written Scheme of Investigation (3)
24. Sporting Requirements – Netball/Tennis Court specifications

- 25. Sporting Requirements – Community Use Agreement
- 26. Sporting Requirements – Management & Maintenance Scheme
- 27. Sporting Requirements – Phasing Plan
- 28. Sporting Requirements – Hockey Goals
- 29. Hours of Operation
- 30. Hours of Operation – Personnel and Floodlighting

3 The Site and Local Area

- 3.1 The Warwick Road site is situated in a residential area of Bishops Stortford just to the east of the town centre, approximately 300m from the Hockerill junction and covers an area of 2.52ha. The site is used as the main school campus with numerous buildings for educational use. Warwick Road runs northward from its junction with London Road. The railway station is opposite this junction just over 400m from the school and the bus station is close by, just over 600m from the school.
- 3.2 The Beldams Lane site is situated in a predominately residential area, with agricultural use to the south side of the site, approximately 330m to the south east of the Warwick Road site and covers an area of 4.23ha. The site is currently used as grassed playing pitches for summer use by the school. The site is adjacent to the county boundary with Essex.
- 3.3 The western and eastern boundaries of the Beldams Lane site border residential development. The northern boundary adjoins a footpath and cycleway and just beyond is the Herts and Essex Hospital. The southern boundary is formed by Beldams Lane; opposite is a small collection of houses, the bowling club and cricket club and open agricultural fields. The county boundary with Essex is formed by southern highway boundary of Beldams Lane.
- 3.4 The Warwick Road site is partially covered by a Conservation Area, while the Beldams Lane site has several Tree Protection Orders (TPOs). There are no other environmental designations which cover either site.

4 The Proposal

- 4.1 The Warwick Road site will see the conversion of the existing gym into a dedicated sixth form centre with the creation of additional floor space. The existing swimming pool will remain. There will be 210m² of new floor space created to provide for the sixth form centre. The internal arrangement of the sixth form centre provides an informal social area on the ground floor with eating area. A new mezzanine floor is proposed to provide a study centre comprising an IT suite accessed via a new staircase.
- 4.2 The only external change proposed on the Warwick Road site is on the southern elevation. The existing brickwork would be removed and this would be replaced with glass curtain walling and spandrel panels. There will be a small extra section added to this southern elevation, which will provide the new entrance to the building.

- 4.3 The Beldams Lane site will see the construction of a sports centre, all-weather pitch, tennis/netball courts, car park, cycle parking, vehicular access, drainage, flood lighting and acoustic fencing. The main sports centre building is to be located in the centre of the site, with the all-weather pitch located to the north, and car parking and tennis/netball courts located to the south of the building.
- 4.4 On the ground floor, the sports centre will accommodate a four court sports hall for volleyball, badminton, basketball and netball. Adjoining the sports hall on the ground floor would be the main reception, classroom space, staff room, and wet and dry changing facilities. The foyer will accommodate a seating area and reception office. On the first floor there will be a Dojo space (judo practice area) (with a viewing/seating area, storage, community conference area, a balcony and a bar/kitchen area.
- 4.5 The sports centre building will be two storeys, 11.2m in height, measuring 52.9m east-west and 35.1m north-south providing 2,587m² (gross external area) of new floor space, it will be constructed from ligancite blockwork on the lower half and trespa panelling on the top half with a pitched roof. The all-weather pitch will measure 91.4m north-south by 55m east-west and will be of 2G construction with flood lighting. The proposed tennis/netball courts will comprise six 21.35m x 36.6m courts constructed from tarmacadam with flood lighting.
- 4.6 The proposed acoustic fence will be on the northern and eastern edges of the all-weather pitch and would be of a dark brown, wooden construction at a height of 2.5m
- 4.7 Vehicular access will be established from Beldams Lane onto the site. The car park will have 58 car parking spaces, 3 of which will be disabled spaces and 100 additional overflow spaces on two areas of reinforced grasscrete construction, 5 of these would be disabled spaces.
- 4.8 Three trees will be removed as part of this application, one is to be removed to allow the new access to be constructed and the other two trees are considered as no longer safe. Sixteen trees will be planted as part of this application, the majority within the proposed car park but also on the boundaries of the Beldams Lane site to provide screening.
- 4.9 Provision has been made for 10 cycle spaces on the Beldams Lane site; however should cycling demand increase for more cycle spaces can be provided. A review of the subsequent demand for cycle spaces should be included in the School Travel Plan.
- 4.10 The walking distance between the Warwick Road site to the proposed Beldams Lane sports centre is approximately 11 minutes. The walking distance from the Beldams Lane sports centre and the proposed playing fields at Bowling Lane is 4 minutes. It is proposed that students would either begin their day at the Beldams Lane sports centre when they have PE lessons or would walk to the site at break or lunch times. PE lessons would only start at these times and would be double lessons, this will

maximise the curriculum time for PE and minimise the impact of lost teaching time due to walking between the sites.

4.11 The Beldams Lane facilities will be used by Herts and Essex school for the delivery of physical education. There will also be community use of the facilities. It is proposed the usage would include opening of the facilities;

- Monday – Thursday 9am – 10pm for indoor and outdoor activities
- Friday 9am – 11pm for indoor and outdoor activities
- Saturday 9am – 7pm for outdoor, 9am – 11pm for indoor, and
- Sunday 9am – 5pm for outdoor and 9am – 8pm for indoor.

Community use would only be available outside of school hours.

4.12 It is proposed that the sports clubs of Bishops Stortford Hockey Club, Bishops Stortford Judo Club and the Hawks and Crosskeys Netball Clubs would be partner organisations and would use the facilities.

5 Policy Considerations

5.1 National Planning Policy Framework 2012

- Section 4 Promoting Sustainable Transport
- Section 7 Requiring Good Design
- Section 8 Promoting Healthy Communities
- Section 10 Meeting the Challenge of Climate Change, Flood and Coastal Change
- Section 11 Conserving and Enhancing the Natural Environment
- Section 12 Conserving and Enhancing the Historic Environment

5.2 East Herts Local Plan Second Review (April 2007) (Saved Policies)

- Policy LRC1 – Sport and Recreation Facilities
- Policy LRC2 – Joint Provision and Dual Use
- Policy SD1 – Making Development More Sustainable
- Policy SD2 – Settlement Hierarchy
- Policy TR1 – Traffic Reduction in New Developments
- Policy TR2 – Access to New Developments
- Policy TR3 – Transport Assessments
- Policy TR4 – Travel Plans
- Policy TR7 – Car Parking – Standards
- Policy TR12 – Cycle Routes
- Policy TR13 – Cycling
- Policy TR17 – Traffic Calming
- Policy ENV1 – Design and Environmental Quality
- Policy ENV2 – Landscaping
- Policy ENV3 – Planning Out Crime
- Policy ENV4 – Access for Disabled People

- Policy ENV10 – Planting New Trees
- Policy ENV11 – Protection of Existing Hedgerows and Trees
- Policy ENV16 – Protected Species
- Policy ENV17 – Wildlife Habitats
- Policy ENV18 – Water Environment
- Policy ENV20 – Groundwater Protection
- Policy ENV21 – Surface Water Drainage
- Policy ENV23 – Light Pollution and Floodlighting
- Policy ENV24 – Noise Generating Development
- Policy ENV27 – Air Quality
- Policy BH1 – Archaeology and New Development
- Policy BH2 – Archaeological Evaluations and Assessments
- Policy BH3 – Archaeological Conditions and Agreements
- Policy BH5 – Extensions and Alterations to Unlisted Buildings in Conservations Areas

