

Planning (Regulatory) Committee

Date: **Friday 11 October 2019**

Time: **11am**

Venue: **Edwards Room, County Hall, Norwich**

Persons attending the meeting are requested to turn off mobile phones.

Membership

Cllr C Foulger (Chairman)

Cllr B Long (Vice-Chairman)

Cllr S Askew

Cllr W Richmond

Cllr R Brame

Cllr M Sands

Cllr M Castle

Cllr E Seward

Cllr D Collis

Cllr M Storey

Cllr D Douglas

Cllr T White

Cllr B Iles

At meetings of this Committee, members of the public are entitled to speak before decisions are made on planning applications. There is a set order in which the public or local members can speak on items at this Committee, as follows:

- Those objecting to the application
- District/Parish/Town Council representatives
- Those supporting the application (the applicant or their agent.)
- The Local Member for the area.

Anyone wishing to speak regarding one of the items going to the Committee must give written notice to the Committee Officer (committees@norfolk.gov.uk) at least 48 hours before the start of the meeting. The Committee Officer will ask which item you would like to speak about and in what respect you will be speaking. Further information can be found in [Appendix 28 of the Constitution](#).

**For further details and general enquiries about this Agenda
please contact the Committee Officer:**

Hollie Adams on 01603 223029 or email committees@norfolk.gov.uk

Under the Council's protocol on the use of media equipment at meetings held in public, this meeting may be filmed, recorded or photographed. Anyone who wishes to do so must inform the Chairman and ensure that it is done in a manner clearly visible to anyone present. The wishes of any individual not to be recorded or filmed must be appropriately respected.

When the County Council have received letters of objection in respect of any application, these are summarised in the report. If you wish to read them in full, Members can do so either at the meeting itself or beforehand in the Community and Environmental Services Department, County Hall, Martineau Lane, Norwich.

A g e n d a

1. To receive apologies and details of any substitute members attending

2. Minutes

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To confirm the minutes from the Planning (Regulatory) Committee meeting held on 6 September 2019

3. Declarations of Interest

If you have a **Disclosable Pecuniary Interest** in a matter to be considered at the meeting and that interest is on your Register of Interests you must not speak or vote on the matter.

If you have a **Disclosable Pecuniary Interest** in a matter to be considered at the meeting and that interest is not on your Register of Interests you must declare that interest at the meeting and not speak or vote on the matter

In either case you may remain in the room where the meeting is taking place. If you consider that it would be inappropriate in the circumstances to remain in the room, you may leave the room while the matter is dealt with.

If you do not have a Disclosable Pecuniary Interest you may nevertheless have an **Other Interest** in a matter to be discussed if it affects, to a greater extent than others in your division

- Your wellbeing or financial position, or
- that of your family or close friends
- Any body -
 - Exercising functions of a public nature.
 - Directed to charitable purposes; or
 - One of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union);

Of which you are in a position of general control or management.
If that is the case then you must declare such an interest but can speak and vote on the matter.

4. Any items of business the Chairman decides should be considered as a matter of urgency

5. FUL/2019/0005 – Hethersett Junior School, Queens Road, Hethersett, Norwich, Norfolk NR9 3DB

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Report by the Executive Director of Community and Environmental Services

Chris Walton
Head of Democratic Services
County Hall
Martineau Lane
Norwich
NR1 2DH

Date Agenda Published: 03 October 2019



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STANDING DUTIES

In assessing the merits of the proposals and reaching the recommendation made for each application, due regard has been given to the following duties and in determining the applications the members of the committee will also have due regard to these duties.

Equality Act 2010

It is unlawful to discriminate against, harass or victimise a person when providing a service or when exercising a public function. Prohibited conduct includes direct discrimination, indirect discrimination, harassment and victimisation and discrimination arising from a disability (treating a person unfavourably as a result of their disability, not because of the disability itself).

Direct discrimination occurs where the reason for a person being treated less favourably than another is because of a protected characteristic.

The act notes the protected characteristics of: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The introduction of the general equality duties under this Act in April 2011 requires that the Council must in the exercise of its functions, have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by this Act.
- Advance equality of opportunity between people who share a relevant protected characteristic and those who do not.
- Foster good relations between people who share a relevant protected characteristic and those who do not.

The relevant protected characteristics are: age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation.

Crime and Disorder Act, 1998 (S17)

Without prejudice to any other obligation imposed on it, it shall be the duty of the County Council to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area.

Human Rights Act 1998

The requirements of the Human Rights Act 1998 must be considered.

The human rights of the adjoining residents under Article 8, the right to respect for private and family life, and Article 1 of the First Protocol, the right of enjoyment of property are engaged. A grant of planning permission may infringe those rights but they are qualified rights, that is that they can be balanced against the economic interests of the community as a whole and the human rights of other individuals. In making that balance it may also be taken into account that the amenity of local residents could be adequately safeguarded by conditions albeit with the exception of visual amenity.

The human rights of the owners of the application site may be engaged under the First Protocol Article 1, that is the right to make use of their land. A refusal of planning permission may infringe that right but the right is a qualified right and may be balanced against the need to protect the environment and the amenity of adjoining residents.

**Planning Regulatory Committee
Minutes of the Meeting Held on Friday 6 September
at 11am in the Edwards Room, County Hall**

Members Present:

Cllr Colin Foulger (Chairman)
Cllr Brian Long (Vice Chairman)

Cllr Roy Brame	Cllr William Richmond
Cllr D Collis	Cllr Mike Sands
Cllr D Douglas	Cllr Eric Seward
Cllr Brian Iles	Cllr Tony White

Substitute Members Present

Cllr Bev Spratt for Cllr Stephen Askew
Cllr Sandra Squire for Cllr Mick Castle

Officers Present

Ralph Cox	Principal Planning Officer
Jon Hanner	Engineer - Highways Development Management
Nick Johnson	Head of Planning
Angelina Lambert	Principal Planning Officer
Jane Linley	Team Lead (Planning & Environmental Law), nplaw
Andrew Sierakowski	Senior Planning Officer

Others Present:

David Bills	Local Member for Humbleyard
Isabel Horner	Sufficiency Delivery Manager, Children's Services, NCC
Alexandra Kemp	Local Member for Clenchwarton & King's Lynn South
Mr Parslow-Williams	Headteacher, Hethersett Junior School
Mr and Mrs Turberfield	Members of the Public

1 Apologies and Substitutions

- 1.1 Apologies were received from Cllr Stephen Askew (Cllr Bev Spratt substituting) Cllr Mick Castle (Cllr Sandra Squire substituting) and Cllr Martin Storey.

2 Minutes

- 2.1 The minutes from the Planning (Regulatory) Committee meeting held on 26 July 2019 were agreed as an accurate record and signed by the Chairman

3 Declarations of Interest

- 3.1 The Chairman declared a non-pecuniary interest related to item 7, "Great Yarmouth Third River Crossing Nationally Significant Infrastructure Project (NSIP)" as Chair of the Third River Crossing Member Working Group. He chose not to Chair for, take part in debate on or vote on this item.
- 3.2 Cllr White noted he used to sit on the working group; it was confirmed this would not impact on his impartiality.

4 Urgent Business

- 4.1 There was no urgent business.

Applications referred to the Committee for determination.

5 FUL/2019/0005: Hethersett Junior School, Queens Road, Hethersett, Norwich, Norfolk NR9 3DB

- 5.1.1 The Committee received the report outlining the proposal for expansion of the existing 240 pupil place junior school to a 420 pupil place primary school by way of a new stand-alone building incorporating 8 new class bases, studio hall and other ancillary accommodation, improved vehicular and pedestrian access to the school off Queen's Road leading to 44 no. space car park including 3 no. disabled car parking spaces, creation of a secondary pedestrian access route to the school from Admiral's Way and minor refurbishment works to existing school.
- 5.1.2 The Committee received a presentation from the Senior Planning Officer
- The Senior Planning Officer gave detail on the proposed plans set out in the report
 - The proposed building was designed to be as low as possible and in keeping with existing school buildings; the east elevation would be facing the gardens of properties on the adjacent road of Haconsfield
 - The Senior Planning Officer showed a diagram indicating the shadowing which would be cast over the gardens of properties on Haconsfield
- 5.1.3 Members asked questions about the presentation:
- A member felt the plans presented in the report were not clear as they did not indicate the names of adjacent and nearby roads; the Chairman **requested** that future reports show road names
 - It was confirmed that the proposed building design included solar panels
 - The Senior Planning Officer confirmed that the school was in a central location, accessible on foot and by bike; a travel plan would be written for the school, encouraging parents to arrive by other means of transport than by car
 - A Member queried whether plans for the expansion were big enough, given the growth in Hethersett; the Senior Planning Officer confirmed that the proposed plans were part of a wider set of proposals to expand schools in Hethersett
 - The Senior Planning Officer confirmed in response to a query that outdoor space

had been balanced against the requirements of building the school in collaboration with Sports England who ensured there was no loss of sports provision. The site had provision for outdoor play as well as sport

- There was a proposal to review traffic in the surrounding roads in 12 months' from the opening of the new teaching block to see if traffic regulation measures were required. It was noted that, as part of the approval for the Academy, a designated drop off for school buses will be constructed off Back Lane which would take all buses off Queens Road
- The Engineer, Highways Development Management, noted that the proposal to open Admirals Way as a pedestrian link should encourage more children to walk to school, however also recognised that some parents would drop their children off here by car; traffic in Admirals Way would be monitored after 12 months to see what changes, if any, were needed.
- Officers confirmed it was a condition of the application to review traffic after 12 months in the surrounding area

5.2 Mr and Mrs Turberfield spoke in objection of the application:

- Mr Turberfield discussed how he and his wife had spent lots of time making their home energy efficient and nice to enjoy and were distressed about the 20ft triangular redbrick building which would be built so near to their garden; they were concerned that it would put their garden into shadow and that their garden would feature the highest point of the redbrick triangular roof in its centre
- They suggested that if the roof was less sloped, had a hip, or had a return slope sloping away from the properties, this would mitigate against the appearance and the shadowing on their garden.
- They did not object to the school being built in general but had concerns about the design of the building and its impact on their garden and view. They also had concerns about noise and light pollution, but noted measures in the report to mitigate these, and about noise and dust during construction
- Mr Turberfield said he and his wife had received little communication about the development and that they had difficulty in seeing a copy of the plans
- They queried the distance of the boundary of the proposed building to the edge of their property; the Senior Planning Officer replied that the application stated the proposed building was 4.5m from the boundary of the site, however that it was variable, and, in some places, it could be 2.5m from the school site boundary.

5.3.1 Mr Parslow-Williams, Headteacher of Hethersett Junior School, spoke in support of the application:

- Mr Parslow-Williams reported that there was significant pressure along the A11 corridor for pupil places; the school was oversubscribed and was accepting its first reception class the following week
- He had received feedback from residents that transformation and expansion of the primary school would be beneficial; the development would reduce the cost for Children's Services in transporting children by bus to other schools
- He felt that the school expansions planned in Hethersett would be enough for the increasing number of children in the area
- Mr Parslow-Williams felt that the planned hard play area would reduce noise for residents as the under 7's football club out of school hours would move to the field at the rear of the site away from residents

- The school was adopting a healthy school approach and was promoting walking and cycling to school; it was also looking into implementing a walking bus starting at the church, where parents could park

5.3.2 The Committee asked questions of Mr Parslow-Williams:

- A Member asked if there was scope to make changes to the design to accommodate the requests of the objectors; Mr Parslow-Williams stated that the building was designed to be as close as possible to the existing school so there was no segregation between key stages. He understood that the boundary was consistently 4.5m from the proposed new building.

5.4.1 The Sufficiency Delivery Manager spoke on behalf of Children's services as the applicant:

- The school was being expanded to help provide spaces for children arising from the new housing in the village and house building on the A11 corridor; expanding the infant and junior schools and the academy high school should provide sufficient good or outstanding school places in Hethersett to accommodate the population needs of the village
- At this time, 1200 homes were approved for construction in Hethersett and 200 were occupied
- The needs of the school had been balanced with the responses from the consultation when designing the proposal for the site
- The Sufficiency Delivery Manager's understanding was that the building was consistently 4.5m from the boundary fence all the way
- Shadow would only be cast on gardens of properties on Haconsfield, and only affect them at certain times of the year and later in the day
- The Sufficiency Delivery Manager believed that the level of the roof could not be reduced as it had been designed to provide natural ventilation for the classrooms; it was single storey to give as little impact as possible on residents

5.4.2 The Committee asked questions of Children's Services:

- A Member queried the design and whether the residents' request could be accommodated. The Sufficiency Delivery Manager, Children's Services, replied that the design of the proposed building was a balance between the needs of the school and national design parameters; it was important to put most of the investment into the internal learning and teaching environment and natural ventilation, and she believed this was the only roof design which would allow this
- Members discussed the possibility of redesigning the roof; they recognised that this may incur more cost but would mitigate the concerns of the residents
- The Chairman said that he was a retired architect of schools
- The Architect reported that the building had been designed in line with the precedent set across all school projects to get the best natural ventilation and maintain a strict budget for the external build; he felt it would be difficult to reduce the pitch of the roof due to material between the roof top and ceiling that could not be removed. The proposed design was also the most cost-effective
- The Chairman queried whether a hip extending halfway along the roof could be installed to mitigate against the length of the shadow cast; the Sufficiency Delivery Manager, Children's Services, felt the shadow casting was minimal and

that it was important to be consistent with buildings provided elsewhere

- The Chairman felt that changes to roof design could be made to mitigate the residents' concerns and that the design should be looked at again; other Members agreed with this, noting that buildings should follow form and function but also fit in with their geographic site
- The Head of Planning confirmed that the Committee could either refuse the application, defer the application or approve the application.

5.5 Cllr Bills spoke as local Member for Humbleyard

- Cllr Bills had spoken with Haconsfield residents who had difficulty getting information on the application and noted communication had been challenging; he had received feedback that obtaining plans with dimensions had been difficult and letters to interested parties about the meeting were not received by all residents
- Cllr Bills felt that communication between the applicant and residents needed improvement

5.6 The Committee moved to debate on the application:

- The Team Lead (Planning & Environmental Law), nplaw, clarified that a condition to add a hip to the roof would not be possible; if the Committee wanted the applicant to make changes to the design, they would have to defer the application so that they could ask the applicant to look again at the application
- Cllr Mike Sands **PROPOSED**, seconded by Cllr Tony White, that the application be deferred to the next meeting in order for the design of the building to be looked at again based on the concerns raised by residents, on the grounds of public amenity

5.7 The Committee **RESOLVED** to **DEFER** the application to the next Planning (Regulatory) Committee to allow the applicant to reconsider the design of the building on the grounds of public amenity and in particular to consider whether the design could be altered to reduce the amount of shadowing in neighbour's gardens.

