

DEVELOPMENT MANAGEMENT COMMITTEE – 2 FEBRUARY 2022

Application Number	3/21/2547/FUL
Proposal	Erection of new SciTech Building comprising three storey teaching block, two storey research block, single storey extensions, alterations to Baker Building and Design Technology Building, connecting single storey glazed cloister enclosing an external courtyard and glazed link. Demolition of Biology Building and partial demolition of Design Technology Building. Relocation of service access to Hailey Lane. Installation of 18 borehole array to serve new ground source heat pump. Provision of new landscaping.
Location	Haileybury And Imperial Service College, College Road, Hertford Heath, Hertfordshire, SG13 7NU
Parish	Hertford Heath
Ward	Hertford Heath

Date of Registration of Application	22.10.2021
Target Determination Date	21.01.2022
Reason for Committee Report	Major application
Case Officer	Jill Shingler

RECOMMENDATION

That planning permission is **GRANTED**, subject to the conditions set out at the end of this report.

That delegated Authority is granted to the Head of Planning and Building Control to finalise the details of the conditions.

1.0 Summary of Proposal and Main Issues

1.1 Haileybury School is an independent boarding and day school with approximately 850 pupils, located at Hertford Heath, the wider 200 hectare campus site includes a variety of neoclassical and more modern buildings, as well as parkland and playing fields. The main

site is bordered to the west by B1197 London Road which runs between Hoddesdon in the south-east and Hertford in the north-west, connecting to the A414 near Balls Park. To the south of the main college site is Hailey Lane, a narrow rural lane which runs between London Road in the west and Hailey, at the northern end of Hoddesdon, in the east.

- 1.2 The red lined application site comprises mostly teaching accommodation located on the southern side of the campus adjacent to Hailey Lane.
- 1.3 The application seeks full planning permission for the following:
 - Demolition of the existing Biology Building;
 - Demolition of the western end of the Design and Technology (DT) building;
 - Erection of a new two storey block (the Research Building) which sits between the existing Science Building and DT Building;
 - Erection of a new three storey block (the Teaching Building) to the east of the Science Building and to the south of DT Building;
 - Additions to the existing Science Building and DT Building with a glazed roof cloister which connects the existing and proposed buildings around an internal but open courtyard;
 - A single storey glazed roof between the existing DT Building and the new Teaching Building;
 - Removal of storage buildings to the east of the DT Building;
 - Provision of an 18no. ground source heat pump borehole array under the south east corner of the existing playing field known as Terrace Field to the west of the Science Building;
 - Removal of hardstanding and relocation of the existing access and service road onto Hailey Lane to the east;
 - Removal and new planting of trees on the frontage to Hailey Lane;
 - Landscaping and new tree planting to the north, east and south.
 - Provision of attenuation tanks to east of DT Building under the south west corner of Hailey Field.

- 1.4 Haileybury lies within the Green Belt and the main school buildings which lie to the north west of the application site are Grade II* listed, and there are other listed buildings and heritage assets within the vicinity. The buildings the subject of the application are not listed in their own right but the two storey red brick 1932 Science building is curtilage listed.
- 1.5 The main access to this part of the site is off Hailey Lane to the south via college Road. There are playing fields to the east and west of the site and to the south, on the opposite site of Hailey Lane there are tennis courts and detached residential properties, some of which are listed.
- 1.6 The main considerations in the determination of the application are;
- Principle of Development in the Green Belt
 - Design and Impact on Heritage Assets
 - Sustainability and Climate Change
 - Highway impact and parking provision;
 - Flood risk and sustainable drainage;
 - Impact on the natural environment
- 1.7 The main issues for consideration relate to the acceptability of the development in the Green Belt and the impact on the surrounding listed buildings and on visual amenity and highway safety. The relevant policies are those of the adopted East Herts District Plan 2018, and the National Planning Policy Framework 2021. The Hertford Heath Neighbourhood Plan is at pre submission stage and as such carries little weight.

2.0 Site Description

- 2.1 The site comprises 1.26 hectares within which lie the curtilage listed science building, which is a two storey imposing neo classical building which lies adjacent to the existing Hailey Lane access to the site and visually dominates the site. It is of Red brick with stone details and of classical proportions.

