

16. 18/1569/FUL - Single storey side and rear extension, extension to covered area to front, replacement roof including increased ridge height and insertion of clock tower within pitched roof at CHORLEYWOOD CRICKET CLUB, CHORLEYWOOD COMMON, RICKMANSWORTH ROAD, CHORLEYWOOD, WD3 5SL (DCES)

Parish: Chorleywood Parish Council
Expiry of Statutory Period: 28.09.2018

Ward: Chorleywood North and Sarratt
Case Officer: Lauren Edwards

Recommendation: That Planning Permission be Granted.

Reason for consideration by the Committee: The application site is on land within the ownership of Chorleywood Parish Council.

1 Relevant Planning History

- 1.1 14/0183/PREAPP - Replacement building - Closed
- 1.2 10/0404/PREAPP - Extension to artificial grass surface in practice nets – Closed
- 1.3 08/2115/FUL - Alterations to existing ground levels and layout of cricket pitch including new cricket square and relocation of existing nets – Permitted

2 Description of Application Site

- 2.1 Chorleywood Cricket Club is sited on the northern edge of Chorleywood Common where it abuts Rickmansworth Road. The playing pitch is sited between the gravel car park and club house, accessed from Rickmansworth Road, and an access lane leading to both the rear of Christ Church and to Christ Church JMI School, which overlooks the cricket pitch. A partially surfaced parking area is sited forward of the school abutting the common and playing field. To the south of the grass playing fields and grassland area surrounding it is the expanse of Chorleywood Common which is predominantly wooded in this part.
- 2.2 The existing cricket 'square' (the rectangular central playing area of the field accommodating the wickets) is sited towards the centre of the field. The existing pavilion has a flat roof with red painted wooden cladded elevations and the building faces in a south eastern direction. The application site is located within the Metropolitan Green Belt, Chorleywood Common Conservation Area and within a designated Wildlife Site.

3 Description of Proposed Development

- 3.1 The proposed development includes a single storey side and rear extension, extension to covered area to front, replacement roof including increased ridge height and insertion of clock tower within pitched roof.
- 3.2 The proposed development includes the increase of the building so as to have a maximum height of 5m with a pitched roof and an eaves height of 3.1m. To the south west of the building a set down gable is proposed which would be 1.3m lower than the main ridge.
- 3.3 Across the width of the south eastern elevation an open canopy is proposed which would have a depth of 2.1m.
- 3.4 The proposed development also includes an infill extension to the existing 'L' shaped western elevation so as to result in a more rectangular footprint to this side.
- 3.5 A clock is also proposed on the roof of the building with the face orientated towards the cricket pitches. It would project 1.5m above the main ridge and would be 0.7m square.

3.6 The additional floor space would serve as a larger grounds store room, showers and umpire changing facilities.

4 Consultation

4.1 Statutory Consultation

4.1.1 Chorleywood Parish Council: [No objection]

This application will be CALLED IN to Committee, as Chorleywood Parish Council are landowners.

The Committee have no objection to this application.

4.1.2 National Grid: No comments received.

4.1.3 Conservation Officer: [No objection]

This site is in the Chorleywood Conservation Area in character zone A. A Design and Access Statement which briefly explains the design thinking with photos has been submitted and this is excellent.

The existing twentieth century flat roofed building is of no architectural character. It is built on a base of modern fletton or engineering bricks and a concrete base. It has a prominent and ugly modern water tank housing.

The proposed new building (the application is described as extensions, but it is effectively a new building) will be slightly larger with the addition of discreet side and rear extensions, a low-pitched roof and a small clock tower. In my view, it is a more suitable building for the Conservation Area.

Concrete tiles are specified for the roof. The pitch will be low and I suggest natural slate could be used as this is suitable material in the Conservation Area.

Subject to the specific materials being conditioned, this proposal is traditionally designed, and acceptable, and in my view, causes no harm in the Conservation Area.

This is in accordance with conservation policies in DM3 which direct that applications should not harm the significance, character and setting of a [heritage] asset and the surrounding historic environment. This proposal would also be in accordance with NPPF conservation policies which advise against causing substantial harm to the significance of a heritage asset (NPPF para 193).

