



**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

## Planning Committee

3 June 2021



### S20/2201

Proposal:	Demolition of existing pavilion, erection of new sports centre, change of use of agricultural land to sports pitch, installation of 2 replacement sports pitches and floodlights, and alteration to access
Location:	Stamford Junior School, Kettering Road, Stamford
Applicant:	Stamford Endowed Schools
Agent:	Kate Wood, Barker Storey Matthews, The Lawns, 33 Thorpe Road, Peterborough
Application Type:	Full Planning Permission (Major)
Reason for Referral to Committee:	Major Development
Key Issues:	Principle of development Impact on the character of the area The Historic Environment Residential amenity Highway and transport infrastructure Flood risk and drainage Ecology and biodiversity Sustainability
Technical Documents:	Planning Statement Design and Access Statement Heritage Statement Landscape and Visual Impact Assessment Agricultural Impact Assessment Flood Risk Assessment Ecological Impact Assessment Noise Assessment Floodlighting Design Statement of Community Involvement Geophysical Survey Geo-environmental Assessment Highways and Transport Note

#### Report Author

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**Corporate Priority:**

**Growth**

**Decision type:**

**Regulatory**

**Wards:**

**Stamford St Mary's**

**Reviewed by:**

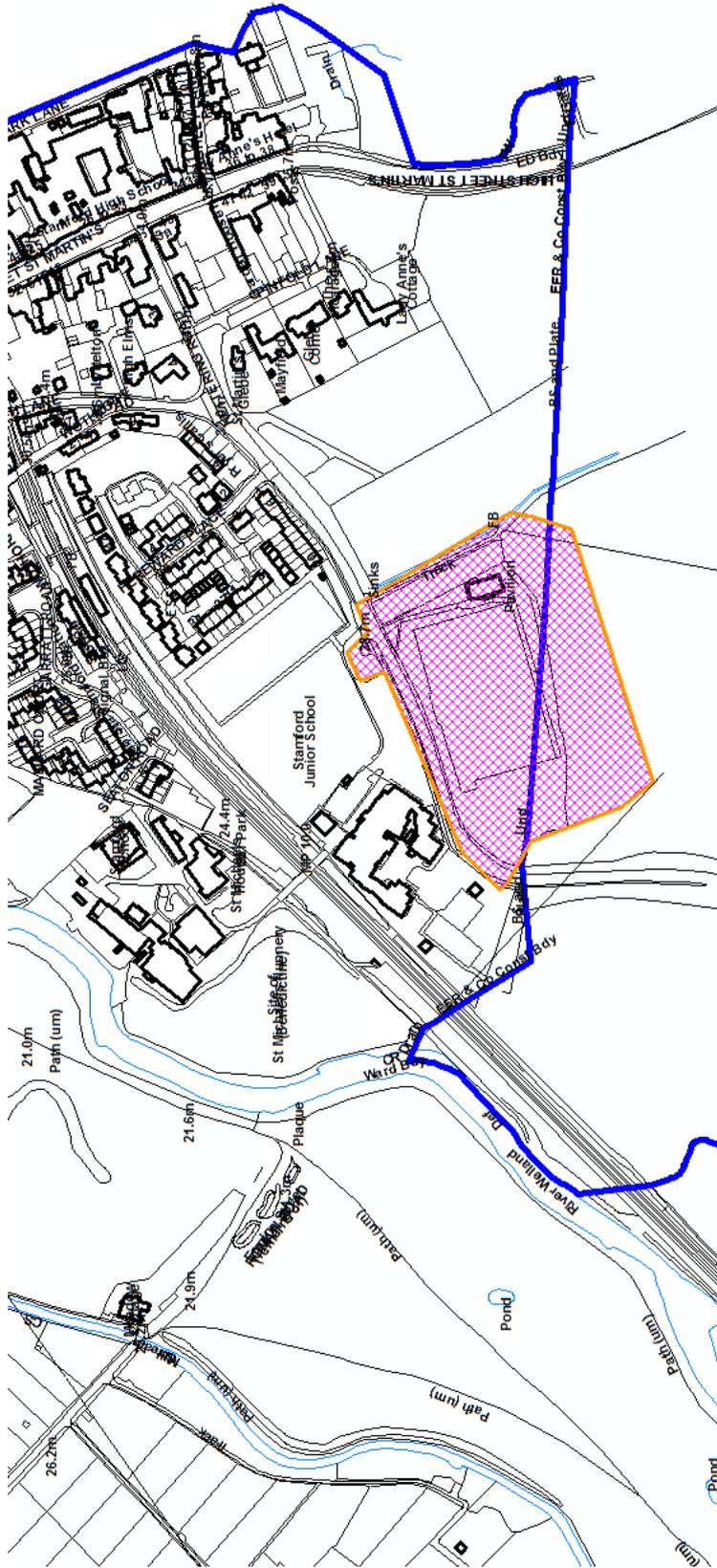
Chris Brown, Principal Planning Officer

19 May 2021

**Recommendation (s) to the decision maker (s)**

**That the application is approved conditionally**

# S20/2201 – Stamford School, Kettering Road, Stamford



Key



Application  
Boundary



## **1 Description of Site**

- 1.1 The site is located to the south of Kettering Road, to the south-west of Stamford. To the east is a new development of five houses which are currently under construction, approved under S18/1207. To the south is open countryside, beyond which lies the village of Wothorpe. To the north, and on the opposite side of Kettering Road, is Stamford Junior School. To the west, across Kettering Road, are sports fields associated with the school. The southern part of the site is within the Peterborough City Council administrative area.
- 1.2 A public footpath crosses the field from Wothorpe towards the south-east corner of the site, before running northwards to join Kettering Road at a point to the west of the pavilion. The site is largely bound by hedgerows, with a denser cluster of trees to the east of site.
- 1.3 The site is currently occupied by a synthetic sports pitch, with floodlighting and a sports pavilion, all associated with the school. Access to the site is from Kettering Road for both vehicles and pedestrians. There is no car park on the site, with any associated vehicles being required to park across the road at the school.

## **2 Description of Proposal**

- 2.1 The application proposes the demolition of the existing pavilion and the erection of a new and improved sports centre. The application also includes some development into the agricultural land to the south to facilitate the installation of an additional sports pitch. This would be achieved by rotating the current pitch alignment by 90 degrees and using some additional land to the south. This would not affect the route of the existing public footpath. Both pitches would be lit by the installation of new 15m high floodlighting columns.