5.3 All Saints, Central, South and part of Thorley Neighbourhood Plan 2016-2032

- Policy HDP3 – Design Standards
- Policy GIP1 – Local Green Spaces and Other Green Areas
- Policy GIP4 – Protect Wildlife and Increase Biodiversity
- Policy GIP7 – Flood Mitigation
- Policy TP1 – Tackling Traffic Congestion
- Policy TP3 – Create Walking and Cycle Friendly Neighbourhoods
- Policy TP4 – Develop a Connected Town for Pedestrians and Cyclists
- Policy TP5 – Better Bus Travel
- Policy TP7 – Cycle Parking
- Policy EP2 – New Secondary School Places
- Policy EP6 – High Quality Design
- Policy EP7 – Adult, Vocational Education and Community Use
- Policy SLCP1 – Provision of Outdoor Sporting and Leisure Facilities
- Policy SLCP2 – Development or Expansion of Multi-purpose Facilities
- Policy SLCP3 – Development and Enhancement of Specified Facilities

5.4 Emerging East Herts District Plan Pre-Submission

- Policy DES2 – Landscaping
- Policy DES3 – Design of Development
- Policy DES4 – Crime and Security
- Policy TRA1 – Sustainable Transport
- Policy TRA2 – Safe and Sustainable Highway Access Arrangements and Mitigation
- Policy TRA3 – Vehicle Parking Provision

- Policy CFLR1 – Open Space, Sport and Recreation
- Policy CFLR8 – Loss of Community Facilities
- Policy CFLR10 – Education
- Policy NE2 – Sites of Nature Conservation Interest
- Policy NE3 – Species and Habitats
- Policy HA2 – Non-designated Heritage Assets
- Policy HA3 – Archaeology
- Policy CC1 – Climate Change Adaption
- Policy CC2 – Climate Change Mitigation
- Policy WAT4 – Efficient Use of Water Resources
- Policy WAT5 – Sustainable Drainage
- Policy WAT6 – Wastewater Infrastructure
- Policy EQ2 – Noise Pollution
- Policy EQ3 – Light Pollution

6 Consultations & Representations

- 6.1 East Herts District Council: Has not yet responded at time of drafting report.
- 6.2 Environment Health at East Herts: No comments to be made regarding the conversion of the current gym for a sixth form centre.

Raised concerns in respect of the original noise assessment. This was because the noise survey did not include readings for the weekend and the EHO was concerned that a quieter noise climate may exist and this needed to be taken into account. Further noise readings were taken, submitted and forwarded to EHDC. The EHO also noted concerns about the lighting assessment and further details should be submitted. Following consideration of the additional noise survey information, the EHO confirmed that there were no objections to the proposal subject to conditions relating to a construction management plan, contaminated land, further details of lighting and a noise condition.

- 6.3 Hertfordshire County Council as Highway Authority: does not wish to restrict the grant of permission subject to the following conditions:
- 1) Before the development is brought into use details of the proposed access onto Beldams Lane and the alterations to existing traffic calming features as shown in principle on Drawing No ST-2550-14-A and St-2550-08-D are to be submitted for approval by the County Planning Authority in consultation with the Highway Authority.
 - 2) Before the new sixth form centre is brought into use the parking on the Beldams Lane Sports Centre site shall be available for use.
 - 3) Before the development is brought into use details of the proposed improvements in Warwick Road as shown in principle on Drawing No

ST-2550-09-B are to be submitted for approval by the County Planning Authority in consultation with the Highway Authority.

4) Within six months of the new school arrangements being brought into use the existing School Travel Plan shall be reviewed and prepared to current Hertfordshire County Council's criteria, submitted for approval and implemented in full throughout the life of the school.

5) During construction the site shall be managed in accordance with the Construction Management Plan accompanying the application.

6) The submitted Parking Management Plan shall be implemented in full throughout the life of the school.

6.4 Hertfordshire County Council Lead Local Flood Authority: recommended the following conditions:

1) The development permitted by this planning permission shall be carried out in accordance with the Flood Risk Assessment - Beldams Lane rev 1-14/08/17 prepared by Stomor and the following mitigation measures as detailed within the above mentioned report.

2) The scheme must provide sufficient source control and storage to avoid flooding within the site and restrict the runoff from the site to 5l/s during all storms up to and including the 1 in 100 year storm event + 40% allowance for climate change.

3) Adequate management treatment train is to be provided by permeable pavement, swales, filter drains and detention basins to ensure water quality as shown on the Existing & Proposed impermeable area No. 2154SK004.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

2) No development shall take place until a full final detailed drainage strategy based on the principles agreed has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the viability of the scheme and confirm which option will be implemented.

It should then include:

- Formal permission(s) to connect discharge point(s) into open ditch or sewer network
- Engineering details of all the SuDS feature should be provided and in line with The SuDS Manual (CIRIA C-753)

3) Upon completion of the drainage works an updated management and maintenance plan for the all the SuDS features and structure must be submitted and shall include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

- 6.5 Hertfordshire County Council Landscape Officer: The proposed tree planting is welcomed, however, the proposed quantity and density of new planting across the site is not deemed sufficient to deliver adequate landscape, visual, or biodiversity enhancements. A tree protection plan and method statement is required to show how existing trees and areas for new planting will be protected.

A landscape scheme is required and should be a fully integrated aspect of the development proposals, not an afterthought. Structural tree and shrub planting should help define key access points, routes and spaces.

There is concern for the layout of key pedestrian routes, and the absence of direct hard surfaced pedestrian routes between key areas. For example there is no direct hard surfaced path between the disabled car park and the main entrance to the sports centre, wheelchair users are forced to cross a grassed area. Similarly, there are no direct hard surfaced paths to the tennis/netball courts, users are forced to cross grass areas resulting in trampling, erosion etc.

Efficient pedestrian access and circulation is vital, paths should reflect important desire lines wherever possible, and provide direct hard surfaced routes between key areas.

There is concern for the large areas of proposed Grasscrete. Grasscrete is generally suitable for use in areas that are subject to very occasional or seasonal traffic, in more rural settings. More frequent use can result in grass erosion and the degradation of modules, resulting in costly maintenance. There is particular concern for the use of Grasscrete to the overflow parking alongside the main access route and disabled parking area. These spaces are the closest to the sports hall and the all-weather hockey pitch and are therefore likely to be heavily used for parking, or as a drop off/ pick up point, at all times. The removal of Grasscrete areas would enable a more integrated approach to the car park layout and landscape scheme.

Overall the proposed development does not provide adequate enhancements to mitigate the landscape and visual impact of the proposed development. In addition it does not meet the landscape objectives as set out in the submitted Planning Design and Access Statement in particular with regards the objectives to 'Provide visual breaks and soft setting for the car park with the introduction of additional landscaping,' and 'Relieve the visual impact of the building by additional planting where required.' It is strongly advised that a Landscape Architect should be engaged to produce an integrated landscape

scheme and structural planting plan, and address the outstanding matters as discussed above. A tree protection plan and method statement is also required.