4.1.4 Landscape Officer: [No objection]

The Landscape Officer has advised that a method statement for tree protection and storage of materials would be required.

4.1.5 Hertfordshire Highways: [No objection]

Hertfordshire County Council (HCC) recommends inclusion of the following highway informative / advisory note (AN) to ensure that any works within the public highway are carried out in accordance with the provisions of the Highway Act 1980:

AN) Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked

(fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN) Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

COMMENTS / ANALYSIS:

The application comprises of an extension to the cricket pavilion at Chorleywood Cricket Club, Rickmansworth Road, Chorleywood. Rickmansworth Road is designated as a classified 'A' main distributor road, subject to a speed limit of 40mph and highway maintainable at public expense.

The proposals do not include any new/altered vehicular or pedestrian access from the highway. The existing vehicle entrance and present inter vehicle to vehicle visibility and pedestrian forward visibility from the access is deemed to be satisfactory and acceptable and in accordance with guidelines in Roads in Hertfordshire; Highway Design Guide and Manual for Streets (MfS). The level of parking is to remain unaltered. Although the pavilion will be extended, the relatively small size of the proposals would mean that it is unlikely that any effects from parking would be significant enough to recommend refusal from a highway point of view.

All vehicles associated with the construction of the works would need to be able to easily and safely turn around on site and egress to Rickmansworth Road in forward gear.

HCC as Highway Authority has considered that the proposals would not have a significant or negative impact on the safety and operation of the nearest highway. HCC has no objections or further comments on highway grounds, subject to the inclusion of the above informative.

4.1.6 Sports England: [Informative requested]

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

Sport England has considered the application in light of the National Planning Policy Framework (in particular Para. 97), and against its own playing fields policy, which states:

'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.'

Sport England's Playing Fields Policy and Guidance document can be viewed via the below link:

www.sportengland.org/playingfieldspolicy

The proposal is for a rear extension to the pavilion, to create larger storage and facilities for the club. The extension is sited on an area of playing field which due to the parking, pavilion and cricket nets is incapable of forming part of a pitch.

Having assessed the application, Sport England is satisfied that the proposed development meets exception 2 of our playing fields policy, in that:

'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.'

This being the case, Sport England **does not wish to raise an objection** to this application.

However, as Sport England would not wish to see the applicant go to the expense of erecting facilities, which due to their current design, may create problems for the club or result in additional costs to make further alterations after it is constructed. We submit the following comments as a non-Statutory consultee.

Although the proposals will provide an improved facility to the one currently on site the English Cricket Board (ECB) were consulted on this application to help inform our decision and have raised some concerns around the design of the facility.

Their comments are:

The proposed layout of the cricket pavilion and changing facility in this planning application is not is compliant so the ECB cannot support this application. The design and layout for this cricket pavilion and changing facility redevelopment does not comply with ECB TS5 technical guidance or Sport England guidance. In particular the shared showers are a safeguarding issue.

It is our understanding that the ECB will contact the club directly to discuss the plans and safeguarding issues.

*In order to help ensure that the detailed design of the new facilities are fit for purpose, it is **requested** that an informative be added to a decision notice if the application is approved advising that the detailed design of the pavilion should be designed in accordance with the above design guidance note, the ECB's Pavilions and Clubhouses guidance <http://www.ecb.co.uk/development/facilities-funding/facilities-guidance-and-project-development/ts5-pavilions-and-clubhouses>*

4.1.7 Local Plans: No comments received.

4.1.8 Biodiversity Projects Officer: No comments received.

4.1.9 Herts Ecology: No comments received.

4.2 Public/Neighbour Consultation

4.2.1 Number consulted: 1 No of responses received: 0

4.2.2 Site Notice: Expired 30.08.2018 Press notice: Expired 31.08.2018

5 Reason for Delay

5.1 Not applicable

6 Relevant Planning Policy, Guidance and Legislation

6.1 National Planning Policy Framework and National Planning Practice Guidance

On 24 July 2018 the new National Planning Policy Framework was published. This is read alongside the National Planning Practice Guidance (NPPG). The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another. The 2018 NPPF is clear that “existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework”.

