

DR/18/17

committee DEVELOPMENT & REGULATION

date 21 April 2017

COUNTY COUNCIL DEVELOPMENT

Proposal: **Proposed development of the Beaulieu Park Schools Campus, consisting of a 1200 place three storey Secondary School, 420 place two storey Primary School, 56 place single storey Nursery, Sports Hall with associated community facilities, hard and soft play areas, means of enclosure, landscaping, car parking, bicycle and scooter parking and associated infrastructure on a site of aprox. 11.8ha with vehicular access from Armistice Avenue and pedestrian access via Beaulieu Square, Chelmsford**

Location: **Land to the northeast of the junction of White Hart Lane (A130) and Essex Regiment Way, Chelmsford**

Applicant: **Essex County Council**

Report by Acting Head of County Planning

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The full application can be viewed at www.essex.gov.uk/viewplanning



1. BACKGROUND

Chelmsford City Council Core Strategy and Development Control Policies (adopted 2008) set the objective (Policy CP7) for the Council to prepare an Area Action Plan for North Chelmsford *“which will set out an integrated land use and urban design framework to direct development proposals and public realm investment.”*

The North Chelmsford Area Action Plan (adopted 2011) identified an area for a new neighbourhood in North East of Chelmsford (Refer to Appendix A – Figure 8 of North Chelmsford Area Action Plan) and set out the masterplanning principals for the area.

Site Allocation 13 is identified in the North Chelmsford Area Action Plan (2011) as a location for a Secondary and Primary School.

Outline planning permission (reference 09/01314/EIA) has previously been granted by Chelmsford City Council for :

‘Mixed use development comprising residential development of up to 3,600 dwellings, mixed uses (up to 62,300sqm gross external) comprising employment floorspace including new business park, retail, hotel, leisure, open space, education & community facilities, landscaping, new highways including a radial distributor road, public transport provisions & associated and ancillary development, including full details in respect of roundabout access from Essex Regiment Way & a priority junction from White Hart Lane’.

Following the grant of outline planning permission, there have been a number of reserved matters applications submitted for the wider Beaulieu Park development. Of relevance to this school application is application reference 14/01473/REM, which granted planning permission for:

‘Development of Neighbourhood Centre comprising five buildings: Block 1 of three storeys for food store (A1 convenience), seven retail units (A1 (retail), A2 (financial & professional services), A3 (restaurants & cafes), A4 (drinking establishments), A5 (hot food & takeaways)) and 15 residential apartments, Block 2 of two storeys for community centre, Block 3 of two storeys for health centre with temporary pop-up garden, Block 4 of two storeys for Nursery and Block 5 of three storeys for 19 residential apartments and restaurant (A3) with associated infrastructure, servicing, car and cycle parking and public open space’.

The proposed school site and the neighbourhood centre site (14/01473/REM) both include part of Beaulieu Square, a proposed urban public space between the two developments.

2. SITE

The development site is c. 11.8ha in area, located to the north east of Chelmsford City, within the defined ‘Urban Area Boundary’. The site (Site 13) is allocated as “Location for Secondary School and Primary School” in the North Chelmsford Area Action Plan 2011.

The site is bounded by White Hart Lane to the south, Armistice Avenue to the north with residential property beyond, existing open field to the west (masterplanned for future residential) and Essex Regiment Way beyond. The Beaulieu Square, master planned to the east of the site is partly within the school development site boundary and partly within the neighbourhood centre site.

The nearest residential dwellings are located to the north of the site on the opposite side of Armistice Avenue.

The site is located within Flood Zone 1.

3. PROPOSAL

The proposal is for the development of the Beaulieu Park Schools Campus on 11.8ha site, consisting of:

- 1200 place three storey Secondary School
- 420 place two storey Primary School
- 56 place single storey Nursery
- Sports Hall with associated community facilities
- hard and soft play areas, means of enclosure, landscaping,
- car parking, bicycle and scooter parking
- vehicle access from Armistice Avenue and pedestrian access via Beaulieu Square, Chelmsford

4. POLICIES

The following policies of the, Chelmsford Local Plan, (LP), provide the development plan framework for this application. The following policies are of relevance to this application:

Chelmsford City Council Core Strategy and Development Control Policies (Adopted 2008) and Focused Review Development Plan Document (2013*).

Core Policies

*CP1	Securing Sustainable Development
*CP5	Containing Urban Growth
CP7	Area Action Plans
CP8	Promoting Sustainability
CP9	Protecting areas of natural and built heritage and archaeological importance
CP10	Protection from Flooding
CP11	Energy efficiency, renewable energy and recycling.
CP13	Minimising Environmental Impact
CP18	Providing New Community and Social Facilities in New Major Development
CP19	Improving Links between developments
CP20	Achieving well designed high quality places
CP21	Ensuring buildings are well designed.

Development Control Policies

DC4	Protecting existing amenity.
*DC6	Criteria for Transport Assessments
*DC7	Vehicle Parking Standards at Development
DC13	Sites of biodiversity and geological value
DC17	Conservation Areas
DC18	Listed Buildings
DC19	Scheduled ancient monuments
DC20	Registered parks and gardens
DC21	Archaeology
DC22	Areas of Flood Risk
*DC24	Energy efficient design and use of materials
DC25	Water efficiency and sustainable drainage systems
DC36	Accessible and adaptable developments
DC38	Promoting Sport, Leisure, Recreation and Tourism
DC41	Traffic management measures
DC42	Site planning
DC43	Promoting art in new development
DC45	Achieving high quality development

North Chelmsford Area Action Plan and Proposals Map (Adopted July 2011)

National Planning Policy Framework (NPPF), DCLG March 2012

Section 1:	Building a strong, competitive economy.
Section 4:	Promoting sustainable transport
Section 7:	Requiring good design
Section 8:	Promoting healthy communities
Section 10:	Meeting the challenge of climate change, flooding and coastal change
Section 11:	Conserving and enhancing the natural environment
Section 12:	Conserving and enhancing the historic environment

The National Planning Policy Framework (NPPF) was published on 27 March 2012 and sets out the Government's planning policies for England and how these are expected to be applied. The NPPF highlights that the purpose of the planning system is to contribute to the achievement of sustainable development. It goes on to state that there are three dimensions to sustainable development: economic, social and environmental. The NPPF places a presumption in favour of sustainable development. However, paragraph 11 states that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

For decision-taking the NPPF states that this means; approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and

demonstrably outweigh the benefits, when assessed against the policies in this NPPF taken as a whole; or specific policies in this NPPF indicate development should be restricted.