- 2.2 The application states the proposal is to address a growing demand and current lack of facilities for girls' sport within the school. The school has also provided a statement, setting out their strategy and policy for making their sports facilities available for wider community use.
- 2.3 The replacement sports centre / pavilion would provide improved changing facilities, staff facilities, a small kitchen, social area, a gym and dance studios. The pavilion would be orientated so that the long elevation faces the hockey pitches, in order to facilitate a raised viewing area for parents and visitors to watch matches. The sports centre would be approximately 75m x 20m, and has been designed with a dual pitch roof, with ridge heights of 6m and 8m.

### 3 Relevant History

Reference	Proposal	Decision	Date
S99/0373	New sports pavilion	Approved Conditionally	15/07/1999
S05/0232	Synthetic hockey pitch with fencing & floodlights & hard surface tennis courts	Approved Conditionally	07/04/2005

### 4 Policy Considerations

#### 4.1 SKDC Local Plan 2011 - 2036

Policy SD1 - The Principles of Sustainable Development in South Kesteven

Policy SP1 - Spatial Strategy

Policy SP2 - Settlement Hierarchy

Policy SP4 – Development on the edge of settlements

Policy SP6 – Community Services and Facilities

Policy EN1 - Landscape Character

Policy EN2 - Protecting Biodiversity and Geodiversity

Policy EN3 - Green Infrastructure

Policy EN4 – Pollution Control

Policy EN5 - Water Environment and Flood Risk Management

Policy EN6 - The Historic Environment

Policy DE1 – Promoting Good Quality Design

Policy SB1 – Sustainable Building

Policy ID2 - Transport and Strategic Transport Infrastructure

Policy OS1 – Open Space

#### 4.2 National Planning Policy Framework (NPPF)

Section 8 – Promoting healthy and safe communities

Section 9 – Promoting sustainable transport

Section 12 - Achieving well-designed places

Section 15 – Conserving and enhancing the natural environment

Section 16 – Conserving and enhancing the historic environment

#### 4.3 Emerging Stamford Neighbourhood Plan

### 5 Representations Received

#### 5.1 Stamford Town Council

5.1.1 No objection. Contractors to make good damage to verge or kerbing associated with this development.

#### 5.2 Wothorpe and St Martins Without Parish Council

5.2.1 Support the principle of development and raise the following concerns:

- Use should be restricted to a sports pitch and pavilion, there should be no sale of alcohol.
- Hours of operation should be restricted to 8am – 9pm.

- Light pollution should be minimised.
- A reduction in the speed limit along Kettering Road to 20mph should be considered.

### 5.3 **Peterborough City Council**

5.3.1 The pending planning application (reference: S20/2201) is a dual planning application with both South Kesteven District Council and Peterborough City Council. The reference number for the planning application with Peterborough City Council is 20/01724/FUL.

### 5.4 **LCC Highways & SuDS Support**

5.4.1 No objection in relation to highway impacts, subject to a condition securing a construction management plan.

5.4.2 The Flood Risk Assessment and Drainage proposals are an improvement over the existing conditions. Surface water will continue to be discharged to the Anglian Water surface water sewer, but the proposal includes for attenuation so that the discharge rate is reduced from existing, providing an improvement. The detailed design for the surface water proposals has yet to be undertaken and it is therefore conditioned below.