The NPPF states that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

6.2 The Three Rivers Local Plan

The application has been considered against the policies of the Local Plan, including the Core Strategy (adopted October 2011), the Development Management Policies Local Development Document (adopted July 2013) and the Site Allocations Local Development Document (adopted November 2014) as well as government guidance. The policies of Three Rivers District Council reflect the content of the NPPF.

The Core Strategy was adopted on 17 October 2011 having been through a full public participation process and Examination in Public. Relevant policies include Policies CP1, CP9, CP10, CP11 and CP12.

The Development Management Policies Local Development Document (DMLDD) was adopted on 26 July 2013 after the Inspector concluded that it was sound following Examination in Public which took place in March 2013. Relevant policies include DM2, DM3, DM6, DM11, DM12, DM13 and Appendix 5.

The Chorleywood Common Conservation Area Appraisal 2010 is also relevant.

6.3 Other

The Community Infrastructure Levy (CIL) Charging Schedule (adopted February 2015).

The Localism Act received Royal Assent on 15 November 2011. The growth and Infrastructure Act achieved Royal Assent on 25 April 2013.

The Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010, the Natural Environment and Rural Communities Act 2006 and the Habitat Regulations 1994 may also be relevant.

7 Planning Analysis

7.1 Green Belt

- 7.1.1 The application site is within the Metropolitan Green Belt. The National Planning Policy Framework sets out that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and that the essential characteristics of Green Belt are their openness and their permanence.
- 7.1.2 The Framework sets out that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The construction of new buildings is regarded as inappropriate development in the Green Belt, however exceptions to this include 'provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it' and 'the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces'.
- 7.1.3 The purposes of including land within the Green Belt as set out in the National Planning Policy Framework are:
- To check the unrestricted sprawl of large built-up areas;
 - To prevent neighbouring towns merging into one another;
 - To assist in safeguarding the countryside from encroachment;
 - To preserve the setting and special character of historic towns; and
 - To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 7.1.4 The Framework further advises that substantial weight should be given to any harm to the Green Belt and that very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm is clearly outweighed by other considerations.
- 7.1.5 Core Strategy Policy CP11 reflects this approach and sets out that there is a general presumption against inappropriate development that would not preserve the openness of the Green Belt, or which would conflict with the purposes of including land within it and Policy DM2 of the Development Management Policies document sets out that within the Green Belt, except in very special circumstances, approval will not be given for extensions to buildings that are disproportionate in size to the original building.
- 7.1.6 Paragraph 145 of the NPPF also outlines that a Local Planning Authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this include:
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
 - the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- 7.1.7 The proposed development would facilitate larger umpire changing facilities and grounds store room to serve an existing cricket club. As such the extensions would be for purposes associated with the sport and recreational use of the site and would therefore fall within the exceptions set out within the NPPF.
- 7.1.8 The proposed extensions to the footprint of the building would constitute an infill extension within the existing extent of built form and as such are not considered to appear disproportionate to the existing building.

- 7.1.9 It is acknowledged that the proposed development would result in an increase in the height of the building by 2.2m to the main ridge and 1m above the existing central projection. However the alterations to the building would include a pitched roof with an open canopy to the front and a more traditional building for this use. It would remain in the existing position with the extensions not extending beyond the existing flanks. The building would be set within the existing backdrop of the common and therefore the development is not considered to result in demonstrable harm to the openness of the Green Belt.
- 7.1.10 Additional hardstanding is proposed around the perimeter of the building however this would not be any more than is reasonably necessary to navigate the exterior of the building as such is not considered to result in the spread of urbanising features so as to result in harm to the Green Belt.
- 7.1.11 The development would maintain the openness of the Metropolitan Green Belt and would be considered appropriate within the setting of the application site. The development would therefore not result in demonstrable harm to the Green Belt in accordance with the NPPF, Policy CP11 of the Core Strategy and Policy DM2 of the DMP LDD.