- 2.2 Behind this and set away from the existing access track lies the single storey, flat roofed Biology building which was constructed in the 1970's and is of little architectural merit.
- 2.3 The final building impacted by the proposed development is the current Design and Technology block, which dates from the 1990's. This is a strangely shaped single storey geometrical building, predominantly flat roofed, but with a central distinctive pitched element. This building is also finished in timber cladding.
- 2.4 To the east and west of this group of buildings there are playing fields, and there are substantial specimen trees regularly spaced along the Hailey Lane frontage.
- 2.5 This part of Hailey lane is rural in character and there are detached residential properties opposite the site with relatively deep front gardens and trees fronting the road.

3.0 Proposed Development

- 3.1 The proposals are intended to provide a comprehensive science and technology campus for the school, more in keeping with the quality and layout of the other elements of the school, which are largely set around a series of quadrangles. They seek to integrate the better elements of the existing disparate buildings around a new courtyard. They also seek to create a better relationship with the existing part two storey part single storey maths block which lies immediately to the north of the site.
- 3.2 The existing single storey biology building is to be demolished and a more compact two storey red brick research block is proposed that would be linked to the other buildings.
- 3.3 The 1932 Science building would be extended by a 3 storey wing stretching east along the Hailey Lane frontage, with a roof height that matches the main building, and utilising brick with stone banding to relate to the original building.

- 3.4 The existing design and technology building is to be retained in part and altered and extended to link with the other two buildings. A covered glazed cloister is proposed around a central landscaped courtyard which will link all three buildings.
- 3.5 The application also proposes the installation of ground source heat pumps, which entails installing an 18 borehole array under the existing playing field land to the east of the main buildings. Finally the existing service access onto Hailey Lane is to be removed and a new emergency vehicular access is proposed; this would be located at the eastern end of the site and would be gated so that it could only be utilised by emergency vehicles. A grasscrete or equivalent track surface is proposed from this access to allow emergency vehicles to reach the rear of the buildings.

4.0 Relevant Planning History

Reference	Proposal	Decision	Date
3/94/0488	New technology Facility	Approved	10/08/1994
3/16/2508/FUL	Formation of glazed atrium to science building	Approved	12/01/2017
3/16/2686/FUL	Single storey extension to Design and technology building and glazed link to science block	Approved (not implemented)	16/12/2017
3/16/2687/FUL	Single storey extension to existing biology building	Approved	30/01/2017
3/17/0932/FUL	Infill extension to design and technology building	Refused	25/07/2017

5.0 Main Policy Issues

- 5.1 The main policy issues relate to the relevant planning policies in the East Herts District Plan 2018, and the National Planning Policy Framework 2021 (NPPF) as set out below.

Key Issue	NPPF	District Plan
Principle of development	Chapters 11, 13	DPS2, GBR1, CFLR1, CFLR10
Design and impact on Heritage Assets	Chapters 12, 16	DES4, DES5, HA1, HA2, HA7,
Sustainability and Climate Change	Chapters, 2, 14	CC1, CC2, TRA1
Highway impacts	Chapter 9	TRA1, TRA2, TRA3
Flood risk management	Chapter 14	WAT1, WAT3 WAT4, WAT5,
Natural Environment	Chapter 15	DES2, DES3, NE2, NE3, NE4

Other relevant issues are referred to in the 'Consideration of Relevant Issues' section below.

6.0 Summary of Consultee Responses

- 6.1 HCC Ecology advise that full details of mitigation measures with regards to bats and newts need to be agreed prior to the determination of the application. NB Further details have been provided and are being considered by HCC Ecology. Their further comments in response to the details will be reported at Committee.
- 6.2 HCC Growth and Infrastructure advises that no contributions are required towards infrastructure as a result of the development.
- 6.3 HCC Highway Authority Raise concern regarding the safety of the proposed new access and request further information regarding the use of the proposed access and how servicing arrangements will work. NB Further details have been provided and are being

considered by HCC Highway Authority. Their further comments in response to the details will be reported at Committee.

- 6.4 EHDC Landscape and Arboriculture – raise no objection subject to condition

(Note: EHDC, East Herts District Council; HCC, Hertfordshire County Council)

7.0 Town/Parish Council Representations

- 7.1 No response has been received from the Town Council

8.0 Summary of Other Representations

- 8.1 15 neighbouring properties have been consulted by letter and a site notice was displayed; no responses have been received.

