

DR/09/17

committee DEVELOPMENT & REGULATION

date 24 February 2017

COUNTY COUNCIL DEVELOPMENT

Proposal: **The Chase, Newhall, Harlow, CM17 6JA**

Location: **Proposed construction of a new two storey building (c.2550m² floor area) to accommodate a 2FE primary school, a 52 place early years centre/nursery with associated car, cycle and scooter parking, hard play areas, means of enclosure and landscaping and associated infrastructure on a 2.67 hectare site**

Ref: **CC/HLW/56/16**

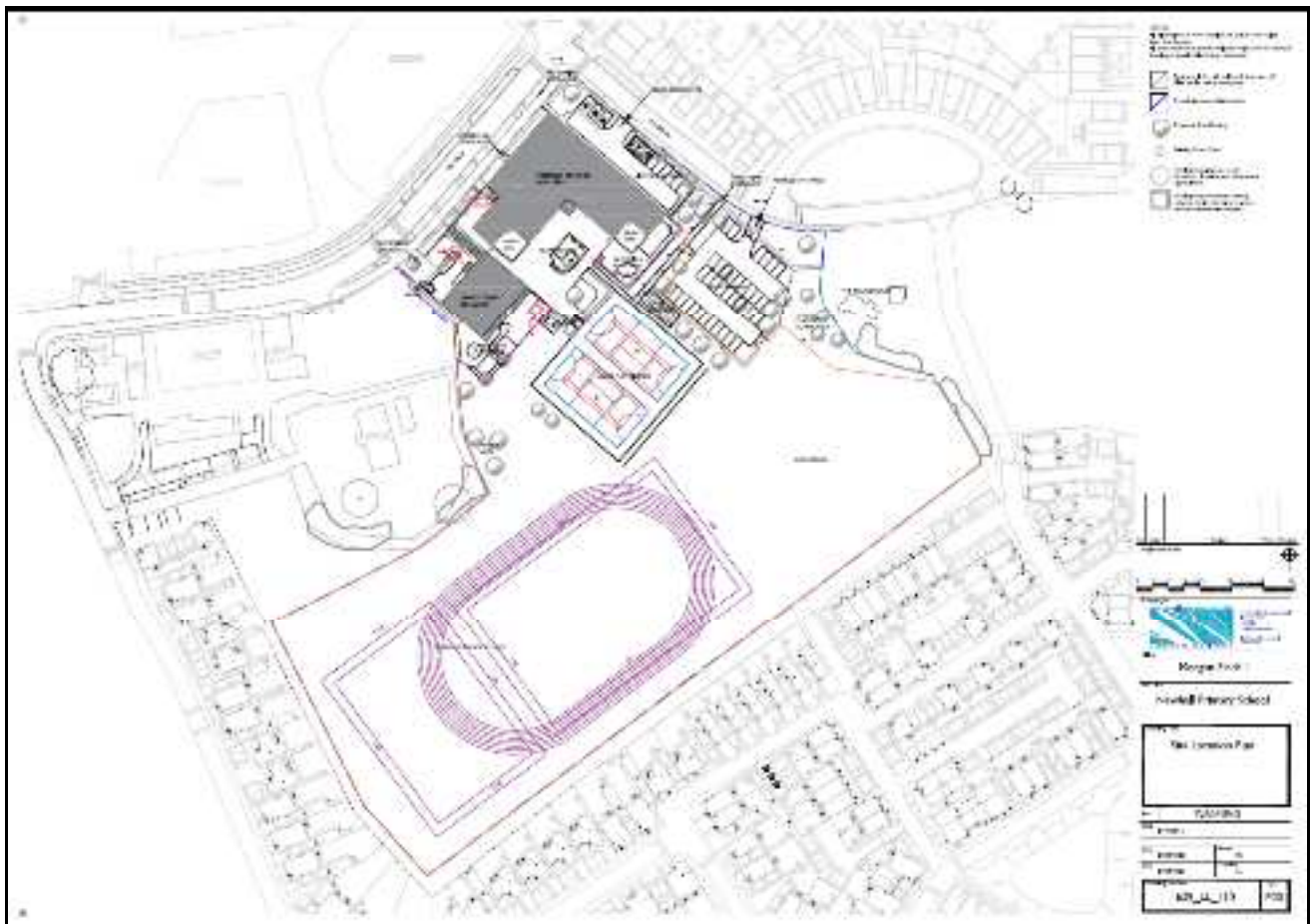
Applicant: **Essex County Council**

Report by Acting Head of County Planning

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





Proposed Site Layout Plan

1. BACKGROUND

The school site was included on the New Hall Master Plan approved under HW/PL/04/00302 by Harlow District Council. However, the current planning application is a full planning application to Essex County Council as the County Planning Authority under Regulation 3 of the Town and County Planning Act.