6. **Point of Order**

6.1 The Committee agreed to take item 7, "Great Yarmouth Third River Crossing Nationally Significant Infrastructure Project (NSIP)", next, and then return to the running order as set out on the agenda

6.2 Cllr Brian Long in the Chair

7. **Great Yarmouth Third River Crossing Nationally Significant Infrastructure Project (NSIP)**

7.1.1 The Committee received the report outlining the proposal for a dual carriageway road with a double leaf bascule bridge crossing the River Yare, Great Yarmouth, connecting Harfrey's roundabout to the west of the River Yare with South Denes Road (A1243) to the east of the River Yare, and associated works.

- 7.1.2 The Principal Planning Officer gave a presentation on the application:
- The project had been accepted by the Planning Inspectorate and would be determined by the Secretary of State for Transport
 - The crossing was safeguarded in the Great Yarmouth Policy Plan
 - the applicant (Norfolk County Council, highways team) had carried out the pre-application process with the Norfolk County Council as a statutory consultee
 - The process was in the pre-examination stage and the preliminary meeting was within two weeks; the 6-month examination period would begin after the preliminary meeting and would require Norfolk County Council as a statutory consultee to submit information to the Planning Inspectorate
 - After examination there would be 6 months for a report to be written to the Secretary of State and for him/her to make a decision followed by a 6-week legal challenge period
- 7.2 The Committee moved to debate the report:
- The recommendation had been amended to take into account the Chairman's declaration of interest; the powers would be delegated to the Head of Planning in consultation with the Vice-Chairman, or another Member of the Committee if the Vice-Chairman was not available
 - The Team Lead (Planning & Environmental Law), nplaw, clarified that the project was defined as "treated as an NSIP" and that while the Planning Inspectorate dealt with the application, the decision rested with the Secretary of State. The Secretary of State's decision would be whether to grant a development consent order, which was secondary legislation (a Statutory Instrument) dealing with the planning issues, compulsory acquisition issues, traffic order issues and any other permissions and consents needed to progress the project
 - Members spoke in support of the project
 - Cllr Tony White put himself forward as the Member for the Head of Planning to consult with if the Vice-Chairman was not available; this proposal was seconded by the Vice-Chairman. The Committee **AGREED** this nomination
- 7.3 The Committee **RESOLVED** that The Head of Planning on behalf of Norfolk County Council as County Planning Authority be **AUTHORISED** to
1. submit responses to the Planning Inspectorate in relation to the application for a Development Consent Order for the Great Yarmouth Third River Crossing in consultation with the Vice Chairman of the Planning (Regulatory) Committee (or Cllr White if the Vice-Chairman is unavailable) and
 2. to delegate powers to Officers to determine the applications to Discharge the Requirements (equivalent to planning conditions) of the Development Consent Order should it be made
- 7.4 Cllr Colin Foulger in the Chair
8. **C/2/2019/2009: Land adjacent to Riverside Farm, Garage Lane, Setchey, King's Lynn**
- 8.1.1 The Committee received the report outlining the proposal for retrospective change of use of agricultural land to extension of existing waste facility for storage purposes and

screening operations for soils and hardcore to remove aggregates for resale and create screened topsoil with additional associated landscaping and provision of 2 no. modular office/welfare units

8.1.2 The Principal Planning Officer gave a presentation to the Committee:

- The applicant had asked for the application to be deferred, but planning officers were not aware of any new information requiring them to defer the application
- The default position presented by planning officers was to refuse the application as it was a departure from policy, unless the Committee identified any material considerations which indicated planning permission should be granted, in line with s38(6) of the Planning and Compulsory Purchase Act 2004
- The Principal Planning Officer gave detail on the proposals outlined within the report
- The points in favour of the development were that it was 3km from Kings Lynn, was an extension of the existing business, and would not increase flood risk elsewhere, however on balance the Principal Planning Officer reiterated that it was recommended that it should be refused in accordance with the development plan for the reasons set out in section 13 of the report

8.1.3 Members asked questions on the presentation:

- A Member asked about issues related to surface water; the Principal Planning Officer clarified that there had been no objections from statutory bodies related to surface water. If the application was approved a permit would be required from the environment agency for the site to operate

8.2 Cllr Kemp spoke as local member for West Winch

- Cllr Kemp felt that the application should be refused; she noted that it had been opposed by West Winch Parish Council and when the application was last submitted the Internal Drainage Board raised concerns about the Puny Drain
- Cllr Kemp raised concerns about the site such as sightings of litter going into the drain and materials not treated properly blowing in the air; she noted that the site was outside the settlement boundary in the countryside, was outside DM2 policy, and did not satisfy the sequential test. Cllr Kemp was also concerned that the site was in a high flood risk area.
- Cllr Kemp suggested that there were other sites nearby which could be used for the proposed activities
- Cllr Kemp also reported that the planning permission given previously by the Borough Council had been lapsed on issues related to surface water and other enforcement issues for a number of years

8.3 The Committee moved to debate on the application:

- It was noted that the Internal Drainage Board did not raise concerns about the application; the Head of Planning confirmed there were no statutory objectors to the application
- Some Members queried whether approving the application would give additional controls over activity on the site; the Head of Planning confirmed that if planning permission was in place, there would be more controls over use of the site
- The Vice-Chairman noted that if the application was approved, the Environment Agency permit would help ensure the site worked within requirements and place

robust controls on issues such as those raised by Cllr Kemp around pollution

- The Team Lead (Planning & Environmental Law), nplaw, advised that if Members were minded to approve the application, there was not a set of conditions attached to the report, and Members would need to give authority to the Executive Director of Community and Environmental Services to grant planning permission subject to conditions that he felt appropriate, delegate to him powers to discharge conditions and deal with non material amendments to the application, if submitted
- The Head of Planning suggested that the Committee could choose to defer the application, to be brought back to the next meeting with a set of conditions for consideration
- A Member noted that if the application was refused, the activity on the site may move to a different location and be unregulated
- The Vice-Chairman **PROPOSED** on the grounds of the employment created, need for the facility, and lack of objections from statutory consultees, that the application be approved and authority delegated to the Executive Director of Community and Environmental Services, after consultation with the Chairman and Vice-Chairman of the Committee, to grant planning permission subject to appropriate conditions
- When put to a vote, with 11 votes for and 1 abstention, the proposal was **AGREED**

8.4 The Committee **RESOLVED** to

- a) **DELEGATE** authority to the Executive Director of Community and Environmental Services, after consultation with the Chairman and Vice-Chairman of the Committee to grant planning permission subject to appropriate conditions,
- b) delegate authority to the Executive Director of Community and Environmental Services to deal with any conditions that need to be discharged and any non-material amendments to the application that may be submitted.
- c) The reasons for the Committee's resolution were that the following material considerations outweighed the departure from the development plan:
 1. The need for the waste management facility at this location;
 2. The employment the waste management facility provides; and
 3. That there were no objections from statutory consultees.

The meeting ended at 12.56

Chairman

Planning (Regulatory) Committee

Report title:	FUL/2019/0005 – Hethersett Junior School, Queens Road, Hethersett, Norwich, Norfolk NR9 3DB
Date of meeting:	11 October 2019
Responsible Chief Officer:	Tom McCabe (Executive Director of Community and Environmental Services)
<p>Proposal and Applicant: Expansion of existing 240 pupil place junior school to a 420 pupil place primary school by way of a new stand-alone building incorporating 8 new class bases, studio hall and other ancillary accommodation. Improved vehicular and pedestrian access to the school off Queen's Road leading to 44 no. space car park including 3 no. disabled car parking spaces, creation of a secondary pedestrian access route to the school from Admiral's Way and minor refurbishment works to existing school. (Mr Steve Hicks – Children's Services, Norfolk County Council).</p>	

Executive summary

This is an updated report on the planning application for the expansion of Hethersett Junior School that was considered by this Committee at its meeting in September 2019. The application was deferred at that Committee, in order to allow the applicant to reconsider the design of the building on the grounds of public amenity and in particular to consider whether the design could be altered to reduce the amount of shadowing in neighbour's gardens. Following the Committee, the applicant has amended the design of the roof and submitted revised drawings, that re-orientate the roof through 90 degrees, avoiding the need for the east facing gable-end. A further round of consultation has been undertaken with relevant consultees, including Hethersett Parish Council. In addition, neighbours have been re-notified, including the occupants of No.6 Haconsfield. It is also understood that the applicant, Children's Services, has met and discussed the amended plans with the occupants of No. 6 Haconsfield.

The application, which is for full planning permission, is for the expansion of Hethersett Junior School to create a two-form entry (2FE), 420 place primary school. The application seeks permission to provide a standalone classroom block to accommodate eight classrooms for Reception Year up to Year 3. The existing school building will also be internally remodelled and will provide classrooms for years 4 to 6, including converting two undersized classrooms to a library and group space.

Six letters of objection were received from neighbours to the site, in response to the original application raising concerns relating to the traffic and amenity impacts on the occupants and gardens of the adjoining houses as a result of the creation of the new pedestrian access into the school from Admirals Way; disturbance from games and sport activities and the height, closeness and overlooking of the new classroom block into the gardens of adjoining properties in Haconsfield; pedestrian safety; and the need for replacement play equipment and the impact of lighting. This included an objection from the occupants of No. 6 Haconsfield, who also addressed the Committee in September,

identifying the impact of the east facing gable-end at the southern end of the classroom block on their garden. At the time of writing of this report no additional representations have been received in response to the amended plans, but the Committee will be updated on any late representations.

No objections have been raised by statutory consultees to either the original or the amended plans (the period for making comments on the re-consultation expires on 1 October), subject to suitably worded conditions being imposed on any grant of planning permission.

In accordance with the Council's Constitution, the application is being reported to the Planning (Regulatory) Committee because of the number of objections received. The key issues in the determination of the application include the principle of the development, locational and transport related sustainability considerations, the amenity impacts (including noise and disturbance from traffic and outdoor school activities and overlooking), traffic, pedestrian safety and parking, playing field provision, design and landscaping and ecology. It is considered that the proposal would be in accordance with the policies contained within the development plan and significant weight is afforded to the need for an enhanced education provision to cater for the growing needs of the school, therefore conditional full planning permission is recommended.

Recommendation:

It is recommended that the Executive Director of Community and Environmental Services be authorised to:

- I. Grant planning permission subject to the conditions outlined in section 13.**
- II. Discharge conditions where those detailed above require the submission and implementation of a scheme, or further details, either before development commences, or within a specified date of planning permission being granted.**
- III. Delegate powers to officers to deal with any non-material amendments to the application that may be submitted.**

1. The Proposal

- 1.1 This application is for the expansion of Hethersett Junior School to create a two-form entry (2FE), 420 place primary school. This will require the provision of two class classrooms for each year group from Reception Year up to Year 6 (a total of up to 60 pupils per year group). The application seeks permission to provide a standalone classroom block to accommodate the eight new classrooms required. The existing school building will also be internally remodelled to provide classrooms for Years 4 to 6, including converting two undersized classrooms to a library and group space. It is anticipated that the expanded school will be delivered in 2020. The change will offer the benefit of allowing pupils to remain at the school for seven years without the disruption that can be created in changing schools between years 2 and 3.
- 1.2 The application states that the expansion of the school will enhance educational provision within a sustainable location in the centre of Hethersett. This will support the local community by providing places for pupils to meet future demand which will be easily accessible on foot or by bicycle, with the new access being provided from Admirals Way on the east side of the main

school playing field. The new classroom building, and the remodelling of the existing school, has been designed to enhance the quality of the learning environment and the design and layout of outside space to improve the operation and safety of the site by separating the current shared staff car park and playground. It is also intended to provide a safer and more secure environment and improvements to hard play sports pitches and improvements to the existing school playing field.

- 1.3 The background to the application is that Hethersett has seen large scale housing growth, which is placing significant pressure on the schools in the village. Norfolk County Council (NCC) Children Services has, therefore, sought to reorganise educational provision to meet future pupil placement demands. This has included submitting an application to build a new teaching block at Hethersett Academy to allow the high school to expand, seeking permission for a new primary school and nursery off Coachmakers Way and expanding Hethersett Junior School to create a new primary school (replacing the previous split Infant and Junior School arrangement). The expanded/new schools will help accommodate demand for pupil places from residential development which is currently being constructed.

Overall Development Plan

- 1.4 The new teaching block will provide 8 classrooms, group rooms, a breakout area, library/heart space and a studio hall. A range of ancillary spaces including WC's along with staff and admin areas will also be provided.
- 1.5 The gross internal floor area of the new teaching block will be 1,061m². The building will be single-storey throughout. The teaching classrooms and studio hall will have mono-pitch roofs, with the other spaces within the building being flat roofed.
- 1.6 The rooms in the new block, are to be arranged into grouped pairings with the main circulation routes running through the centre of the building. The group pairings represent the two forms of entry for each year from Reception Year up to Year Three. The studio hall will take up the equivalent area of a grouped pair. The southern end of the building will accommodate the Reception Year. This has been orientated off the main building axis to allow the free-flow of children play to the front of the school in a secure area. The west of the building accommodates Year One and Year Two with additional access that also houses the central heart space/library and staff and admin rooms. The east of the building accommodates Year Three and the studio hall as well as WC's, and additional a group room and a plant room which is exclusively accessed from outside the building. The corridors will also feature recessed cloak rooms and act an additional breakout space, located adjacent to the studio hall.
- 1.7 To provide security the perimeter of the school site will secured with a 1.83m high weldmesh fence along any neighbouring boundaries (where this does not already exist) and a 2.4m high weldmesh fence will be erected along the boundary of the formal hard sports play area.

Design

- 1.8 The layout of the building is modular to provide an economic buildable form. The original plans included three mono-pitched sections of roof, with the two more northerly sections having split mono-pitches on either side sloping down

on the east and west sides of the building to eaves that will be approximately 4.1m (13'5") high. The third section of mono-pitched roof at the southern end of the building was rotated through 90 degrees and comprised a single mono-pitched roof slopping down to the south. As result, there was 6.7m (21'11") high, east facing, gable-end opposite the rear of No.6 Haconsfield.