9.0 Consideration of Relevant Issues

Principle of Development

- 9.1 The site lies within the Metropolitan Green Belt. Policy GBR1 of the District Plan states that applications within the Green Belt will be considered in line with the provisions of the National Planning Policy Framework. (NPPF)

The NPPF states that:

137. The Government attaches great importance to Green Belts.

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

138. Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;*

- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns;*
and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

9.2 Para 149 of the NPPF states that a Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt. but that exceptions to this include:

- (c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; and*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.*

9.3 In this instance the works proposed include replacement and extension of existing freestanding buildings in the same use to create a linked entity. This does not sit neatly within either of these two exceptions but is a mixture of the two. The overall footprint of the built development would increase by just 2.4 % and the gross floorspace would rise from around 3624 sqm to 4710 square metres, a percentage increase of approximately 32.7% over the existing. It is considered that this overall increase is not disproportionate over and above the size of the original buildings and that the development is therefore not inappropriate development in the Green Belt.

9.4 In addition Para 95 of the NPPF places emphasis on ensuring that there is sufficient choice of school places available and states that:

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: a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and b) work with

school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

- 9.5 It is therefore considered that the principle of the development is acceptable subject to compliance with other policies of the District Plan.

Design and Impact on Heritage Assets

- 9.6 The application was accompanied by a comprehensive Heritage statement which explains the history and growth of the school and it is clear that the proposed design and layout of the Science and Technology buildings has taken into consideration the need to avoid any adverse impact on the setting of the listed buildings within and around the School Grounds, these include:

- Main Quadrangle and Memorial Hall attached, at Haileybury and Imperial Service College, Grade II* listed);
- South Terrace, Terrace Walls and Steps, at Haileybury and Imperial Service College, Grade II listed);
- Hailey House, at Haileybury and Imperial Service College East of Quad, Grade II listed);
- Lawrence Cottage, Hailey Lane, Grade II listed); and, Southfield, Hailey Lane, Grade II listed. (which are located opposite the site).

- 9.7 The landscaped gardens surrounding Haileybury School were designed by Humphrey Repton and are an example of a rare institutional landscape by him. Although the landscape is not designated it is listed as a Locally Important Historic Park and Garden in Appendix C of the East Herts Historic Parks and Gardens Supplementary Planning Document.

- 9.8 The impact of the proposed works on designated and undesignated heritage assets needs to be assessed.

- 9.9 The removal of the 1970's biology building will have a positive impact as it is considered to detract from the setting of Hailey

House to the north and the Curtilage Listed Science Building and does not sit well within the landscape.

- 9.10 The alterations proposed to the Design and Technology building, while retaining its distinctive roof, would have a neutral impact.
- 9.11 The new buildings and altered/retained buildings are arranged around a quadrangle, a layout which is characteristic of Haileybury, taking inspiration from the original and principal quadrangle of the school. This feature is replicated around the school and is considered an appropriate way of developing this part of the school.
- 9.12 The proposed two storey red brick research block would be in keeping with and subordinate to the existing Science Building and better located than the Biology Building that it replaces as it will enable a clear line of sight to the entrance of the existing Maths building to the east, which at the moment is obscured, and open up the space to the north to enable a more logical landscaped setting to be achieved.
- 9.13 Visually the element of the proposals with the greatest impact is the proposed 3 storey teaching block extension to the Science Building. The building would be set back from Hailey Lane in line with the existing building line and split into 3 interlinked sections with glazed staircases between each section.
- 9.14 This 3 storey addition to a two storey building is contrary to the usual design requirement for extensions to appear subservient to the original building. However in this instance, due to the classical proportions of the main building it is possible to achieve 3 storeys without exceeding the height of the existing building and it is considered that maintaining the height of the wing is appropriate here. Information has been submitted to show this building in the context of the main quadrangle and other buildings along College Road, this demonstrates that the proportions of the new teaching building are an acceptable scale in relation to the wider site and buildings.