7.2 Impact on Character and Appearance of the Street Scene and the Conservation Area

- 7.2.1 Policy CP1 of the Core Strategy (adopted October 2011) seeks to promote buildings of a high enduring design quality that respect local distinctiveness and Policy CP12 of the Core Strategy (adopted October 2011) relates to design and states that in seeking a high standard of design the Council will expect development proposals to 'have regard to the local context and conserve or enhance the character, amenities and quality of an area'. Development should make efficient use of land but should also respect the 'distinctiveness of the surrounding area in terms of density, character, layout and spacing, amenity, scale, height, massing and use of materials'; 'have regard to the local context and conserve or enhance the character, amenities and quality of an area' and 'incorporate visually attractive frontages to adjoining streets and public spaces'.
- 7.2.2 In respect of Conservation Areas Policy DM3 outlines, amongst other points, that development will only be permitted if the proposal would retain historically significant boundaries, important open space or other elements including gardens. Development should ensure that it does not harm views into, or out of, the Conservation area and should protect landscape features, hedgerows and trees.
- 7.2.3 Given the siting of the building it is readily visible from a number of public vantage points. It is acknowledged that the height of the building would be increased with a pitched roof form created as opposed to the existing flat roof. However the proposed building would appear more akin to a traditional cricket pavilion than the existing flat roof building and would introduce more traditional materials and roofing. It would be contained within its existing footprint with the exception of an infill extension to the North West. It is therefore considered, that notwithstanding the increase in height, the proposed extensions would be an improvement to the existing building and would not appear as unduly prominent additions. The pitched roof and open frontage including the clock tower would result in the building appearing as a cricket pavilion which would not appear at odds within this part of the Conservation Area.
- 7.2.4 In summary it is not considered that the proposed development would result in any significant adverse impact on the character or appearance of the street scene or Conservation area and the development would be acceptable in this regard in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policy DM3 of the Development Management Policies LDD (adopted July 2013) and the Chorleywood Common Conservation Area Appraisal 2010.

7.3 Impact on amenity of neighbours

- 7.3.1 Policy CP12 of the Core Strategy advises that development will be expected to protect residential amenity. Appendix 2 of the Development Management Policies LDD comments that all developments are expected to maintain acceptable standards of privacy for both new and existing residential buildings and extensions should not result in loss of light to the windows of neighbouring properties nor allow overlooking.
- 7.3.2 Policy DM9 of the DMP LDD advises that development should not result in noise or disturbance.
- 7.3.3 Given the location of the application dwelling and that the additional it is not considered that the proposed development would result in any harm to residential neighbouring amenity.
- 7.4 Wildlife Site and Biodiversity
- 7.4.1 Section 40 of the Natural Environment and Rural Communities Act 2006 requires Local Planning Authorities to have regard to the purpose of conserving biodiversity. This is further emphasised by regulation 3(4) of the Habitat Regulations 1994 which state that Councils must have regard to the strict protection for certain species required by the EC Habitats Directive.
- 7.4.2 The protection of biodiversity and protected species is a material planning consideration in the assessment of applications in accordance with Policy CP9 of the Core Strategy (adopted October 2011) and Policy DM6 of the DMP LDD. National Planning Policy requires Local Authorities to ensure that a protected species survey is undertaken for applications that may be affected prior to determination of a planning application.
- 7.4.3 The application has been submitted with an email from Hertfordshire Ecology who do not consider that the proposal would result in harm to protected species subject to the inclusion of informatives.
- 7.4.4 Given the nature of the development, it is not considered that there would be any significant impact on any protected species or wildlife therefore complying with Policies CP1 and CP9 of the Core Strategy and Policy DM6 of the Development Management Policies LDD.
- 7.5 Trees and Landscaping
- 7.5.1 Policy DM6 of the Development Management Policies LDD sets out that development proposals should seek to retain trees and other landscape and nature conservation features, and that proposals should demonstrate that trees will be safeguarded and managed during and after development in accordance with the relevant British Standards.
- 7.5.2 The application site is located within a Conservation Area and as such all trees are protected. The Landscape Officer has advised that a tree protection scheme including details of storage of materials would need to be submitted in order to ensure that no harm results in this respect.
- 7.6 Highways, Access and Parking
- 7.6.1 Policy DM13 of the Development Management Policies LDD requires development to make provision for parking in accordance with the parking standards set out at Appendix 5 of the Development Management Policies LDD.
- 7.6.2 Appendix 5 of the DMP LDD outlines that outdoor sports grounds should provide 50 spaces per hectare. The proposed development would result in an increase in the floorspace of the clubhouse but no increase in the area of the cricket club grounds. There is existing informal parking adjacent to the cricket clubhouse and adjacent to Christ

Church. As such it is not considered that there would be any additional parking provision required or loss of existing informal parking.