- 6.6 Hertfordshire County Council Historic Environment: The School site on Warwick Road lies east, and immediately south of (and abutting) Area of Archaeological Significance No.114 as identified in the Local Plan. The area denotes the historic core of the town of Bishop's Stortford. The school buildings on the site range in date from 1910 to the 1970s, and as well as the significant early 20th century structures present, they include several 1950s and 1960s school buildings constructed by Hertfordshire County Council as part of the Council's now famous post World War II school building programme. The existing gym building appears to be the remaining part of a science block constructed in the late 1950s and as such, is a building of architectural interest.

The site of the proposed sports centre, and associated sports facilities, parking, and new access (etc.) was the subject of an archaeological geophysical survey, and a field evaluation of very limited extent in 2007 and 2008 (only one trial trench was excavated, due to the difficulty of investigating an area in use as sports fields). This latter investigation recorded several features which may be archaeological in origin, but they contained no dating evidence and their function is uncertain. The evaluation therefore demonstrated that archaeological remains may be present within the development area, but it was not possible to establish their significance or extent.

In addition, there is evidence of later prehistoric, Roman and medieval activity known from the vicinity, and the topography of the Beldams Lane site would be favourable to settlement. The importance of this latter factor has been demonstrated by archaeological evaluations at several sites in Bishop's Stortford, where very substantial archaeology has been revealed on land on which no archaeological remains were previously known (Bishop's Stortford North, Land south of Hadham Road, Land south of Whittington Way, etc.)

Therefore it is recommended the following conditions are attached:

A) No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation

5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

B) The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition **(A)**

C) The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition **(A)** and the provision made for analysis and publication where appropriate.

- 6.7 Hertfordshire County Council Ecology: No objection subject to conditions.

The conversion of the gym would have no ecological implications and the Beldams Lane site is intensively managed amenity grassland used for sports pitches, this would limit the ecological interest of the site. The grassland was considered to be species-poor, dominated by rye and bent grasses and of little or no intrinsic interest. The surrounding hedgerows were relatively species-poor and heavily clipped, however I consider they remain of value at the site level. The planted trees enhance the ecology within the site but are of limited value in themselves given their age and condition.

The effects of floodlighting should be kept to a minimum for biodiversity and visual amenity reasons.

I have no reason to object to this assessment, with recommendation for conditions relating to floodlighting and landscaping.

- 6.8 Sport England: raises no objection to this application subject to the following conditions being imposed:

1) No development shall commence until details of the netball/tennis courts specifications including the dimensions, surfacing, fencing and line markings have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The netball/tennis courts shall not be constructed other than in accordance with the approved details.

2) Before the sports facilities on the Beldams Lane site hereby permitted are brought into use, a community use agreement prepared in consultation with Sport England shall be submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement provided to the Local Planning Authority. The

agreement shall apply to the sports hall, dojo/activity studio, artificial grass pitch, netball/tennis courts, playing fields and ancillary facilities and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The sports facilities shall not be used at any time other than in strict compliance with the approved agreement.

3) Before the sports facilities on the Beldams Lane site hereby permitted are brought into use, a Management and Maintenance Scheme for the facilities including management responsibilities, management committee arrangements, agreements with key community users, maintenance details and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the sports centre.

4) No development shall commence until details for the phasing of the development hereby permitted and the replacement playing fields to the south of Bowling Lane have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The development hereby permitted shall not be carried out other than in accordance with the approved details.

6.9 Bishop's Stortford Town Council: Although Bishop's Stortford Town Council acknowledges that the town needs more sports facilities; it does have some reservations about the suitability of the site. A letter has been received from Haymeads Residents Association objecting to the application on a number of grounds, primarily traffic and noise. Cllr Wyllie advised that objections have been from residents of Haymeads Lane and Beldams Lane. The main concern is traffic, especially coaches going into Haymeads Lane. It was noted that there would need to be a traffic flow system introduced preventing traffic from turning right into the site. Parking will also be an issue to prevent on-street parking in Beldams Lane. A pedestrian crossing will be required for children crossing a very busy road used as a rat-run. There was agreement that there should generally be a 9pm closing time with a 10pm car park closure although a limited number of later nights would be permissible on occasion. Cars leaving at the same time will be an issue for local residents. The committee voiced further concern about sound and light pollution so downlights will be needed. Councillor Campbell asked for it to be noted that there is also a question of security to fencing and gates to the site.

6.10 Bishop's Stortford Civic Foundation: In conclusion, an application such as this requires a balance to be reached between the loss of amenity and increased noise, light pollution and disturbance from which the local

residents will undoubtedly suffer, and the benefits that the wider community of Bishop's Stortford will be able to enjoy should this development go ahead. While we are sympathetic to the aspirations of the school, we do not feel that enough consideration has been given to the disbenefits which the local residents will suffer. We have made some suggestions about restrictions on the use of the new facilities and improvements to the suggested noise barrier. We are also sceptical about the traffic impacts which have been modelled and whether adequate mitigation has been proposed. And we believe that the traffic impacts of any possible expansion to 8 FE should be modelled now, so that if they are unacceptable, further incremental growth options can be ruled out. Until these concerns have been addressed we do not feel able to support this application in its present form.

6.11 Local Member: has requested that the application be brought before the Development Control Committee to be determined.

6.12 Neighbours / Publicity: Publicity for this application was as follows:

4 site notices were erected on the main vehicular access and pedestrian access on 14 July 2017. An advert was also placed in the Herts and Essex Observer on Thursday 20 July 2017.

A total of 1331 properties were consulted and 70 responses have been received from individual residents. There have been 54 objections and 16 supporting letters.

The concerns raised in these representations include:

- Increased traffic impact on Warwick Road from parents dropping off children
- Increased damage to Warwick Road, which has to be covered by the Maintenance Association
- Increased traffic impact on the Hockerill Junction, which is already significant
- Increased traffic impact on Beldams Lane, which is already an issue due to on-street parking and being used as a 'rat-run'
- Increased damage to roads surrounding the site particularly Linkside Road
- Increased traffic impact on the Nags Head junction, which cannot cope with existing levels of traffic
- Lack of car parking spaces proposed with the development would result in significant on-street parking on Beldams Lane and surrounding roads
- The proposed hours of use are completely unreasonable and at the very minimum should be limited to 9pm
- The length of the construction period will cause disruption for a significant amount of time
- Loss of a green space which is used by dog walkers and children, with no other alternatives

- The size of the facility proposed is far in excess of what the site is capable of hosting
- The noise impact from vehicles and sports users would be excessive and at night time would conflict with the WHO limits for undisturbed sleep
- The increase in traffic levels would make it difficult for emergency vehicles to access the site and surrounding properties
- The inclusion of a bar is not necessary at a facility like this and would encourage drunken and disorderly behaviour
- The site could encourage anti-social behaviour within the car park
- The site should have security present and gates should be locked outside of use
- There would be a loss of ecology including foxes, birds and bats
- The field currently acts as a significant flood plain and without it houses in the vicinity could flood
- The balance between school use and community use is only 23% / 77% showing it is predominately for community and club use
- The time to walk from Warwick Road to Beldams Lane and then Bowling Lane is too long and would reduce physical education time significantly
- There has been a distinct lack of community involvement in the creation of these plans and concerns have not been taken on board by the developer
- The school has not proven a definitive need for expansion
- There are safety concerns for children and pedestrians near the site and crossing from Warwick Road to Beldams Lane and Beldams Lane to Bowling Lane
- The proposal will remove trees which have significant biodiversity value
- The proposal will plant trees which could cause problems for property with roots and overshadowing
- There are trees with Tree Protection Order on the site
- The development is inappropriate in the Green Belt
- Health impact particularly during construction due to the release of dust and spores from disturbed soil
- Air pollution impact from increased vehicles on Beldams Lane and parking on the site
- Overall environmental impact from the development