### 5.5 **Highways England**

5.5.1 No objection.

### 5.6 **Anglian Water**

5.6.1 The foul drainage from this development is in the catchment of Stamford Water Recycling Centre that will have available capacity for these flows. Request a condition regarding a surface water drainage strategy.

### 5.7 **Environmental Protection**

5.7.1 Lighting - The applicant shall install the lighting as scheme proposed in the design and access statement (section 4.7) and detailed in report SSL2884 submitted with the application.

5.7.2 Geo Environmental - The applicant has submitted a phase I & II geo-environmental assessment for the proposed development. Environmental Protection are satisfied with the results and conclusions phase I & II assessment that has been undertaken and that the applicant undertakes the geo-environmental recommendations made in Section 10.0 of the report (EAL.105.20)

5.7.3 Noise - The submitted acoustic impact report for the proposed development has been reviewed by Environmental Protection. The applicant shall implement the recommendations of the report such that:

- All perimeter fencing is fixed to support posts with a neoprene isolator installed to fully isolate the panels from the posts.
- The applicant constructs the proposed 1 metre high earth bund with a 2.5m high solid timber fence to the southern boundary.
- The existing hours of operation and use of the sports facility remain as currently permitted.

## 5.8 **Historic England**

5.8.1 Recommend early stage archaeological investigations.

## 5.9 **Heritage Lincolnshire**

5.9.1 It is considered that the site offers a potential for archaeological remains to be encountered during development. Therefore, it is recommended that the developer should be required to commission a Scheme of Archaeological Works, according to a written scheme of investigation to be agreed with, submitted to and approved by the local authority. Initially I envisage that this would involve monitoring of all groundworks, with the ability to stop and fully record archaeological features.

## 5.10 **Conservation Officer**

5.10.1 No objection. The proposal will have very little impact on heritage assets as per the Heritage Impact Assessment submitted. The design and the materials for the new pavilion are considered to be supportable in this location.

## 5.11 **Gardens Trust**

5.11.1 No comments to make.

## 5.12 **Sport England**

5.12.1 No objection, subject to condition securing community use agreement for proposed facilities.

# 6 **Representations as a Result of Publicity**

6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 2 letters of representation have been received, which raise the following issues:

- Use should be restricted to a sports pitch and pavilion to limit nuisance to neighbours.
- Hours of operation should be limited so as not to adversely impact on neighbours.
- Development should not overlook new residential development to the east.
- Floodlight pollution should be minimised.
- Watercourse to east floods and this needs investigating prior to permission being granted.

# 7 **Evaluation**

## 7.1 **Principle of Development**

7.1.1 Planning law requires that the Local Planning Authority make decisions in accordance with the local development plan, unless material considerations indicate otherwise. The Council adopted a new Local Plan in January 2020 covering the period 2011-2036 which now forms the basis for decision making in South Kesteven. It is noted that the Stamford Neighbourhood Plan has recently completed its regulation 16 consultation and is currently subject to examination before a referendum. Therefore, only limited weight can be currently given to the policies in that draft plan.

7.1.2 Local Plan policy SD1 sets out the broad principles for achieving sustainable development in South Kesteven. The policy requires consideration of a number of issues including the impact of development on climate change, avoiding flood risk, encouraging the use of previously developed land and meeting current and future housing demand. Further, Policy SP2 states that development that supports the role of Stamford as a market town will be allowed, provided it does not compromise its nature and character. It also states that priority will be given to sustainable sites within the built up part of the town and appropriate edge of settlement extensions.

7.1.3 Policy SP4 provides further detail on appropriate edge of settlement and states that proposals will be supported provided that essential criteria a-f are met. These essential criteria are considered further below:

**a. Clear evidence of support from the local community.**

A Statement of Community Involvement has been submitted with the application which demonstrates that there were extensive pre-submission consultations with relevant stakeholders. That report demonstrates a largely positive response to the proposals and appropriately addresses concerns that were raised.

**b. Well designed and appropriate in size/scale, layout and character to the setting and area.**

7.1.4 The proposed pavilion has been designed to provide the required functional elements for the proposed use. The building has been designed with a double gabled roof in order to limit the overall height of the building. The design of the new pavillion is of a high quality, however it would occupy a relatively large footprint. The site is sensitive in terms of a gateway to this part of Stamford, which itself is a heritage rich environment. An extensive landscaping scheme is proposed, which would soften the visual impact of the proposal and it is recommended that the detail of which is secured by condition.

7.1.5 The applicant has submitted a landscape and visual impact assessment with the application which does not identify any significant adverse impact from the proposal. The Council has had this independently assessed and whilst it largely agrees with the applicant's findings, it does identify medium adverse impact from the extension of the sports pitches south. However, it concludes that *"on balance, the nature of development as a continuum of the existing sports facility is reasonable and of an appropriate scale."* The report also notes that a clear separation between Stamford and Wothorpe is maintained. The report also states that considerable material weight should be placed on successful establishment of the mitigating replacement hedgerow to the south of the site.

