

ITEM:		RECOMMENDATION:	APPROVAL
REF NO:	3PL/2023/0624/F	CASE OFFICER	Rebecca Collins
LOCATION:	ATTLEBOROUGH Attleborough Sports Hall Queens Square	APPNTYPE:	Full
APPLICANT:	Sapientia Education Trust Wymondham College Wymondham	POLICY:	In Settlemnt Bndry
AGENT:	Saunders Boston Limited 119 Newmarket Road Cambridge	CONS AREA:	Adjacent
PROPOSAL:	Single-storey extension to existing Sports Hall and refurbishment works to the existing hall and ancillary spaces. Creation of new vehicular and pedestrian accesses		
		LB GRADE:	N
		TPO:	N

REASON FOR COMMITTEE CONSIDERATION

Breckland Council have an interest in the site.

KEY ISSUES

Principle
Character and Design
Impact on the character and appearance of the Conservation Area and setting of nearby Listed Buildings
Amenity
Highways
Other matters

DESCRIPTION OF DEVELOPMENT

Single-storey extension to existing Sports Hall and refurbishment works to the existing hall and ancillary spaces. Creation of new vehicular and pedestrian accesses.

SITE AND LOCATION

Attleborough Sports Centre is located in the market town of Attleborough in Norfolk. The site is located very close to the centre of Attleborough, accessed by the public through Queen Square Car Park to the south and via The Academy for pupils from the east.

The site is within the boundary of Attleborough Academy which is located to the North/North East of the site. The school has private access to the Leisure Centre and exclusive use during school hours. The academy also has outdoor tennis courts and a large outdoor recreation area situated to the north of the site. To the east of the site, there is a tree-lined grassed area which previously was used as an infant playing field. To the West of the site is Attleborough Cemetery which is accessed off Queens Road.

The proposed Leisure Centre project seeks to address the growing demand for Sports and Leisure facilities in Attleborough, by providing a modern, accessible, and inclusive venue and aims to foster a healthy and active lifestyle among residents of all ages. This facility will be a valuable asset, accommodating various sports activities, fitness programs, community events, and social gatherings.

The proposed scheme will provide the following facilities:

210 m2 Fitness Suite - A combination of cardiovascular exercise machines and free weights
110 m2 Multi-Functional Studio space - for fitness classes and small gatherings
60 m2 Spin Room - Fully immersive spin studio for indoor cycling classes
122 m2 Changing and Reception Area - Reconfigured and refurbished changing areas and reception to refresh and modernise the centre.

The proposed extension will be constructed so all spaces are fully accessible on the same level. Level thresholds will be used through and compliant building regulation ramps installed to accommodate for the level change between the Sports Hall and the proposed adjoining Sixth Form Centre for possible future expansion of the Leisure Centre.

EIA REQUIRED

No

RELEVANT SITE HISTORY

No recent planning history on the application site.

POLICY CONSIDERATIONS

The following policies of the Breckland Local Plan, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

COM01	Design
COM02	Healthy Lifestyles
COM03	Protection of Amenity
COM04	Community Facilities
ENV02	Biodiversity protection and enhancement
ENV04	Open Space, Sport & Recreation
ENV06	Trees, Hedgerows and Development
ENV07	Designated Heritage Assets
ENV09	Flood Risk & Surface Water Drainage
GEN01	Sustainable Development in Breckland
GEN02	Promoting High Quality Design

GEN03	Settlement Hierarchy
GEN05	Settlement Boundaries
LBC	Planning(Listed Building & Conservation Areas) Act 1990
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework (Revised 2021)
NPPG	National Planning Practice Guidance
TR01	Sustainable Transport Network
TR02	Transport Requirements

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

ATTLEBOROUGH TOWN COUNCIL

All members supportive.

NORFOLK COUNTY COUNCIL HIGHWAYS

We are advised that the facility is shared between Attleborough Academy and the general public. The general public gain pedestrian, vehicular and cycle access via the Queens Square Car Park which I understand is a Breckland Council asset. I do not consider the proposal will have an adverse affect on the adjoining adopted road network and therefore would not wish to raise a highway objection.