The letters of support raised the following points:

- Significantly increase the opportunity for sporting use and options for people to participate in sport
- The facility will help to diversify the sports on offer in Bishop's Stortford
- Provide facilities for sporting clubs within Bishop's Stortford who either do not have appropriate facilities or require further space
- The development will provide facilities which are of an incredibly high standard

- The facility will offer the opportunity for socially inclusive sports with the encouragement of participation from girls, elderly users and disabled users
- The facility is in a good location which help to balance the community sporting provision in Bishop's Stortford
- Herts and Essex is a leading school and should be expanded
- This expansion will provide the school with facilities which match its achievements

7 Planning Issues

7.1 The principal planning issues to be taken into account in determining this application are:

- Need for development
- Design and appearance
- Hours of operation
- Transport
- Community Use
- Landscape
- Drainage
- Noise
- Lighting
- Ecology
- Archaeology
- Open space

Need for Development

7.2 Paragraph 72 of the NPPF states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should: give great weight to the need to create, expand or alter schools. Policy LRC1 of the East Herts Local Plan requires that proposal which will result in loss of public or private, indoor or outdoor, sports, recreation and open space facilities, or school playing fields will be refused unless a suitable alternative facilities are provided in the locality which are at least equivalent to the ones that would be lost or it can be demonstrated that the facility is no longer needed.

7.3 Policies SLCP1, SLCP2 and SLCP3 of the All Saints, Central, South and part of Thorley Neighbourhood Plan all support the provision of outdoor and multi-purpose sporting and leisure facilities with specific reference to provision to shared use which must be considered in any such

development and proposals by educational establishments to construct or expand sports and leisure facilities with the specific intention of making such facilities available for use by all the community will be supported provided they do not conflict with other planning policies. Further, Policy EP2 states that proposal for developments which create new secondary school places to serve new developments will be welcomed.

- 7.4 Herts & Essex School currently operates as a 5.6FE school and is oversubscribed with 1,225 pupils. A report to the Enterprise and Education and Skills Cabinet in June 2016 agreed that the county council would seek to acquire additional land to the south of Bowling Lane which would enable the school to expand to 6FE. A BB103 assessment was subsequently completed in January 2017 which confirmed the school did not have sufficient current land to meet the requirements of the BB103 assessment for its existing capacity or potential expanded capacity.
- 7.5 The current facilities at Herts & Essex School are acknowledged as offering a limited indoor and outdoor PE provision with the current gym being relatively small and the current playing fields have drainage issues with use being limited mainly to the summer.
- 7.6 To accommodate for the additional 125 pupils, more classroom space needs to be made available within the Warwick Road site. This classroom space is currently occupied by sixth formers, who do not have a dedicated area to themselves. Therefore, the existing gym will be converted to provide space for the sixth formers and release the required classroom space for the new pupils. This then creates the need for re-provision of indoor sporting facilities with the conversion of the gym on the Warwick Road site into a dedicated sixth form centre.
- 7.7 As Policy LRC1 requires the replacement of any lost sports facilities, this necessitates the construction of the proposed gym at Beldams Lane. Furthermore this then also necessitates the replacement of the grassed playing pitches with the proposal at Bowling Lane.
- 7.8 The proposed facilities would be partnered by several Bishop's Stortford sports clubs including Bishop's Stortford Hockey Club, Bishop's Stortford Judo Club, and the Hawks and the Crosskeys Netball Clubs. All of these sports clubs are looking to expand their sporting provision and offer opportunities for informal pay and play sessions, increased older user participation and increased disabled user participation. This facility would therefore meet the need of all of these clubs, in compliance with extant planning policy.
- 7.9 There have been suggestions that there is not a requirement for the school to expand due to the impending development of Bishop's Stortford North, which will include a new secondary school. The current application to address an existing shortfall in capacity; any new school at Bishop Stortford North will be required to serve future need associated

with that residential expansion, in addition to the existing shortfall.

- 7.10 The majority of supporting representations for this application have made reference to the need to expand the current sporting provision within Bishop's Stortford to offer a more diverse option of available sports to more people and bring an expansion to a leading school in the area.
- 7.11 Overall it is considered that the need for the expansion has been demonstrated and is considered to be compliant with Paragraph 72 of the NPPF, Policy LRC1 (Sport and Recreation Facilities) of the East Herts Plan and Policies SLCP 1 (Provision of outdoor sporting and leisure facilities) SLCP2 (Development or expansion of multi-purpose facilities) SLCP 3 (Development and enhancement of specified facilities) and Policy EN2 (New secondary school places) of the All Saints, Central, South and part of Thorley Neighbourhood Plan.

Design and Appearance

- 7.12 Paragraph 56 of the NPPF states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Paragraph 60 states planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.
- 7.13 Policy ENV1 of the East Herts Local Plan requires all development to be a high standard of design to reflect local distinctiveness and demonstrate compatibility with the structure and layout of the surrounding area, and related well to the massive and height of the surrounding townscape.
- 7.14 Policies HDP3 and EP6 of the Neighbourhood Plan also specify requirements for designs which meet clear technical design standards and aesthetic standards too.
- 7.15 The changes to the existing gym on the Warwick Road site are predominately internal changes, with the only external change occurring on the south side of the building. The change will see an existing blue concrete block wall be replaced with glass curtain walling and spandrel panels. While this change is minimal it is considered it offers an improvement on the existing design aesthetic and would fit the character of the surrounding buildings. Further, it is not in conflict with Policy BH5 as the existing gym building is outside of the Conservation Area.
- 7.16 The proposed construction on the Beldams Lane site of a sports centre, all weather pitch, tennis/netball courts, car park, cycle parking, vehicular access, drainage and acoustic fencing offers a significantly different visual appearance to the current grassed playing pitches. The sports

centre building will be two storeys, 11.2m in height, measuring 52.9m east-west and 35.1m north-south providing 2,587m² of new floor space, it will be constructed from ligancite blockwork on the lower half and trespa panelling on the top half with a pitched roof. The all-weather pitch will measure 91.4m north-south by 55m east-west and will be of 2G construction with flood lighting. The proposed tennis/netball courts will comprise six 21.35m x 36.6m courts constructed from tarmacadam with flood lighting.

- 7.17 The overall aesthetic design of the proposed sports centre, while being a relatively standard design, is considered to be of a high quality, contemporary design which does not contradict the surrounding design aesthetic. While the height of the building is higher than surrounding residential buildings, the roof has been pitched with a dual aspect to provide a break to the massing. Overall the building will not be over imposing or dominate the surroundings. The playing pitches and car parking construction do also offer a change from the existing situation; however they do retain an overall open aesthetic.
- 7.18 It has been noted the proposed acoustic fence is not particularly aesthetically pleasing, however it is required to meet requirements in terms of noise impact. It is recommended that this element of the application is revisited as part of the Landscaping Scheme, which is to be required by condition should planning permission be granted.