5. CONSULTATIONS

CHELMSFORD CITY COUNCIL – No objection, subject to revisions to scheme including, appearance of secondary school elevations, fenestration, vehicle access via armistice avenue, joint use of sport facilities. Conditions are requested relating to public realm, joint use provision of sport facilities, details of wall of primary school cycle store, western section of boulevard pedestrian priority.

SPORT ENGLAND – Supports principle of development as non-statutory consultee and makes advisory comments regarding design and layout of the sports centre, games court and pitches. Sport England seek conditions relating to specification of pitches and courts and community use agreement.

ENGLAND NETBALL (East Region) – Supports

LEAD LOCAL FLOOD AUTHORITY- No objection

HIGHWAY AUTHORITY – No objection, subject to a Travel Plan

HIGHWAY AUTHORITY (Public Rights of Way) – *“Bridleway 37 Springfield passes beside this development site and will be affected by the new provisions for cycles and pedestrians. Our Department is already in consultation with the planning departments of ECC and Chelmsford CC with a view to diverting the bridleway.”*

COUNCILS LIGHTING CONSULTANT – No objection, Lighting Strategy is sound in principle, recommends condition requiring detailed lighting plan.

PLACE SERVICES (Ecology) – No objection

PLACE SERVICES (Trees) – No objection, All new trees must be planted in accordance with British Standard 8545:2014 Trees: from nursery to independence in the landscape.

PLACE SERVICES (Urban Design) – No objection, subject to conditions relating to materials & samples, fenestration detail design, detail design of primary and nursery entrance, hard & soft landscaping.

PLACE SERVICES (Landscape) – Support subject to condition for detailed landscape/planting scheme.

PLACE SERVICES (Historic Environment) – No objection. Archaeological investigation and recording has already been carried out on this site and no further archaeological recommendations are required.

PLACE SERVICES (Historic Buildings) – No objection

SPRINGFIELD PARISH COUNCIL – Objects for the following reasons:-

- a) There is no allocation provided as a drop off area for parents who wish to drop off their children;
- b) There appears to be insufficient car parking facilities;
- c) The increase in vehicular traffic within the residential area.

LOCAL MEMBER – CHELMSFORD – CHELMER & SPRINGFIELD – Any comments received will be reported.

6. REPRESENTATIONS

Adjoining properties on Armistice Avenue were directly notified of the application. Three letters of representation have been received. These relate to planning issues covering the following matters:

<u>Observation</u>	<u>Comment</u>
Chelmsford and Netball league support proposed development.	Noted.
Countryside, the developer of the adjoining residential and neighbourhood centre developments supports subject to design amendments and provision of joint use community facilities.	Noted.

7. APPRAISAL

The key issues for consideration are:

Principle of Development
 Site Layout and Design
 Sustainable Transport and Highways Impact
 Flood Risk
 Impact on Natural Environment
 Impact on Historic Environment
 Impact on Residential Amenity
 Sustainability
 Community Sports Facilities

A PRINCIPLE OF DEVELOPMENT

The site is located within the 'Urban Area Boundary' and is in accordance with Policy CP 5 of the Chelmsford Local Plan.

The site is located allocated (Site 13) in the North Chelmsford Area Action Plan (adopted 2011) as "Location for Secondary School and Primary School" therefore the proposed school campus is acceptable in principal at this location.

The principle of the new education campus has also been established by the outline planning permission granted by Chelmsford City Council (09/01314/EIA).

However, the applicant has not submitted a reserved matters application to the City Council, and instead has submitted a full planning application, this application, under Regulation 3 to Essex County Council.

B SITE LAYOUT AND DESIGN

It is a core planning principal of the NPPF to *“always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.”*

Paragraph 60 of the NPPF states *“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. It is, however, proper to seek to promote or reinforce local distinctiveness.”*

A Design and Access Statement is submitted in support of the planning application.

The school site was master-planned as an early stage and the design submitted is in accordance with the objectives and development principles for the Site 13 as outlined in the North Chelmsford Area Action Plan (Refer to Appendix D). The school buildings are proposed to the eastern end of the site to front the Beaulieu Square, a proposed public plaza, with the proposed playing fields located to the western end of the site.

The Council's Urban Design Consultant comments *“Following a number of pre-application meetings the proposals for Beaulieu Park Education campus site have evolved sufficiently for the school to be deemed suitable enough for approval. In terms of urban design the proposals reflect a suitable layout which meets and addresses the main opportunities of the site. The proposed elevations on a number of the proposed buildings are in most cases adequate but opportunities have been missed to design a school campus site which reflects and responds to the quality and innovative nature of the surrounding Beaulieu Park development.”*

The Urban Design Consultant and Chelmsford City Council, both consider the detailing of the proposed buildings could be enhanced and raise concerns about the extensive use of uPVC windows. However the NPPF states *“Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations.”*

It is considered the arrangement of the buildings within the site around a central spine road and internal courtyard represents good layout and urban design and achieve good permeability through the site. Subject to addition conditions being imposed covering materials & samples, fenestration detail design, detail design of primary and nursery entrance, hard & soft landscaping, the relationship of the proposed buildings with the public realm is considered to represent good urban design.

Having regard to paragraph 74 of the NPPF to *“give great weight to the need to create, expand or alter schools”*, it is considered that subject to conditions

requiring detailed design aspects to be agreed, the site layout of the proposed development is in accordance with the objectives and development principles for Site 13 set out in the North Chelmsford Area Action Plan and would achieve good design in accordance with the NPPF and policies CP19,CP20,CP21,DC36,DC42,DC45 of the Chelmsford City Local Plan.