- 1.9 The amended plans now show this third, southern section of the roof, turned-round through 90 degree, so that it too, now comprises two split mono-pitches which also slope down to the east and west side of the building. As a result, there is no longer an east facing gable-end, with the wall on the east side of the building along this section also sloping down to 4.1m eaves. The distance between the east facing wall of the new block and rear wall of No. 6 Haconsfield, will be approximately 20.13m. The original plans showed solar panels located on mono-pitched roof at the southern end of the building. Because of the re-design these have now relocated, on the amended plans, to the central section of the west facing mono-pitched roof. The area of panels has been increased from approximately 70sqm to approximately 75sqm.
- 1.10 The mono-pitched roofs will otherwise remain unchanged. They will have a standing seam and powder coated aluminium finished in a grey colour. The flat roof areas will be a bitumen-based system with a charcoal grey coloured finish. The position and footprint of the classroom block remains unchanged.
- 1.11 The new classroom block façade will be relatively plain and is to be clad with a red/orange blend facing brick with coloured panels at the ends of the classroom windows. The colours for the panels reflect the school's logo (i.e. yellow, blue and green). A stand-alone external canopy is to be provided along the length of the southern elevation of the building as this is Reception Year, with additional canopies over the principal entrances along the west elevation. These will provide covered, shaded areas and will be powder coated in grey to match the aluminium work of the glazing systems.
- 1.12 The location of the building has been designed to be sited as far away from the neighbouring boundary as is physically possible, at about 4.5m, although the main driver for this has been the proximity to the existing building and the need to maintain a safe distance between the two buildings due to potential fire spreading and access issues.
- 1.13 The height of the building has been designed to be as low as possible to minimise shadows being cast on the neighbouring gardens in Haconsfield. A shadow casting diagram was submitted with the original application. This has been updated with the submission of the amended plans. It shows that shadows will be predominantly cast onto the school site and not on to the neighbouring gardens.
- 1.14 The external environment has been designed to develop a series of sports, play and educational spaces that radiate out from the building, creating a number of flexible spaces that can be developed by the school following occupation.

Landscape and Ecology

- 1.15 The application includes extensive worked up landscape proposals which aim to create a responsive external environment that complements the new

building's function and appearance, maximises educational opportunities and which respects the nature and character of the surrounding landscape. The application states that the objectives and the landscaping are:

- To sympathetically locate the new building within an existing site through appropriate landscape reinstatement works;
- To enhance and improve the site using soft and hard landscape materials sympathetic to the existing character and surrounding landscape;
- To retain and integrate key existing features including trees and existing play facilities where possible, and to mitigate for any loss within the overall design;
- To ensure the design is coherent and effectively amalgamates existing and new areas;
- To improve accessibility (both vehicular and pedestrian) to the various external areas around the school and between the existing and new school buildings; and
- To provide an appropriate uplift in parking provision to support the needs of an expanded school.

- 1.16 An Arboricultural Impact Assessment (AIA) has been submitted with the application which identifies a total of 32 existing individual trees and 5 groups of trees. To enable the development of the new classroom block and new and improved sports and play facilities, eight trees and six saplings will need to be removed. There are also a number of existing trees which are to be retained but which have the potential to come into conflict with construction traffic.
- 1.17 In order to mitigate for the lost trees, a total of fourteen replacement trees will be planted. These will mainly be planted in the eastern corner of the existing school playing field in an area that is currently devoid of trees. A number will also be planted along the southern site boundary between the proposed hard play area and the adjacent houses.
- 1.18 An Ecological Appraisal has also been undertaken. The report of the appraisal identifies the school grounds (and immediate surrounding area) as largely consisting of amenity grassland, ditches and three ponds (two of which are within the school boundary), together with trees and hedgerows.
- 1.19 The potential for bird nests to be present within the school grounds is identified as moderate. The report recommends, if work is proposed during the bird breeding season, that the site should be checked in advance for evidence of active nesting. The school is identified as offering moderate potential for roosting habitat within existing trees but concludes that construction works can proceed under a Construction Environmental Management Plan (CEMP) to ensure all mitigation for habitats and protected species is adhered to.
- 1.20 A number of specific enhancements are recommended which will ensure a net gain in biodiversity for the school grounds and the surrounding area. This includes installation of bat and bird boxes.

Access

- 1.21 As part of the proposed works, access to the school will be improved by widening the existing entrance road and removing the existing car parking bays to allow two cars to pass each other, reducing congestion. Two pedestrian footpaths along either side of the entrance road will be constructed to help improve the flow of people to and from the school.
- 1.22 In addition, a new pedestrian access from Admirals Way is proposed to be constructed to the east of the existing school playing field, to provide more direct access for people travelling from the residential areas to the north and east of the school.

Parking Provision

- 1.23 As part of the new layout, the school will have a single car park. The Parking Standards for Norfolk 2007 state that for a primary school there should be one space allocated per classroom and another allocated per FTE staff.
- 1.24 The school currently has eight classrooms. This will increase to 14 classrooms therefore requiring an additional six parking spaces. The existing FTE number of staff is projected to increase from 27 to 40, thereby requiring an additional thirteen spaces. The overall increase in parking spaces required due to the expansion is therefore 19. Currently the school has twenty-three parking spaces, including one disabled space, with the need to increase the number to a minimum of forty-two.
- 1.25 The parking layout that has been developed, will in fact provide forty-four car parking spaces for staff, including three disabled spaces. Stands for secure storage of up to forty-two bicycles and forty scooters will also be provided. These are intended to contribute to the development of a new sustainable Travel Plan for the school. This slightly exceeds the number of spaces required due to the school's expansion.
- 1.26 The car park will also include provision for emergency vehicles to enter and maneuver, to ensure safety.

Pedestrian Access

- 1.27 As detailed above, an additional footpath and entrance will be provided on to Admirals Way to give pedestrian access to the neighbouring residential areas.
- 1.28 The main pedestrian route will remain that from Queens Road, although, as detailed above, this is to be improved to give priority to pedestrians to ensure the safety of pupils, staff and visitors approaching the school by foot and on bicycles.

Inclusive Access

- 1.29 The new teaching block will be fully accessible to wheelchair users and ambulant disabled persons. All external doors will have level thresholds and the internal floor levels will be consistent throughout to allow full access for wheelchair users. The external landscaping has been designed to maximise accessibility and allow full access for wheelchair users and ambulant disabled persons.

Drainage

- 1.30 The plans include details of an upgraded drainage system, which includes the installation of a new attenuation tank on the eastern side of the main school playing field. This is intended to ensure that surface water is more effectively managed and to ensure that the attenuation rate will minimise the risk of future surface water flooding in the area where the new access gate is proposed.

2. Site

- 2.1 Hethersett Junior School is located on the north side of Queens Road and to the west of the Haconsfield in the centre of Hethersett, approximately 8.5km (6 miles) south-west of the centre of Norwich. There are residential areas to the east and south of the school, with Hethersett Academy School and its playing fields to the north and north west, and a number of office and commercial properties to the immediate west. Of most immediate significance is that the school grounds back on to rear gardens and boundaries of Nos 4-8 Norwich Road and Nos. 8-28 Queens Road to the immediate south, and Nos 4-10 Haconsfield and Nos. 62 and 65-67 Admirals Way to the immediate east.
- 2.2 The school grounds cover an area of approximately 2.3 ha and consist of the original two storey red brick school building with a number of single storey flat and mono-pitched roofed buildings to the rear. It is served by a single access from Queens Road to the south, with a shared hard-surfaced parking and hard play area to the front of the school building, and soft and hard play areas to the east and the main school playing field to the north.

3. Constraints

- 3.1 The site falls within the development boundary for Hethersett, shown on the Proposals Map that accompanies the South Norfolk Local Plan Site Specific Allocations and Policies Document (SSAPD) (Adoption Version October 2015).
- 3.2 It has no landscape, heritage or other environmental protection designations and none of the trees on the site are protected by a Tree Preservation Order (TPO). It is shown as being located in Flood Zone 1 on the Environment Agency's Flood Map for Planning.

4. Planning History

- 4.1 The planning history for Hethersett Junior School held by the County Council includes the following planning applications:

- Planning Application Ref. Y/7/2009/7011 for the Replacement of six sets of single glazed Crittal windows and doors with doubled glazed window units and doors. Approved 22/05/2009; and
- Planning Application Ref. Y/7/2010/7011 for the Replacement of five full height Crittal single glazed windows to the hall area & four high level Crittal single glazed windows to the rear of the Hall. All windows to be replaced with aluminium double glazed units. Approved 22/07/2010.

5. Planning Policy

Development Plan Policy

5.1 Relevant development plan policies for the purposes of the application comprise the following:

5.2 **Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk - Adopted March 2011, with amendments adopted January 2014**

- Policy 1 - Addressing climate change and protecting environmental assets
- Policy 2 - Promoting good design
- Policy 3 - Energy and water
- Policy 6 - Access and Transportation
- Policy 7 - Supporting Communities
- Policy 9 - Strategy for growth in the Norwich Policy Area
- Policy 10 - Location for new or expanded communities in the Norwich Policy Area
- Policy 14 - Key Service Centres

5.3 **South Norfolk Local Plan Development Management Policies Document (DMDP) Adoption Version October 2015**

- Policy DM 1.1 - Sustainable development;
- Policy DM 1.3 - Sustainable location of development;
- Policy DM 1.4 - Environmental quality and local distinctiveness
- Policy DM3.8 - Design Principles applying to all development
- Policy DM3.10 - Promotion of sustainable transport
- Policy DM3.11 - Road Safety and the free flow of traffic
- Policy DM3.12 - Provision of vehicle parking
- Policy DM3.13 - Amenity, noise and quality of life
- Policy DM3.15 - Outdoor play facilities and recreational space
- Policy DM 3.16 - Improving the level of local community facilities;
- Policy DM 4.2 - Sustainable drainage and water management;
- Policy DM4.4 - Natural environmental assets - designated and locally important open space;
- Policy DM 4.8 - Protection of trees and hedgerows;
- Policy DM 4.9 - Incorporating landscape into design.

5.4 **South Norfolk Local Plan Site Specific Allocations & Policies Document**

(SSAPD) Adoption Version October 2015

5.5 The Site Specific Allocations & Policies Document (SSAPD) does not include any directly relevant policy, but the text on Hethersett refers to Policy 10 of the JCS as setting a target of at least 1,000 dwellings in Hethersett between 1 April 2008 and 31 March 2026 and that the village is also a prime location to accommodate part of the 1,800 units in the Norwich Policy Area (NPA) that the JCS does not attribute to a particular settlement. Policies HET 1-4 allocate four sites on the north side of Hethersett, within 1km of the Junior School, to accommodate this growth. It also refers to JCS Policy 10 identifying the need in Hethersett for expansion of village services including potential relocation of the junior/high school and additional primary provision.

5.6 The Proposals Map for Hethersett included in the SSAPD shows the site as falling within the development boundary for Hethersett.

5.7 Adopted Neighbourhood Plan

5.8 The site is located in Hethersett Parish. There are currently no adopted Neighbourhood Plan for the Parish.

Emerging Development Plan Policy

5.9 Greater Norwich Local Plan (GNLP)

5.10 Work has started on a new Greater Norwich Local Plan (GNLP) which is being jointly prepared by South Norfolk District Council, Broadland District Council, Norwich City Council and Norfolk County Council. A consultation was held on Growth Options and Site Proposals for the emerging GNLP between January and March 2019, but the Draft Plan Consultation, setting out draft policies, has as yet, to be published. There are as such no currently relevant emerging development plan policies to which any weight can be attached.

Other Material Considerations

5.11 The National Planning Policy Framework (2019)

- Chapter 2 - Achieving sustainable development;
- Chapter 8 - Promoting healthy and safe communities;
- Chapter 9 - Promoting sustainable transport;
- Chapter 11 - Making effective use of land;
- Chapter 12 - Achieving well-designed places;
- Chapter 14 - Meeting the challenge of climate change, flooding and coastal change; and
- Chapter 15 - Conserving and enhancing the natural environment.

6. Consultations

- 6.1 South Norfolk District Council : Has commented on the original plans stating that the design appears functional rather than having sought to maximise opportunities to actively engage with the school's indoor and outdoor learning environments, but nevertheless that it had no objection to the principle of the development.
- The District Council has been consulted on the amended plans. No further comments have been received at the time of writing of this report, but any additional comments will be reported to the Committee.
- 6.2 Hethersett Parish Council : The Parish Council offered the following comments in response to the original plans:
- It has concerns about the impact that the installation of a pedestrian gate will have on traffic using Admirals Way. It states that whilst it would encourage and support sustainable travel methods such as walking and cycling, it is concerned that there will be an increase in the number of cars using what is residential road. The volume of on-street parking will also increase, which could hinder emergency vehicles accessing residential properties and create road safety hazards for children walking/cycling to and from school. It comments that Admirals Way, which is a 30mph zone, contains a number of bends, so that parked cars will create a visibility hazard leading to an increased risk of road accidents. It requests that the need for additional traffic management measures are investigated, including the introduction of double yellow lines, and a reduction of the speed limit to 20 mph or allowing shared use of the new parking facility being built as part of the Hethersett Academy extension to improve road safety on Admirals Way.
 - It comments that there will be 44 car parking spaces for staff including 3 disabled spaces. It asks whether these disabled spaces will be available to

parents and visitors? If not, it asks what arrangements will be put in place to accommodate those who are less physically mobile?

- It is concerned that the height of the new classroom block should not overshadow the neighbouring residential properties or cause any intrusion of privacy.
- It is concerned that the drainage system in Admirals Way is inadequate to cope with any extra surface water and that proposed works should not give rise to further flooding.
- It expresses disappointment that the design for the classroom block is not more innovative.

The Parish Council has been consulted on the amended plans and have advised that their comments on the original plans remain in relation to the amended plans.

6.3 Environmental Health Officer (South Norfolk District Council)

: In response to original plans, the Environmental Health Officer offered no objection subject to the development being undertaken in accordance with the submitted documents, and particularly the Construction Consideration Statement, Noise Assessment and the Lighting Assessment.

He has expressed concern that there is potential for significant disturbance to nearby residents, particularly if the school premises are to be open to use by clubs, organisations, groups, etc. after 6:30pm weekdays or at weekends. To provide mitigation of any such disturbance, they advise the inclusion of a condition requiring the submission of a noise management plan.

The Environmental Health Officer has been consulted on the amended plans. Any additional comments will be reported to the Committee.

6.4 Lead Local Flood Authority (NCC) : Advise that the submitted Flood Risk Assessment (FRA) and Drainage Strategy include sufficient information to demonstrate that surface water drainage will be adequately managed.

They have no objection subject to conditions relating to the implementation of the approved drainage details and in compliance with the details set out in the Approved Flood Risk Assessment, as set out in Section 13 below.