Hours of Operation

- 7.19 The hours of operation proposed within the application have raised concerns; these can be seen in the third party objections, and are also raised by other consultees. The hours of use need to provide a balance between benefits of providing sports provision and community use, and the amenity of residents. The proposed hours of use are split between the outdoor activities, use of the all-weather hockey pitch and the tennis/netball courts and the indoor facilities including sports courts and the judo facility. The school have reconsidered the times proposed in the original application and are now proposing the following hours, the table below summarises the application times and the proposed amendments:

Day	Location	Application times	Amended proposal
Mon-Thursday	indoor	9am-11:00pm	10:00pm
Mon-Thursday	outdoor	9am-11:00pm	9:00pm
Friday	indoor	9am-11:00pm	11:30pm

Friday	outdoor	9am-11:00pm	9:00pm
Saturday	indoor	9am-7:00pm	11:30pm
Saturday	outdoor	9am-11:00pm	9:00pm
Sunday	indoor	9am-5:00pm	8:00pm
Sunday	outdoor	9am-8:00pm	7:00pm

7.20 The County Council does not have any particular standards in respect of such facilities and none are outlined in EHDC Local Plan. The County Council did consider times for a facility at the Marriott's and Lonsdale school which is a sports specialist college. The facility included an all-weather sport pitch for football; that planning permission limited the hours of use of the all-weather pitch to Monday-Friday 9:00pm, Saturday 4:00pm and Sunday 1:00pm. The sporting facility was not as large as proposed at Beldams Lane and it is proposed that the latest time of opening should be; Monday to Saturday, outdoor and indoor, 10:00pm, and Sunday indoor 8:00pm and 7:00pm

Transport

7.21 The proposals relate to two different sites, Warwick Road and Beldams Lane.

7.22 The intention is to increase the school size from 5.6FE to 6FE school, with an increase in pupil numbers from 1,225 to 1,350. This would mean an increase in pupils crossing Warwick Road, a raised crossing is proposed (at the point of the main pedestrian access to the school) with minor narrowing on each side of the road. A pedestrian crossing is situated on London Road and close to the junction with Warwick Road. Improvements are also identified here as high vegetation restricts visibility. The Highways Authority recommends that both of these improvements are implemented with a planning condition to secure their being carried out.

7.23 The school has a total of 126 spaces available to cater for staff and visitor parking on the Warwick Road site. The car parking standards for EHDC Local Plan indicate that 116 places are required at the Warwick road site. Further a survey indicates a total of 114 staff are expected to travel to school by car.

7.24 It is proposed to remove permission for sixth form pupils to park on the Warwick Road site, this would free up 23 spaces. The proposal is to permit sixth formers to use the Beldams Lane site. A parking management plan has been submitted with the application to ensure that car parking is managed across the school. The Highways Authority propose that conditions are imposed to ensure the parking management

plan is carried out and also that before the new sixth form centre is brought into use the parking at Beldams Lane is made available.

- 7.25 The predicted impact upon Warwick Road is for an increase on two-way flow of 49 movements in the AM and PM peak periods. The Highways Authority considers that the proposal would not have a severe or unacceptable impact upon the operation of the junction between Warwick Road/Crescent Road and London Road.
- 7.26 The proposal at Beldams Lane would have a predicted increase in two-way traffic flows of 30 movements during the AM and PM school peak periods and 52 movements during the network PM peak between 5-6:00pm. The Highway Authority considers that based upon this analysis the proposed development is not considered to have a severe or unacceptable impact upon the operation of junctions between Beldams Lane and Hallingbury Road or Linkside Road.
- 7.27 The Highway Authority notes that some on street parking occurs to the east of the existing parking restrictions near to the western end of Beldams Lane. Due to limitations on the road's width the on street parking can obstruct two-way traffic flow. 35 movements are anticipated during the 1-hour peak period at the western end of Beldams Lane an increase of 3% over existing total traffic flows. The Highway Authority notes that should it prove necessary single or double yellow line road markings could be provided. Further that the parking provision has been designed to minimise overspill.
- 7.28 The predicted need for car parking at Beldams Lane is for 55 standard spaces plus eight disabled spaces and a further 100 overflow spaces. The proposal provides for 58 car parking spaces, 3 of which will be for disabled persons. A further 100 overflow spaces are to be provided which will incorporate 5 disabled spaces.
- 7.29 The Highway Authority concludes in their response that subject to the conditions and mitigation proposed that the proposal would be acceptable.

Community Use

- 7.30 The proposal is that the new sports hall will be made available for community use. Sport England have commented upon the application and require that a community use agreement is formed which will be bring this forward. This is in line with their approach to the use of playing fields for development, that they would wish to see an improved sports provision where existing playing fields are subject to development. This is supported by EHDC Local Plan Policy LRC1.
- 7.31 EHDC Local Plan also includes Policy LRC2, which supports the dual use of and joint provision of educational and leisure activities.

Landscape

7.32 The proposal at Beldams Lane would involve the loss of 3 trees. One is to be removed to help form the new access onto Beldams Lane and the other two are to be removed for safety reasons. The development at Beldams Lane includes the planting of 16 new trees. The advice of the Landscape Officer is that these proposals should be reviewed and a landscape scheme should be required by condition. Any landscape scheme must address the concerns highlighted by the Landscape Officer and provide an improved proposal that would help mitigate landscape impacts and integrate the proposal into its surrounding.

Flood and Drainage

7.33 The proposal is accompanied by a Flood Risk Assessment (FRA). The FRA should be carried out in full and further details are required, these details can be secured by use of conditions.

Noise

- 7.34 The proposal was accompanied by a noise report. The report considers the suitability of the site for the proposed use and also the impacts that the proposed use would have upon surrounding land uses.
- 7.35 The site exceeds the values for outdoor teaching space but this varies across the site, the report considers that the northern area of the site is most likely to be suitable for teaching. The noise environment is affected by aircraft noise and so mitigation for this would not be effective at the site.
- 7.36 The noise assessment considers the impact that the proposal may have upon surrounding properties. The assessment includes looking at the noise that is likely to be produced by the outdoor play facilities and comparing this to the existing noise levels as surveyed at the site. The existing noise levels included an updated survey of levels at the weekend following the initial consultation response of the East Herts District Council Environmental Health Officer. The report noted that the proposal, without mitigation, would be likely to lead to changes to the noise for closest residential properties and which would lead to conflict with planning policy on noise. Mitigation is therefore proposed, this includes the provision of a 2.5m high acoustic fence to the north and east of the proposed artificial grass pitch, rubber back boards for the goals and hockey pitch and resilient mountings for fencing. The noise report concludes that the noise emissions are considered to meet the requirements of policy ENV 24 of EHDC local Plan. The Environmental Health Officer considered the noise report and also the further noise survey work that was submitted and advised that subject to conditions to cover a construction management plan and a noise condition that he did

not object to the proposal.

Lighting

7.37 The proposal includes artificial lighting for the outdoor play areas i.e. the all-weather hockey pitch and the tennis/netball pitches. The planning application was accompanied by lighting assessment which looked at the lighting impact. The Environmental health officer to East Herts District Council did not object to the lighting plan. The County council took further advice in respect of the lighting assessment and it is considered that the details require a further assessment to be made to ensure that the proposal is acceptable. A condition should be imposed upon any planning permission requiring further details of lighting to be submitted.