HW/PL/04/00302 - Outline planning permission is sought for the erection of 2,300 Dwellings Including Parkland and Recreation, Employment and the Development of the Local Centre into a Full Neighbourhood Centre – Granted by Harlow District Council subject to s.106 agreement

A number of reserved matters applications and approval of details reserved by condition have subsequently been approved by Harlow District Council.

2. SITE

The school site 2.67 hectares, located south of The Chase/The Bellway junction at Newhall, a new neighbourhood, currently under construction, to the east of Harlow Town.

A Grade II listed building, The Round House adjoins the eastern site boundary with recently constructed residential development further east and to the south. There is

a green wedge to the west, as defined in the Harlow District Local Plan. The site bounds The Chase to the north with development under construction further north.

3. PROPOSAL

The proposed development incorporates:-

- 2 Form Entry (420 pupils) two storey Primary School building of c. 2550m² floor area, including 14 classrooms, main hall, library and associated toilet facilities.
- Proposed single storey 52 place Nursery building, comprising 2 pre-school classrooms and associated play recreational space.
- Provision of staff and visitor car parking and cycle/scooter parking for staff and pupils.
- Hard and soft informal play areas.
- Playing field and sports pitches, including Multiple Use Games Area (MUGA) to the south of the site.
- Vehicular access to the site is proposed via The Bellway and pedestrian access proposed via The Chase.
- Proposed means of enclosure including brick wall on east side of school and weld mesh fencing.
- Proposed landscaping.

4. POLICIES

The following policies provide the development plan framework for this application.

National Planning Policy Framework (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

Replacement Harlow Local Plan adopted July 2006 and saved policies 2009

Paragraph 215 of the NPPF states, in summary, that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework.

T3	Transport Impact Assessments
T6	Cycling and Walking

T9	Vehicle Parking
NE11	Trees and Hedgerows
NE12	Landscaping
NE15	Biodiversity and Nature Conservation
BE1	Achieving a Sense of Character and Identity
BE2	Providing High Quality, Legible and Successful Public Realm
BE4	Accessibility in the Built Environment
BE6	Listed Buildings
BE12	Archaeology
BE13	Archaeology
BE14	Archaeology
BE16	Light Pollution
BE21	New Hall Plan
RTCS18	New Hall
CP12	Public utilities - flooding

Other documents

Harlow Design Guide Supplementary Planning Document (October 2011)
Essex Parking Standards: Design and Good Practice (2009)

5. CONSULTATIONS

HARLOW DISTRICT COUNCIL – No comments received.

STANSTED AIRPORT - The proposed development has been examined from an aerodrome safeguarding aspect and does not conflict with any safeguarding criteria. Accordingly, the Aerodrome Safeguarding Authority for Stansted Airport has no safeguarding objections to the proposal.

LOCAL LEAD FLOOD AUTHORITY – No objection subject to conditions to submit a detailed surface water drainage scheme and maintenance plan.

HIGHWAY AUTHORITY – No objection, recommend Framework Travel Plan to be updated and require financial contribution. The principle of the development has already been established at the Outline planning stage, but the Highway Authority has fully assessed the submitted information, visited the site and is satisfied that the proposed development is not contrary to National/Local planning policy or safety criteria.

The parking provision for both vehicles and cycles/scooters is in accordance with current standards.

The applicant has submitted a Framework Travel Plan which should be worked up with Essex County Council into a working document with appropriate monitoring and aims as the school comes online. This document will help promote sustainable modes of travel to and from school by encouraging staff, parents and pupils to walk/cycle to school where possible and discourage inappropriate parent parking.

The securing of a contribution for possible future parking restrictions is considered necessary given the location of the schools' pedestrian accesses onto The Chase, which is the main route, and bus route, through the entire Newhall development.

The situation can then be reviewed when the school is open and operating at full capacity to see whether restrictions are necessary and if so what can be implemented.

The Highway Authority is satisfied that the proposal will not be detriment to highway safety, efficiency and capacity in the vicinity of the site or on the wider highway network.

PLACE SERVICES (Ecology) – Holding objection based on concerns regarding potential grass snake.

Comment: A pre-construction survey is suggested by the applicant's ecologist to verify the presence or otherwise of grass snakes. Confirmation as to the acceptability of this approach will be provided prior to consideration at Committee.

PLACE SERVICES (Trees) – Support subject to condition for a full arboricultural report.