6.5 Highway Authority (NCC) : The Highway Authority advise that the application is part of the ongoing review of school provision in Hethersett, with applications recently approved to expand Woodside Infant School to a primary school (and relocate it to the Hethersett Gardens Development) and to expand Hethersett Academy. The review has sought to ensure there is adequate school places to cater for current and future demand created by the large-scale housing growth permitted in Hethersett.

As part of the approved Hethersett Academy application (Y/7/2018/7012) a new vehicular and pedestrian accesses will be provided from Back Lane (to the north of the site) with a purpose built 'on site' bus drop off/pick up area to cater for school transport. This facility will remove all buses from Queens Road which represents a significant improvement when compared to the current situation.

Highway Network

Comment that Hethersett Junior School is located directly off Queens Road in close proximity to the Academy and that it is currently accessed from a single vehicular/pedestrian access on to Queens Road which provides access to the existing staff car park.

Advise that Queens Road in the vicinity of the site is a 20mph traffic calmed zone with "School Keep Clear" markings placed across the school entrance.

They further advise that the existing

pedestrian network in the vicinity of the site is good, with continuous footway provision linking the school to the surrounding residential estates.

They comment that, as is typical with most schools, during the start and end of the school day, there is a short-term increase in traffic associated with the school drop off/pick up on Queens Road and the surrounding highway network.

They advise that the opportunity to access the school, from the adjacent residential areas to the east, by more sustainable modes such as by foot is positive.

Vehicular & Pedestrian Access

They advise that the proposals enhance pedestrian links into the site from Queens Road with pedestrians using the footway having priority and providing a safer pedestrian environment. In addition, they comment that the widened on-site access road will better accommodate two-way traffic flow. These changes they state are welcomed and represent an improvement when compared to the existing situation.

They comment that the new pedestrian and bicycle access from Admirals Way will significantly enhance the pedestrian and cycle links into the site from the Churchfields residential estate to the east of the site, encouraging sustainable travel.

They advise that the creation of the new access may encourage some additional drop off/pick up activity on Admirals Way which may generate local amenity concerns. At this stage, they advise that it would be premature to second guess what, if any, traffic management measures would be required. As such they advise that the applicant should fund a Traffic Management review after 12 months of occupation, to identify if any further traffic management measures are required. This, they state, has been discussed and agreed with Children's Services.

They further advise that waiting twelve months will allow sufficient time to fully assess the school pick up/drop off activities and identify what, if any further traffic management measures are required. They advise that if yellow lines are required, the applicant will be required to fund and provide the associated Traffic Regulation Order (TRO).

Vehicular and Cycle Parking

They comment that the application provides for significantly more parking spaces on site to cater for the increased demand for staff/visitor parking and to in part address the existing lack of provision on-site. It is proposed to provide 44 parking spaces which represents an additional 21 parking spaces.

In addition, they advise that they are satisfied with the location and the specification of the central sheltered cycle and scooter parking store, but request that the school designates an area for additional future cycle parking, which can be reserved by condition and monitored through the Travel Plan process.

Construction Phase

They advise that the construction compound and car parking proposals are acceptable and can be conditioned accordingly.

Summary

They comment that the application will result in further activity within the immediate vicinity of the school and could potentially cause a further nuisance to local residents but that the proposed expansion of the school is unlikely to generate a significant highway safety concern. They advise that the Highway Authority is committed to working with the school to develop a Travel Plan to help promote the use of more sustainable modes to access the site.

They advise that the opportunity to access the school by more sustainable modes such as by

foot/bicycle is positive, particularly given the improved pedestrian links proposed. They also advise that part of the Travel Plan, should involve the promotion of alternative methods (other than the car) to access the school, and that parents and pupils should be engaged to ensure such issues are managed.

They further advise that the school should be required to monitor the Travel Plan at agreed intervals.

Whilst accepting that the application will result in further activity, they do not consider that this would substantiate a highway objection to the proposal. They therefore recommend approval subject to the highways conditions, comprising conditions and the informatives set out in Section 13 below.

6.6 Sport England

: Sport England - Statutory Role and Policy

Sport England advise that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). They advise that consultation with Sport England is therefore a statutory requirement.

They further advise that Sport England has, as a result, considered the application in light of the National Planning Policy Framework (in particular paragraph 97), as well as against its own playing fields policy, which states that Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole, meets with one or more of five specific exceptions.

The Proposal and Assessment Against Sport England Policy

They further comment that the proposal will lead to the loss of the southern area of playing fields (the area to the south of new classroom block) and result in the loss of the existing hard play area.

They comment that the multi-use games court will be relocated and that whilst there will be loss of a grass playing field, they mindful of the following characteristics:

- That the games court is aimed at primary school children who will learn the basic skills in playing sport;
- That providing the games court is constructed substantively in accordance with sport England's guidance it is considered to be a sport facility;
- That the games court will offer opportunities for sporting activities when the playing field is unusable due to bad weather;
- That the games court will be located on the south east playing field leaving adequate space on the north playing field for the mini pitch, rounders pitches and a running track, that historic aerial images show have been marked out in the past;
- That the existing hard standing has not been marked out with formal pitches for a number of years;
- That the pitches which were marked on the southern playing field can be relocated to the northern playing field, subject to the works and maintenance programme recommendations set out in the Hethersett Junior School Feasibility Study; and
- That the proposals include a studio which will be used for sporting activities.

In light of the above, Sport England consider that the proposal has the potential to broadly accord with Policy Exception E5 of Sport England's Playing Fields Policy in that:

'The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport, as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.'

Conclusions and Recommendation

Given the above assessment, Sport England states that it does not wish to raise an objection to the application as it is considered to broadly meet Exception 5 of its policy. It advises that inclusion of a number of conditions to ensure the implementation of the new and improved playing field and multi-use games area provision. These are included as conditions in Section 13 below.

6.7 Ecologist (NCC)

: Advise that the ecology report is fit for purpose and that they agree that the impacts of the proposed development will be low. They also confirm that the Construction and Ecology Management Plan (CEMP) that has been submitted with the application is fit for purpose.

They advise that the lighting assessment requires revision to take into account the results of the ecological survey and the sighting of the proposed bat and bird enhancement within the new building. They advise that it should also take into account the Bat Conservation Trust and The Institution of Lighting Professionals (ILP) guidance on bats and lighting. They also advise that features that may be used by roosting, commuting and foraging bats, such as hedgerows and trees, and proposed bat mitigation incorporated within the new building, should not be illuminated.

They therefore advise the inclusion of a condition relating to the implementation of the CEMP.

The Ecologist has been consulted on the amended plans and has no further comments to make.

- 6.8 Landscape and Arboriculture (NCC) : Joint comments from the Landscape and Arboricultural Officers advise that further details of the tree planting are required and that the proposed tree sizes need to reflect the recommendations set out in the Arboriculture Impact Assessment (AIA) which suggests a Heavy Standard to replace the Category B tree being removed, and that the proposed tree pit details correspond with the tree pit details shown in the AIA.
- Landscape and Arboriculture have been consulted on the amended plans and have no further comments to make.
- 6.9 Anglian Water Services Limited : Have no objection, subject to the inclusion of a condition to ensure that no hard-standing areas are constructed until the works have been carried out in accordance with the surface water strategy and associated informatives.
- 6.10 Norfolk Constabulary : Have no objections to the application but have made a number of comments on security measures that they recommend should be implemented in association with the development. These are included as informatives in Section 13 below.
- 6.11 Norfolk Fire and Rescue Service : No comments received at the time of writing this report.
- 6.12 County Councillor David Bills : No comments received at the time of writing this report.

Representations

- 6.13 The application, including the original plans, was advertised by means of neighbour notification letters, site notices, and an advertisement in the Eastern Daily Press newspaper.
- 6.14 There were six third party representations, from local residents. Key issues raised include the following:
- That the development will result in the loss of a large playing field, the front school playground and the side playground;
 - That the wider access on to Queens Road will allow vehicles to move at a greater speed which increases the risk of collision, especially as vehicles cross the footpath;
 - That the new access gate into the school at the western end of Admirals

Way, will lead to significant additional traffic, congestion and blocked entrances to residential properties with parents picking-up and dropping-off children.

- That there is also a children's play area very near the proposed access and that the extra vehicles could pose a danger to the small children using the play area;
- That the area where the new access gate is proposed has been subject to flooding;
- That the hard play areas are being relocated close to adjoining residential properties;
- That the noise of balls constantly hitting a hard surface, will reverberate through the adjoining residential properties, notably those at 3-6 Haconsfield;
- That out of school hours outdoor activities will cause disturbance to the neighbouring residential properties;
- That the proposed classroom block will face directly into the rear of No. 6 Haconsfield;
- That there is a risk that lighting will affect the neighbouring residential properties;
- That the new classroom block will cause a loss of light to the neighbouring residential properties; and
- That the submission of a Transport Statement rather than a Transport Assessment with the application is inadequate to properly assess the traffic impacts of the development.

- 6.15 The amended application including the amended plans has been re-advertised by means of neighbour notification letters. At the time of writing no additional representations have been received, but if any are, these will be reported to the Committee. It is also understood that the applicant, Childrens' Services, have met and discussed the amended plans with the occupants of No. 6 Haconsfield.

7.0 Assessment

- 7.1 The underlying principle when assessing planning applications is outlined in Section 38(6) of the Town and Country Planning Compulsory Purchase Act 2004 which states:

"if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise".

- 7.2 Relevant development plan policy is, as detailed above, is set out in; the Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk - Adopted March 2011, with amendments adopted January 2014; the South Norfolk Local Plan Development Management Policies Document (DMPD) Adoption Version October 2015; and, the South Norfolk Local Plan Site Specific Allocations & Policies Document (SSAPD) Adoption Version October 2015. In addition, the policies set out in the National Planning Policy Framework (2019) are a material consideration.

- 7.3 The key issues to be assessed in the determination of the application include;

the principle of the development; locational and transport related sustainability considerations; the amenity impacts; traffic, pedestrian safety and parking; playing field provision; design and landscaping; and ecology. Flooding and Sustainability have also been raised as additional issues. In the light of the Committee's decision to defer determination at its meeting in September 2019, in order to give the applicant, the opportunity to consider amending the design of the roof, it will, as part of the amenity considerations, be particularly concerned to consider the amended design of the roof.

7.4 Principle of the Development

7.5 In terms of the principle of the development, the key policies are clearly supportive of the principle of the development. The JCS Policies 6 and 7 aim to deliver thriving communities by ensuring that facilities and services are available as locally as possible and are located to take account of the potential for co-location, and of being accessible on foot, by cycle and by public transport. They include specific reference to education provision including a commitment to the provision of sufficient, appropriate and accessible education opportunities, including new primary schools to serve the major growth locations. Policies 9,10 and 14, set out the Strategy for growth in the Norwich Policy Area (NPA) and identify key major growth locations, and key service centres. These include Hethersett, as a location for at least 1000 new houses, as part of an overall strategy to deliver a minimum of 21,000 new houses in the NPA over the plan period to 2026.

7.6 In addition, to support this level of growth, Policy 10 identifies the need for new or expanded education provision for addressing the needs of the 0-19 age range.

7.7 As set out in paragraph 5.5. above the SSAPD in support of JCS Policy 10 allocates four sites (HET 1-4) on the north side of Hethersett, within 1km of the Junior School, to accommodate this growth and identifies the need in Hethersett for an expansion of village services including potential relocation of the junior/high school and additional primary provision.

7.8 In support of the Policy 10, explicit assessment of the need for additional primary school capacity has been undertaken by the Interim Executive Director of Children Services and was reported and considered at the June 2017 Children's Services Committee. This identified the need to create two 4-11 primary schools in Hethersett from the existing infant and junior schools (Hethersett Woodside Primary School and Hethersett Voluntary Controlled (VC) Junior School), to accommodate pupil numbers from major housing growth anticipated in accordance with JCS. As a result, the intention is now to reorganise Hethersett Junior School as an all-through primary school for 5-11 year-olds. This reorganisation has been approved via the relevant statutory processes.

7.9 As a result, the identified expansion of provision at the school will be from a two form-entry junior school (240 places for 7-11 year olds) to include a 2 form-entry primary school for 420 5-11 year olds. To accommodate the additional

pupils, the new teaching block is to be constructed comprising 8 classrooms plus ancillary accommodation and refurbishment of the existing premises as set out above.

7.10 The reorganisation proposals in Hethersett also include the provision of a new 5-11 primary school to replace the existing Woodside Infant and Nursery School, for which planning permission has already been granted.

7.11 In terms of the principle of the development there is therefore a clearly identified need for the additional primary capacity proposed. This is in accord with, and supports, relevant development plan policy and underpins its strategic objectives. In addition, the NPPF, Paragraph 94 makes clear that Local Planning Authorities should give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.

7.12 Locational and Transport Related Sustainability Considerations

7.13 The key sustainability consideration, is as set out in JCS Policy 7, not only to deliver thriving communities but to do so in a way that ensures that facilities and services are available as locally as possible and located to take account of the potential for co-location, and so that they are accessible on foot, by cycle and public transport. Policy 10 similarly is concerned to ensure that there is a high level of self-containment through the provision of services to support new development while integrating well with neighbouring communities. In addition, DMPD; Policy 1.3 is concerned with ensuring that new development should be located so that it positively contributes to sustainable development, is located on Allocated Sites, or within the development boundaries of the settlements defined on the Policies Map. It should be of a scale proportionate to the level of growth planned in that location; Policy 3.10 seeks to ensure that new development should support sustainable transport and development objectives, and be designed to reduce the need to travel and to maximise the use of sustainable forms of transport; and Policy 3.16 seeks to ensure that community facilities exist within a reasonable distance to meet local needs and are located within development boundaries.

7.14 Again, it is clear cut that in relation to locational and transport sustainability objectives that the reorganisation and enhancement of school provision (at all levels) that proposal included in this application is both predicated on, and consistent with, the overall policy objectives of the development strategy and the detailed policy considerations set out in the JCS and the DMPD and SSAPD. The school is located in the centre of the village, immediately adjacent to the Hethersett Academy and within the development boundary and within a 1km of all four allocated housing sites (HET1-4) identified in the SSAPD document. Its location will facilitate walking and cycling to school, rather than the use of car, by improving access to the adjacent residential areas, with the creation of the new pedestrian access on to Admirals Way, and provision of the enhanced access to Queen's Road with pedestrian priority. It will also include enhanced provision for bicycle and scooter storage.