8 Recommendation

8.1 That PLANNING PERMISSION BE GRANTED subject to the following conditions:

C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

C2 The development hereby permitted shall be carried out in accordance with the following approved plans: 101 Rev B, 102 Rev D, 105 Rev D TRDC 001 (Location Plan), TRDC 002 (Block Plan received 07.08.2018)

Reason: For the avoidance of doubt and in the proper interests of planning and to safeguard the character and appearance of the Conservation Area, and the residential amenity of neighbouring occupiers in accordance with Policies CP1, CP9, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011), Policies DM2, DM3 DM6 and DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013) and the Chorleywood Common Conservation Area Appraisal (2010).

C3 Before any building operations above ground level hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Reason: To prevent the building being constructed in inappropriate materials in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011).

C4 No operations (including tree felling, pruning, demolition works, soil moving, temporary access construction, or any other operation involving the use of motorised vehicles or construction machinery) shall commence on site in connection with the development hereby approved until the branch structure and trunks of all trees shown to be retained and all other trees not indicated as to be removed and their root systems have been protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

The protective measures, including fencing, shall be undertaken in accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made. No fires shall be lit or liquids disposed of within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

Reason: This condition is a pre commencement condition to prevent damage to trees during construction and to meet the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

Informatives:

- 11 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by formal application. Fees are £116 per request (or £34 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

There may be a requirement for the approved development to comply with the Building Regulations. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at buildingcontrol@hertfordshirebc.co.uk who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at www.hertfordshirebc.co.uk.

Community Infrastructure Levy (CIL) - Your development may be liable for CIL payments and you are advised to contact the CIL Officer for clarification with regard to this. It is a requirement under Regulation 67 (1), Regulation 42B(6) (in the case of residential annexes or extensions), and Regulation 54B(6) for self-build housing) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

- 12 The applicant is reminded that the Control of Pollution Act 1974 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.
- 13 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The development maintains/improves the economic, social and environmental conditions of the District.
- 14 Bats are protected under domestic and European legislation where, in summary, it is an offence to deliberately capture, injure or kill a bat, intentionally or recklessly disturb a bat in a roost or deliberately disturb a bat in a way that would impair its

ability to survive, breed or rear young, hibernate or migrate, or significantly affect its local distribution or abundance; damage or destroy a bat roost; possess or advertise/sell/exchange a bat; and intentionally or recklessly obstruct access to a bat roost.

If bats are found all works must stop immediately and advice sought as to how to proceed from either of the following organisations:

The UK Bat Helpline: 0845 1300 228

Natural England: 0300 060 3900

Herts & Middlesex Bat Group: www.hmbg.org.uk

or an appropriately qualified and experienced ecologist.

(As an alternative to proceeding with caution, the applicant may wish to commission an ecological consultant before works start to determine whether or not bats are present).

- 15 The applicant is advised to keep any areas of grass within the application site as short as possible up to, and including, the time when the works take place so that it remains unsuitable for Great Crested Newts to cross.
Stored building materials (that might act as temporary resting places) are raised off the ground e.g. on pallets or batons. Caution should be taken when moving debris piles or building materials as any sheltering animals could be impacted on. In the unlikely event that a Great crested newt is encountered during works, works must stop immediately and ecological advice taken on how to proceed lawfully from an appropriately qualified and experienced Ecologist or Natural England: 0300 060 3900
- 16 Sport England advise that In order to help ensure that the detailed design of the new facilities are fit for purpose, it is requested that an informative be added to a decision notice if the application is approved advising that the detailed design of the pavilion should be designed in accordance with the above guidance note, the ECB's Pavilions and Clubhouses guidance <http://www.ecb.co.uk/development/facilities-funding/facilities-guidance-and-project-development/ts5-pavilions-and-clubhouses>
- 17 Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.
- 18 Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.