PLACE SERVICES (Urban Design) – Supports the proposal

PLACE SERVICES (Landscape) - Support subject to minor amendments to boundary planting in vicinity of Roundhouse, Farm and housing and subject to conditions relating to a maintenance plan.

PLACE SERVICES (Historic Environment) - Support subject to conditions
Part of the site has archaeological potential, however this is limited in scale and we have no objections to the proposed development provided that the appropriate archaeological conditions are attached to the planning permission.

PLACE SERVICES (Historic Buildings) – Support subject to conditions, with respect to a revised landscape strategy.

It is not considered the presence of the school would result in an unacceptable degree of harm to the cottage. (Round House Listed Building.)

LOCAL MEMBER – HARLOW – Any comments received will be reported.

6. REPRESENTATIONS

51 properties were directly notified of the application. 5 letters of representation have been received. These relate to planning issues covering the following matters:

<u>Observation</u>	<u>Comment</u>
Traffic & Parking issues on The Chase	See Appraisal
Artificial Lighting	Condition to control lighting to be imposed
School use out of hours – noise & lighting issues	No lighting proposed as part of MUGA and the school hall has been designed to enable community use.
Details of fencing boundary with rear of housing	Weld mesh 1.8m high.

Impact upon Listed Building the Round House See Appraisal
Flood/surface water run off at rear of Sparrow Hawk Way See Appraisal

7. APPRAISAL

The key issues for consideration are:

- A. Principal of Development
- B. Sustainable Transport & Highways Impact
- C. Design, Site Layout and Landscaping
- D. Flood Risk
- E. Impact on Natural Environment
- F. Impact on Historic Environment
- G. Impact on Residential Amenity

A PRINCIPAL OF DEVELOPMENT

The school site was included on the Master Plan for the new neighbourhood at Newhall originally approved under HW/PL/04/00302.

Therefore the development of a school/nursey on the site has been established and it is considered acceptable in principal at this location and in accordance with New Hall Master Plan (policy BE21).

B SUSTAINABLE TRANSPORT & 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 Newhall a new neighbourhood

located to the north-east of Harlow town. The scheme is being constructed in phases with the current phase of 2300 homes 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 (the 800m pedestrian catchment area from the centre of the site includes the town centre and extensive residential areas) and would minimise the need to travel and maximise the use of sustainable travel modes.

There is an extensive off road and on road cycle network in Harlow (map included in Appendix 2 of the Transport Statement) including an off road cycle track from the school to Harlow Town (3 miles) and Harlow Mill mainline rail station (1.5miles) which would facilitate sustainable transport by staff travelling from other parts of Harlow or a wider area..

The whole of Harlow's built up areas and its developing residential areas are located within a 5km radius of the school site and this is considered to be an acceptable cycling distance.

There is limited public transport serving the site at present, the No. 418 bus operates hourly from The Chase towards Loughton Underground Station, but it is expected service numbers and frequency will improve as the overall neighbourhood develops.

It is considered the development would be located where the need to travel would be minimised and sustainable transport modes can be maximised in accordance with paragraphs 32, 34 and 38 of the NPPF.

A Transport Statement has been submitted in support of the planning application.

The proposed development would accommodate 420 primary school pupils, 52 nursery places and 52 staff and has been considered in relation the Essex Parking Standards.

Minimum Cycle Parking Requirements:

Primary School = Minimum 1 space per 3 pupils plus 1 space per 5 staff.

The 420 primary school pupils would require a minimum of 140 cycle spaces and 52 staff would require 10 spaces.

Therefore 150 cycle spaces are required to meet the policy.

The applicant proposes to install 52 cycle spaces, this is based on the assumption that at primary school only Year 5 and 6 (120 pupils=40 spaces) cycle to school and the shortfall is proposed to be made up with scooter parking spaces for younger children.

The proposal to install 52 cycle spaces and 100 scooter spaces is considered to be an acceptable strategy at the proposed primary school having regard to the Essex Parking Standards, NPPF and Policy T6(4) of the Local Plan.

Maximum Car Parking:

Primary School – max. 1 space per 15 pupils = 28 spaces.

Nursery – max. 1 space per full time (12 staff) = 12 spaces
Therefore the standard would be for a maximum provision of 40 car parking spaces.

A total of 43 car parking spaces are proposed, a total of 35 in the main staff car park and a further 8 spaces (including 3 disabled access spaces) in a separate car park, both accessed off The Bellway. While the proposal exceeds the maximum standards by 3 car parking spaces, this is not considered to be significant and having regard to the fact that public transport services to the site area not yet fully operational, the additional 3 spaces over the maximum standard area considered to be acceptable in this case.