HISTORIC BUILDINGS CONSULTANT

No objection.

TREE AND COUNTRYSIDE CONSULTANT

No objections.

ANGLIAN WATER SERVICE

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site.

The foul drainage from this development is in the catchment of Attleborough Water Recycling Centre that will have available capacity for these flows.

This response has been based on the following submitted documents: Ref 1539-DR001 Drainage Technical Note. Due to lack of information we are unable to make an informed assessment. A full assessment cannot be made due to lack of information, the applicant has not identified a connection point into the public network. Therefore, the development has the potential to have an unacceptable risk of flooding/or pollution from the network. Anglian Water will need to plan effectively for the proposed development, if permission is granted. We will need to work with the applicant to ensure any infrastructure improvements are delivered in line with the development. We therefore request a condition requiring phasing plan and/or on-site drainage strategy.

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal

for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable due to a rate of 5l/s being stipulated within the Ref 1539- DR001 Drainage Technical Note for the 1 in 100 year event. Anglian Water only allow a connection for the 1 in 1 year rain fall event, therefore 5l/s is excessive for a site of this size. We would therefore recommend that the applicant consults with Anglian Water. We request a condition be applied to the decision notice if permission is granted. The purpose of the planning system is to achieve sustainable development. This includes the most sustainable approach to surface water disposal in accordance with the surface water hierarchy. It is appreciated that surface water disposal can be dealt with, in part, via Part H of the Building Regulations, it is felt that it is too late at this stage to manage any potential adverse effect. Drainage systems are an early activity in the construction process and it is in the interest of all that this is dealt with early on in the development process.

ENVIRONMENTAL HEALTH OFFICERS

I have looked at the application submitted and, based on the information provided to me at this time; there are no objections or comments on the grounds of Environmental Protection, providing the development proceeds in line with the application details.

CONTAMINATED LAND OFFICER

I recommend approval providing the development proceeds in line with the application details and subject to an unexpected contamination condition to alleviate environmental concerns.

ECOLOGY

No objection subject to securing biodiversity mitigation and enhancement measures.

FLOOD & WATER MANAGEMENT TEAM

Having reviewed the application as submitted, it appears that this development would be classed as minor development.

If there is an incident of flooding that has been investigated by Norfolk County Council in the vicinity of the site, further information on key findings and recommendations are publicly available on our website.

The Local Planning Authority would be responsible for assessing the suitability for any surface water drainage proposal for minor development in line with National Planning Policy Framework (NPPF).

REPRESENTATIONS

None received to date.

The consultation period for the press notice and site notice expire on 25/07/2023, and therefore any comments received will be reported to members by the Committee Supplementary.

ASSESSMENT NOTES

1.0 Principle

1.1 The proposal is to extend the existing Leisure centre in this location, which lies within the Attleborough

Settlement Boundary and immediately adjacent to the Town Centre Boundary. On this basis, the principle of development is considered to be established.

1.2 Policy LE. P2 of the Attleborough Neighbourhood Plan states:

'The redevelopment of the area including Queens Square Care Park, shown as Site B on Figure 6, for mixed use development including retail and community uses, will be supported, subject to the re-provision of car parking spaces'.

1.3 This policy encourages redevelopment for mixed use development including community uses, which the proposals are considered to accord. With regards to there being sufficient car parking, this is covered below but there is considered sufficient car parking, this is also a sustainable location and the Highways Authority do not object to the proposals. On this basis, the proposals are considered to comply with Policy LE. P2 of the Attleborough Neighbourhood Plan.

2.0 Character and Design

2.1 Section 12 of the NPPF and GEN02 and COM01 of the of the Breckland Local Plan (adopted 2019) seek to promote high quality design. Policy ESD.P3 of the Attleborough Neighbourhood Plan seeks all new development to be of the highest sustainable and innovative design quality in terms of both architecture and landscape.