**c. Be adjacent to the existing pattern of development for the area.**

The site is adjacent to existing development. The proposed pavilion will be closer to the road than the existing pavilion, but will be read against the backdrop of existing and further consented development to the east. Much of the site is already developed and only a relatively small area of additional greenfield land is proposed to be used to facilitate the increased provision in sports facilities.

**d. Not extend obtrusively into the open countryside and be appropriate to the landscape, environmental and heritage characteristics of the area.**

As above, the proposed pitches will extend further into the countryside than the existing single pitch. However, the associated engineering works to level the site would result in the pitches being set down into the landscape which would help mitigate any visual impact, as well as the proposed landscaping. Although the proposed floodlights would have a visual impact, this needs to be assessed against the context of the existing, dated floodlights on the site. In particular, the modern design and method of illumination of the proposed floodlights results in less light spill than those existing. The submitted floodlight technical document demonstrates how effective the floodlights are at achieving a high level of luminance on the pitches, but with negligible light spill in the areas to the rear and above the floodlights.

**e. This relates to housing development and is not relevant to this application.**

**f. This relates to infrastructure associated with housing growth and is not relevant to this application.**

- 7.1.6 Local Plan Policy SP6 provides further support for community services and facilities. The policy states that where feasible they should promote walking, cycling and public transport. The policy also recognises that such facilities can have a wider catchment area and that their accessibility should be considered proportionately to their scale and purpose. Policy OS1 provides guidance on the redevelopment of sports pitches and states this will be acceptable where “the proposal will provide increased or improved open space and/or recreational facilities”. The positive benefits of having active and healthy places, including support for sporting and community uses is found the NPPF (section 8).
- 7.1.7 Emerging Stamford Neighbourhood Plan Policy 14 provides support for new educational facilities subject to consideration of pedestrians and cyclists, the suitability of the access and parking arrangements, and no adverse impact on neighbouring properties.
- 7.1.8 The proposed development would provide a high quality and much needed additional sports facility for the school and wider community. The school has also provided a statement, setting out their strategy and policy for making their sports facilities available for wider community use. The location of the site as an existing site for sports provision is well related to the school and accessible to other users. Sport England have been consulted and support the principle of the development, subject to the wider community use of the facilities being secured through a condition.
- 7.1.9 The principle of development is therefore considered to be acceptable and in accordance with Local Plan policies SD1, SP1, SP2, SP4, SP6 and OS1, the NPPF (section 9) and emerging Stamford Neighbourhood Plan Policy 14. Further consideration of the environmental and technical merits of the proposal is provided below.
- 7.2 **Impact on the character of the area**
- 7.2.1 Local Plan Policy DE1 states (amongst other criteria) that to ensure high quality design is achieved throughout the District, all development proposals will be expected to make a positive contribution to local distinctiveness, vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the streetscene, settlement pattern or the landscape / townscape character of the surrounding

area. Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area. Policy EN1 seeks to ensure development is appropriate for its context. The NPPF (section 12) states that good design is a key aspect of sustainable development and new development should be visually attractive as a result of good architecture and appropriate landscaping.

- 7.2.2 The site is currently occupied by a single synthetic pitch and sports pavilion. The proposal is to extend and enhance these existing facilities, however the broad character of the site and surroundings would remain unchanged. The pavilion would be constructed using a mixture of black timber cladding and Stamford stone cladding with a Welsh slate roof. The proposed materials are considered appropriate for this context and the final detail of which would be secured by condition. As above, the high quality design of the sports pavilion, landscaping scheme and modern floodlighting would ensure that the new facilities remain appropriate for this context.
- 7.2.3 The design and access statement states that various building typologies were explored that would suit the function of a sports pavilion, including analysis of traditional cricket pavilion forms, a contemporary approach and agricultural barns that are common in the rural setting. The merits of each helped to inform the proposal, with the predominant influence coming from the traditional barn which is considered appropriate for this semi-rural context. These options were explored at the pre-application stage and it is noted the applicant positively engaged with the Council's design PAD meeting to help inform these proposals at an early stage.
- 7.2.4 In summary, and by virtue of its scale and appearance, the proposal is considered to be in keeping with the existing sports facility context and surrounding semi-rural character, in accordance with Local Plan Policies DE1 and EN1 and the NPPF (section 12).