- 9.15 The height of the parapet and the design detailing and positioning of the proposed horizontal stone banding, to match the existing building have been reached in discussion with the Council's Conservation and Urban Design Team and are considered appropriate, as is the proposed standing seam metal roof.
- 9.16 The proposed glazed cloister around the landscaped courtyard will not be visually prominent and again its detailing has been the subject of pre application advice and is considered appropriate to the curtilage listed building. It is designed to be removable in the future and would cause minimal damage to the existing building.
- 9.17 The teaching building will change the street scene along Hailey Lane and create an enclosed character to the setting of the Grade 2 listed Lawrence Cottage and Southfield House. It is considered that this would cause less than substantial harm as the key contribution of these is the association with the school.
- 9.18 Overall it is considered that the proposals respond well to the historic environment and would preserve the setting of the Grade 2* listed main Quadrangle and have the potential to better reveal the significance of Hailey House through the removal of the Biology Building. Some harm would be caused to the setting of the Grade 2 listed houses on Hailey Lane and the curtilage listed Science Block, but this is considered to be less than substantial and would be outweighed by the public benefits of the scheme, including improved educational facilities and associated longer term community and economic benefits.
- 9.19 With regard to impact on the street scene, the proposed three storey addition to the science building will be a prominent addition in this location, with significantly greater visual presence when viewed from the south, than the existing single storey buildings, but on longer views approaching the site from the west it will be largely hidden by the existing science block and from the east the narrowness of the wing means that it will not appear excessively bulky in relation to the existing building.

- 9.20 The built development will not extend any further east than the existing buildings on the site and the removal of the storage buildings is a considerable visual improvement. The planting of additional trees along the road frontage and the eastern side of the site will help integrate the building into the formal landscape.
- 9.21 It is considered that the design and layout of the development is of a high standard that responds to and reflects the distinctiveness character of the school.

Sustainability and Climate Change

- 9.22 A sustainable Construction, Energy and Water Statement was submitted in support of the application which demonstrates that the requirements of the Council's sustainability and climate change policies have been taken into consideration in the design of the proposal. The Executive summary states that the development aims to achieve the following sustainability benefits:
- Significant carbon emissions reduction on-site as compared with a Building Regulations 2013 compliant building.
 - The incorporation of low-carbon/renewable heating and cooling technologies where possible to reduce on-site carbon emissions.
 - Low-carbon material selection
 - Planting that contributes to urban greening and promotes biodiversity
 - storm water attenuation to mitigate the potential increase in flood risk as a result of climate change, in line with SuDS hierarchy, aiming to achieve greenfield run-off rates
 - Improvement in water quality using natural filtration methods
 - modelled to ensure that the building design mitigates overheating risk in summer.
 - use of low-flow fittings where appropriate to reduce potable water use.
 - Use of all electric heating to ensure no adverse impact on air quality.

- 9.23 Predominantly the scheme has been designed to minimise energy demand and consumption through passive and high efficiency measures and renewable energy is proposed to offset some of the remaining CO2 emissions. In this instance ground source heat pumps are proposed. All space heating and cooling demand of the proposed development is to be met via Ground Source Heat pumps, with boreholes sunk below Hailey terrace Field to the west of the Science Building.
- 9.24 The submission states that the carbon emissions reduction that can be achieved is 21% which is sufficient to achieve the energy prerequisite for BREEAM Very Good, which the East Herts Sustainability SPD sets as a benchmark. As such it is considered that the development meets the requirements of the adopted Climate Change policies.

Highway Impact and Parking

- 9.25 Although the proposals result in a greater level of usable floorspace for the school, this is not to enable any increase the number of pupils or staff at the school, it is rather to provide better facilities for the existing pupils, as such it is not considered that the development will result in any significant increase in traffic or any need to increase the available on site parking provision. No additional car parking spaces are proposed.
- 9.26 The proposals do however include the removal of the existing service access off Hailey Lane and the provision of a new access further east. Following initial comments from the Highway Authority raising concerns regarding this access, amendments were made and the proposed access is now shown to be for emergency vehicle access only and would be gated.
- 9.27 At time of writing the Highway Authority have maintained their objection to this access, as they are concerned that it enters the site in the middle of an existing traffic calming measure and they query the need for it and consider that it could be a hazard to highway safety. Further supporting information was requested regarding

the level of use of the access and how servicing is to be provided and this has been submitted to the Highway Authority for review. The outcome of this will be reported at committee however as it has been confirmed that the new access is only for emergency use, a condition is attached to require that it is only to be used in this fashion.