2.2 The proposed extension is single-story to the rear of the building, infilling the space between the existing building and the existing sixth for centre, matching that of the existing single storey structure and the surrounding context. The extension is designed to integrate with the existing building through scale and materials but also incorporate contemporary elements. The massing of the extension is proportionate to the original building. The materials being used in this design are as follows:

- Exterior Walls: Red Engineering brick and Aluminium-faced composite cladding panels - Colour TBC
- Window surrounds: Aluminium - Colour TBC
- Windows: Aluminium PPC - Colour TBC
- Roof: Single Ply or Composite

2.3 Given that the extensions are largely seen on the backdrop of the existing building, that the materials proposed are considered acceptable (as listed above) and that the proposals will enhance the entrance to the existing facility, provide new and improved facilities for local people and the Academy, the design is considered acceptable and is considered to accords with Policies GEN02 and COM01 of the Breckland Local Plan (adopted 2019) and Policy ESD.P3 of the Attleborough Neighbourhood Plan.

3.0 Impact on the character and appearance of the Conservation Area and setting of nearby Listed Buildings

3.1 Sections 66 of the Planning (Listed Building and Conservation Areas Act) 1990 (as amended) place a statutory duty on the Local Planning Authority to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses, whilst Section 72 places a similar duty with regards to the character and appearance of a conservation area or its setting.

3.2 Section 16 of the NPPF and ENV07 of the Breckland Local Plan (adopted 2019), seeks to protect the special interest and significance of heritage assets.

3.3 The site is located to the north of the Attleborough Conservation Area, but sits just outside of it. There are Listed Buildings to the south of the site and located within Attleborough Town Centre, however they are sufficiently separated from the proposals by existing built development so as not to impact either the significance and setting of these nearby Listed Buildings.

3.4 With regards to the setting of the Attleborough Conservation Area, the majority of the development will be shielded by the existing building and the proposals will be read on the backdrop of the existing building. The Historic Building officer raises no objections to the proposals. On this basis, the significant, character or appearance of the Conservation Area will not be harmed and the character and appearance preserved in accordance with Section 16 of the NPPF and ENV07 of the Breckland Local Plan (adopted 2019) and Sections 66 and 72 of the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

4.0 Amenity

4.1 Policy COM03 of the Breckland Local Plan (adopted 2019) seeks to avoid unacceptable effects on the residential amenity of neighbouring occupants, or development which does not provide for adequate levels of amenity for future occupants.

4.2 An extended environmental noise survey has been undertaken at three locations across the proposed development site to quantify the existing acoustic conditions. The results of this survey have been used to inform the acoustic design requirements. Due to the link with the adjacent school, assessments of internal acoustic conditions have been undertaken in accordance with BB93. The assessment finds that a hybrid of mechanical ventilation strategy will be required for typical ventilation and cooling, though openable windows, acceptable occasionally during summertime/overheating. To support the ventilation scheme, minimum building fabric sound reduction indices have been presented, applicable to the external walls, roof and windows as a whole. An assessment of activity noise breakout has been undertaken in accordance with IEMA guidelines. The assessment finds that a negligible impact is expected at all residential receiver locations, even under worst-case conditions of partially open windows. Noise levels at the cemetery behind may result in a short-term moderate impact with open windows, however a negligible impact will be achieved with windows closed. These matters have been assessed by our Environmental Health Officers, who raise no objections to the proposals on this basis.

4.3 The site lies adjacent to the Town Centre boundary, with minimal residential properties in close proximity, many separated from the site by the existing car park, cemetery, shops and school. In Town Centres movements to spaces at extended hours and noise and disturbance are more commonplace. Given this location (just outside the Town Centre) and the existing leisure facility then the proposals are not considered to have a significant impact on the amenity of nearby properties. For these reasons the proposals are unlikely to have a significant impact on neighbouring amenity or future occupants and therefore are considered acceptable and accord with Policy COM03 of the Breckland Local Plan (adopted 2019).

5.0 Highways

5.1 Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019) seek to promote sustainable transport. Policy TR01 requires development to minimise the need to travel; promote opportunities for sustainable transport modes; not adversely impact on the operation or safety of the strategic road network; improve accessibility to services; and support the transition to a low carbon future. Policy TR02 requires development to integrate into existing transport networks; mitigate highways impacts; protect and enhance access to public rights of way; provide safe, suitable and convenient access for all users, including appropriate parking; and avoid inappropriate traffic generation and do not compromise highway safety.