### 7.3 **The Historic Environment**

- 7.3.1 Policy EN6 states amongst other criteria that the Council will seek to protect and enhance heritage assets and their settings, in keeping with the policies in the National Planning Policy Framework. In relation to archaeology, the policy states that where development affecting archaeological sites is acceptable in principle, the Council will seek to ensure mitigation of impact through preservation of the remains in situ as a preferred solution. When in situ preservation is not practical, the developer will be required to make adequate provision for excavation and recording before or during development. The importance of considering the impact of development on the significance of designated heritage assets is expressed in the NPPF (section 16). Policy 9 in the emerging Stamford Neighbourhood Plan seeks to conserve and enhance the significance of designated and non-designated heritage assets.
- 7.3.2 A heritage statement has been submitted with the application which concludes that the proposed development would have a negligible impact on the overarching significance of the site itself, a negligible impact on the historic boundary marker, the setting and views of the nearby scheduled monument and listed buildings and on the setting and views of the Stamford Conservation Area. A historic settlement boundary marker was found within the site and is proposed to be located to better reveal its significance. The Council's

conservation officer agrees with these conclusions and does not raise any objection or concern regarding the proposal on heritage grounds.

- 7.3.3 In terms of the potential for archaeology, both Historic England and Heritage Lincolnshire have noted the potential for archaeological remains to be found within the site. As such, it is recommended to include conditions to secure a suitable scheme of archaeological investigation.
- 7.3.4 Subject to the above condition, the proposal is considered to protect and enhance the site and surrounding heritage assets and is in accordance with Local Plan Policy EN6, the NPPF (section 16) and emerging neighbourhood plan policy 9.
- 7.4 **Residential Amenity**
- 7.4.1 Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) that all development proposals will be expected to ensure there is no adverse impact on the amenity of neighbouring users in terms of noise, light pollution, loss of privacy and loss of light and provide sufficient private amenity space, suitable to the type and amount of development proposed. Policy EN4 seeks to reduce pollution, including both light and noise impacts from development. Paragraph 127 of the NPPF states that developments should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 7.4.2 The new dwellings approved under S18/1207 are located approximately 40m to the east of the site. However, there is a degree of existing landscaping and trees that separates the site and these residential properties. The noise assessment submitted with the application, demonstrates that this landscape buffer as well as the proposed pavilion would act as an effective buffer for any noise from the pitches to these residential properties. Likewise, as above, the new floodlighting would result in minimal light spill and would not adversely impact on the amenity of any neighbouring property occupiers.
- 7.4.3 The Council's Environmental Protection service have been consulted and do not object to the proposed development, subject to conditions securing the proposed floodlight specification and noise mitigation measures. Conditions limiting the hours of operation of the proposed facilities are considered reasonable and necessary.
- 7.4.4 Concerns regarding the use of the pavilion are noted and the main use of the pavilion is secured by condition. Other uses that are ancillary to the primary would be allowed, and limitations and controls relating to the sale of alcohol would be controlled through licensing legislation.
- 7.4.5 Taking into account the scale and nature of the proposal, and the current authorised use of the site, there is not considered to be an unacceptable adverse impact on any residential amenity. The proposal is considered to comply with Local Plan Policies DE1 and EN4 and the NPPF (section 12).

## 7.5 Highway and transport infrastructure

- 7.5.1 Local Plan Policy ID2 seeks to minimise the use of travel by car and maximise sustainable transport modes. The policy also requires development proposals not to result in any unacceptable highway safety impacts or result in severe cumulative traffic impacts. The NPPF (section 9) states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.5.2 A transport note has been submitted with the application which concludes that the proposal result in a betterment in terms of pedestrian and vehicle facilities. These include:
- Formalised access with kerb radii & minimum access width of 4.8m;
  - Turning areas to allow vehicles to enter, turn and egress in a forward gear;
  - Provision of a disabled parking space;
  - Provision of a service vehicle bay;
  - Junction visibility splays in accordance with MFS principals;
  - Gated access set back into the site, to allow vehicle to park clear of the public highway.
  - Provision of guard railing on the southern side of Kettering Road at the Puffin Crossing, where non is provided;
  - Extension of existing guard rail up to SES vehicular access;
  - New tactile paving at the SES vehicular access;
  - Widened footpath from 1.8m to 3m on southern side of Kettering Road (removal of hedgerow); and
  - Widened footpath from 1.3m to 2m into the site.
- 7.5.3 Lincolnshire County Council (as local highway authority) have noted the proposals would not materially change the traffic impact or highway operation of the site from existing uses. Parking provision would remain off-site as currently and the school would advise users of its location, pedestrians crossing between the site and the school would continue to be able to use the signalised crossing. The access to the pavilion would be modified and occasional service vans would use this access, there is appropriate turning and parking proposed for this. Cycle parking is also proposed and the proposal is therefore acceptable with regards to highway impact and encouraging walking and cycling.
- 7.5.4 In terms of the construction phase, LCC have further commented that the construction of the proposals with the demolition of the existing facilities would require an improved temporary access and possible temporary closure of the signal crossing whilst works are undertaken. This has not been assessed, swept paths for construction vehicles, operation and parking would need to be considered. A condition for the Construction Management Plan is therefore required to ensure that the construction of the proposals can be undertaken safely.
- 7.5.5 Any reduction in speed limit along Kettering Road would be subject to consideration by LCC (as local highway authority) and would need to be secured through a separate traffic regulation order. There is no stated requirement from the local highway authority for a speed limit reduction as a result of these proposals.