Flood Risk and Drainage

- 9.28 The site is within the Environment Agencies Flood Zone 1 being the area least likely to flood and is not immediately adjacent to any watercourse.
- 9.29 The applicants have submitted a Flood Risk Assessment and Drainage Strategy to support their application which concludes that the site development would be safe from flooding for its lifetime with normal maintenance and would not result in increased risk of flooding elsewhere, including allowances for climate change. It also argues that the Sustainable Drainage System will manage surface water from the development, and ensure that water quality is not adversely affected.
- 9.30 Although the Lead Local Flood Authority have been consulted on the application they have provided a standard response that they are currently unable to comment on new applications and have advised that we refer to guidance available on their website.
- 9.31 Given the low risk of flooding involved in this development and the conclusions of the submitted Flood Risk Assessment it is considered that full drainage details can be the subject of conditions at this time. The final drainage scheme would be expected to provide sustainable drainage in accordance with Policy WAT5 of the District Plan.
- 9.32 Policy WAT6 requires developments to ensure that adequate wastewater infrastructure capacity is available in advance of the occupation of the development. In this instance the submission documents advise that waste water will be discharged into the

current Thames Water system. Given that there is no intended increase in students as a result of the development it is assumed that there will not be any significant increase in waste water and therefore that adequate capacity will be available.

Natural Environment

- 9.33 The policies of the District Plan seek to ensure that any new development does not adversely impact on sites and features of nature conservation or species and habitats of importance, and in addition seek to achieve a net gain in biodiversity.
- 9.34 A preliminary ecological appraisal identified potential for bats and great crested newts at the site and a bat survey, great crested newt survey, and biodiversity net gain assessment were all submitted with the application along with an arboricultural impact assessment.
- 9.35 The surveys established that a pond within the site which is proposed for removal contains a medium sized population of great crested newts. In addition the existing buildings contain bat roosts for a low number of bats and three trees have low potential as a bat roost.
- 9.36 Bats and great crested newts are European protected species and the Local Planning Authority must be satisfied that the development does not harm the long term conservation status of the species. Advice from Hertfordshire Ecology is that the LPA can grant planning permission only when all appropriate avoidance and mitigation measures have been incorporated into the development and appropriately secured.
- 9.37 The submitted reports refer to the need for appropriate licences and mitigation works are proposed, including enhancements and management of another pond within the site, provision of an additional pond and an off site receptor pond to provide appropriate habitat for newts. However Herts ecology advised that insufficient detail has as yet been submitted to demonstrate that the mitigation works will be sufficient to meet the tests set out in

the Conservation of Habitats and Species Regulations (2017) as amended.

- 9.38 Further information has now been submitted and Herts Ecology has advised that they will assess this swiftly so that the outcome can be reported to committee.
- 9.39 Whilst it is unusual to put a report forward on this basis, in this instance the applicants are in a difficult position. The proposed newt relocation works need to be carried out at a specific time of year but in order to get a licence from Natural England to carry out relocation works they need to have a planning permission in place. To delay the report to committee until full mitigation measures have been fully itemised would mean it likely that the school's whole program of works would be delayed by a year as the required newt relocation could not take place.
- 9.40 Given that the response from Hertfordshire Ecology to our initial consultation was only received on the 11th of January, several weeks after the formal consultation deadline, it is considered appropriate to allow some flexibility.
- 9.41 Assuming the additional mitigation details provided are deemed appropriate then a suitable condition can be added to secure these works.
- 9.42 With regard to biodiversity net gain the scheme proposes achieving a 10% net gain and conditions are proposed to secure this.
- 9.43 In addition to the ecology and biodiversity measures, the scheme proposes the loss of some substantial trees. There are 26 trees on the site and three groups of trees. 4 of the trees have a "Category A" rating, the highest quality trees, with the rest being 10 Category B, 10 Category C and 2 Category U. 1 group is Category B and 2 are Category C.
- 9.44 15 trees are proposed to be removed, along with the partial removal of a group. Category U trees are those which are generally

dead, dying or dangerous and Category C trees are low quality trees; 9 of the trees to be removed fall into these categories, with the remainder being 3 Category B and 3 Category A. The group to be partially removed is Category B.