C SUSTAINABLE TRANSPORT AND HIGHWAYS IMPACT

The NPPF promotes sustainable transport. Having regard to paragraph 32 of the NPPF “All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment.

Plans and decisions should take account of whether:

- “the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- safe and suitable access to the site can be achieved for all people, and;
- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.”

Paragraph 34 “decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.”

Paragraph 38 “Where practical, particularly within large-scale developments, key facilities such as primary schools ... should be located within walking distance of most properties.”

The site of the proposed school is located in Beaulieu, a new neighbourhood located to the north east of Chelmsford City, for up to 3600 new dwellings in four phases. Phase 1 is currently under construction. The proposed school was master-planned at an early stage to accommodate the new population growth and therefore it is considered to be sustainably located and the catchment for pupils would be within walking distance of the school and would minimise the need to travel and maximise the use of sustainable travel modes. The school would be located adjacent to the local neighbourhood centre (currently under construction), to the east, and would facilitate shared journeys.

A Transport Assessment and Travel Plan Framework have been submitted in support of the planning application.

The Transport Statement outlines how sustainable travel is at the core of the wider Beaulieu Park development, with a network of footpaths, cycle paths, proposed bus routes and a new train stations to encourage travel by methods than the private car.

There are two vehicular access points to the site proposed from Armistice Way and the junctions have already been constructed as part of the wider Beaulieu

scheme. One access is to serve the proposed primary school and the other access is to serve the secondary school & sports centre car park.

The main pedestrian and cycle access point is proposed via the proposed Beaulieu Square, a public square to the east of the site.

A coach drop-off point has been incorporated within the school site near the playing pitches and sport centre.

Bicycle parking and scooter parking for both pupils and staff is proposed in accordance standards set out in policy. A car park for staff and visitors to the sports centre is also included.

The Highways Authority comments as follows "*The Highway Authority is satisfied with the application following submission of revised vehicle tracking demonstrating delivery vehicles can turn within the grounds of the school. Plans initially submitted showed delivery vehicles having to turn within the pedestrianised area to the east of the school and this was unacceptable. The only acceptable vehicle accessing the pedestrianised area is a fire tender. The cycle parking has also been revised to provide a separate area for staff from students making it acceptable. The principal of parking bays of 2.5m x 5m are acceptable in this instance due to the long stay, low turnover of vehicles anticipated in the car park.*"

In conclusion, it is considered that subject to the imposition of suitable conditions, the proposal is in accordance with the principle of promoting sustainable transport in the NPPF and policies DC7, DC6 and DC41 of the adopted Chelmsford City Local Plan.

D FLOOD RISK

The site is located with Flood Zone 1, low flood risk, as per the Environment Agency mapping 'Risk of flooding from Rivers and Sea', where the land is assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

A site specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1 (as per Footnote 5 of paragraph 103 of NPPF).

A Drainage Statement (Incorporating Flood Risk Assessment) has been submitted in support of the planning application.

As the site is in Flood Zone 1 it is at low risk of fluvial flooding.

The Local Lead Flood Authority (LLFA) is a statutory consultee on major development with surface water drainage. They comments as follows "*Having reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application, we wish to issue a do not object to the granting of planning permission. The proposed development will only meet the requirements of the National Planning Policy Framework if the measures as detailed in the FRA and the documents submitted with this application and the site wide drainage strategy are implemented as approved.*"

In conclusion, having regard to the location of the site in Flood Zone 1, it is considered the proposed development would not be at fluvial flood risk, and having regard to the sustainable drainage strategy proposed, it is considered that the development would not result in flood risk elsewhere and would meet the challenge of climate change and flooding in accordance with the NPPF and policies DC22, DC25 and CP10 of the Local Plan.

E IMPACT ON NATURAL ENVIRONMENT

It is a core planning principle of the NPPF to “contribute to conserving and enhancing the natural environment”

An Extended Phase 1 survey was submitted in support of the planning application. There are no statutory sites within 2km of the proposed site. The nearest non-statutory site is Channels Golf Course, a local wildlife site, 500m to the north of the site. The report submitted states this area is designated for its great crested newt interest but the LoWS is currently being developed for housing and it is concluded in the report that the proposed school development would be unlikely to have any impacts on the LoWS.

The Councils' Ecology Consultant does not raise any objection to the proposed development.

In conclusion it is considered that the proposed development would conserve the natural environment in accordance with the NPPF and policy CP9 and DC13 of the Local Plan.

F IMPACT ON HISTORIC ENVIRONMENT

It is a core planning principle of the NPPF to “*conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations*”

The nearest listed buildings to the site are Old Lodge Farm, New Hall and Woolpits Farm.

The Historic Buildings Consultant for the Council comments as follows “*The five grade II listed buildings at Old Lodge Farm that form the farm complex to the east settings have already been undermined by the existing residential development, which also screen the proposals from the listed building. The proposals are not considered to undermine their setting compared to the existing arrangement. New Hall is a more significant heritage asset than Old Lodge Farm complex however it is set further back from the proposals and has less of a relationship with the area of the proposed development. Due to the existing residential development and the screen this provides the proposals are not considered to further undermine the setting of the listed building and Park and Garden compared to the existing arrangement. Woolpit's farm to the north-west is considered to have no existing relationship to proposed site and the development is therefore not considered to undermine its setting.*”

Having regard to the separation distance between the proposed development and

nearest listed buildings, it is considered the development as proposed would conserve the historic environment in accordance with the NPPF and policies CP9, DC17, DC18, DC19, DC20 and DC21 of the Local Plan.

G IMPACT ON RESIDENTIAL AMENITY

There are no residential properties adjoining the site boundary, the nearest residential properties are located to the north on the opposite side of Armistice Avenue, to the south on the opposite side of Essex Regiment Way. The land adjoining the school playing fields at the western boundary is master planned for residential development. The neighbourhood centre currently under construction on the opposite side of Beaulieu Square, will also include some residential units.