Ecology

7.38 The proposal at the Warwick Road site would not give rise to ecological impacts, as the changes are largely limited to an internal reconfiguration of the existing space. In respect of the Beldams Lane site, it is considered that the sports pitches and associated grassland are not likely to be of interest ecologically. The proposal should not have an adverse impact upon ecology providing robust conditions in relation to lighting and landscaping are attached to any subsequent planning permission.

Archaeology

7.39 The limited archaeological evaluation shows that archaeological remains may be present and they should be evaluated. A planning condition can secure an appropriate investigation of archaeology.

Loss of open space, sport and recreation facilities

7.40 The proposal for the Beldams Lane site includes the construction of a new sports hall, an all-weather hockey pitch, tennis/netball courts and car parking. The land is currently used as a playing pitch for Herts & Essex School, though the drainage of the pitches currently limits their use, especially during winter. Extant policy says that permission should be refused for development which would result in the loss of playing fields and open space unless suitable alternative arrangements are available. The proposal would improve the sporting facilities at the school by providing an improved gym, an all-weather hockey pitch and new tennis/netball pitches. The facilities would also be made available to the local community through local sports clubs.

7.41 There would be a loss of playing field and this is to be compensated by a new facility in Bowling Lane. The planning application for this is to be considered by Uttlesford District Council later this month and the officer recommendation is that planning permission be granted.

7.42 The overall proposal would comply with EHDC Policy FLR1.

8 Summary

- 8.1 The proposal is to accommodate an increase in pupils at Herts & Essex School; this is needed to meet a growing demand for secondary school places in Bishop's Stortford.
- 8.2 The proposal is divided between three different sites, Warwick Road, Beldams Lane and Bowling Lane. The Bowling Lane proposal is across the county boundary and falls to Uttlesford District Council to determine. The planning application for the Bowling Lane development to be presented to Uttlesford District Council planning committee later this month and is recommended for approval.
- 8.3 The application on the Warwick Road site is for a sixth form centre which would replace the existing gym building. This would free up other class space within the school to accommodate the additional pupils. The proposal would increase the number of pupils at the school from 1,225 to 1,350, with an additional 5 teachers being required. The traffic assessment submitted with the application makes recommendations for changes to mitigate the impact of the proposed increase. The Highways Authority does not object to this proposal subject to planning conditions that would include the provision of a safe crossing for pupils on Warwick Road at the main school entrance, improvements by the Warwick Road/London Road junction, restrictions on sixth form parking at the Warwick Road site via a parking management plan, and an updated school travel plan.
- 8.4 The Beldams Lane proposal is for the existing school playing field to site a new gym, all-weather hockey pitch, tennis/netball courts and car parking. The outdoor sports facilities would be flood lit. A new access would be formed on to Beldams Lane. The sports facilities would be made available for community use via local sports clubs. The application includes proposals to mitigate noise impacts from the sports facilities, tree planting and landscaping. The Highway Authority has assessed the proposals in relation to the Beldams Road site and concludes that they do not object and the proposals would not lead to a severe impact.
- 8.5 The proposal would provide needed places for secondary education, provide improved sport facilities at the school, and allow community use of the improved sports facilities. Subject to conditions (attached to this report at Appendix 1) to mitigate the impacts of the development, planning permission should be granted.
- 8.6 The Chief Executive and Director of Environment should be authorised to grant planning permission subject to the following THIRTY conditions:
1. Time Limit
 2. Approved Plans
 3. Construction Management Plan

4. Lighting (1)
5. Lighting (2)
6. Contamination
7. Noise (1)
8. Noise (2)
9. Noise (3)
10. Highways – Beldams Lane
11. Highways – Sixth Form Centre
12. Highways – Warwick Road
13. Highways – School Travel Plan
14. Highways – Parking Management Plan
15. Highways – Coaches & HGVs
16. Flood & Drainage (1)
17. Flood & Drainage (2)
18. Flood & Drainage – SuDS management and maintenance
19. Landscaping – Detailed Landscaping Plan
20. Landscaping – Retained Trees and Hedges
21. Archaeology – Written Scheme of Investigation (1)
22. Archaeology – Written Scheme of Investigation (2)
23. Archaeology – Written Scheme of Investigation (3)
24. Sporting Requirements – Netball/Tennis Court specifications
25. Sporting Requirements – Community Use Agreement
26. Sporting Requirements – Management & Maintenance Scheme
27. Sporting Requirements – Phasing Plan
28. Sporting Requirements – Hockey Goals
29. Hours of Operation
30. Hours of Operation – Personnel and Floodlighting

Planning Conditions, Herts & Essex School

1. Time Limit

The development hereby permitted shall be begun before the expiration of a five year period commencing on the date of this notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Act 1990 (as amended).

2. Approved Plans

The development shall be carried out in accordance with the following plans and documents submitted as part of the application:

- Planning Design and Access Statement – RG/5171 – June 2017
- Agronomist’s Report Sports Pitches Assessment – January 2017
- Archaeological Desk Based Assessment – 2652 – March 2017
- Construction Management Plan – June 2017
- Ecological Appraisal – December 2016
- BB103 Capacity Assessment – RL/5171 – January 2017
- Flood Risk Assessment – ST2550/FRA-1706 – June 2017
- Lighting Assessment – 170217-0401 – 17/02/2017
- Noise Assessment – RA00453 – June 2017
- School Travel Plan – 30/07/2017
- Site Investigations Report – ST2550/SIR-1705 – May 2017
- Site Investigation Report – JN0885 – February 2017
- Site Waste Management Plan – Undated
- Statement of Community Engagement – HP/5171 – June 2017
- Transport Assessment – ST2550/TA-1706-HEHS – June 2017
- Tree Constraints Plan – 9364-KC-XX-YTREE-TCP01Rev0 – February 2017
- Tree Survey – JTK/9364/CB
- Ventilation and Cooling Strategy Report – June 2017
- Warwick Road Potential Highway Improvements – ST-2550-09-B – 12.01.2017
- Warwick Road Main Site Plan – 5171/002A – April 2017
- Beldams Lane Site Plan – 5171/102A – September 2016
- Proposed Site Plan Proposed Sports Hall & Facilities – 2016.027/201 – March 2017
- Proposed Ground Floor Plan Proposed Sports Hall & Amenities – 2016.027/202 – May 2017
- Proposed First Floor Plan Proposed Sports Hall & Amenities – 2016.027/203 – May 2017
- Proposed Roof Plan Proposed Sports Hall & Amenities – 2016.027/204 – May 2017
- Proposed Elevations 1/2 Proposed Sports Hall & Amenities – 2016.027/205 – April 2017
- Proposed Elevations 2/2 Proposed Sports Hall & Amenities – 2016.027/206 – April 2017
- Proposed Material Options Proposed Sports Hall & Amenities – 2016.027/207 – April 2017

- Proposed Site Sections Proposed Sports Hall & Facilities – 2016.027/208 – May 2017
- Tree / Hedge Removal Plan Proposed Sports Hall & Facilities – 2016.027/209 – June 2017
- 3D Views / Renders Proposed Sports Hall & Facilities – 2016.027/210 – June 2017
- Existing Ground Floor Plan Gym Conversion – 2016.027/211 – November 2016
- Existing First Floor Plan Gym Conversion – 2016.027/212 – November 2016
- Existing Elevations Gym Conversion – 2016.027/213 – November 2016
- Proposed Ground Floor Plan Gym Conversion – 2016.027/214 – June 2017
- Proposed First Floor Plan Gym Conversion – 2016.027/215 – June 2017
- Proposed Elevations Gym Conversion – 2016.027/216 – June 2017
- Beldams Lane Means of Access Plan – ST-2550-09-D – 23/01/2017
- Beldams Lane Swept Path Analysis – ST-2550-16 – 08/02/2017
- Bowling Lane Proposed Access and Highway Improvements – ST-2550-14-A – 22/03/2017
- Topographical Survey – 200 – 26/01/2017

Reason: to ensure that the Site is properly restored in accordance with the planning application documents.