- 9.45 The proposed removal of Category A and B trees is regrettable and weighs against the proposal in the planning balance. The proposed building footprint includes these trees themselves or a large proportion of their root protection area. For the reasons set out above, the proposed buildings are considered to be in appropriate locations in order to minimise the impact on heritage assets and to have an acceptable relationship with the landscape and the wider group of buildings, so a revised footprint to retain these trees is not considered feasible.
- 9.46 Additionally, the scheme includes a proposed replanting strategy. It is proposed to investigate replanting (ie moving) 8 of the trees to be lost. Whilst these are generally the lower category trees (as they are smaller and younger and so more likely to survive being replanted) this would go some way to reducing the loss of trees. Similarly three areas for new planting have been identified which can accommodate a number of suitable species. It is considered appropriate that the exact number of replacement tree is determined following the detailed design of the landscaping scheme at discharge of condition stage. Through a combination of new planting and investigating replanting the Council is satisfied that the harm through the loss of trees can be mitigated and the remaining harm is outweighed by the benefits of the scheme, including the improvements to education provision.

Other Issues

- 9.47 The proposed development is sufficient distance from any residential properties not to have any direct impact on residential amenity from loss of light, overshadowing or excessive overlooking. It is noted that there have been no objections or concerns raised by neighbours.

10.0 Planning Balance and Conclusion

- 10.1 The proposed development is not inappropriate in the green belt and is well designed such that the impacts on the surrounding heritage assets are largely neutral, the less than substantial harm that has been identified with regard to the buildings to the south is outweighed by the public benefits of improved education facilities.
- 10.2 The design addresses the need to reduce carbon emissions and has taken into account sustainability objectives. A biodiversity net gain will be achieved and subject to appropriate mitigation measures with regard to the newts and bats, there will be no harm to protected species.
- 10.3 As no additional pupils will be accommodated there will be no significant traffic impacts and it is considered that an appropriate emergency access can be facilitated here, subject to highway approval.
- 10.4 No other significant concerns have been raised and it is considered the development accords with the policies of the District Plan and the NPPF and that the planning balance falls in favour of the development.

11.0 RECOMMENDATION

- 11.1 That subject to the submission of acceptable details of the required bat and newt mitigation measures prior to committee, planning permission is **GRANTED**, subject to the conditions set out at the end of this report, and any additional conditions as may be agreed at committee.

12.0 Conditions

1. Three year time limit
The development to which this permission relates shall be begun within a period of three years commencing on the date of this notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As Amended).

2. Approved Plans

The development hereby approved shall be carried out in accordance with the approved plans listed at the end of this Decision Notice.

Reason: To ensure the development is carried out in accordance with the approved plans, drawings and specifications.

3. Materials

Prior to any above ground construction works being commenced, the external materials of construction and in addition the brick bond and mortar colour to be utilised for the development hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority, and thereafter the development should be implemented in accordance with the approved details.

Reason: In the interests of amenity and good design in accordance with Policy DES4 of the East Herts District Plan 2018.

4. Surfacing materials

Prior to first occupation or use of the development hereby approved the hard surfaced areas of the development, including roads, pavements, driveways and car parking areas shall be surfaced in accordance with details submitted to and approved in writing by the Local Planning Authority and thereafter the development should be implemented in accordance with the approved details.

Reason: To ensure safety and satisfactory appearance in accordance with Policies DES4 and TRA2 of the East Herts District Plan 2018.

5. Landscape Design Proposals

Prior to first occupation of the development hereby approved, details of landscaping shall be submitted and approved in writing

and shall include: full details of both hard and soft landscape proposals, finished levels or contours, hard surfacing materials, retained landscape features, planting plans, schedules of plants and tree species, planting sizes, density of planting and implementation timetable. The development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure the provision of amenity afforded by appropriate landscape design in accordance with Policies DES3 and DES4 of the East Herts District Plan 2018.

6. Landscape works implementation

All hard and soft landscape works shall be carried out in accordance with the approved details. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved designs, in accordance with policies DES3 and DES4 of the East Herts District Plan 2018.

7. Construction Hours of Working

In connection with all site demolition, site preparation and construction works, no plant or machinery shall be operated on the premises before 0730hrs on Monday to Saturday, nor after 1830hrs on weekdays and 1300hrs on Saturdays, nor at any time on Sundays or bank holidays.