Having regard to the distance between buildings there would be no loss of daylight or sunlight to existing buildings and no overlooking.

It is considered that the development as proposed would not result in significant adverse impact on the amenity of adjoining occupiers and would be in accordance with the NPPF and policy DC4 of the Chelmsford Local Plan.

H SUSTAINABLE BUILDING

Policy DC 24 of the Local Plan states “ To ensure the delivery of sustainable development, the City Council will require all new dwellings and non-residential buildings to incorporate sustainable design features to reduce carbon emissions and the consumption of natural resources where they fall within the following thresholds:

Planning permission will not be granted for development which fails to meet the following standards:

- i)..... and non-residential developments of 1,000 sq. m. or more are required to achieve a 10% reduction or more in carbon dioxide emissions above the requirements of current Building Regulations through such means as improvements to the building fabric or connection to a decentralised energy supply or use of on-site local carbon and renewable energy technology. For all developments falling within this threshold a statement must be submitted with any applications for planning permission specifying how this will be achieved
- iii) Non-residential buildings shall have a minimum BREEAM (or its successor) of “Very Good”
- iv) All new buildings are required, where possible, to utilise a minimum of 20% of sustainable building materials and/or re-use of recycled materials in the construction of the development”

A ‘Climate Change/Energy/Sustainability Statement’, has been submitted in support of the planning application.

The report demonstrates how the proposed development is designed to achieve compliance with the Part L of Building regulations 2013 and meet the 10% CO2 emission reduction from renewables using Gas Absorption Heat Pumps (GAHP)

and solar photovoltaic (PV) technology. This is considered to meet the requirement of Policy DC24 (i)

A BREEAM Pre-Assessment report is included in the report which demonstrates the building is designed to achieve “very good”. This would be in accordance with Policy DC24 (iii).

The applicant has not submitted any details to meet the requirement to utilise a minimum of 20% of sustainable building materials and/or re-use of recycled materials in the construction of the development. However the applicant has agreed to achieve this and is agreeable to the inclusion of a planning condition to meet the requirement of Policy DC24(iv).

In conclusion, the proposed development would incorporate sustainable design features to reduce carbon emissions and the consumption of natural resources and is therefore considered to represent sustainable design in accordance with Policy DC24 and CP8 of the Local Plan.

I COMMUNITY USE SPORTS FACILITIES

The Sports Centre is proposed to provide for the sporting needs of the proposed school development and also part of the community needs arising from the surrounding residential development at Beaulieu.

The proposal for community use of the proposed sports facilities arises from a requirement to provide adequate sports facilities for the residents of the wider Beaulieu scheme and is a requirement of the outline planning permission. No details have been submitted as part of this application.

The applicant has submitted a letter confirming the community use of the proposed Sports Centre “ *I can confirm that Essex County Council as applicant is promoting the community use of the school sports and leisure facilities and has been working closely with Chelmsford City Council Leisure Services to ensure appropriate facilities are provided as part of the proposed school development. Furthermore, it is intended that the sports and leisure facilities provided will be the subject of a formal Community Use Agreement between the appointed School Academy Sponsor and Chelmsford City Council. This will be a condition of appointment when Essex County Council selects an Academy to operate the school. The Community Use Agreement will be based upon the Sport England model agreement and I attached a draft Agreement illustrating the expected provisions for community use. We will be working together to have a signed agreement in place prior to our occupation of the new Secondary School.*”

While it is welcomed that the applicant, Essex County Council, is working closely with Chelmsford City Council to promote community use of the school sports facilities, it is considered that a condition requiring joint use, is not necessary as part of this planning application.

8. CONCLUSION

The site has been identified in the North Chelmsford Area Action Plan for school

use, therefore the development is considered acceptable in principal at this location.

It is considered that the proposed development is sustainably located and would not be detrimental to highway safety, efficiency or capacity in the vicinity of the site or on the wider highway network.

The development would be at low risk of flooding and having regard to the sustainable drainage strategy proposed would not result in flood risk elsewhere.

The proposed development is considered to represent good quality architectural and urban design and would protect the residential amenity of adjoining occupiers.

Subject to the conditions listed below, the development as proposed is considered to be acceptable in accordance with the National Planning Policy Framework and policies CP1, CP5, CP7, CP8, CP9, CP10, CP11, CP13, CP18, CP19, CP20, CP21, DC4, DC6, DC7, DC13, DC17, DC18, DC19, DC20, DC21, DC22, DC24, DC25, DC36, DC38, DC41, DC42, DC43 and DC45 of the Chelmsford City Council Core Strategy and Development Control Policies (Adopted 2008) and Focused Review Development Plan Document (2013).

9. **RECOMMENDED**

That pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission be **granted** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiry of 3 years from the date of this permission. Written notification of the date of commencement shall be sent to the County Planning Authority within 7 days of such commencement.

Reason: To comply with section 91 of the Town and Country Planning Act 1990 [as amended].

2. The development hereby permitted shall be carried out in accordance with the details submitted by way of application reference CC/CHL/07/17 validated on 25/01/2017

Drawings

Site Wide Drawings

BPS-NOR-SW-ZZ-SH-A-1003 Rev A - EXTERNAL BUILDING FINISHES
SCHEDULE
BPS-NOR-SW-ZZ-SI-A-9001 Rev B - SITE LOCATION PLAN

Site Landscape Drawings

BPS/WWA/SW/XX/PP/L/0001 Rev PL04 - Rendered landscape masterplan/Block Plan
BPS/WWA/PS/ZZ/GA/L/0001 Rev PL01 - Nursery and Primary School Landscape Layout
BPS/WWA/SS/ZZ/GA/L/0001 Rev PL01 - Secondary School Landscape Layout