3. Construction Management Plan

Prior to the commencement of the development, a detailed construction management plan shall be submitted to and approved in writing by the Local Planning Authority, and the plan shall include the following:

- a) The construction programme and phasing
- b) Hours of operation, delivery and storage of materials
- c) Details of any highway works necessary to enable construction to take place
- d) Parking and loading arrangements
- e) Details of hoarding
- f) Management of traffic to reduce congestion
- g) Control of dust and dirt on the public highway
- h) Details of consultation and complaint management with local businesses and neighbours
- i) Waste management proposals
- j) Detailed measures to deal with environmental impacts such as noise, dust and air quality, light and odour.

Reason: In the interests of highway safety and the control of environmental impacts

4. **Lighting (1)**

Details of any external lighting to be installed on the site, including the design of the lighting unit, any supporting structure and the extent of the area to be illuminated, shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing. Only the details thereby approved shall be implemented.

Reason: To protect the amenity of neighbouring occupiers from the adverse impacts of obtrusive light, glare and light overspill

5. **Lighting (2)**

If within a period of 12 months following the first operation of the external lighting scheme hereby approved the Planning Authority requires the alignment of any lighting luminaire to be adjusted and/or hoods or shields to be fitted, this shall be carried out in accordance with an agreed scheme within 28 days of official notification from the Planning Authority. The lighting scheme shall therefore be implemented and operated only in accordance with the agreed scheme.

Reason: To protect the amenity of neighbouring occupiers from the impacts of obtrusive light, glare and light overspill from the external lighting scheme.

6. **Contamination**

In the event that contamination is found at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken by a competent person, in accordance with 'Model Procedures for the Management of Land Contamination, CLR 11'. A written report of the findings should be forwarded for approval to the Local Planning Authority. Following completion of remedial measures a verification report shall be prepared that demonstrates the effectiveness of the remediation carried out. No part of the development should be occupied until all remedial and validation works are approved in writing.

Reason: To ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.

7. **Noise (1)**

Prior to the commencement of development a detailed scheme shall be submitted for the protection of neighbouring land users from noise arising from the use of the site as a community sports facility (and all associated uses) for approval in writing by the Local Planning Authority. The scheme shall follow the recommendations identified in the Resound Acoustics Report Ref RA0453-Rep 1 dated June 2017 and any associated documentation. The development hereby proposed shall not be brought into use until the scheme providing protection for those dwellings has been implemented in accordance with the approved details and has been demonstrated to achieve the required

noise levels to the satisfaction of the Local Planning Authority. The approved scheme shall be retained in accordance with those details thereafter.

Reason: To protect the amenity of neighbouring land users from the impact of noise arising from operations and activities on the site.

8. Noise (2)

Noise resulting from the use of fixed plant and machinery hereby approved shall not exceed a level of 5dBA above the existing background level plus any penalty for tonal, impulsive or distinctive qualities when measured or calculated according to BS4142:2014.

Reason: To protect the amenity of neighbouring land users from the impact of noise arising from operations and activities on the site.

9. Noise (3)

There shall be no use of external P.A. Systems or bells in association with this development.

Reason: To protect the amenity of neighbouring land users from the impact of noise arising from operations and activities on the site.

10. Highways – Beldams Lane

Before the development is brought into use details of the proposed access onto Beldams Lane and the alterations to existing traffic calming features as shown in principle on Drawing No ST-2550-14-A and St-2550-08-D are to be submitted for approval by the Planning Authority in consultation with the Highway Authority.

Reason: In the interest of highway safety.

11. Highways – Sixth Form Centre

Before the new sixth form centre is brought into use the parking on the Beldams Lane Sports Centre site shall be available for use.

Reason: In the interest of highway safety.

12. Highways – Warwick Road

Before the development is brought into use details of the proposed improvements in Warwick Road as shown in principle on Drawing No ST-2550-09-B are to be submitted for approval by the Planning Authority in consultation with the Highway Authority.

Reason: In the interest of highway safety.

13. Highways – School Travel Plan

Within six months of the new school arrangements being brought into use the existing School Travel Plan shall be reviewed and prepared to current Hertfordshire County Council's criteria, submitted for approval and implemented in full throughout the life of the school.

Reason: To assist in achieving greater use of sustainable transport modes, with less reliance on the private car, in line with national government policies and County Council's sustainable transport policies.

14. Highways – Parking Management Plan

The submitted Parking Management Plan shall be implemented in full throughout the life of the school.

Reason: To ensure that car parking across the school site is efficiently managed in order to protect highway safety and the amenity of other users of the public highway within the vicinity of the school complex.

15. Highways – Coaches & HGVs

Coaches and HGV vehicles must only turn left into the site and right out of the site along Beldams Lane.

Reason: To avoid Linkside Road, which is inappropriate for vehicles of this size.

16. Flood & Drainage (1)

The development permitted by this planning permission shall be carried out in accordance with the Flood Risk Assessment - Beldams Lane rev 1-14/08/17 prepared by Stomor and the following mitigation measures as detailed within the above mentioned report.

The scheme must provide sufficient source control and storage to avoid flooding within the site and restrict the runoff from the site to 5l/s during all storms up to and including the 1 in 100 year storm event + 40% allowance for climate change.

Adequate management treatment train is to be provided by permeable pavement, swales, filter drains and detention basins to ensure water quality as shown on the Existing & Proposed impermeable area No. 2154SK004.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority

Reason: To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site.

17. Flood & Drainage (2)

No development shall take place until a full final detailed drainage strategy based on the principles agreed has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the viability of the scheme and confirm which option will be implemented.

It should then include:

Formal permission(s) to connect discharge point(s) into open ditch or sewer network

Engineering details of all the SuDS feature should be provided and in line with The SuDS Manual (CIRIA C-753)

Reason: To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site.

18. Flood & Drainage – SuDS management and maintenance

Upon completion of the drainage works an updated management and maintenance plan for the all the SuDS features and structure must be submitted and shall include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site.

19. Landscaping – Detailed Landscaping Plan

Within six months of the date of this permission, a plan showing detailed landscaping, shall be submitted to and approved by the Local Planning Authority. The approved plan shall be implemented in full within the first planting season following completion of the site.

Reason: In order to protect the character, appearance and amenity of the site and the surrounding area and to enhance biodiversity at the site.

20. Landscaping – Retained Trees and Hedges

All trees and hedgerows, other than those identified on the Tree / Hedge Removal Plan, shall be retained and protected from damage during construction in accordance with the relevant British Standards (BS5837). Should any trees or hedges (other than those to be removed) be damaged by the development or die within five years of its completion, then they shall be replaced within the next available planting season.