The Transport Statement has interrogated TRICS data to forecast the likely travel demand associated with the proposed primary school and nursery to be up to 232 vehicular trips (arrivals and departures) in the morning peak (08:00-09:00) and 147 vehicular trips in the afternoon peak (15:00 – 16:00). During the network PM peak (17:00 – 18:00) the proposal would generate 58 additional trips. These estimates are based on proposal without the benefit of effective Travel Plan measures designed to minimise the vehicular impact and as such represents a worst case impact estimate.

A Framework Travel Plan has been submitted in support of the planning application, as this is a new school, Strategic Highways recommend this is updated when the school is occupied. An informative has been included in the recommendation below.

Vehicular access to the site is proposed via two proposed entrances on The Bellway and pedestrian access is proposed at 3 locations, one off The Chase and two off The Bellway.

The Highway Authority has examined the proposal and comment *“The Highway Authority is satisfied that the proposal will not be detrimental to highway safety, efficiency and capacity in the vicinity of the site or on the wider highway network.”*

The Highway Authority is also seeking to secure a contribution from the applicant for possible future parking restrictions *“given the location of the schools’ pedestrian accesses onto The Chase, which is the main route, and bus route, through the entire Newhall development. The situation can then be reviewed when the school is open and operating at full capacity to see whether restrictions are necessary and if so what can be implemented.”*

The applicant has been requested to enter into a memorandum of understanding to agree to the following:-

Prior to first occupation of the development the developer shall pay Essex County Council a sum of £10,000 (Ten Thousand Pounds - index linked from the date of this recommendation) contribution to be held for a period of 10 years, to cover any costs associated with implementing any Traffic Regulation Orders, for parking restrictions, signing and lining along The Chase, as may be necessary after the development has been implemented.

As the proposed contribution is being sought for potential future works on the public highway, not directly related to the development of the proposed school and not necessary on highway safety grounds, the contribution is not considered necessary for the school development to proceed.

In conclusion, it is considered that subject to the conditions outlined below, the proposal is in accordance with the principle of promoting sustainable transport in the NPPF and policies T3, T6 and T9 of the adopted Harlow Local Plan.

C DESIGN, SITE LAYOUT AND LANDSCAPING

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 buildings are proposed in the triangular part of the site to the north, classrooms face south and look onto the playing fields further south, ancillary facilities are located to the north facing the street, creating public and private zones.

The Councils Urban Design Consultant supports the proposed school design and site layout and comments as follows:

- *“The design philosophy has remained consistent, with a strong building frontage, form and massing providing a new school which meets the wider ethos of the New Hall development.*
- *The arrangement of the school on site enables the school to take a more interactive location with the surrounding (and emerging development, while maximising the school grounds and providing a separation between the school and the public realm.*
- *The proposed school responds well to the public realm; the entrance plaza space provides opportunities for interaction between the Early Years and the Primary School entrances. The site levels (and school building line) have been utilised to help reinforce the school private/public secure boundary.*
- *The rationale for the emerging materials specification is sound, having been developed as a concept throughout the pre application process.*
- *The Siberian Larch cladding is an appropriate material for the school, taking design reference from the local centre Hub building which is located at the end of The Chase.*
- *The proposed fenestration design is bold, crisp and suitable for the building design/form.*
- *We reviewed proposed material samples during the pre-application process*

and will not require any additional information to this regard.

Summary - The proposed school for New Hall positively represents a modern and contemporary approach to architecture and design. The school design and layout has been developed throughout the pre-application process and through this collaborative approach, the submitted proposals represent a positive outcome which we are happy to support."

In conclusion, it is considered the proposed development represents high quality architectural and urban design and would achieve good design in accordance with the NPPF and policies BE1, BE2 and BE4 of the Harlow 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 site specific 'Flood Risk Assessment and Drainage Strategy' has been submitted in support of the planning application.

The report considers flood risk sources, fluvial, groundwater and surface water.

The site in Flood Zone 1 is at low risk of fluvial flooding.

Site investigations encountered groundwater at depths of 6.8m and 4.8m below ground level, groundwater was not encountered in shallower bore holes and risk of groundwater flooding affecting the site is stated to be low.

Having regard to the Environment Agency maps the report states the site is generally at very low risk of surface water flooding but does indicate isolated areas at medium to high risk of flooding but the report states these areas are not in a flow path and probably represent areas of low ground levels and these would be eliminated by the redevelopment of the site.

The proposed development of buildings, hard surface and playing courts would generate a requirement for surface water drainage.