BPS/WWA/SC/ZZ/GA/L/0001 Rev PL01 - Sports Hall and Car Park Layout Plan
BPS/WWA/PS/ZZ/GA/L/0002 Rev PL01 - Primary and Secondary School Sports Pitches
BPS/WWA/SW/ZZ/PL/L/0001 Rev PL01 - Planting Strategy
BPS/WWA/SW/XX/PP/L/0004 Rev PL01 - Cyclist and Pedestrian Movement Analysis
BPS/WWA/SW/XX/PP/L/0004 Rev PL01 - Cycle and Parking Provision
BPS/WWA/SW/XX/PP/L/0003 Rev PL01 - Security Fencing Strategy
BPS/WWA/SW/ZZ/SE/L/0001 Rev PL02 - Site Sections

Secondary School Drawings

BPS-NOR-SS-00-GA-A-3001 Rev K - GROUND FLOOR FUNCTION PLAN
BPS-NOR-SS-01-GA-A-3002 Rev K - FIRST FLOOR FUNCTION PLAN
BPS-NOR-SS-02-GA-A-3003 Rev J - SECOND FLOOR FUNCTION PLAN
BPS-NOR-SS-RF-GA-A-3701 Rev G - ROOF PLAN GENERAL ARRANGEMENT PLAN
BPS-NOR-SS-ZZ-SE-A-4001 Rev H - GENERAL ARRANGEMENT SECTIONS - SHEET 1
BPS-NOR-SS-ZZ-EL-A-4002 Rev D - GENERAL ARRANGEMENT SECTIONS - SHEET 2
BPS-NOR-SS-ZZ-EL-A-5001 Rev F - GENERAL ARRANGEMENT ELEVATIONS - SHEET 1
BPS-NOR-SS-ZZ-EL-A-5002 Rev F - GENERAL ARRANGEMENT ELEVATIONS - SHEET 2
BPS-NOR-SS-ZZ-EL-A-5003 Rev F - GENERAL ARRANGEMENT ELEVATIONS - SHEET 3
BPS-NOR-SS-ZZ-EL-A-5004 Rev F - GENERAL ARRANGEMENT ELEVATIONS - SHEET 4
BPS-NOR-SS-ZZ-SH-A-7501 Rev D - GROSS EXTERNAL AREA SCHEDULE

Sports Centre Drawings

BPS-NOR-SC-00-GA-A-3001 Rev K - GROUND FLOOR FUNCTION PLAN
BPS-NOR-SC-RF-GA-A-3701 Rev G - ROOF PLAN GENERAL ARRANGEMENT PLAN
BPS-NOR-SC-ZZ-SE-A-4001 Rev G - GENERAL ARRANGEMENT SECTIONS
BPS-NOR-SC-ZZ-EL-A-5001 Rev E - GENERAL ARRANGEMENT ELEVATIONS

Nursery Drawings

BPS-NOR-NU-00-GA-A-3001 Rev J - GROUND FLOOR FUNCTION PLAN
BPS-NOR-NU-RF-GA-A-3701 Rev G - ROOF PLAN GENERAL ARRANGEMENT
BPS-NOR-NU-ZZ-SE-A-4001 Rev G - GENERAL ARRANGEMENT SECTIONS
BPS-NOR-NU-ZZ-EL-A-5001 Rev F - GENERAL ARRANGEMENT ELEVATIONS

Primary School Drawings

BPS-NOR-PS-00-GA-A-3001 Rev K - GROUND FLOOR FUNCTION PLAN
BPS-NOR-PS-01-GA-A-3002 Rev K - FIRST FLOOR FUNCTION PLAN
BPS-NOR-PS-RF-GA-A-3701 Rev G - ROOF PLAN GENERAL ARRANGEMENT PLAN
BPS-NOR-PS-ZZ-SE-A-4001 Rev G - GENERAL ARRANGEMENT SECTIONS - SHEET 1

BPS-NOR-PS-ZZ-SE-A-4002 Rev C - GENERAL ARRANGEMENT SECTIONS - SHEET 2
BPS-NOR-PS-ZZ-EL-A-5001 Rev F - GENERAL ARRANGEMENT ELEVATIONS - SHEET 1
BPS-NOR-PS-ZZ-EL-A-5002 Rev D - GENERAL ARRANGEMENT ELEVATIONS - SHEET 2

Vehicle Tracking Drawings

BPS-MLM-ZZ-XX-DR-D-1000-P06-S2 - Vehicle Tracking - Refuse Vehicle
BPS-MLM-ZZ-XX-DR-D-1001-P08-S2 - Vehicle Tracking - Fire Tender
BPS-MLM-ZZ-XX-DR-D-1002-P07-S2 - Vehicle Tracking - 7.5 Tonne Box Van
BPS-MLM-ZZ-XX-DR-D-1003-P08-S2 - Vehicle Tracking - 12m Rigid Lorry
BPS-MLM-ZZ-XX-DR-D-1004-P08-S2 - Vehicle Tracking - Coach Entrance and Turn

Drainage Drawings

Documents:

- Planning Statement, prepared by Strutt & Parker, dated January 2017
- Design and Access Statement (REV E) prepared by Norr Architects
- Transport Statement, prepared by MLM, dated
- Sustainability Statement (including BREEAM pre-assessment), prepared by Hoare Lea
- Drainage Statement (Incorporating Flood Risk Assessment), prepared by MLM, dated 11 April 2017.

and in accordance with any non-material amendment(s) as may be subsequently approved in writing by the County Planning Authority.

Reason: To ensure development is carried out in accordance with the approved plans.

3. **Bicycle Parking**

Prior to first occupation of the proposed building, a minimum of 300 pupil and 18 staff covered bicycle stands for the secondary school and minimum of 100 pupil scooter parking stands and 40 pupil and 6 staff bicycle stands shall be erected on site at the locations indicated on Site Layout Plan. Within one month of commencement of development on site, detailed design drawings for the covered bicycle stand and covered scooter stand shall be submitted for the prior written approval of the County Planning Authority and the development carried by implemented in accordance with the approved details.

Reason: In the interests of promoting sustainable transport in accordance with the National Planning Policy Framework (2012) and to comply with policy DC7 of the Chelmsford City Local Plan.