5.2 The public will access the site through Queen Square Car Park. Vehicles and cyclists will use the one-way road already in use around the car park. Pedestrian access is also through the car park via the footpath and designated pedestrian area painted in green. As part of this application, the proposal will be built across the existing access road to the Academies External Recreational Facilities. Therefore, a new access road is proposed which would provide a pedestrian and emergency vehicle route to the recreation areas via Queens Square Car Park. The proposed Access Road will adjoin the Car Park next to the Leisure Centre. This will result in losing 3no. Car parking spaces to allow for the access and turning area of emergency vehicles onto the new road. These spaces have been relocated to the existing car park so that there is no loss in parking.

5.3 The existing sports centre has no cycle parking adjacent to the public entrance. This proposal would introduce new cycle parking next to the south elevation of the Sport Hall. This location will have good natural surveillance from the public car park and main entrance. The proposal will include some sheltered parking with the space to install additional cycle parking spaces, if required later.

5.4 Attleborough is well connected, making it easily accessible to residents and visitors. As Attleborough Leisure Centre is located near the centre of town there is ample public transport around the site. The train station is a 11-minute walk away and there is a regular bus service and bus stop located a short walk from the centre.

5.5 The Highways Authority have been consulted on the application and state:

'We are advised that the facility is shared between Attleborough Academy and the general public. The general public gain pedestrian, vehicular and cycle access via the Queens Square Car Park which I understand is a Breckland Council asset. I do not consider the proposal will have an adverse affect on the adjoining adopted road network and therefore would not wish to raise a highway objection'.

5.6 On the basis of the above, the proposal is unlikely to result in any unacceptable highway impacts and better caters for the needs of end users through the provision of cycle parking and enhanced leisure close to a town centre and sustainable means of transport. On this basis, the proposal is considered to accord with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

6.0 Other matters

6.1 Trees and landscaping

The retention of significant trees and hedgerows is supported by Policy ENV06 of the Breckland Local Plan (adopted 2019). There are minor changes to the landscape around the site, surveys have been conducted to protect existing trees, shrubs and wildlife. An existing tree stump and a conifer tree will need to be removed to accommodate the proposed building but are considered low value.

In order to improve the arrival experience when approaching the Leisure Centre's main entrance there will be proposed low-level planting. The Councils Tree Officer raises no objections to the proposals and on this basis the proposals are considered to accord with Policy ENV06 of the Breckland Local Plan (adopted 2019).

6.2 Ecology

Section 15 of the NPPF and policy ENV02 of the Breckland Local Plan (adopted 2019) require the protection and enhancement of biodiversity. An ecology survey has been undertaken, the conclusions of which state:

'The planned works at Attleborough leisure centre are small and limited in their impact. While the habitats surrounding the works area have the potential to support a range of species, the habitats directly impacted and lost from this work do not support any protected species and are not considered priority habitats.

Likewise, there is expected to be no impact on nearby designated sites. The habitats within the proposed works area are limited to developed land, sealed surface, other developed land, modified grassland and a single Leyland cypress tree. Taking into consideration nearby local biological records, there is potential for nesting birds to make use of the single tree for nesting, and for badgers or hedgehogs to disperse across the works area during the night. Impacts on nesting birds will be avoided by either felling the Leyland cypress tree outside of the nesting bird season (generally considered to be between March and August inclusive), or by felling it within 24 hours of a nesting bird check by an ecologist, confirming the absence of any active nests. If any work is to be carried out at night, a sensitive lighting plan will be implemented in order to minimise impact to foraging and commuting bats. During construction, open excavations will be covered overnight or have wildlife ramps installed to avoid indirectly harming or killing hedgehogs or badgers. There is no current schedule of enhancements, however opportunities exist for the improvement of biodiversity with soft landscaping, placement of log piles and the installation of wildlife boxes. Given the avoidance and mitigation measures provided above, as well as the limited scale of the proposals, there are anticipated to be no residual or cumulative effects on any biodiversity features'.