- 7.15 The measures proposed will be incorporated into an updated School Travel Plan, which will be reviewed. As set out above the Highways Officer has advised the inclusion of a condition to require and ensure the review, updating and monitoring of the School Travel Plan, including the monitoring of pupil numbers and provision for the phased development of the future cycle parking.
- 7.17 **Amenity Impacts**
- 7.18 Over and above the strategic considerations relating to the Principle of the Development and the Location and Transport Related Sustainability Considerations, the other key issue that invariably arises in relation to the development of new schools and expansion of existing schools are the amenity impacts, particularly on adjacent and nearby residential properties and areas. These generally comprise the impacts in terms of traffic and pedestrian disturbance on the main vehicle and pedestrian routes into any school in the short periods at the beginning and end of the school day and the noise and disturbance (including in this case, the impact of any lighting), primarily from, and associated with, outdoor recreational and sports activities. In some instances, other issues occur or can also be raised. In this case, two other issues have been raised by consultees and objectors; potential disturbance from after-school activities and overshadowing and overlooking from the new classroom block towards the rear of the adjoining properties on the west side of Haconsfield. As was discussed at the September 2019 Committee, there was a particular concern about the impact of the east facing gable-end facing on the properties to the immediate east of the school in Haconsfield, and in particular No. 6 Haconsfield.
- 7.19 Relevant policy includes the DMPD Policy DM 1.1 which at the most general level seeks to, secure development that improves economic, social and environmental conditions; Policy DM.14 which seeks to ensure proposals should avoid environmental harm or where this is not possible, adequately mitigate and compensate for their adverse environmental effects; and Policy DM3.13, which is the main development plan policy concerned with amenity, noise and the quality of life. This states that development should ensure a reasonable standard of amenity reflecting the character of the local area. In all cases particular regard should be paid to avoiding overlooking and loss of private residential amenity space, loss of day light, overshadowing and overbearing impacts, and the introduction of incompatible neighbouring uses in terms of noise, odour, vibration, air, dusts, insects, artificial light pollution and other nuisances. It makes clear development will not be permitted where it would generate noise or artificial light which would be significantly detrimental to the amenity of nearby residents or the occupants of other noise sensitive uses.
- 7.20 In addition, Paragraph 180 of the NPPF, makes clear that in determining planning applications Local Planning Authorities should ensure that new development is appropriate for its location, taking into account the likely effects of pollution on health and living conditions, as well as the potential sensitivity of the site or the wider area to impacts that could arise from a development. It makes specific reference to the impacts from noise, light pollution, impacts on health and the quality of life.
- 7.21 In relation to the first of these issues, the impacts in terms of traffic and

pedestrian disturbance on the main vehicle and pedestrian routes into the school have been raised by Hethersett Parish Council and also some of the residents of Admirals Way. The concerns particularly relate to the potential disturbance at the western end of Admirals Way, close to the proposed new pedestrian entrance gate. The concerns expressed transcend amenity and highway and pedestrian safety and include the disturbance to and safety of residents of Admirals Ways and parents and children using the play area and public recreational open space to the north of Admirals Way.

- 7.22 The issue has also been identified in the comments from the Highway Authority, although primarily as a highway safety and highway management issue.
- 7.23 The major concern is that with the opening-up of the new access gate, there will be significant increase in the number of pedestrians and vehicles making drop-offs, using Admirals Way. In practice it is very difficult to quantify what the level of use the new route will be, which in turn is likely to depend on the uptake in places at the school from families living in the Churchfields residential area to the east of the school.
- 7.24 The issue has been identified by the District Environmental Health Officer and the Highway Authority, who have advised (as set out above) that conditions by attached to the grant of consent to require the preparation and submission of a Noise Management Plan, an updated School Travel Plan, and the undertaking of a Traffic Management Review of Admirals Way within 12 months of the coming into use of the new classroom block and the opening-up of the new access gate on Admirals Way. The Traffic Management Review would not be undertaken until some months have elapsed from the opening of the access gate to enable the Highway Authority to assess the situation after its initial adjustment phase.
- 7.25 This is essentially a pragmatic response and will require coordination across the two plans and the review, as well as on-going monitoring, but in practical terms, it is difficult to put in place any more specific requirements. Ultimately it will be use of the new access gate on to Admirals Way that will provide the primary control and it may be that access is restricted and the gate kept locked at times, other than at the beginning and end of the school day, as is recommended by the Norfolk Constabulary, albeit that their concern is with ensuing effective management of the gate as a security measure.
- 7.26 The Environmental Health Officer recommends that the noise plan includes a mechanism for receiving, investigating and resolving complaints from residents; details of how noisy activities will be managed; and details of how noise from people leaving the premises will be managed. This together with the review of the School Travel Plan and any traffic management measures on Admirals Way, should provide an adequate means of monitoring disturbance on the new route into the school and ensuring that appropriate management measures are put in place. It should be noted that conditions cannot be attached to the permission related directly to the undertaking of any mitigation measures outside the red line boundary of the application site on land that is not within the applicant's control. However, conditions can be used to secure the preparation and submission for approval of the Noise Management Plan and updated

School Travel Plan, and the undertaking of the Traffic Management Review. It should also be noted that the condition relating to the Traffic Management Review can require the undertaking of the review, but cannot lawfully require the funding of, or payment for, the review. The condition must therefore be appropriately worded to reflect this.

- 7.27 Turning to the second issue of disturbance from lighting and outdoor recreational and sports activities, there have been objections from the neighbours who's gardens adjoin the school along the boundary with Haconsfield. There are three properties on Haconsfield in particular, Nos. 4-6, that have a common boundary with the school adjacent to the south east corner of the site, where the new multi-use games area will be located. The particular concern is that there will be constant and on-going noise and disturbance from ball games and bouncing balls, which may adversely affect the amenity and well-being of the residence and cause stress. There is also a concern about the impact of lighting on the rear of the adjacent properties.
- 7.28 To ameliorate the disturbance from sports and outdoor activities including ball games, it is proposed to significantly enhance the landscaping and treatment along the boundary of the school with the adjacent properties in Haconsfield. In itself this is unlikely to address concerns from noise, particularly in relation to out-of-hours activities, but in combination with the development of a Noise Management Plan, as detailed above, should provide an effective safeguard to ensure that if an on-going noise and disturbance does occur, there is mechanism that places an obligation on the school, to manage or put in place measures to ensure that this is addressed and abated. The new classroom block itself should serve screen the adjoining properties further to the north in Haconsfield, from the noise of activities within the school grounds.
- 7.29 In relation to lighting, the application includes a Lighting Assessment, including a plan and detailed specifications. The Assessment states that in order to preserve the local lighting environment, external lighting will be low source intensity and directed downwards and not present any direct upward light. It states that to ensure light nuisance is minimized, the perimeter lighting on the new building will comprise 24W LED external wall mounted luminaires which will be located on the side of the building at a height of approximately 2.8m. Pole mounted lighting to illuminate the car park will be installed a height of approximately 6m. This will provide downward orientated lighting with optional obtrusive light shields. 1m high bollard lighting will also be provided to illuminate the fire assembly point and the pathway to it. This will be linked to the fire alarm. The assessment states that the car park lighting and wall mounted external luminaires will be controlled by a photocell to switch it on and by a timed switch, to turn it off. The assessment states that the use of the additional lighting will not extend into late evening and night periods when there is the potential for complaints. This should provide adequate safeguard to adjoining residents. .
- 7.30 Finally, in relation to overlooking, this is an important consideration given the proximity of the new classroom block to the eastern boundary of the site and the properties on the west side of Haconsfield, particularly Nos. 5-9. This is matter that the Design and Access Statement submitted with the application

has considered. It states that the height of the building has been designed to be as low as possible, with the east elevation being single storey. It will be located up to 4.5m from the eastern boundary of the school with rear gardens of the houses on Haconsfield. This is currently defined by 2m high close boarded fence and hedge, although the landscaping plan submitted with the application shows that this will be supplemented by additional native species planting to provide a more substantial hedge. As such although the new classroom block will be quite close to the boundary, there is no likelihood of overlooking or any loss of privacy.

- 7.31 Related to overlooking, and the issue that raised particular concern, when the application was considered by the Committee in September 2019, was the impact on the neighbouring properties from the 6.7m high east facing gable-end of the southern section of the new classroom block. The Committee considered that this would be visually overbearing and there was a concern about the extent of shadow that would be cast over the garden of No.6 Haconsfield. As a result, the Committee determined to defer determination of the application to give the applicant the opportunity to consider amending the design of the east facing gable-end, to reduce its impact, particularly on No. 6 Haconsfield. Following the Committee, the applicant has amended design of the roof and submitted revised drawings, that re-orientate the roof through 90 degrees, avoiding the need for the east facing gable-end. The amended drawings will be presented in the Committee for members to consider. A further round of consultation has been undertaken with relevant consultees including Hethersett Parish Council. In addition, neighbours have been re-notified, including the occupants of No.6 Haconsfield. It is understood that the applicant, Childrens' Services, have also met and discussed the amended plans with the occupants of No. 6 Haconsfield.
- 7.32 The shadow cast analysis that was submitted with the application, has also been updated to take account of the amended plans. This shows some reduction of the amount of shadow that will be cast by the block by the redesign of roof. The analysis shows that there will nevertheless still be some shadow cast on the adjoining gardens, although the houses themselves will suffer no loss of sunlight and shadow of the building would not affect the rear of the houses on Haconsfield. The amended design does address the substantive concern of the Committee. The east facing elevation of southern section of the building is now essentially the same as the central and northern sections of the building, omitting the gable-end and instead presenting a mono-pitch sloping down to the eaves at a height of approximately 4.1m, rather than a peak of 6.7m. It is understood that the occupants of No.6 Haconsfield, having informally indicated that they are content with the amended design, although they have, at the time of writing, offered no further comments on the application. The amended design does therefore appear to have satisfactorily addressed the concern about the height and impact of the east-facing gable end included in the original design.
- 7.33 There are no other significant amenity considerations. Whilst the noise, disturbance and lighting have the potential to adversely impact on the neighbouring and nearby properties, including those on Admirals Way, with the inclusion of the conditions requested by the Environmental Health Officer and the Highway Authority, it should be possible to ensure that the expansion of the

school, including the development of the new classroom block, new access and the multi-use games area does not give rise to any unacceptable impacts on the amenity. The amended design has satisfactorily addressed the concern over the height and impact of the east-facing gable end included in the original design. It can therefore be considered acceptable in terms of the relevant amenity related development plan policies and the NPPF.

7.34 Traffic, Pedestrian Safety and Parking

- 7.35 The traffic and pedestrian safety issues, are essentially as set out above in relation to the amenity issues, and in particular the concerns raised by the Parish Council, objectors and the Highway Authority, primarily about the impact of the opening up of the new school gate at the western end of Admirals Way.
- 7.36 Relevant development plan policy includes the JCS Policies 2 and 6 which seek to ensure provision of cycling and walking friendly neighbourhoods by applying highway design principles and not prioritising the movement function of streets at the expense of quality of place and, the concentration of development close to essential services and facilities to encourage walking and cycling as the primary means of travel. Also relevant are DMPD Policies DM3.8 and DM3.10 which seek to ensure that new development provides an attractive, accessible and safe environment as well as reducing the need to travel. Additional guidance is set out in paragraphs 108-111 of the NPPF, which advises that applications for development should give priority first to pedestrian and cycle movements, both within development proposals and within neighbouring areas and that conflicts between pedestrians, cyclists and vehicles should be avoided.
- 7.37 As set out above, there is concern that the introduction of the new pedestrian route into the school through Admirals Way may have a highways and pedestrian safety impact, as well as an amenity impact, but as detailed above the Highway Authority, has advised that this be kept under review through the requirement for a Traffic Management Review within 12 months of the coming into use of the new classroom block and the opening of the new access gate on Admirals Way. In the event that a significant increase in vehicular traffic as a result of parents dropping pupils off by car, becomes an issue, then the review would be used to identify what, if any, new or additional traffic management measures should be put in place. Waiting twelve months for this would allow sufficient time to fully assess the school pick up/drop off activities and identify what, if any scheme is required. This could include the provision of yellow lines.
- 7.38 As set out above, to try to second guess the impact in terms of traffic and pedestrian safety, is in practice very difficult, and there is little alternative to taking a pragmatic approach. The key point is that there is a commitment to and a requirement for the Traffic Management Review, which can be enforced by condition.
- 7.39 A further additional traffic management and pedestrian safety issue has also been raised by the objectors in relation to the revised access arrangements at the front of the school on to Queens Road. In particular, there is a concern that the wider access onto Queens Road will also allow vehicles to move at a

greater speed, which will increase the risk of collision, especially as vehicles cross the footpath along Queens Road. In response to this, the Highway Authority has indicated that it is satisfied that the amended access arrangements will enhance pedestrian links into the site giving pedestrians using the footway priority and providing a safer environment. They also consider that the widened on-site access road will better accommodate the two-way traffic flow, and that these changes represent an improvement when compared to the existing situation.