4. **Beaulieu Square design details**

Prior to first beneficial use of the proposed school buildings, the part of the Beaulieu Square within the development site boundary, shall be finished and

landscaped in accordance with a plan to be submitted for the prior written approval of the County Planning Authority.

The proposed plan shall include details of hard and soft landscaping proposed and shall be designed in conjunction with the landowners of the eastern part of Beaulieu Square.

Reason: To ensure the Beaulieu Square functions as a unified public open space notwithstanding different ownership across the site, in the interests of visual amenity and to achieve good urban design in accordance with the NPPF and policies DC45 and CP of the Local Plan.

5. **Detailed Landscape Plan**

Within one month of commencement of development on site, a detailed landscape scheme shall be submitted for the prior written approval of the County Planning Authority.

The scheme shall include details of areas to be planted with species, sizes, spacing, protection and programme of implementation.

The scheme shall be implemented within the first available planting season (October to March inclusive) following commencement of the development hereby permitted in accordance with the approved scheme.

Any tree or shrub forming part of a landscaping scheme approved in connection with the development that dies, is damaged, diseased or removed within the duration of 5 years during and after the completion of the development shall be replaced during the next available planting season (October to March inclusive) with a tree or shrub to be agreed in advance in writing by the County Planning Authority.

Reason: In the interests of visual amenity and to enhance the natural environment in accordance with the NPPF.

6. **Sustainable Building Materials**

The proposed development shall utilise a minimum of 20% sustainable building materials and/or re-use of recycled materials in the construction of the development.

No development above DPC level shall take place unless and until a Sustainability Statement demonstrating a minimum of 20% of sustainable building materials and/or re-use of recycled materials has been submitted for the prior written approval of the Planning Authority.

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

Reason: To ensure the delivery of sustainable development in accordance with policy DC24 (iv) of Chelmsford City Council Core Strategy and Development Control Policies Focused Review Development Plan Document (2013).

7. **Surface Water Drainage**

The development shall be implemented in accordance with the Drainage Statement (Incorporating Flood Risk Assessment), prepared by MLM, dated 11 April 2017.

Reason: To ensure development does not increase flood risk elsewhere in accordance with the NPPF and policies CP10 and DC22 of the Local Plan.

8. **Primary School Cycle Store Wall facing Beaulieu Square**

Within one month of commencement of development on site, detailed proposals for the black wall of the Primary School cycle store, facing the Beaulieu Square, shall be submitted for the prior written agreement of the County Planning Authority. Without prejudice to the foregoing, the proposals shall incorporate a design feature (such as community art wall/revolving school art project). The development shall thereafter be implemented in accordance with the approved proposals.

Reason: In the interest of visual amenity fronting the Beaulieu Square and to promote art in new development in accordance with policy DC43 of the Local Plan.

9. **Detailed Lighting Design**

No fixed lighting shall be erected or installed until details of the location, height, tilt, lighting controls, lighting design, illuminance levels, uniformities, spill light contour lines on to Ordnance Survey mapping and consideration given to switching off or dimming after hours has been submitted to and approved in writing by the County Planning Authority. The details shall include a design summary to ensure the lighting is designed to an appropriate lighting standard will minimise the potential nuisance of light spillage on the local environment, adjoining properties and highways. The lighting shall thereafter be erected, installed and operated in accordance with the approved details.

Reason: In the interests of amenity, in accordance with the NPPF and policy DC4 of the Local Plan.

10. **Fenestration Details**

All fenestration on the proposed buildings shall be recessed. No development shall proceed above DPC unless and until detailed design drawings have been submitted for the prior written approval of the County Planning Authority. The development shall thereafter be implemented in accordance with the approved detailed design drawings.

Reason: In the interest of visual amenity and to achieve good design in accordance with the NPPF and policies CP21 and DC45 of the Local Plan.

11. **External Material Finishes and Samples**

Within one month of commencement of development on site, a full schedule of all external material finishes plus samples shall be submitted for the prior written approval of the County Planning Authority.

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

Reason: In the interest of visual amenity and to achieve good design in accordance with the NPPF and policies CP21 and DC45 of the Local Plan.

12. **Building Entrance details for Nursery and Primary School**

Prior to commencement of construction on the Nursery and Primary School buildings, detailed drawings of the entrance features to both buildings shall be submitted for the prior written agreement of the County Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In the interest of visual amenity and to achieve good design in accordance with the NPPF and policies CP21 and DC45 of the Local Plan.

INFORMATIVES

Sport England Advice

The applicant is advised that the design and layout of the sports hall should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, National Governing Bodies for Sport.

Particular attention is drawn to: Sport England's Sports Halls: Design and Layouts, <http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/sports-halls> and the England & Wales Cricket Board's 'Guidance on Indoor Sports Halls with Cricket Provision' <http://www.ecb.co.uk/development/facilities-funding/facilities-guidance-and-project-development/indoor>

Particular attention is drawn to: Sport England's Artificial Surfaces for Outdoor Sports' guidance note (2013) / , Sport England's 'Artificial Sports Lighting' guidance note (2012) www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/artificial-sports-facilities / England Netball's 'Performance Requirements for Indoor Surfaces guidance note <https://englandnetball.co.uk/make-the-game/facilities-information> /, the LTA's Porous Macadam Tennis Courts and Floodlighting Outdoor Tennis Courts guidance notes <https://www.lta.org.uk/venue-management/facilities-advice/>

The applicant is advised that the scheme should comply with the relevant industry Technical Guidance, including guidance published by Sport England, National Governing Bodies for Sport. Particular attention is drawn to 'Natural Turf for Sport', (Sport England, 2011)].

School Travel Plan

Prior to the beneficial occupation of the development it is advised that a Travel Plan including monitoring arrangements is prepared, in liaison with the Highway Authority, and subsequently implemented in full.

The school, in association with Essex County Council's School Travel Planning Advisor, is advised to agree the frequency of reviewing and, where necessary, updating the School Travel Plan. To this end, the School Travel Planning Advisor will provide assistance in identifying measures that should help to mitigate the overall impact of the proposal.