The applicant is proposed a surface water drainage strategy as follows:

- Surface water run-off from the roof area would be directed to soakaways
- The staff car park would crossfall to lined filter drains that would treat run-off before discharging to a soakaway for infiltration to ground.
- The MUGA would crossfall to filter drains that would both treat run-off and promote infiltration into the sub soils. Filter drain flows would be directed to a soakaway for infiltration to ground.
- Other hard paved areas to be constructed in permeable paving.
- The use of filter drains, soakaways and permeable paving would provide water quality benefits, providing protection to receiving watercourses and

groundwater. All design would be for the 1 in 100 year event +40% allowance for future climate change.

The Local Lead Flood Authority (LLFA) is a statutory consultee on major development with surface water drainage. They are satisfied with the proposed drainage strategy subject to a detailed design for the surface water drainage scheme being submitted for approval prior to commencement of development on site.

The Flood Risk Assessment concludes that the drainage strategy above would ensure the requirement in the NPPF that development does not increase flood risk elsewhere, would be met.

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 Policy CP12 of the Harlow 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”*

Biodiversity

An Extended Phase 1 Survey is submitted in support of the planning application and includes a desktop study and walk over on 25th August 2015.

There are no Special Areas of Conservation (SAC) or Special Protection Area (SPA) within 5km radius of the site.

There are three Special Sites of Scientific Interest (SSSI) within 5km of the site, Harlow Woods, Hunsdon Mead and Sawbridgeworth Marsh.

There are four Local Nature Reserves within 5km of the site, the nearest is Harlow March approx., 3km to the north west. All sites are separated from the site by urban development and it is considered the proposed development is unlikely to have significant impact on any of them.

There are four Local Wildlife Sites (LoWS) within 5km radius of the site Gravelpit Spring is adjacent to the site and the nearest parts of Brenthall Woods (ancient woodland) and Newhall Reedbeds are located approximately 100m to the south. Perry Spring reservoir is located further away.

The submitted report states *“Potential impacts would normally be considered for the sites in close proximity but in this case as the woodland is separated from the site by the surrounding development of Newhall (which is adjacent to woodland) it would not be possible to distinguish any impacts of construction or operation of a new school from that of the surrounding housing development.”*

The report concluded there to be little suitable habitat for common reptiles within the site. However, a small section of amphibian and reptile fencing (PAF) was identified along the southern boundary of the school site. The Councils Ecology Consultant has raised a holding objection regarding concerns that the habitat onsite may still support grass snake.

A pre-construction survey is recommended in the report and as no priority species were identified during the walkover survey, this is considered an acceptable approach.

The Councils Arboricultural Consultant has requested a survey prior to commencement of development, this is in accordance with policy NE 11 of the Local Plan.

In conclusion it is considered that the proposed development would conserve and enhance the natural environment in accordance with the NPPF and policy NE15 of the Harlow Local Plan.

F IMPACT ON HISTORIC ENVIRONMENT

The Round House, a Grade II Listed Building is located immediately adjacent to the eastern site boundary and elevated above it.

The Historic England List Entry states the following:-

“Lodge cottage, late C18, extended in early C20. Timber framed, plastered, roof thatched. Octagonal, with central chimney stack, in 2 rooms at each floor, built as 2 cottages, now combined. Extension to SE with chimney stack at end, early C20. Minor lean-to extensions to NE and W. 2 storeys. Pyramidal stop roof, extended with a gable to SE All existing doors and windows C20. On upper floor of NW elevation a blocked window, designed externally to resemble a four-petalled flower, with a diamond-shaped frame visible internally through wallpaper. A similar diamond-shaped window in SE elevation, visible through wallpaper inside the extension. In the tithe award of 1849 this building was occupied as 2 tenements (then in the parish of Harlow). It is marked on the First Edition 1" Ordnance Survey c.1802. Originally it was a lodge cottage on the western approach to Hubbards Ball, although this access is now interrupted.” (26 April 1984)

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”

A Heritage Statement has been submitted in support of the planning application as required by paragraph 128 of the NPPF.

The Heritage Statement considers the impact of the proposed development on the setting of the Round House listed building.

The listed building itself will experience no change to the historic fabric.

In considering the impact on the setting of the listed building, the Heritage Statement concludes, “The character and the context of the environs will

experience a considerable change occasioned by the proposal. The open pasture around the house will be largely lost, but will be replaced with large areas of similarly open green space for playing and sports fields. The school site offers some relief from the enveloping effect of the new buildings, in that the mass of the buildings are effectively moved from a reasonable arc of sight and lowered by the lie of the land, reducing their visual impact and the degree to which they intrude into the views out of the site. Only upon the school site does there remain such an opportunity to draw the buildings away from the Round House and provide a more considered design which respects the setting of the Listed building. There are first floor windows to the Round House which face south west and one, upon the facet of the octagon, which faces west.