- 7.40 A third issue that has been raised by the Parish Council, relates to the provision disabled spaces and whether the proposed disabled spaces, would be available for parents and visitors. It is understood that this would be the case. The Highway Authority has advised that the proposed increase in provision from 21 to 44 spaces, including an increase in the number of disabled spaces from one to three, is a significant increase and has not offered any objections in relation to the increased parking provision.
- 7.41 In overall terms the Highway Authority advise that that the application will result in further activity within the immediate vicinity of the school and that it could potentially cause an increased nuisance to local residents. On balance however, they advise that it is unlikely to generate a significant highway safety concern. To provide a safeguard for local residents who may be affected, the development of an updated School Travel Plan and the Traffic Management Review should ensure that any issues are managed. As an additional and on-going safeguard, the school should be required to monitor the Travel Plan at agreed intervals. These requirements are included in the conditions recommended by the Highway Authority set out in Section 13 below.
- 7.42 With these safeguards the proposed expansion of the school including the revised access and parking arrangements can be considered to be acceptable in terms of relevant development plan policy and the policy set out in the NPPF.
- 7.43 Playing Field Provision**
- 7.44 The key issue in terms of playing field provision is that the proposal will lead to some loss of use, of land currently being used as a playing field. For this reason, Sport England are a statutory consultee.
- 7.45 There is no explicit development plan policy relating the school playing fields, although DMPD Policy DM 3.15 states that new development must not result in a net quantitative or qualitative loss of existing open space unless it can be demonstrated that there is a surplus of amenity space. More explicitly, Paragraph 97 of the NPPF makes clear that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or that the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

- 7.46 The application is accordingly accompanied by Open Space/Playing Pitch Assessment and a Feasibility Study setting out a management and maintenance scheme for existing northern school playing field so that it can be adequately retained for an intensification of use.
- 7.47 As set out above Sport England have offered detailed comment in response to the advice set out in the NPPF. They advise that while the development of the site will lead to the loss of the southern area of playing fields and the existing hard play area, the combination of alternative provision and the potential to relocate pitches to the northern playing field, through an intensification of use, would provide sufficient benefit to the development of sport, as to outweigh the detriment caused by the loss. On this basis it does not object to the application, subject to the inclusion of conditions to ensure the new and improved playing field and new multi-use games area. The recommended conditions, as detailed in the comments from Sports England are included in the Section 13 below.
- 7.48 It should be noted that in relation to the relevant conditions in Section 13 that Sport England have requested that the use of the new classroom block should not commence until the new multi-use games area to be constructed to the south of block has been constructed and made available for use.
- 7.49 The Agent for Children Services has requested that the condition be amended so that the multi-use games area shall be constructed and made available for use within 3 months of commencement of use of the new classroom block. This is because the area on which the new multi-use games area is to be constructed is to be used as the construction compound while the classroom block is being built. Sport England have confirmed that they have no objection to this amendment to the recommended condition, which is included as Condition No.13.16 in Section 13 below.
- 7.50 In addition to the comments from Sport England there has been an objection from a local resident arising from the loss of the southern area of playing fields and the existing hard play area. As Sport England are satisfied that the combination of alternative provision and the potential to relocate pitches to the northern playing field, would provide sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, it can be considered that the loss will be adequately mitigated.
- 7.51 On this basis the development can be considered to compliant with the requirements set out in Paragraph 97 of the NPPF.
- 7.52 Design and Landscaping**
- 7.53 In relation to design and landscaping, there have been comments from the Parish Council and South Norfolk District Council, expressing disappointment that the plans appear to be functional and show a lack of innovative design.
- 7.54 Relevant policy relating to design includes JCS Policy 2 and the DMDP Policy DM 1.4 which seek promote good design and ensure that all development proposals demonstrate an understanding and evaluation of the important environmental assets, including locally distinctive characteristics and justify the

design approach.

- 7.55 The application includes a detailed Design and Access Statement, which has been updated to refer to the amended plans. This sets out details of the design concept and approach to the design and layout of the site. It explains that the height of the building was designed to be as low as possible to avoid any overlooking or form of shadows cast on to neighbouring gardens and houses. The amended design will serve to reduce the impact further as well as the ensuring the there is no overbearing visual impact. The design its states also takes cues from the existing school buildings which already incorporate a similar mono-pitch design in the modern extensions at the rear of the existing group of buildings. It provides a clear statement of how the design has been developed and what the key objectives have been.
- 7.56 In terms of detailing, the design is relatively simple and functional and will be constructed from a red brick to match the existing school with a metal standing seam roof. As such, it is not inconsistent with the existing school buildings, and whilst not particularly innovative, does have a clear and well thought out design rationale in terms of the layout, how the buildings are to be used and their function, and how the new classroom block will relate to, and impact on, the buildings around it, including the neighbouring residential properties in Haconsfield. As such it can, in terms of its design, be considered to be compliant with JCS Policy 2 and the DMPD Policy DM 1.4.
- 7.57 In relation to landscaping, a landscaping masterplan has been included with the application. This takes into account the relocation of hard play areas and provision for summer and winter sports pitches. It also includes a proposed shrub and perennial border and replacement trees and hedge planting. The Landscape and Arboricultural Officers have not offered any objections to this, but have advised that further detail should be provided, which can be addressed by condition. A condition, Condition No.13.5, in Section 13 accordingly is included ensure the submission and approval of the further details requested. With this condition the development proposed can be considered to be acceptable in terms of development plan policy which includes DMDP Policies Document Policies DM 4.8 and 4.9.
- 7.58 Ecology**
- 7.59 The Ecology Officer has offered no objections to the development subject to the bat and bird enhancement not being adversely affected by the approved lighting scheme. An appropriate condition, Condition No. 13.23 is included in the list of Conditions included in Section 13, together with the recommended condition, Condition No. 13.24, relating to the implementation of the Construction and Ecology Management Plan.
- 7.60 Other Issues**
- 7.61 Flooding and Drainage: The Parish Council and one of the objectors have raised a concern about flooding in the area where the new access gate from Admirals Way is proposed. As detailed above, the plans include details of an upgraded drainage system, which includes the installation of a new attenuation tank on the eastern side of the main school playing field. This is intended to

ensure that surface water is more effectively managed and to ensure that the attenuation rate will minimise the risk of future surface water flooding in the area where the new access gate is proposed. Anglian Water and the Local Lead Flood Authority (LLFA) have advised that the proposed drainage arrangements are acceptable. Subject to conditions, the LLFA have advised that the submitted Flood Risk Assessment (FRA) and Drainage Strategy include sufficient information to demonstrate that surface water drainage has been adequately managed for this proposed development.

7.62 Sustainability: Policy 3 of the JCS requires new development to maximise energy efficiency in terms of design, layout and construction techniques and minimise water consumption. It also requires non-residential development of 1000sqm or more to provide 10% renewables or low carbon sources unless unviable or unfeasible.

7.63 A Sustainability Statement, which has been updated with the submission of the amended plans, states that design has sought to address the key energy efficiency aspiration of the policy, by being highly insulated with high performance windows and the installation of solar panels and that the proposed sustainability measures incorporated within the design and layout of the scheme are consistent with the aims of Policy 3 of the JCS, DMPD Policy DM 3.8 and the guidance set out in the NPPF which encourages sustainable development. As noted in paragraph 1.9 above, the amended plans have necessitated the relocation of the solar panels from the mono-pitched roof at the south end of the building in the original design, to the central section of the west facing mono-pitched roof, in the amended design. With the change, the area of panels has been increased from approximately 70sqm to approximately 75sqm.

7.64 Sustainable Development

7.65 The overarching question is whether the development proposed, is sustainable development. Relevant policy includes the DMPD Policy DM1.1 and the NPPF, paragraph 11 which states that in determining decisions on planning applications local planning authorities should apply the presumption in favour of sustainable development and in doing so should approve development proposals that accord with an up-to-date development plan without delay.

7.66 For the reasons set out in the preceding paragraphs the application is considered to be in accord with the development plan, and the NPPF, and can therefore be considered to be sustainable development in line with the advice set out in the NPPF paragraph 11.

7.67 Responses to the representations received

7.68 The application was advertised by means of neighbour notification letters, site notices, and an advertisement in the Eastern Daily Press newspaper.

7.69 There have been six third party representations, from local residents, details of which are set out in paragraph 6.14 above. At the time of writing this report no representation has been received in relation to the amended plans.

7.70 The responses to the representations from objectors are set out under each of the relevant headings in Paragraphs 7.1 to 7.66 above.

7.71 The Community Infrastructure Levy

7.72 The development is CIL liable, but zero rated.

7.73 Local Finance Considerations

7.74 In accordance with Section 70(2) of the Town and Country Planning Act 1990 (as amended) the County planning authority must have regard to a local finance consideration as far as it is material. Section 74 of the 1990 Act defines a local finance consideration as a grant or other financial assistance that has been, that will or that could be provided to a relevant authority by a Minister of the Crown, or sums that a relevant authority has received, or will or could receive, in payment of the Community Infrastructure Levy.

7.75 In this instance it is not considered that there are local finance considerations material to this decision.

8. Resource Implications

8.1 **Finance:** The development has no financial implications from the Planning Regulatory perspective.

8.2 **Staff:** The development has no staffing implications from the Planning Regulatory perspective.

8.3 **Property:** The development has no property implication from the Planning Regulatory perspective.

8.4 **IT:** The development has no IT implications from the Planning Regulatory perspective.

9. Other Implications

9.1 Human rights

9.2 The requirements of the Human Rights Act 1998 must be considered. Should permission not be granted Human Rights are not likely to apply on behalf of the applicant.

9.3 The human rights of the adjoining residents are engaged under Article 8, the right to respect for private and family life and Article 1 of the First Protocol, the right of enjoyment of property. A grant of planning permission may infringe those rights, but they are qualified rights, that is that they can be balanced against the economic interests of the community as a whole and the human rights of other individuals. In making that balance it may also be taken into account that the amenity of local residents could be adequately safeguarded by conditions albeit with the exception of visual amenity. However, in this instance it is not considered that the human rights of adjoining residents would be infringed.

9.4 The human rights of the owners of the application site may be engaged under the First Protocol Article 1, that is the right to make use of their land. An approval of planning permission may infringe that right but the right is a qualified right and may be balanced against the need to protect the environment and the amenity of adjoining residents.

- 9.5 **Equality Impact Assessment (EIA)**
- 9.6 The Council's planning functions are subject to equality impact assessments, including the process for identifying issues such as building accessibility. None have been identified in this case.
- 9.7 **Legal Implications:** There are no legal implications from the Planning Regulatory perspective.
- 9.8 **Communications:** There are no communication issues from a planning perspective.
- 9.9 **Health and Safety Implications:** There are no health and safety implications from a planning perspective.
- 9.10 **Any other implications:** Officers have considered all the implications which members should be aware of. Apart from those listed in the report (above), there are no other implications to take into account.
- 10. Section 17 – Crime and Disorder Act**
- 10.1 It is not considered that the implementation of the proposal would generate any issues of crime and disorder, and there have been no such matters raised during the consideration of the application.
- 11. Risk Implications/Assessment**
- 11.1 There are no risk issues from a planning perspective.
- 12. Conclusion and Reasons for Granting of Planning Permission**
- 12.1 This report relates to an application for full planning permission for the expansion of Hethersett Junior School to create a two-form entry (2FE), 420 place primary school. The application seeks permission to provide a standalone classroom block to accommodate eight classes for reception up to year 3. The existing school building will also be remodelled and will provide classrooms for years 4 to 6, including converting two undersized classrooms to a library and group space.
- 12.2 The key issues in the determination of the application include; the principle of the development; locational and transport related sustainability considerations, the amenity impacts; traffic, pedestrian safety and parking; playing field provision; design and landscaping; and ecology. In terms of the principle of the development and the locational and transport related sustainability considerations, the expansion of the Hethersett Junior School is consistent with the development strategy set out in the development plan in terms of meeting the need for more capacity arising from the large-scale housing growth in the village. As is invariably case in relation to the development of new schools and expansion of existing schools the major concern is with the amenity impacts, particularly on adjacent and nearby residential properties and areas. These generally comprise the impacts in terms of traffic and pedestrian disturbance on the main vehicle and pedestrian routes into the school in the short periods at the beginning and end of the school day and the noise and disturbance (including in this case, the impact of any lighting), primarily arising from and associated with outdoor recreational and sports activities.

- 12.3 It is difficult to predict, the extent of the disturbance and traffic impacts and as recommended by the consultees in this case, monitoring and review of the impacts represents a pragmatic response, with the view to ensuring that the adequate mitigation can be put in place if required. In this instance the recommendations include the preparation of a Noise Management Plan together with review of the School Travel Plan and a Traffic Management Review. Together these should provide sufficient monitoring of any disturbance on the new route into the school and outdoor sport and recreational activities on-site to ensure that appropriate management measures are put in place. The amended design has satisfactorily addressed the concern over the height and impact of the east-facing gable end included in the original design.
- 12.4 With these safeguards and the amended design, the application can be considered to be in accord with the development plan, and the NPPF, and can therefore be considered to sustainable development in line with the advice set out in the NPPF paragraph 11. The concerns raised by objectors can be addressed by condition, in order to make the development acceptable and there are no other material considerations that give indicate that it should not be permitted. Accordingly, conditional planning permission is recommended subject to the conditions set out below.

13. Conditions

- 13.1. The development hereby permitted shall commence not later than three years from the date of this permission.

Reason: Imposed in accordance with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

13. 2. The development must be carried out in strict accordance with the application form and the following plans and documents:

- Drawing No. HBS-DR-L800 Rev P1 - Proposed Landscape Masterplan 1/2 dated 08th November 2018;
- Drawing No. HBS-DR-L801 Rev P1 - Proposed Landscape Masterplan 2/2 dated 08th November 2018;
- Drawing No. NPS-DR-L-810 Rev P1 - Typical Boundary Treatments Typical Tree Pit Details dated 14th November 2018;
- Drawing No. NPS-DR-A-010 Rev P1 – Site Location Plan dated 17th May 2019;
- Drawing No. NPS-DR-A-011 Rev P1 – Existing Site Plan dated 17th May 2019;
- Drawing No. NPS-DR-A-012 Rev P1 – Proposed Site Plan dated 17th May 2019;
- Drawing No. NPS-DR-A-013 Rev P1 – Proposed Site Plan 1 of 2 dated

17th May 2019;

- Drawing No. NPS-DR-A-014 Rev P1 – Proposed Site Plan 2 of 2 dated 17th May 2019;
- Drawing No. NPS-DR-A-015 Rev P1 - Proposed Contractor's Compound & Access Route dated 17th May 2019;
- Drawing No. NPS-DR-A-016 Rev P1 - Proposed Phasing Plan Sheet 1 of 2 Phase 1 dated 17th May 2019;
- Drawing No. NPS-DR-A-017 Rev P1 - Proposed Phasing Plans Sheet 2 of 2 Phases 2, 3, 4 & 5 dated 17th May 2019;
- Drawing No. NPS-DR-A-018 Rev P1 – Existing Sports Pitch Markings dated 17th May 2019;
- Drawing No. NPS-DR-A-019 Rev P1 – Proposed Sports Pitch Markings dated 17th May 2019;
- Drawing No. NPS-DR-A-020 Rev P1 – Existing Ground Floor Plan dated 17th May 2019;
- Drawing No. NPS-DR-A-021 Rev P3 – Ground Floor Plan New Build dated 10th September 2019;
- Drawing No. NPS-DR-A-023 Rev P1 – Proposed Refurbishment & Demolition Plan dated 17th May 2019;
- Drawing No. NPS-DR-A-024 Rev P1 – Proposed Refurbishment Plan Refurbishment Area 1 Reception Office dated 17th May 2019;
- Drawing No. NPS-DR-A-027 Rev P1 – Proposed Demolition Plan Existing Modular Removal dated 17th May 2019;
- Drawing No. NPS-DR-A-030 Rev P3 – Roof Plan New-Build dated 10th September 2019;
- Drawing No. NPS-DR-A-100 Rev P1 – Existing Elevations & Alterations Existing School dated 17th May 2019;
- Drawing No. NPS-DR-A-110 Rev P3 – Proposed Elevations New Build dated 10th September 2019;
- Drawing No. NPS-DR-A-140 Rev P3 – Section A, B & C New Build dated 10th September 2019;
- Drawing No. NPS-DR-A-141 Rev P3 – Section D & E New Build dated September 2019;
- Drawing No. NPS-DR-A-150 Rev P1 – Proposed Site Section dated 17th May 2019;
- Drawing No. NPS-DR-A-160 Rev P2 – Shadow Casting Analysis dated 10th September 2019;
- Drawing No. NPS-DR-C-(00)-100 Rev P0 – Vehicle Tracking dated 14th May 2019;
- Drawing No. NPS-DR-C-(00)-600 Rev P2 – Proposed Drainage dated 9th