Highway Work

All work within or affecting existing and future highways is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to: SMO2 - Essex Highways, Springfield Highways Depot, Colchester Road, Chelmsford. CM2 5PU.

The Highway Authority cannot accept any liability for costs associated with a developer's improvement. This includes design check safety audits, site supervision, commuted sums for maintenance and any potential claims under Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority against such compensation claims a cash deposit or bond may be required.

Chelmsford City Council

The applicant is invited to liaise with Chelmsford City Council Planning Development Management Team and Leisure services during the development of the scheme. Both services remain available for ongoing consultation on design and operational matters, with the applicant and the Academy, once appointed.

BACKGROUND PAPERS

Consultation replies

Representations

THE CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2010 (AS AMENDED)

The proposed development would not be located adjacent to/within distance to a European site.

Therefore, it is considered that an Appropriate Assessment under Regulation 61 of The Conservation of Habitats and Species Regulations 2010 is not required.

EQUALITIES IMPACT ASSESSMENT

This report only concerns the determination of an application for planning permission. It does however take into account any equality implications. The recommendation has been made after consideration of the application and supporting documents, the development plan, government policy and guidance, representations and all other material planning considerations as detailed in the body of the report.

STATEMENT OF HOW THE LOCAL AUTHORITY HAS WORKED WITH THE APPLICANT IN A POSITIVE AND PROACTIVE MANNER

In determining this planning application, the Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken positively and proactively in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure)(England) Order 2015.