Reason: In the interests of visual amenity and to mitigate for the loss of existing trees and hedges.

21. **Archaeology – Written Scheme of Investigation (1)**
No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:
1. The programme and methodology of site investigation and recording
 2. The programme for post investigation assessment
 3. Provision to be made for analysis of the site investigation and recording
 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 5. Provision to be made for archive deposition of the analysis and records of the site investigation
 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

Reason: In the interests of preserving the historic environment.

22. **Archaeology – Written Scheme of Investigation (2)**
The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition (21)

Reason: In the interest of preserving the historic environment.

23. **Archaeology – Written Scheme of Investigation (3)**
The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (21) and the provision made for analysis and publication where appropriate.

Reason: In the interest of preserving the historic environment.

24. **Sporting Requirements – Netball/Tennis Court specifications**
No development shall commence until details of the netball/tennis courts specifications including the dimensions, surfacing, fencing and line markings have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The netball/tennis courts shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy

25. Sporting Requirements – Community Use Agreement

Before the sports facilities on the Beldams Lane site hereby permitted are brought into use, a community use agreement prepared in consultation with Sport England shall be submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement provided to the Local Planning Authority. The agreement shall apply to the sports hall, dojo/activity studio, artificial grass pitch, netball/tennis courts, playing fields and ancillary facilities and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The sports facilities shall not be used at any time other than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy

26. Sporting Requirements – Management & Maintenance Scheme

Before the sports facilities on the Beldams Lane site hereby permitted are brought into use, a Management and Maintenance Scheme for the facilities including management responsibilities, management committee arrangements, agreements with key community users, maintenance details and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the sports centre.

Reason: To ensure that new facilities are capable of being managed and maintained to deliver [a facility/facilities] which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with Development Plan Policy.

27. Sporting Requirements – Phasing Plan

No development shall commence until details for the phasing of the development hereby permitted and the replacement playing fields to the south of Bowling Lane, have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The development hereby permitted shall not be carried out other than in accordance with the approved details.

Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use [phasing provision] and to accord with Development Plan Policy.

28. Sporting Requirements – Hockey Goals

Hockey goals used on site should incorporate padding on the backboard.

Reason: In order to reduce the noise impact of use and protect residential amenity.

29. Hours of Operation

All operations at the site authorised by this planning permission, including usage of the bar, shall only take place within the following hours:

Monday to Friday

- Indoor activities: 9am – 10pm
- Outdoor activities: 9am – 10pm

Saturday

- Indoor activities: 9am – 10pm
- Outdoor activities: 9am – 10pm

Sunday

- Indoor activities: 9am – 8pm
- Outdoor activities: 9am – 7pm

Reason: In the interest of residential amenity and providing suitable usage hour for the facility

30. Hours of Operation

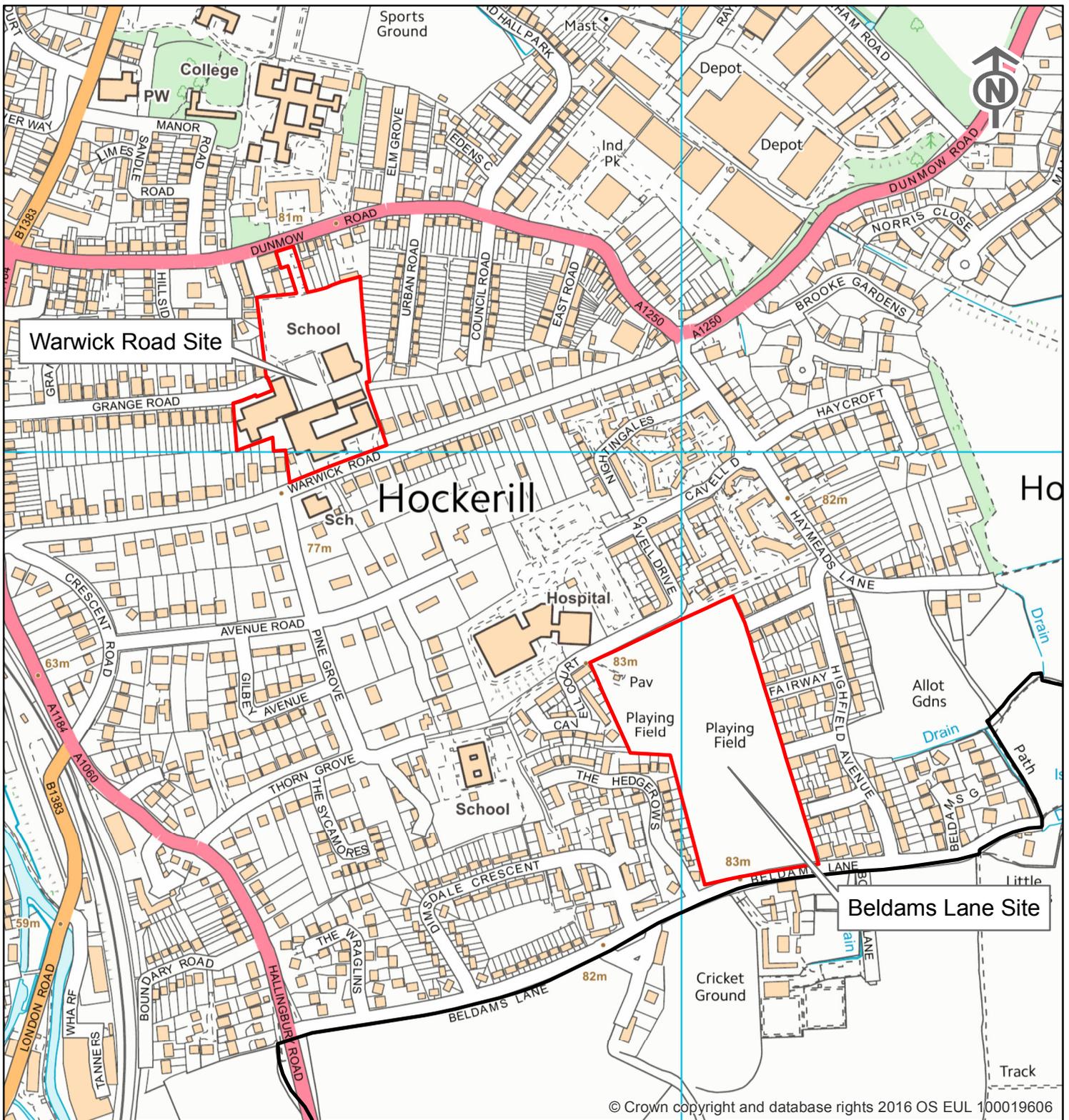
All personnel on-site must leave the site within 30 minutes of the stated closing times for indoor activities within Condition 29. All flood lighting must also be turned off by the end of this period and gates to the site locked.

Reason: In the interest of residential amenity and site security.

Background information used by the author in compiling this report

Application documents
NPPF 2012

Neighbour representations
Consultee responses



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DEVELOPMENT CONTROL COMMITTEE

Date: Thursday 28th September 2017

Proposed conversion of existing gym building to create extra floor space for a 6th form centre at the Warwick Road site and construction of a sports centre, all weather pitch, tennis/netball courts, car park, cycle parking, vehicular access, drainage and acoustic fencing at the Beldams Lane site at Herts and Essex School, Warwick Road, Bishop's Stortford, CM23 5NJ



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