7.5.6 Neither LCC Highways nor Highways England have any objections to the scheme with the proposal which is therefore considered to comply with Policy ID2 and Section 9 of the NPPF.

## 7.6 **Flood Risk and drainage**

7.6.1 Local Plan Policy EN5 and the NPPF (section 14) require development to be located in the lowest areas of flood risk and not to increase the risk of flooding elsewhere. The applicant has submitted a Flood Risk Assessment, which confirms the site is within flood zone 1 (at the lowest risk of fluvial flooding), although there is some evidence of minor surface water flooding associated with the boundary ditches. The FRA states that the redevelopment of the pavilion and installation of a new surface water management scheme for the site would reduce surface water flow from the wastewater network. LCC (as lead local flood authority) have agreed that this would lead to an improvement on the existing drainage conditions for the site.

7.6.2 Both LCC (as lead local flood authority) and Anglian Water have both requested a condition to secure the detail of the surface water drainage scheme. Subject to satisfactory details through that condition the proposal is considered to comply with Local Plan Policy EN5 and the NPPF (section 14).

## 7.7 **Ecology and biodiversity**

7.7.1 Local Plan Policy EN2 seeks to ensure the conservation and enhancement of ecological networks and deliver a net gain in biodiversity for all development proposals. Further guidance relating to the conservation of the natural environment and protecting habitats is found in the NPPF (section 15).

7.7.2 The hedgerow along the southern boundary of the existing site is to be removed to facilitate the extension of the site into the adjacent field to the south. Additionally, some hedgerow along the northern boundary at the access point would be removed to improve the access to the site. Within the site, the pavilion will be located in the position of around 20 trees and associated groups of trees and scrub. However, in mitigation, the development proposes a new 3m wide native hedgerow and trees along the new route of the southern boundary, existing hedgerows around the site will be retained and managed, and the land to the east of the new pavilion will be planted as a landscape margin, tying into the existing retained trees.

7.7.3 An ecological appraisal was submitted with the application to provide a baseline understanding of the ecological constraints and opportunities within the site. An arboricultural impact assessment has also been submitted which provides an assessment of the trees with the site, including both those to be removed and retained. The initial surveys found the following ecological constraints to development:

- The use of the southern hedgerow boundary by bats;
- 'low' bat roost potential at the existing pavilion and an existing Ash tree;
- The existing hedgerow to be removed has the potential to support breeding birds.

- 7.7.4 As a result, further survey work and mitigation measures are proposed. The required further survey work and recommendations would safeguard the existing ecological networks and habitats within the site and provide opportunities for biodiversity net gain. A condition requiring details of such a scheme and further survey work is recommended. Subject to submission of satisfactory details in this respect, the proposal would be in accordance with Local Plan Policy EN2 and the NPPF (section 15).
- 7.7.5 It is further noted that the developer would still have a legal obligation under the Conservation of Habitats and Species Regulations (The Habitats Regulations 2017) that deals with internationally important sites and species, and the Wildlife and Countryside Act (WCA) 1981 that deals with nationally important sites and species regardless of the grant of planning permission. As noted in the submitted ecological appraisal, this could result in the need for protected species licenses during the demolition phase of the development.

## 7.8 **Sustainability**

- 7.8.1 Local Plan Policy SB1 seeks to address climate change by requiring development to use sustainable building practices. The submitted design and access statement demonstrates that the development will be built to a high standard, using sustainable building practices.
- 7.8.2 The applicant states that the design of the building and its associated mechanical and electrical engineering services would be undertaken utilising thermal modelling software which considers building orientation, glazing detail/areas, construction details, shading and the proposed environmental systems. The aim for this development is that the Building CO2 emission rate will be less than the Target (Notional Building) emission rate.
- 7.8.3 Some of the systems and features adopted to achieve this reduction are detailed as follows:
- Efficient thermal fabric of construction elements
  - High standard of air tightness
  - Efficient building services:
    - High efficacy lighting with absence detection and daylight dimming controls
    - Where mechanical ventilation is required these systems will incorporate heat recovery
  - Effective Building Energy Management System to control the systems, including sub metering and energy monitoring
  - Reducing the demand for mechanical cooling and mitigate the risk of overheating by:
    - Reducing heat gains through the use of energy efficient lighting, high specification glazing
    - Provision of openable windows and rooflights to provide natural ventilation within occupied spaces
    - Provision of Mechanical Ventilation Heat Recovery systems where required to occupied spaces
  - Use of air source heat pumps to provide space heating and cooling to activity areas
  - Use of a hybrid, (natural gas/solar), hot water heater to provide domestic hot water
  - Use of variable speed circulating pumps
  - Use of PIR operated taps complete with flow restrictors, and low flush wc's
  - Inclusion of cycle parking

7.8.4 Subject to these details being secured by condition, the development would be in accordance with local plan policy SB1.