A good margin of garden and green space will remain between the house and the school site boundary and directly within the school site is a green and planted natural habitat margin, with low level scrub vegetation in a faithful evocation of the pasture edges which once were here. This will provide a bucolic margin to the view out of the house to the west. A deliberate opportunity is retained to enjoy direct views between the house and New Hall Farm, in effect across the valley of the school site, where only surface features will be placed (playing fields and parking), with occasional trees. All, in essence, almost as open as at it was when open pasture. The general grade and slope of the land will not be significantly changed and the house will remain upon a promontory, visible from some distance away, especially from the southern and western quadrants. Overall the setting of the Round House is considered to have a high heritage value and it will experience moderate change due to the new school, resulting in a moderate/large impact due to the proposal for the school."

The Council's Historic Buildings Consultant considers the proposed development would not result in an unacceptable degree of harm to the setting of the listed building and comments as follows:

"The positioning of the school on this site, rather than housing, will result in the heritage asset not being comprehensively subsumed by higher density modern development. The applicant has introduced a 'buffer zone' of planting which will screen the development and give a sense of privacy. Whilst it is acknowledged that a solid evergreen planting scheme would be undesirable, the applicant should be mindful that during winter months the proposed screening will be less effective. During this time there will be outward views from The Roundhouse of the school and car parking. Given the distance, I do not consider the presence of the school would result in an unacceptable degree of harm to the cottage. It would be advantageous, however, to reconfigure the existing site layout to provide a greater degree of separation between the listed building and on-site vehicular parking."

Having regard to the significance of the Grade II listed building, its relationship with the proposed school buildings and pitch layout and elevated location, it is considered that the impact on the setting of the listed building would be relatively significant. However, this impact must also be considered in the context of the impact on the listed building from the surrounding residential developments which has already had a significant impact on the setting and considering must be given to the fact the layout of the school site has sought to minimise impact to the setting of the listed building by retaining openness and views westwards across the playing fields.

Having regard to paragraph 134 of the NPPF *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal...”*

The proposed school was master planned within the Newhall neighbourhood to meet the educational needs of the new population in the neighbourhood of 2300 homes currently under construction and on balance the public benefit of the proposed school is considered to outweigh the less than substantial harm to the setting of the listed building.

In conclusion, it is considered that the proposed development would not result in significant adverse impact on the setting of The Round House, a Grade II listed Building and the development as proposed would adequately conserve the historic environment in accordance with the NPPF and Policy BE 6 of the Harlow Local Plan.

G IMPACT ON RESIDENTIAL AMENITY

The proposed school buildings are located at the northern end of the site fronting the public highway at The Bellway/The Chase junction.

There nearest residential property is on the opposite side of the street.

The playing fields are located to the south of the site and surrounded by residential properties.

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 BE16 of the Harlow Local Plan

8. CONCLUSION

The site has been identified in the New Hall masterplan 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.

Having regard to the location of the site within the overall area master planned for development at New Hall, it is considered that the proposed development would not result in significant adverse impact on the setting of The Round House, a Grade II listed Building and the development as proposed would adequately conserve the historic environment The proposed school was masterplanned to meet the educational needs of the new population in the neighbourhood of 2300

homes currently under construction and on balance the public benefit of the proposed school is considered to outweigh the less than substantial harm to the setting of the listed building

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 T3 ,T6, T9 ,NE11, NE12, NE15 ,BE1, BE2, BE4, BE6, BE12,BE13 ,BE14, BE16, BE21, RTCS18 and CP12 the Harlow Local Plan.

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/HLW/56/16 validated on 14 December 2016 including the following drawings and documents:

Drawings Prepared by ASTUDIO Architecture

PL-00-GA-000600	Rev. D	Site Location Plan
PL-00-GA-000610	Rev. D	Block Plan
PL-00-GA-001120	Rev. E	Ground Floor Plan
PL-01-GA-001121	Rev. E	First Floor Plan
PL-02-GA-001122	Rev. C	Roof Plan
A-EL-002000	Rev. F	North West and North East Elevations
A-EL-002001	Rev. E	South West and South East Elevations
A-SEC-003000	Rev. E	Primary School Sections
A-SEC-003001	Rev. D	Early Years Sections

Drawings prepared by Wynne-Williams Associates Landscape Architects

1639_LL_102	Rev. P01	External Definition
1639_LSe_401	Rev. P00	Sports Pitch Sections
1639_LSe_402	Rev. P00	Sports Pitch Sections Sheet 2
1639_LL_101	Rev. P02	Sports Pitch Layout
1639_LL_103	Rev. P01	Main Layout Plan
1639_LL_104	Rev. P02	Open Space Layout
1639_LP_302	Rev. P01	Planting Plan Sheet 1
1639_LP_303	Rev. P01	Planting Plan Sheet 2
1639_LSe_404	Rev. P00	Site Sections