May 2019;

- Drawing No. NPS-DR-E-(60)-001 Rev P1 – Electrical Services Site Plan 1 of 2 dated 30th April 2019;
- Drawing No. NPS-DR-E-(60)-002 Rev P1 – Electrical Services Site Plan 2 of 2 dated 30th April 2019;
- Drawing No. NPS/AIA/17419 005 – Arboricultural Impact Assessment dated 9th August 2018;
- Drawing No. NPS/TPP/23419 002 – Tree Protection Plan dated 9th August 2018;
- Hethersett VC Junior School Pipe Network & Storage Tank Critical Storm, NPS Group dated 15/05/2019;
- Ecological Report: Hethersett Junior School, Norfolk, Norfolk Wildlife Services – Report Reference 2018/081 dated 30 April 2019;
- Construction Environmental Management Plan (Biodiversity), Hethersett Junior School, Hethersett, Norfolk, Norfolk Wildlife Services - Report Reference 2018/081.2 dated (Approved) 30th April 2019;
- Construction Consideration Statement, Project: - 19 - 1 - 1022 – Hethersett VC Junior School, Hethersett, Norfolk Project Proposal, NPS Group, dated 17 May 2019;
- Construction Environmental Management Plan (Biodiversity), Hethersett Junior School, Hethersett, Norfolk, Report Ref. 2018/081.2, Norfolk Wildlife Services, dated 23rd April 2019;
- Hethersett Junior School, Queens Road, Hethersett, Open Space/Playing Pitch Assessment, NPS Group dated May 2019
- Hethersett Junior School Feasibility Study, Agrostis Sports Surface Consulting dated 13th May 2019;
- Hethersett Junior School, Hethersett, Ground Investigation Report, Hamson Barron Smith - Report 23-24-19-1-1016/GIR1 dated 11th December 2018;
- Hethersett Junior School, Hethersett, Preliminary Land Contamination and Geotechnical Risk Assessment, Hamson Barron Smith - Report 23-24-19-1-1016/DSR1 dated 22nd October 2018;
- Hethersett VC Junior School, Hethersett, Flood Risk Assessment and Drainage Strategy, NPS Group - Report 19-1-1022/FRA Rev B May 2019;
- Hethersett Junior School New Block, Noise Statement, NPS Property Consultants Ltd – Report 01-02-19-1-1022 dated 10th May 2019;
- Hethersett Junior School, Electrical Services Planning Assessment, Lighting Assessment – Report 19-1-1022 dated 14 July 2019;
- Dialux DW Windsor Kirium PRO1 16LED 4k C3 CLO 600mA UMSUG 42 0028 0000 100 Kirium PRO1 16LED C3 CLO/Luminaire Data Sheet

dated 2nd May 2019;

- Dialux DW Windsor Kirium PRO1 16LED 4k C3 CLO 500mA UMSUG 42 0023 0000 100 Kirium PRO1 16 LED 4k C3 CLO/Luminaire Data Sheet dated 2nd May 2019;
- Dialux DW Windsor Kirium PRO1 16LED 4k C4 CLO 500mA UMSUG 42 0023 0000 100 Kirium PRO1 16LED C4 CLO/Luminaire Data Sheet dated 2nd May 2019;
- Dialux DW Windsor Kirium PRO1 16LED 4k B4 CLO 500mA UMSUG 42 0023 0000 100 Kirium PRO1 16LED B4 CLO/Luminaire Data Sheet dated 2nd May 2019;
- Dialux DW Windsor Kirium PRO1 32LED 4k C4 CLO 400mA UMSUG 42 0035 0000 100 Kirium PRO1 32LED C4 CLO/Luminaire Data Sheet dated 2nd May 2019;
- Dialux DW Windsor PM2 NW Pharola Max PM2: - Polycarbonate Glazing with 180° Backshield/Luminaire Data Sheet dated 2nd May 2019;
- Dialux Performance in Lighting 304395 MIMIK 20 CP/T2 24W 4000K GR3 M3P/Luminaire Data Sheet dated 2nd May 2019;
- Dialux Exterior Scene 1/Planning Data dated 2nd May 2019;
- Dialux Exterior Scene 1/Luminaire Parts List dated 2nd May 2019;
- Dialux Exterior Scene 1/Calc Car Path/Isolines/(E, Perpendicular) datasheet dated 2nd May 2019;
- Dialux Exterior Scene 1/Calc Carpark Link/Isolines/(E, Perpendicular) datasheet dated 2nd May 2019;
- Dialux Exterior Scene 1/Calc Entrance Path/Isolines/(E, Perpendicular) datasheet dated 2nd May 2019;
- Dialux Exterior Scene 1/Calc New School Vertical/Isolines/(E, Perpendicular) datasheet dated 2nd May 2019;
- Dialux Exterior Scene 1/Calculation Surface 10/Isolines/(E, Perpendicular) datasheet dated 2nd May 2019;
- Dialux Exterior Scene 1/Calculation Surface 11/Isolines/(E, Perpendicular) datasheet dated 2nd May 2019;
- Dialux Exterior Scene 1/Calculation Surface 12/Isolines/(E, Perpendicular) datasheet (Page 16)) dated 2nd May 2019;
- Dialux Exterior Scene 1/Calculation Surface 12/Isolines/(E, Perpendicular) datasheet (Page 17)) dated 2nd May 2019;
- Dialux Exterior Scene 1/Calc Entrance Path/Isolines/(E, Perpendicular) datasheet (Page 18) dated 2nd May 2019;
- Dialux Exterior Scene 1 Emer/Planning Data dated 2nd May 2019;
- Dialux Exterior Scene 1 Emer/Luminaire Parts List dated 2nd May 2019;
- Dialux Exterior Scene 1 Emer/Calc New School Vertical/Isolines/(E,

Perpendicular) datasheet dated 2nd May 2019;

- Dialux Exterior Scene 1 Emer/Calculation Surface 10/Isolines/(E, Perpendicular) datasheet dated 2nd May 2019;
- Dialux Exterior Scene 1 Emer/Calculation Surface 11/Isolines/(E, Perpendicular) datasheet dated 2nd May 2019;
- Dialux Exterior Scene 1 Emer/Calculation Surface 12/Isolines/(E, Perpendicular) datasheet (Page 24) dated 2nd May 2019;
- Dialux Exterior Scene 1 Emer/Calculation Surface 12/Isolines/(E, Perpendicular) datasheet (Page 25) dated 2nd May 2019;
- Dialux Exterior Scene 1 Emer/Calculation Surface 13/Isolines/(E, Perpendicular) datasheet dated 2nd May 2019;
- Dialux Exterior Scene 1 Emer/Calculation Surface 14/Isolines/(E, Perpendicular) datasheet dated 2nd May 2019;
- Hethersett Junior School, Electrical Services Planning Assessment, Solar Photovoltaic Micro Generation – Report 19-1-1022 dated 7th September 2019;
- Canadian Solar Solar Panel CS6K-275/280/285M Data Sheet, dated May 2016;
- Hethersett Junior School, Landscape Management & Maintenance Plan, HBS Landscape Architecture dated 24th April 2019;
- Extension to 2FE Primary School Hethersett VC Junior School Hethersett, Transport Statement, BHA Consulting dated 30th November 2018;
- Hethersett Junior School, New Block, Sustainability Statement, NPS Property Consultants Ltd – Report 01-02-19-1-1022 dated 11th September 2019;
- Hethersett Junior School, Queens Road, Hethersett, Planning Statement, NPS Group dated May 2019;
- Design & Access Statement and Material Palette (RIBA Stage 3), Revision A, Hethersett VC Junior School, 22 Queen's Road, Hethersett, NPS Group dated 12th September 2019.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 13.3 The external materials and finishes used in the construction of the development hereby permitted shall be as detailed on Drawing No. NPS-DR-A-110 Rev P3 – Proposed Elevations New Build dated 10th September 2019 and in Section 5 Materials Palette of the Design & Access Statement and Material Palette (RIBA Stage 3), Revision A, Hethersett VC Junior School, 22 Queen's Road, Hethersett, NPS Group dated 12th September 2019.

Reason: To ensure the satisfactory appearance of the development, in accordance with Policy 2 of the Joint Core Strategy for Broadland, Norwich and

South Norfolk (2011), Policy DM 1.4 of the South Norfolk Local Plan Development Management Policies Document (2015) and Chapter 12 of the NPPF (2019).

- 13.4 The landscaping scheme hereby permitted shall be implemented within the first planting season (October to March), following completion the development. Any plants which, within a period of five years from the completion of the planting, die, are removed or become seriously damaged or diseased, shall be replaced with others of a similar size and species. All planting shall be retained for a period of five years after initial planting has been completed and any trees and shrubs which are substantially damaged, seriously diseased or die, shall be replaced within twelve months of removal or death, with plants of a similar species and size.

Reason: To ensure the satisfactory appearance of the development, in accordance with Policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (2011), Policies DM 4.8 and DM 4.9 of the South Norfolk Local Plan Development Management Policies Document (2015) and Chapter 12 of the NPPF (2019).

- 13.5 Prior to the implementation of the landscaping scheme approved in accordance with Condition 4 details of the proposed trees to be planted, including details of the tree sizes and tree pit details should be submitted and approved in writing by the Local Planning Authority. The submitted details shall thereafter be implemented in accordance with the submitted details

Reason: To ensure the satisfactory appearance of the development, in accordance with Policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (2011), Policies DM 4.8 and DM 4.9 of the South Norfolk Local Plan Development Management Policies Document (2015) and Chapter 12 of the NPPF (2019).

- 13.6 Any access gates/bollard/chain/other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 5 metres from the near channel edge of the adjacent carriageway. Any sidewalls/fences/hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the outside gateposts to the front boundary of the site.

Reason: In the interests of highway safety enabling vehicles to safely draw off the highway before the gates/obstruction is opened.

- 13.7 The gradient of the vehicular access shall not exceed 1:12 for the first 10 metres into the site as measured from the near channel edge of the adjacent carriageway.

Reason: In the interests of the safety of persons using the access and users of the highway.

- 13.8 Prior to the first use of the development hereby permitted the proposed access / on-site car parking / on site footpath / servicing / loading / unloading / turning / waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 13.9 The on-site parking arrangement for construction workers outlined on Drawing No. NPS-DR-A-015 Rev P1 - Proposed Contractor's Compound & Access Route dated 17th May 2019 shall be implemented throughout the construction period.
- Reason: To ensure adequate off-street parking during construction in the interests of highway safety.
- 13.10 For the duration of the construction period all traffic associated with the construction of the development will comply with the Construction Site Traffic Management Plan. In addition. all measures outlined within the statement shall be implemented throughout the construction period.
- Reason: In the interests of maintaining highway efficiency and safety.
- 13.11 Within 6 months of the approval hereby permitted the detailed drawings for the off-site vehicular access / footway improvement works as indicated on Drawing No. NPS-DR-A-012 Rev P1 – Proposed Site Plan dated 17th May 2019 shall be submitted to and approved in writing by the Local Planning Authority.
- Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.
- 13.12 Prior to the first occupation/use of the development hereby permitted the off-site highway improvement works (including Public Rights of Way works) referred to in Condition No. 11 shall be completed to the written satisfaction of the Local Planning Authority.
- Reason: To ensure that the highway network is adequate to cater for the development proposed.
- 13.13 Within 6 months of the first occupation of the development hereby permitted a review of the existing school Travel Plan shall be submitted to and approved in writing by the County Planning Authority. The Travel Plan shall be implemented in accordance with the timetables and targets contained therein and shall continue to be implemented subject to any modifications agreed by the County Planning Authority in writing as part of an annual review. The Travel Plan reviews shall monitor pupil numbers and provide accordingly for the

phased development of the future cycle parking.

Reason: To ensure that the development offers a wide range of travel choices to reduce the impact of travel and transport on the environment.

- 13.14 Within 12 months of first occupation of the development hereby permitted, the applicant shall instruct the Highway Authority to undertake a Traffic Management review within the vicinity of the site to identify if any further reasonable measures (including waiting restrictions and verge protection) are required to manage traffic associated with the development. Any such measure(s) identified shall be constructed in accordance with a detailed scheme to be agreed in writing with the Local Planning Authority, in consultation with the Highway Authority.

Reason: In the interests of highway safety.

- 13.15 Use of the development shall not commence until the improvement works to the playing fields have been carried out in line with the Hethersett Junior School Feasibility Study written by Agrostis Sports Surface Consulting and made available for use. The playing fields shall thereafter be managed and maintained in accordance with the approved scheme.

Reason: To ensure the quality of pitches is satisfactory for the intensified use and that they are available for use before development (or agreed timescale) and to accord with Policy DM 3.15 of the South Norfolk Local Plan Development Management Policies Document (2015) and Chapter 8 of the NPPF (2019).

- 13.16 The multi-use games area shall be constructed and made available for use within 3 months of commencement of use of the development.

Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use [phasing provision] and to accord with Policy DM 3.15 of the South Norfolk Local Plan Development Management Policies Document (2015) and Chapter 8 of the NPPF (2019).

- 13.17 The multi-use games area hereby permitted shall not be constructed other than substantially in accordance with Sport England guidance: Artificial surfaces for outdoor sports.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Policy DM 3.15 of the South Norfolk Local Plan Development Management Policies Document (2015) and Chapter 8 of the NPPF (2019).

- 13.18 The multi-use games area hereby permitted shall not be used other than for outdoor sport and play.

Reason: To protect the multi-use games area from loss and/or damage, to

maintain the quality of and secure the safe use of sporting provision and to accord Policy DM 3.15 of the South Norfolk Local Plan Development Management Policies Document (2015) and Chapter 8 of the NPPF (2019).

- 13.19 No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent environmental and amenity problems arising from flooding.

- 13.20 The development hereby permitted shall not be occupied until the drainage works have been carried out in accordance with the approved drainage strategy.

Reason: To prevent increased risk of flooding, in accordance with Policy DM 4.2 of the South Norfolk Local Plan Development Management Policies Document (2015) and Chapter 14 of the NPPF (2019).