## **8 Crime and Disorder**

8.1 It is considered that the proposal would not result in any significant crime and disorder implications.

## **9 Human Rights Implications**

9.1.1 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that act will be breached.

## **10 Conclusion and Planning Balance**

10.1 The proposed development would provide a high quality and much needed additional sports facility for the school. The location of the site as an existing site for sports provision is well related to the school. The proposal, subject to appropriate mitigation, would not result in any significant adverse impacts and is considered to represent a sustainable form of development.

10.2 The proposal is in accordance with Local Plan Policies SP1, SP2, SP4, SP6, EN1, EN2, EN4, EN5, EN6, DE1, OS1 and ID2, the emerging Stamford Neighbourhood Plan and the NPPF (sections 8, 9, 12, 15 and 16) and there are no material considerations that indicate otherwise, as such the proposal is recommended for approval, subject to conditions.

**RECOMMENDATION: that the development is Approved subject to the following conditions:**

### **Time Limit for Commencement**

1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

### **Approved Plans**

2 The development hereby permitted shall be carried out in accordance with the following list of approved plans:

- i. Location Plan drawing no. 240011-PUR-00-XX-DR-A-1000
- ii. Proposed Block Plan drawing no. 240011-PUR-00-XX-DR-A-2000
- iii. Proposed Ground Floor Plan drawing no. 240011-PUR-00-XX-DR-A-2010
- iv. Proposed Roof plan drawing no. 240011-PUR-00-XX-DR-A-2011

- v. Proposed Elevations drawing no. 240011-PUR-00-XX-DR-A-2020
- vi. Proposed AGP plans drawing nos. SES-SSL-XX-ZZ-DR-A-01/ 02/ 03

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

### **Before development is commenced**

- 3 No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority which shall indicate measures to mitigate against traffic generation and drainage of the site during the construction stage of the proposed development. The Construction Management Plan and Method Statement shall include:

- phasing of the development to include access construction;
- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- wheel washing facilities;
- the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material and;
- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (permanent or temporary) connect to an outfall (temporary or permanent) during construction.

The Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction and to ensure that suitable traffic routes are agreed.

- 4 The permitted development shall be undertaken in accordance with a surface water drainage scheme which shall first have been approved in writing by the Local Planning Authority.

The scheme shall:

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;

- provide attenuation details and discharge rates which shall be restricted to 14 litres per second;
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

The development must not be brought into use until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development.

- 5 Before development is commenced, the application shall include details demonstrating how the proposed scheme would comply with the requirements of Local Plan Policy SB1. The scheme shall include details of how carbon dioxide emissions would be minimised through the design and construction of the buildings; and details of water efficiency.

The approved sustainable building measures shall be completed in full, in accordance with the agreed scheme, prior to the first use of the development hereby permitted.

Reason: To ensure the development mitigates and adapts against climate change in accordance with Local Plan Policy SB1.

- 6 Before the development hereby permitted is commenced, a written scheme of archaeological investigation shall have been submitted to and approved in writing by the Local Planning Authority. The archaeological investigations shall also have been completed in accordance with the approved details and a report submitted to the Local Planning Authority for approval before development commences.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN6 of the adopted South Kesteven Local Plan and Paragraph 199 of the NPPF.

- 7 Before any development is commenced, a scheme for biodiversity mitigation and enhancement must have been submitted to and agreed in writing by the local planning authority. The scheme shall include any recommendations following the further surveys recommended by the BJ Collins ecological constraints report April 2021 which must be first completed:

- bats (roosting and foraging/commuting)
- breeding birds

The scheme shall include a plan identifying the location of any mitigation and enhancement measures, along with a detailed schedule (and technical details as relevant) for each of the measures proposed. The required biodiversity mitigation and enhancement measures shall be completed in full, in accordance with the agreed scheme.

Reason: This condition is necessary in order to ensure that the proposal does not have an unacceptable impact on biodiversity and protected species.

8 Before the development hereby permitted is commenced, all existing trees shown on the approved plan to be retained shall have been fenced off to the limit of their branch spread in accordance with BS 5837. No works including:

- i. removal of earth,
- ii. storage of materials,
- iii. vehicular movements or
- iv. siting of temporary buildings

shall be permitted within these protected areas.

Reason: To prevent unnecessary damage to existing trees and in accordance with Local Plan Policy DE1.

9 Before the development hereby permitted is commenced, details of hard landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- i. proposed finished levels and contours;
- ii. means of enclosure;
- iii. other vehicle and pedestrian access and circulation areas;
- iv. hard surfacing materials.