Reason: To safeguard the amenity of residents of nearby properties from noise pollution in accordance with Policy EQ2 of the East Herts District Plan 2018.

8. Tree Protection

All existing trees and hedges shall be retained, unless shown on the approved drawings as being removed. All trees and hedges on and immediately adjoining the site shall be protected from damage as a result of works on the site, to the satisfaction of the Local Planning Authority in accordance with BS5837: 2012 Trees in relation to design, demolition and construction, or any subsequent relevant British Standard, for the duration of the works on site and until at least five years following contractual practical completion of the approved development. In the event that trees or hedging become damaged or otherwise defective during such period, the Local Planning Authority shall be notified as soon as reasonably practicable and remedial action agreed and implemented. In the event that any tree or hedging dies or is removed without the prior consent of the Local Planning Authority, it shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with trees of such size, species and in such number and positions as may be agreed with the Authority.

Reason: To ensure the continuity of amenity afforded by existing trees and hedges, in accordance with Policy DES3 of the East Herts District Plan 2018.

9. Construction Management Plan

Prior to the commencement of the development hereby approved, a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall identify details of:

- Phasing of the development;
- Methods of accessing the site;
- Construction vehicle routing and numbers;
- Location and details of wheel washing facilities;
- Details of parking and storage areas clear of the highway;
- Environmental management details including hours of working, the mitigation of noise and dust and any other matters covered under BS5228.

The development shall thereafter be implemented in accordance with the approved details.

Reason: Details are required to be approved prior to the commencement of development to minimise the impact of construction on the highway network, neighbouring occupiers and the environment in accordance Policies TRA1 and TRA2 of the East Herts District Plan 2018.

10. Drainage Details

No works other than demolition shall take place until the final design of the drainage scheme in connection with the development has been submitted to and approved in writing by the Local Planning Authority. The works shall then be completed and thereafter maintained in accordance with the agreed details.

Reason: To ensure sustainable drainage and prevent flooding by the satisfactory storage of/disposal of surface water from the site in accordance with policy WAT5 of the East Herts District Plan.

11. CO2 Emissions

The development hereby approved shall be carried out in accordance with the submitted sustainable construction, energy and water statement, Revision PO3. and shall achieve a minimum of 21% reduction of CO2 emissions above 2013 Building Regulations requirements in accordance with the details set out within the submission.

Reason: To ensure that carbon dioxide emissions as a result of the development are minimised in accordance with policy CC2 of the East Herts Local Plan 2018.

12. Ground Source Heat Pumps

Prior to their installation full details of the proposed ground source heat pumps and the works required in connection with their installation, and the making good of the land shall be submitted to and agreed in writing by the Local Planning Authority. The works

shall thereafter be completed in accordance with the approved details.

Reason: To ensure that the works do not cause harm to amenity and visual appearance of the site in accordance with Policy DBE4 of the East Herts District Plan 2018

13. Details of Glazing

Prior to their installation full details of the design of the approved glazed link sections of the teaching block at appropriate scales of between 1:5 and 1:20 and including section drawings, shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory visual appearance to the building in accordance with policy DES4 of the East Herts District Plan.

14. Details of Access Gate

Prior to first occupation of any of the buildings hereby approved, details of the proposed gate at the approved new access to the site shall be submitted to and agreed in writing by the Local Planning Authority. The gate shall be installed in accordance with the approved details and thereafter retained.

Reason: In the interests of maintaining the visual amenity of the street scene in accordance with Policy DES4 of the East Herts District Plan 2018

15. Emergency Access Only

The access hereby approved shall be used for access by emergency vehicles only and at all other times the gate across the access shall remain closed.

Reason: To minimise potential danger to highway users in accordance with Policy TRA2 of the East Herts District Plan 2018

Should further conditions relating to the access to the site, biodiversity net gain and ecological mitigation measures be requested by HCC following review of the additional information

provided (as referred to in the report above); these will be added and confirmed to committee members at the committee meeting before a decision is taken.

Informatives

1. Other legislation (01OL1)
2. Highway works (05FC2)
3. Justification – Grant (JG4)

Summary of Reasons for Decision

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan and any relevant material considerations. The balance of the considerations is that permission should be granted.