Documents:

- Planning Statement, prepared by Strutt and Parker, dated December 2016
- Design and Access Statement, prepared by ASTUDIO Architects, dated 09/12/16
- Heritage Statement, prepared by Architectural Management, dated December 2016
- Transport Assessment, prepared by Journey Transport Planning, dated December 2016
- Framework Travel Plan, prepared by Journey Transport Planning, dated December 2016
- Flood Risk Assessment and Drainage Strategy, prepared by Rossi Long Consulting, dated December 2016 and additional information including permeable paving calculations received by email from Strutt & Parker on 19/01/2017
- Extended Phase 1 Survey, prepared by Richard Graves Associates, dated September 15

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 52 covered bicycle stands and 100 pupil scooter parking stands shall be erected on site at the locations indicated on drawing Number 1639_LL_103 Rev. P01 Main 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 (NPPF)(2012) and to comply with policy T6 of the adopted Harlow Local Plan (HLP) (2006, saved 2009)*

4. **Archaeology**

No development or preliminary groundwork's of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

Reason: *To conserve the historic environment in accordance with the NPPF and policies BE12, BE13, BE14 of the Harlow Local Plan (adopted 2006, saved 209) Although much of the proposed development site has been subject to past disturbance, there is the potential for undisturbed ground on the fringes of the development area. Excavation of the area immediately opposite the site recovered extensive archaeological remains dating from the later Neolithic through to the Anglo-Saxon period. There is therefore a possibility that*

archaeological finds or features may survive on the edges of the development area.

5. **Detailed Surface Water Drainage Scheme**

No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:

- Discharge to the ground. Additional infiltration testing should take place to support the detailed strategy. Should it be found at that stage that infiltration is not possible an alternative discharge strategy based on greenfield discharge should be agreed by the local authority.
- Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event.
- Final modelling and calculations for all areas of the drainage system.
- The appropriate level of treatment for all runoff leaving the site, in line with the CIRIA SuDS Manual C753.
- Detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

The scheme shall subsequently be implemented prior to first occupation of the proposed school and nursery buildings.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. To ensure the effective operation of SuDS features over the lifetime of the development. To provide mitigation of any environmental harm which may be caused to the local water environment. Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.

To ensure development does not increase flood risk elsewhere and does not contribute to water pollution having regard paragraph 103 and paragraph 109 of the NPPF and policy CP12 of the HLP.

6. **Scheme to minimise off surface and ground water flooding during construction**

No development shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.

Reason: To ensure development does not increase flood risk elsewhere and does not contribute to water pollution having regard paragraph 103 and paragraph 109

of the NPPF and policy CP12 of the HLP.

7. **Surface Water Drainage System - Maintenance Plan**

Prior to first occupation of the proposed school building a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority.

Reason: To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk having regard to the NPPF and policy CP12 of the HLP

8. **Surface Water Drainage System - Maintenance Logs**

The applicant or any successor in title shall maintain yearly logs of maintenance which should be carried out in accordance with the Maintenance Plan approved under Condition 7. These must be available for inspection upon a request by the County Planning Authority.

Reason: To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure development does not increase flood risk elsewhere and does not contribute to water pollution having regard paragraph 103 and paragraph 109 of the NPPF and policy CP12 of the HLP.

9. **Arboricultural Survey**

No development shall take place until a full Arboricultural survey and report in accordance with BS5837:2012 has been submitted to and approved in writing by the County Planning Authority.

The report shall include the following:

- a) a plan that shows the position, crown spread and root protection area in accordance with section 5.5 of BS5837:2012 of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on the plan.
- b) details of each surveyed tree in a separate schedule in accordance with section 4 of BS5837:2012
- c) a schedule of tree works for all the retained trees specifying pruning and other remedial or preventative work. All tree works shall be carried out in accordance with BS3998:2010.
- d) details and positions of the ground protection in accordance with section 2 of BS5837:2012.
- e) details and positions of Tree Protection Barriers identified separately where required for different phases of construction work [e.g. demolition, construction, hard landscaping] in accordance with section 6.2 of BS5837:2012. The Tree Protection Barriers shall be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.
- f) details and positions of the Construction Exclusion Zones in accordance with section 6.2 of BS5837:2012.

