

# Planning Committee

## Supplemental Agenda

<b>Meeting date</b>	1 <sup>st</sup> November 2022
<b>Officer</b>	Thomas Frankland-Wells
<b>Agenda Item</b>	Barnwell Lower School, Collenswood Road, Stevenage, SG2 9HQ
<b>Proposal</b>	The erection of a new secondary school and new Stevenage Education Support Centre (SESC) building, together with associated works and refurbishments including the provision of games areas, informal play areas, a substation, landscaping and car parking, following the demolition of the vacant former Collenswood and Barnwell School buildings.
<b>Reference</b>	22/00369/FPM
<b>ADDENDUM INFORMATION</b>	

### Public Representations

Since the deferral officer report was drafted, three additional letters of representation have been received. The additional representations are summarised as follows:

- Unacceptable environmental impact of new pedestrian access onto Barham Road;
- The significant removal of trees will mean the Council cannot meet its Net Zero Carbon by 2030 ambitions;
- Replacement planting schemes across the town are not surviving due to climate change;
- Should reconsider access from Collenswood Road and to reopen the gate located near Cromwell Road;
- Unacceptable removal of trees and potential damage to roots of retained trees from construction of footpaths;
- Unacceptable adverse impact on wildlife (including bats);
- Unacceptable traffic generation on the local highway network;
- The new footpath access from Barham Road would be unsafe due to the existing footpath not of sufficient capacity to accommodate large number of students;
- The access point for the SESC could be widened and screened to avoid contact between children attending the school and the centre;
- Access to the school via the Collenswood Road path / cycle track and/or the green will help spread any traffic congestion along the whole of Cromwell Road and Marlborough Road;
- The development would result in an increase in vehicle emissions;
- Utilising existing routes will allow better access for pedestrians / cyclists as well as greater access to local bus services.

A verbatim copy of the representations received can be viewed on the Council's website. Copies of these letters have also been circulated to the Planning and Development Committee in advance of the meeting.

### Biodiversity Net Gain

Since the officer report was drafted, the applicant has updated their biodiversity net gain assessment, increasing the amount of woodland to be planted from 0.2ha to 0.35ha. This increases the overall biodiversity net gain figure for the development from 10% to 16%.

Herts and Middlesex Wildlife Trust have reviewed the updated assessment and have confirmed that it is acceptable. Accordingly, Condition 13 as set out in the officer's report should be amended to read as follows (change underlined and in bold):

13. No development shall take place (excluding site clearance and demolition) until a landscape and ecological management plan ("LEMP") has been submitted to and approved in writing by the local planning authority. The content of the LEMP shall ensure the delivery of the agreed number of habitat and hedgerow units as a minimum (**48.42 habitat units**, 6.60 hedgerow units) to achieve a net gain in biodiversity and include the following:

- a) Description and evaluation of features to be managed;
- b) Aims and objectives of management;
- c) Appropriate management options for achieving target condition for all habitats, as described in the approved metric;
- d) Prescriptions for management actions, only definitive measures are acceptable;
- e) Preparation of an annual work schedule for a minimum of 30 years with measures clearly marked on plans;
- f) Details of the body or organisation responsible for implementation of the plan;
- g) Ongoing monitoring plan and remedial measures to ensure habitat condition targets are met;
- h) Details of species selected to achieve target habitat conditions as identified in approved metric, definitively stated and marked on plans.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body or bodies responsible for its delivery.

The LEMP shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The development shall be carried out in accordance with the approved LEMP.

**REASON:** To ensure that the development achieves at least a 10% net gain in biodiversity.

### **Amendments to conditions**

Due to the agreement with Herts and Middlesex Wildlife Trust with respect to Biodiversity Net Gain along with some minor changes to the landscaping plans to reflect this, the relevant conditions have been amended and to read as follows (change underlined and in bold):

#### Condition 1 (Approved Plans)

The development to which this permission relates shall be carried out in accordance with the following approved plans unless otherwise agreed in writing by the local planning authority:

FS0945-ALA-XX-ZZ-DR-L-0001 Rev **P09**

FS0945-ALA-XX-ZZ-DR-L-0002 Rev **P09**

FS0945-ALA-XX-ZZ-DR-L-0003 Rev **P09**

FS0945-ALA-XX-ZZ-DR-L-0004 Rev **P09**

FS0945-ALA-XX-ZZ-DR-L-0005 Rev **P09**

FS0945-ALA-XX-ZZ-DR-L-0006 Rev **P09**

FS0945-ALA-XX-ZZ-DR-L-0007 Rev **P09**

FS0945-ALA-XX-ZZ-DR-L-0008 Rev P09  
FS0945-ALA-XX-ZZ-DR-L-0009 Rev P09  
FS0945-ALA-XX-ZZ-DR-L-0014 Rev P09  
FS0945-ALA-XX-ZZ-DR-L-0015 Rev P09  
FS0945-ALA-XX-ZZ-DR-L-0016 Rev P09  
FS0945-ALA-XX-ZZ-DR-L-0017 Rev P09  
FS0945-ALA-XX-ZZ-DR-L-0018 Rev P09  
FS0945-ALA-XX-ZZ-DR-L-0019 Rev P08  
FS0945-ALA-XX-ZZ-DR-L-0020 Rev P08  
FS0945-ALA-XX-ZZ-DR-L-0023 Rev P09  
FS0945-ALA-XX-ZZ-DR-L-0026 Rev P08  
FS0945-ALA-XX-ZZ-DR-L-0027 Rev P08  
FS0945-ALA-XX-ZZ-DR-L-0029 Rev P06  
FS0945-ALA-XX-ZZ-DR-L-0030 Rev P06  
FS0945-ALA-XX-ZZ-DR-L-0032 Rev P09  
FS0945-ALA-XX-ZZ-DR-L-0033 Rev P09  
FS0945-JWA-ZZ-LG-DR-A-1001 Rev P02  
FS0945-JWA-ZZ-00-DR-A-1002 Rev P02  
FS0945-JWA-ZZ-01-DR-A-1003 Rev P01  
FS0945-JWA-ZZ-02-DR-A-1004 Rev P01  
FS0945-JWA-ZZ-R1-DR-A-1005 Rev P01  
FS0945-JWA-ZZ-LG-DR-A-1050 Rev P01  
FS0945-JWA-ZZ-ZZ-DR-A-3001 Rev P01  
FS0945-JWA-ZZ-ZZ-DR-A-3002 Rev P01  
FS0945-JWA-ZZ-ZZ-DR-A-3003 Rev P02  
FS0945-JWA-ZZ-ZZ-DR-A-3004 Rev P02  
FS0945-JWA-ZZ-ZZ-DR-A-4001 Rev P01  
FS0945-HEX-XX-XX-DR-C-9201 Rev P04  
FS0945-HEX-XX-XX-DR-C-9203 Rev P04  
FS0945-HEX-XX-XX-DR-C-9204 Rev P04  
714-ALA-XX--ZZ-DR-L-0006 Rev P01

714-ALA-XX--ZZ-DR-L-0007 Rev P01

FS1024-ALA-XX-ZZ-DR-L-0001 Rev P04

FS1024-ALA-XX-ZZ-DR-L-0002 Rev P04

FS1024-ALA-XX-ZZ-DR-L-0003 Rev P04

FS1024-ALA-XX-ZZ-DR-L-0004 Rev P04

FS1024-ALA-XX-ZZ-DR-L-0005 Rev P04

FS1024-ALA-XX-ZZ-DR-L-0008 Rev P04

FS1024-ALA-XX-ZZ-DR-L-0009 Rev P04

FS1024-ALA-XX-ZZ-DR-L-0010 Rev P04

FS1024-ALA-XX-ZZ-DR-L-0011 Rev P02

FS1024-ALA-XX-ZZ-DR-L-0012 Rev P04

FS1024-ALA-XX-ZZ-DR-L-0016 Rev P04

FS1024-ALA-XX-ZZ-DR-L-0020 Rev P04

FS1024-ALA-XX-ZZ-DR-L-0021 Rev P01

FS1024-ALA-XX-ZZ-DR-L-0022 Rev P01

FS1024-ALA-XX-ZZ-DR-L-0023 Rev P03

FS1024-JWA-AA-00-DR-A-1001 Rev P02

FS1024-JWA-AA-01-DR-A-1002 Rev P02

FS1024-JWA-AA-ZZ-DR-A-3001 Rev P02

FS1024-JWA-AA-ZZ-DR-A-3002 Rev P02

FS1024-JWA-AA-ZZ-DR-A-4001 Rev P01

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

Condition 8 (Biodiversity Net Gain)

The development to which this permission relates shall be carried out in accordance with the mitigation measures as specified in Table 11 and Table 12 of “Ecological Impact Assessment and Biodiversity Net Gain Report” authored by Surrey Wildlife Trust Ecology Services and dated 01/04/2022 and the methods as specified in “**Re: Michaela and SESC BNG Metric 22/00369/FPM**” authored by Surrey Wildlife Trust and dated **31/10/2022** unless otherwise agreed in writing by the local planning authority.

**REASON:** To prevent unacceptable harm to habitats and species.

#### Condition 18 (Phase 1 Acoustic Fencing)

The acoustic fencing on Phase 1 of the development to which this permission relates (labelled "F5" on drawing FS0945-ALA-XX-ZZ-DR-L-0009 Rev **P09**) shall be Jacksons Fencing 12K Envirofence. It shall be 3m in height as measured from finished ground level and shall have a superficial mass of at least 10kg/m<sup>2</sup>. The fencing shall be installed prior to first use of the multi-use games area and permanently retained as such thereafter unless otherwise agreed in writing by the local planning authority.

**REASON:** In the interests of the living conditions of neighbouring occupiers.

#### Condition 28 (Phase 1 Landscaping)

All planting and other soft landscaping as shown on drawing numbers FS0945-ALA-XX-ZZ-DR-L-0003 Rev **P09** through FS0945-ALA-XX-ZZ-DR-L-0008 Rev **P09** and FS0945-ALA-XX-ZZ-DR-L-0023 Rev **P09** shall be carried out no later than the first planting and seeding seasons following beneficial occupation of Phase 1 of the development to which this permission relates unless otherwise agreed in writing by the local planning authority.

**REASON:** To ensure a satisfactory appearance on completion of the development.

#### Condition 33 (Phase 1 Replacement planting)

Any trees or other plants comprised in the landscaping works for Phase 1 of the development to which this permission relates (as shown on drawing numbers FS0945-ALA-XX-ZZ-DR-L-0003 Rev **P09** through FS0945-ALA-XX-ZZ-DR-L-0008 Rev **P09** and FS0945-ALA-XX-ZZ-DR-L-0023 Rev **P09**), which within a period of five years from the substantial completion of Phase 1 die, are removed, become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless otherwise agreed in writing by the local planning authority.

**REASON:** To ensure a satisfactory appearance on completion of the development.