- 13.21 The management and maintenance of the surface water drainage system shall be carried out in accordance with the approved Flood Risk Assessment and Drainage Strategy for the lifetime of the development.

Reason: To prevent increased risk of flooding, in accordance with Policy DM 4.2 of the South Norfolk Local Plan Development Management Policies Document (2015) and Chapter 14 of the NPPF (2019).

- 13.22 Prior to the commencement of the use hereby permitted a Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented.

The noise management plan shall include:

- A mechanism for receiving, investigating and resolving complaints from residents;
- Details of how noisy activities will be managed;
- The hours for any out of school activities;
- Details of how noise from persons leaving the premises will managed;
- A review clause to ensure review of the Plan if required so that it remains effective and responds to any changes in the circumstances and activities at the school

Reason: To safeguard amenity of neighbouring residential occupiers and ensure the provision measures to safeguard them from any disturbance.

- 13.23 Notwithstanding the submitted Ecology Report (Ecological Report: Hethersett Junior School, Norfolk, Norfolk Wildlife Services – Report Reference 2018/081 dated 30 April 2019), prior to the occupation of the development hereby approved details of the bat and bird enhancements within the new building shall

be submitted to and approved in writing by the County Planning Authority. The bat and bird enhancements shall be implemented in accordance with the approved details.

Reason: In the interests of preserving the ecological interest in the area in accordance with Policy 1 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (2011), and Policy DM 4.4 of the South Norfolk Local Plan Development Management Policies Document (2015) and Chapter 15 of the NPPF (2019).

- 13.24 The approved Construction Environmental Management Plan (Biodiversity), Hethersett Junior School, Hethersett, Norfolk, Norfolk Wildlife Services - Report Reference 2018/081.2 dated (Approved) 30th April 2019 shall be adhered to and implemented through the construction phases strictly in accordance with the approved details, unless agreed in writing by the local planning authority.

Reason: In the interests of preserving the ecological interest in the area in accordance with Policy 1 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (2011), and Policy DM 4.4 of the South Norfolk Local Plan Development Management Policies Document (2015) and Chapter 15 of the NPPF (2019).

Informatives

Highways

1. For further information on school Travel Plans please contact 0344 800 8020 or email <mailto:travelplans@norfolk.gov.uk> Schools that are required to generate or update plans should use the following link <http://www.modeshiftstars.org/>
2. It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the Applicant and the County Council. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained and typically this can take between 3 and 4 months. Advice on this matter can be obtained from the County Council's Highways Development Management Group based at County Hall in Norwich. Please contact Jon Hanner 01603 223273.
3. Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.
4. If required, street furniture will need to be repositioned at the Applicants own expense.

Environmental Protection

The school's Travel Plan should include details of how any environmental issues associated with the immediate area around the school when students are arriving and departing have been considered and address.

Drainage

(1) Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

(2) Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

(3) Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.

(4) The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Ecology

The sighting of the proposed bat and bird boxes should take into account The Bat Conservation Trust and The Institution of Lighting Professionals (ILP) guidance on bats and lighting:

<https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

Features that may be used by roosting, commuting and foraging bats, such as hedgerows and trees, and proposed bat mitigation incorporated within the new building, should not be illuminated.

Security

(1) With regards to the additional pedestrian access point form Admirals Walk;

Norfolk Constabulary appreciates the grounds to the school are extensive and the need for an additional site entrance at the site for parents and students is appropriate on the grounds of safety and sustainability. This additional entrance should only be available at arrival and departure times and the entrances gates locked in between. Whilst these entrance gates could be locked and unlocked manually by school staff it is recommended that they are operated remotely from the school office. Monitoring of the entrance and exit points by CCTV may be appropriate here. (Norfolk Constabulary recommends CCTV systems be installed to BS EN 50132-7:2012)

(2) The school's reception entrance should be clearly signposted from the entrances to the site.

(3) Colour coding of signs can be helpful in identifying the routes to various school departments and other community buildings on the school site.

(4) The car park should comply with the police service's 'ParkMark' criteria for safer car parks.

(5) The secure bicycle and scooter parking should be provided in view of occupied school offices and / or classrooms, with stands to which the bicycles can be secured. This area should be and secured during school hours. Cyclists should be encouraged to lock both wheels and the crossbar to a stand, rather than just the crossbar and therefore a design of cycle stand that enables this method of locking to be used is recommended. Minimum requirements for such equipment are: Galvanised Steel bar construction (minimum thickness 3mm) filled with concrete. Minimum foundation depth of 300mm with welded 'anchor bar'.

(6) Waste containers, particularly those with wheels, can be used for climbing at the contents used to start fires. Consideration should be given to using containers with lockable lids.

(7) For bollard that are intended to be security bollards Norfolk Constabulary recommends that they have been successfully tested to PAS 68-1:2013 (performance specifications for vehicle security barriers- fixed bollards) or PAS 68-2:2013 for rising bollards.

(8) It is important that the doorset aperture of the new building is protected. Due to the nature of educational establishments and locations there is an expectation that the security will be required to meet one of the following minimum standards when the building is unoccupied: - PAS 24:2016 - LPS 1175 Issue 7 SR2 - STS 201 or STS 202 BR2

(9) Windows must also be fit for purpose and should be certified to PAS 24:2016 (or equivalent).

(10) Glazing for windows and doors in this building should include one pane of attack resistant glass successfully tested to BS 356:2000 P1A.

Background Papers

Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk -Adopted March 2011, with amendments adopted January 2014

https://www.south-norfolk.gov.uk/sites/default/files/JCS_Adopted_Version_Jan_2014.pdf

South Norfolk Local Plan Development Management Policies Document (DMPD) Adoption Version October 2015

https://www.south-norfolk.gov.uk/sites/default/files/Development_Management_Policies_Document_0.pdf

South Norfolk Local Plan Site Specific Allocations & Policies Document (SSAPD) Adoption Version October 2015

<https://www.south-norfolk.gov.uk/residents/planning/planning-policy/adopted-south-norfolk-local-plan/site-specific-allocations-and>

The National Planning Policy Framework (NPPF) (2019)

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf?_ga=2.81687703.1498971390.1566921834-1965140127.1559835065

Planning Practice Guidance (2014)

<https://www.gov.uk/government/collections/planning-practice-guidance>

Officer Contact

If you have any questions about matters contained in this paper or want to see copies of any assessments, eg equality impact assessment, please get in touch with:

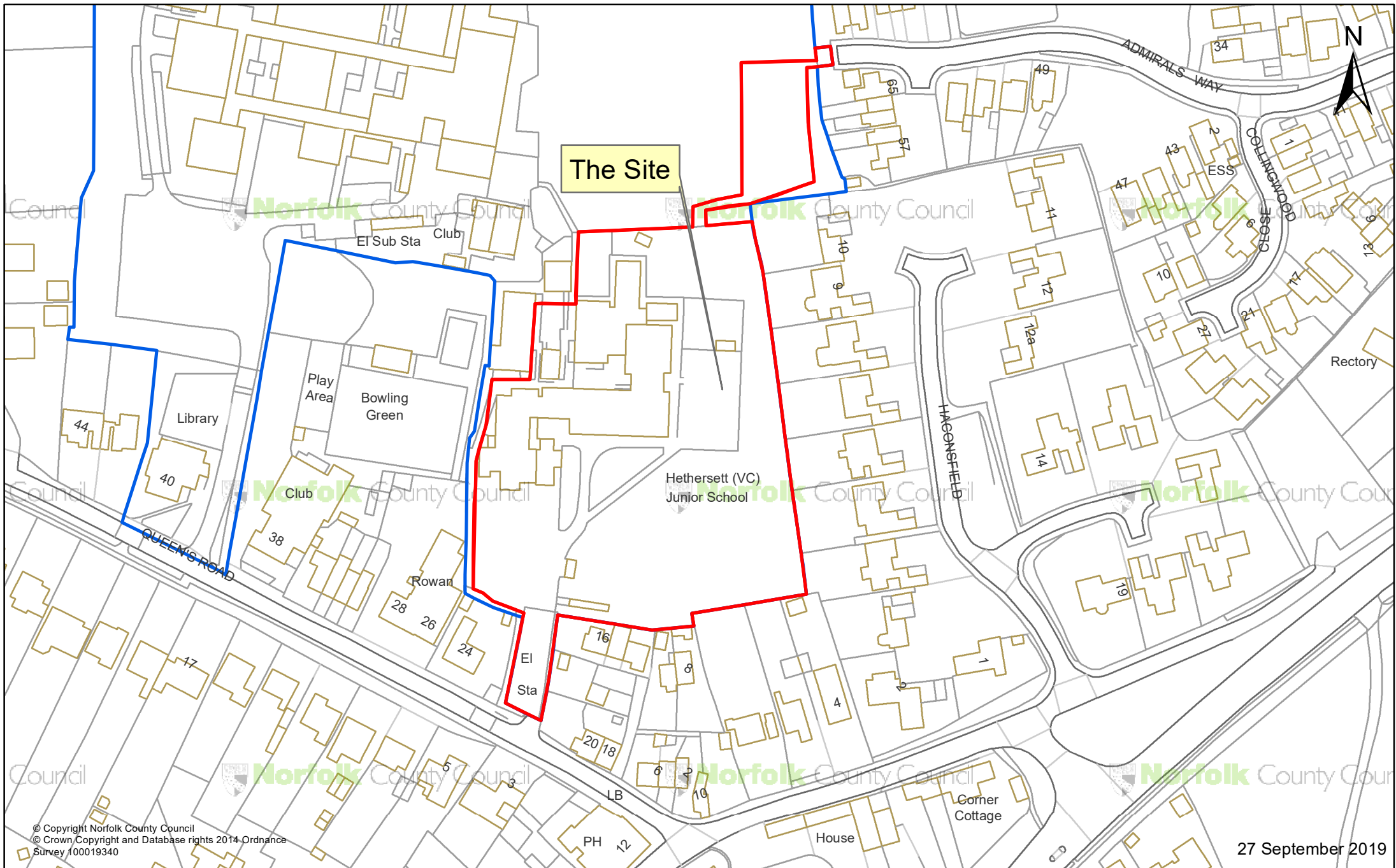
Officer name : Andrew Sierakowski

Tel No : 01746 718799

Email address : andrew.sierakowski@norfolk.gov.uk



If you need this report in large print, audio, braille, alternative format or in a different language please contact 0344 800 8020 or 0344 800 8011 (textphone) and we will do our best to help.



The Site

Hethersett (VC)
Junior School

Library

Bowling
Green

Play
Area

Club

Rowan

El
Sta

PH

House

Corner
Cottage

Rectory

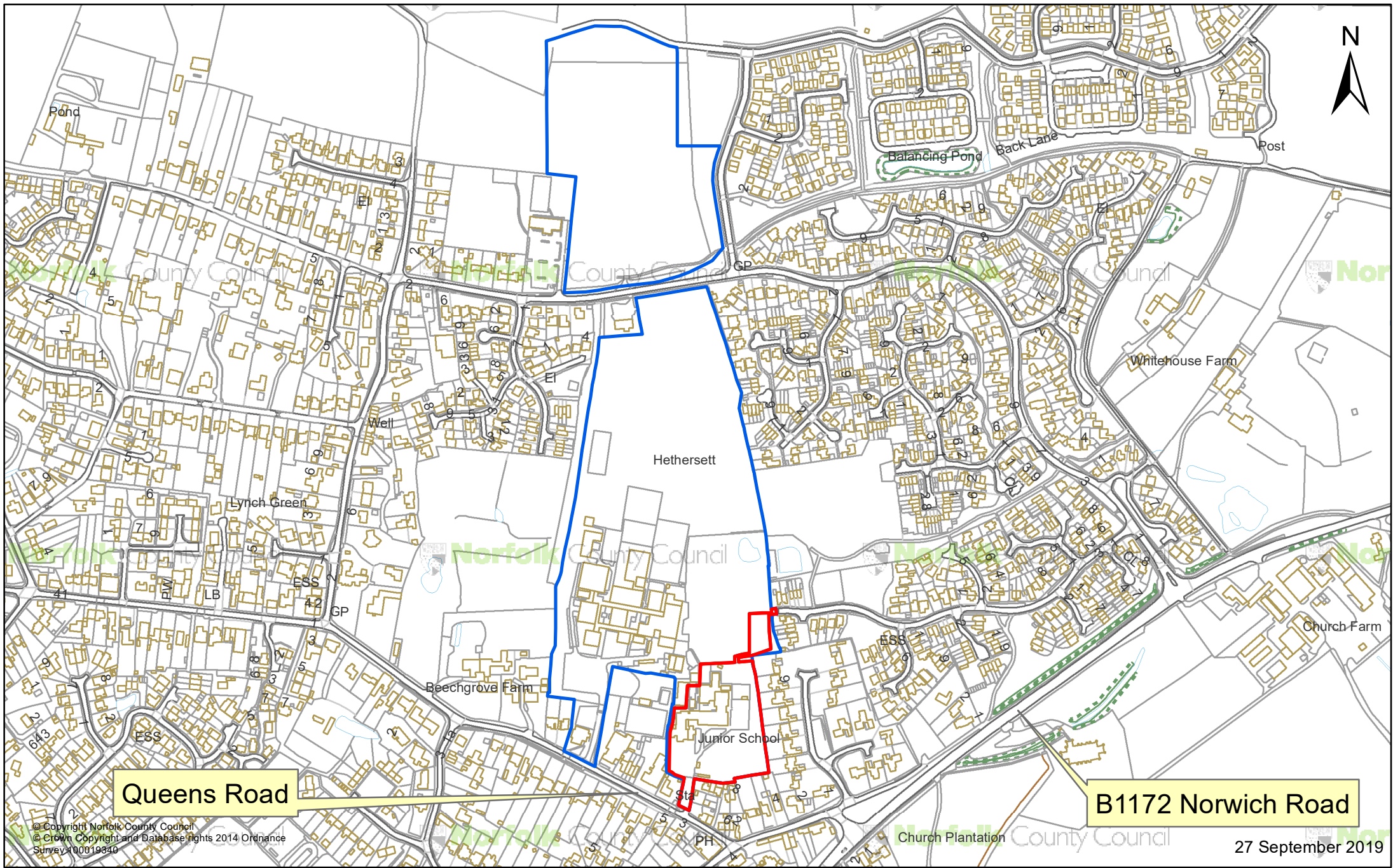
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Survey 100019340

27 September 2019

Hethersett Junior School Site Plan





Hethersett Junior School
Location Plan