- g) details and positions of the underground service runs in accordance with sections 4.2 and 7.7 of BS5837:2012.
- h) details of any changes in levels or the position of any proposed excavations, including those on neighbouring or nearby ground in accordance with paragraph 5.4.2 of BS5837:2012.
- i) details of any special engineering required to accommodate the protection of retained trees [e.g. in connection with foundations, bridging, water features, surfacing] in accordance with section 7.5 of BS5837:2012.
- j) details of the methodology to be employed with the demolition of buildings, structures and surfacing within or adjacent to the root protection areas of retained trees.
- k) details of the methodology to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of “No-Dig” construction.
- l) details of the methodology to be employed for the access and use of heavy, large, difficult to manoeuvre plant [including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc] on site.
- m) details of the methodology to be employed for site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phototoxicity
- n) details of the method to be employed for the stationing, use and removal of site cabins within any root protection areas in accordance with section 6.2 of BS5837:2012.
- o) details of tree protection measures for the hard landscaping phase in accordance with section 5.6 of BS5837:2012.
- p) the timing of the various phases of the works or development in the context of the tree protection measures.

***Reason:** To ensure that retained trees are protected from damage in the interests of visual amenity in accordance with the NPPF policy NE11 of the HLP.*

10. No surface water discharge onto public highway

There shall be no discharge of surface water onto the Highway.

***Reason:** To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety In accordance with the NPPF.*

11. Boundary Landscape Treatment

Within one month of commencement of construction on site a detailed scheme of landscape treatment for the boundaries and immediate areas adjacent to the Roundhouse, the Farmhouse and neighbouring housing shall be submitted for the prior written approval of the County Planning Authority. The plans shall be drawn to a scale of not less than 1:200; details shall include finished levels and contours, soil and plant specifications, schedules of plants, plant sizes and proposed numbers.

***Note** this condition is has been applied notwithstanding the submitted landscape plans 1639-LP-302/303 P01.*

The approved scheme of landscape shall be implemented in full in accordance

with the approved details in the first planting season following the commencement of development.

Any planting removed, dying or becoming seriously damaged or diseased within ten years of planting shall be replaced within the first available planting season thereafter (on a 1:1 basis for the first five years) with planting of similar size and which shall then be planted in the first available planting season.

Reason: In the interests of visual amenity and conserving and enhancing the natural and historic environment (in the vicinity of The Round House listed building) in accordance with the NPPF and policy BE6 of the HLP.

12. **Management of Boundary Planting**

Prior to first occupation of the proposed school buildings, a scheme for the management and maintenance of the soft landscape areas covering a minimum period of 10 years, shall be submitted for the prior written approval of the County Planning Authority. The scheme shall be implemented in full in accordance with the approved details.

Any planting removed, dying or becoming seriously damaged or diseased within ten years of planting shall be replaced within the first available planting season thereafter (on a 1:1 basis for the first five years and at the discretion of the County Planning Authority for the second five years) with planting of similar size.

Reason: In the interests of amenity and to ensure that the landscape scheme is managed appropriately during its formative period and when mature in accordance with the NPPF and policies NE11 and NE12 of the HLP.

13. **Biodiversity/Ecology**

No development or preliminary groundworks of any kind shall take place until the applicant has undertaken a pre-construction ecological survey in accordance with details that shall have been previously submitted and approved in writing by the County Planning Authority. If protected species are identified during the survey a scheme of mitigation/translocation shall be submitted to and approved in writing by the County Planning Authority and the approved scheme implemented prior to any development or preliminary groundworks.

Reason: To make appropriate provision for conserving and enhancing the natural environment within the approved development, in the interests of biodiversity and in accordance with the NPPF and HLP policy NE15.

14. **Bin Storage Details**

Prior to first occupation of the proposed building, the bin storage structures shall be installed at the locations indicated on drawing Number 1639_LL_103 Rev. P01 Main Layout Plan. Within one month of commencement of development on site, detailed design drawings for the proposed structures 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 visual amenity from the streetscape and to ensure good design in accordance with the National Planning Policy Framework (2012).

15. **External Lighting Design**

Prior to installation of any external lighting on site, full detailed design including specification of light fitting shall be submitted for the prior written approval of the County Planning Authority and the lighting shall be installed in accordance with the approved scheme.

Reason: In the interests of amenity and to protect the natural environment in accordance with National Planning Policy Framework and policy BE16 of the HLP.

INFORMATIVES

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.

Works within or affecting the public highway

All work within or affecting the highway 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 are advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to: SMO3 - Essex Highways, Childerditch Highways Depot, Hall Drive, Brentwood. CM13 3HD.

Cycle pathways

The Highway Authority advise that pathways to the cycle store facility should be a minimum width of 2m so bikes can pass each other easily and do not hinder the use of the facility.

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

HARLOW – Ward