

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