LOCAL MEMBER NOTIFICATION

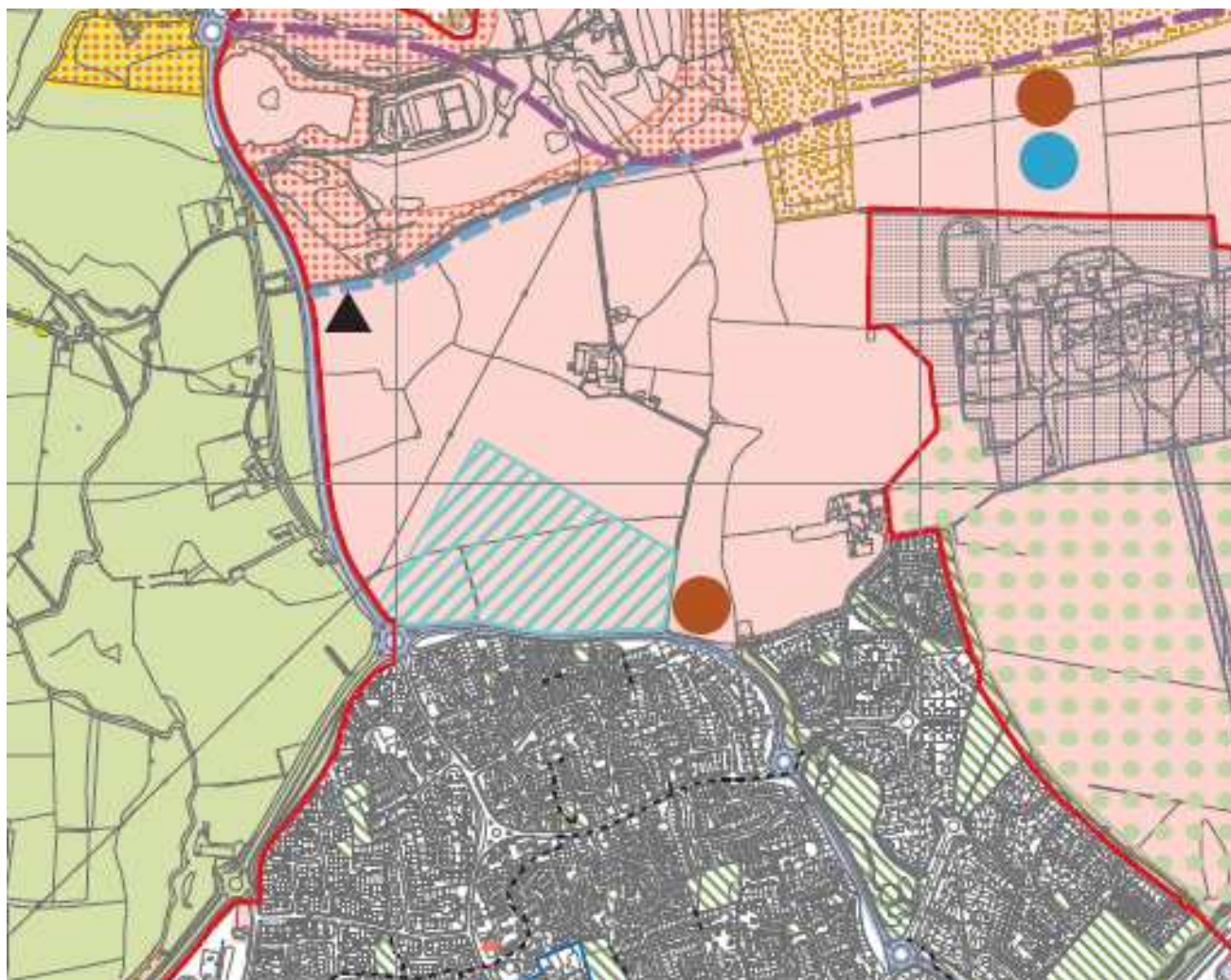
CHELMSFORD – Chelmer and Springfield

APPENDIX A – NORTH CHELMSFORD AREA ACTION PLAN





Figure 8 Area for masterplanning new neighbourhoods in North East Chelmsford



**APPENDIX B – EXTRACT FROM NORTH CHELMSFORD AREA ACTION PLAN
PROPOSALS MAP (ADOPTED 2011)**

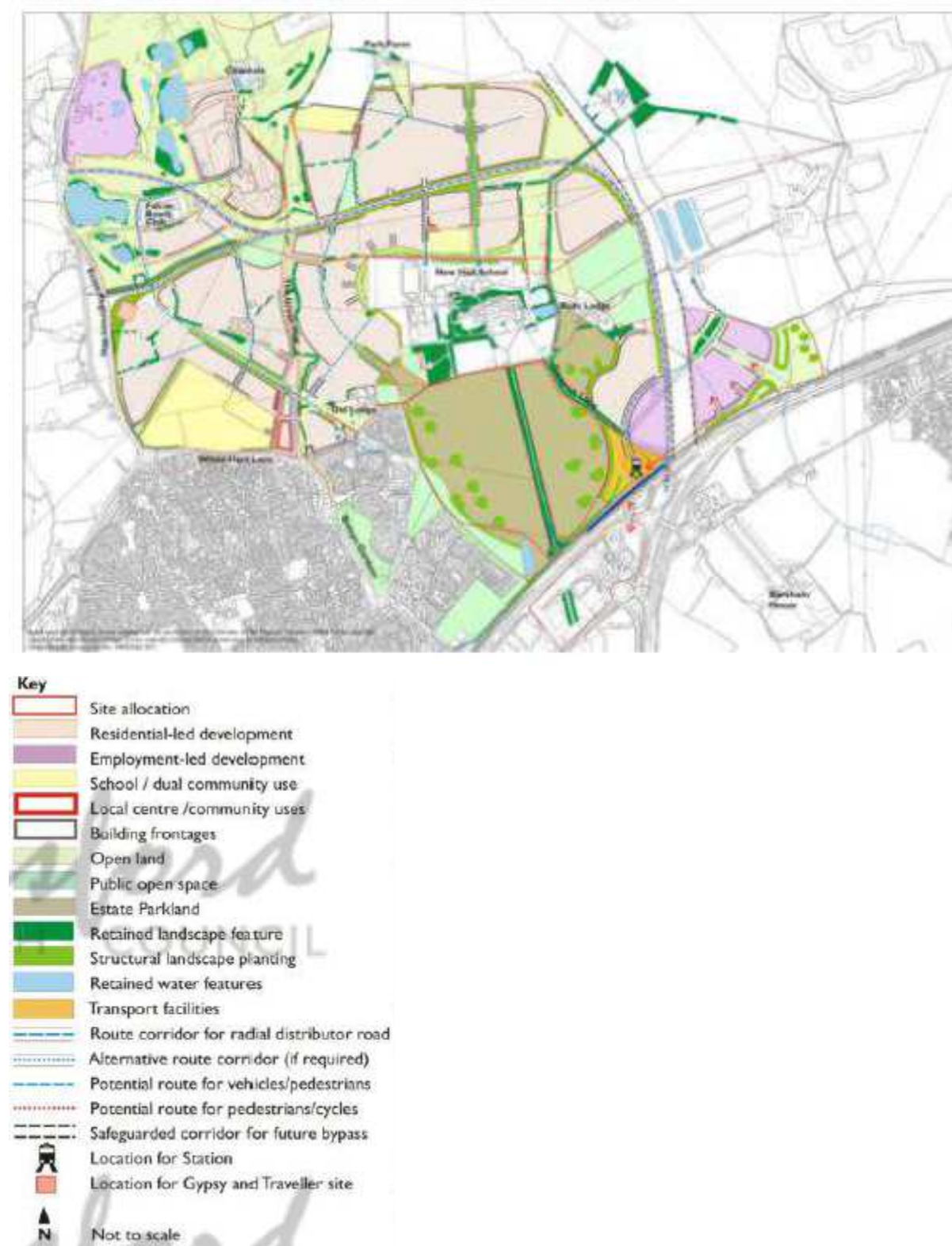


Extract from North Chelmsford Area Action Plan (adopted 2011) Proposals Map

-  Site Allocation - Location for Secondary School and Primary School (CP4)
-  Location for Local Community Facilities (CP4)
-  Site Allocation - Area for Masterplanning (CP7)
-  Urban Area Boundary (CP5)

APPENDIX C – NORTH CHELMSFORD AREA ACTION PLAN – FIGURE 11

Figure 11 North East Chelmsford Masterplanning Principles



APPENDIX D – NORTH CHELMSFORD AREA ACTION PLAN – SITE ALLOCATION 13

Providing Land for Education and Community Facilities

3.78 New housing needs to be supported by schools, childcare, health care facilities, community spaces and convenience retail. A secondary school will need to be provided in the early phase of housing development. The first primary school would be located alongside the secondary school and the NCAAP identifies land for a second primary school and a third if housing numbers require it.

Site Allocation 13 - Secondary and first primary school site and surrounding land

Site context

3.79 Land for a co-located secondary school and primary school is allocated on White Hart Lane. This is where vehicular, cycle and foot access can be directly gained from new and existing neighbourhood areas. The area allocated for schools allows for school buildings to be located at the eastern part of the site where they can interact with the proposed community facilities and main access route between new and existing areas. The school site is kept away from traffic noise from Essex Regiment Way and enables housing development to surround the school site and present frontage to White Hart Lane and the Nabbotts roundabout.

Objectives

- Locate a secondary school and primary school with early years and childcare provision on a single integrated site;
- Ensure interaction between school entrances, shared facilities and new local community facilities;
- Site qualities and land constraints meeting Education Authority requirements;
- Enable housing development to adjoin school boundaries.

Development principles

- The land allocated for schools enables flexibility for school design and access and the size of the playing fields can be modified at the west end;
- Site bounded at east end by a public footpath to be upgraded into a pedestrian concourse between schools and other community facilities;
- School buildings located at the east end of the site with building frontage to the pedestrian concourse and to White Hart Lane;
- Vehicular access is required from a minimum of two sides;
- Western end to have tree planted perimeter and residential development to create a buffer between school sites and major roads;
- School buildings to be designed to create attractive frontage to public spaces and to face White Hart Lane;
- Secondary school to include a sports hall and performance space accessible and available for community use;
- Secondary school playing fields to be used on an agreed basis with a suitable local football club in need of facilities;
- School buildings may be three storeys to optimise the efficiency of site use;
- Car parking for the schools to be located on the north side and the governing body to operate a green travel plan controlling car park use from the outset.