Reason: Hard landscaping makes an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

### **During construction**

10 Before any construction work above ground is commenced, details of any soft landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- i. planting plans;
- ii. written specifications (including cultivation and other operations associated with plant and grass establishment);
- iii. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

- 11 Before any of the works on the external elevations for the building(s) hereby permitted are begun, details of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

### **Before the development is brought into use**

- 12 Before any part of the development hereby permitted is brought into use, the external surfaces shall have been completed in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

- 13 Before the end of the first planting/seeding season following the first use of any part of the development hereby permitted, all soft landscape works shall have been carried out in accordance with the approved soft landscaping details.

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

- 14 Before any part of the development hereby permitted is brought into use, all hard landscape works shall have been carried out in accordance with the approved hard landscaping details.

Reason: Hard landscaping makes an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

### **Ongoing conditions**

- 15 The floodlighting hereby permitted shall be maintained and operated in accordance with the approved floodlighting details in perpetuity and not operated beyond 9pm on any day of the week.

Unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenities of the area and in accordance with Policies EN4 and DE1 of the adopted South Kesteven Local Plan.

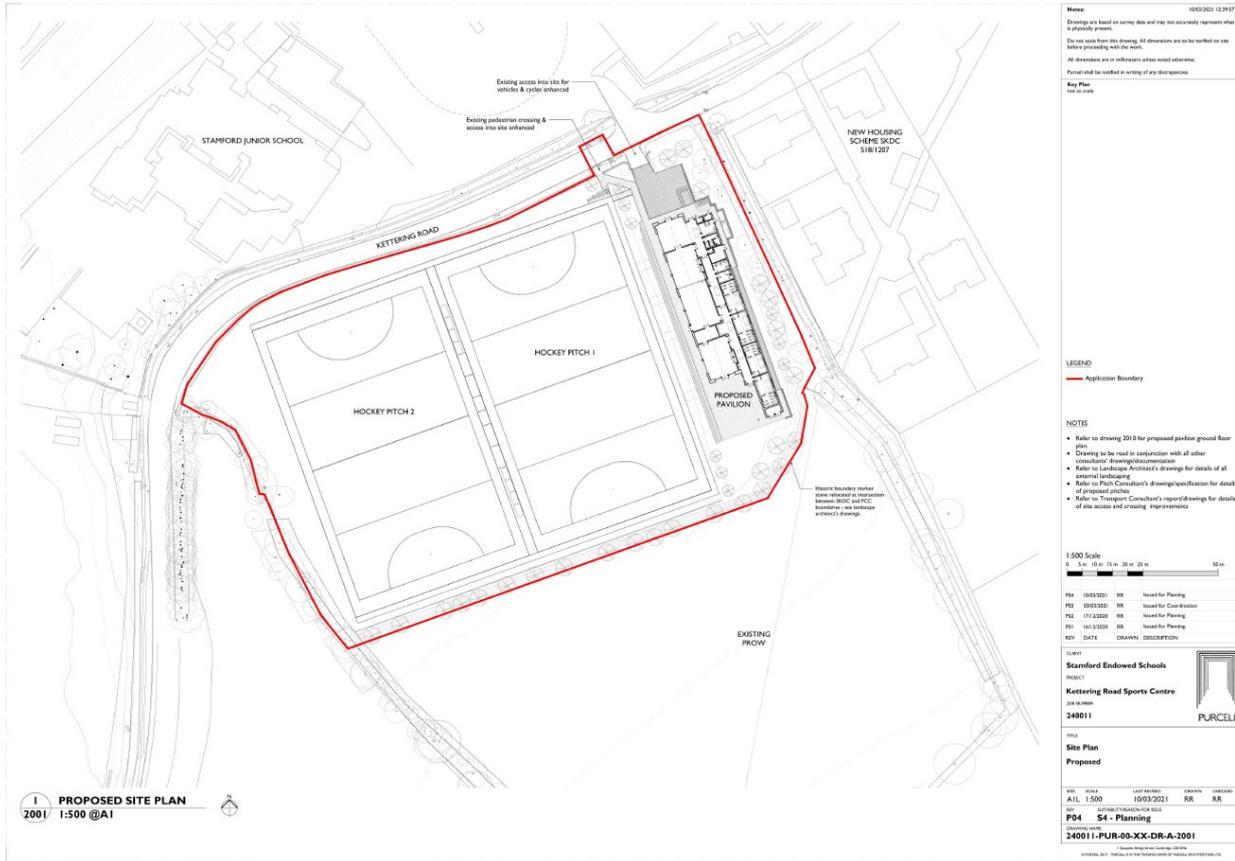
- 16 Within a period of five years from the first use of the development hereby permitted, any trees or plants provided as part of the approved soft landscaping scheme, that die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced in the first planting season following any such loss with a specimen of the same size and species as was approved in condition above unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

**Standard Note(s) to Applicant:**

- In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.
- The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For approval and specification details, please contact [vehiclecrossings@lincolnshire.gov.uk](mailto:vehiclecrossings@lincolnshire.gov.uk)
- 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
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- 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.
- 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
- 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.

# Proposed block plan



# Proposed Elevations