Our ecologist have been consulted and have no objections subject to securing biodiversity mitigation and enhancement measures. The proposal is considered to accord with Section 15 of the NPPF and policy ENV02 of the Breckland Local Plan (adopted 2019), subject to the imposition of conditions, as proposed.

6.3 Contamination

Section 15 of the NPPF and COM03(8) of the Breckland Local Plan (adopted 2019) states that planning decisions should take account of ground conditions, pollution and contamination risk. A Tier 1 Contamination Risk Assessment has been carried out. No objections have been raised by the contaminated land officer in this regard, subject to the imposition of a contamination land condition, which are proposed. For these reasons the proposal is considered in accordance with Section 15 of the NPPF and COM03(8) of the Local Plan (adopted).

6.4 Flood risk

Section 14 of the NPPF and ENV09 of the Breckland Local Plan (adopted 2019) seek to minimise the risks of flooding by direct new development away from areas at highest risk of flooding and for new development not to increase flood risk elsewhere. The Environment Agency flood map has identified that the site location is in flood zone 1, which is at the lowest risk of flooding. There is some surface water flood risk shown on the Environment Agency flood risk maps to the south and west of the building. The proposed development will sit outside of these areas. Both the LLFA and Anglian Water have been consulted. The LLFA have not commented in detail given this is a minor development and referred to their guidance. Anglian Water state:

'This response has been based on the following submitted documents: Ref 1539-DR001 Drainage Technical Note. Due to lack of information we are unable to make an informed assessment. A full assessment cannot be made due to lack of information, the applicant has not identified a connection point into the public network. Therefore, the development has the potential to have an unacceptable risk of flooding/or pollution from the network. Anglian Water will need to plan effectively for the proposed development, if permission is granted. We will need to work with the applicant to ensure any infrastructure improvements are delivered in line with the development. We therefore request a condition requiring phasing plan and/or on-site drainage strategy.

The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable due to a rate of 5l/s being stipulated within the Ref 1539- DR001 Drainage Technical Note for the 1 in 100 year event. Anglian Water only allow a connection for the 1 in 1 year rain fall event, therefore 5l/s is excessive for a site of this size. We would therefore recommend that the applicant consults with Anglian Water. We request a condition be applied to the decision notice if permission is granted. The purpose of the planning system is to achieve sustainable development. This includes the most sustainable

approach to surface water disposal in accordance with the surface water hierarchy. It is appreciated that surface water disposal can be dealt with, in part, via Part H of the Building Regulations, it is felt that it is too late at this stage to manage any potential adverse effect. Drainage systems are an early activity in the construction process and it is in the interest of all that this is dealt with early on in the development process'.

6.5 The proposed condition will be added to any subsequent permission, which is considered to adequate to deal with the matter of drainage. On this basis and subject to the conditions suggested, the proposals are considered acceptable and accord with Section 14 of the NPPF and ENV09 of the Breckland Local Plan (adopted 2019) and LLFA guidance.

7.0 Conclusion

7.1 For the reasons set out above, the proposals are considered to comply with relevant policies as set out in the Development Plan and listed above and taking into consideration any other relevant material planning considerations. The development is considered acceptable and recommended for approval, subject to conditions.

RECOMMENDATION

The application is recommended for approval, subject to the conditions listed below.

CONDITIONS

- 1 Full permission 3 year time limit**

The development hereby permitted shall be begun before the expiration of THREE YEARS from the date of this permission.

Reason for condition:- To comply with section 91 of the Town & Country Planning Act 1990 (as amended).
- 2 In accordance with submitted plans NEW 2017**

The development shall be carried out in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice.

Reason for condition:- To ensure the satisfactory development of the site, in accordance with Policy COM01 of the Breckland Local Plan (adopted 2019).
- 3 Any drainage conditions**

No works shall commence above damp proof course, unless or until a scheme for on-site foul water drainage works, including connection point and discharge rate, has been be submitted to and approved in writing by the Local Planning Authority. Prior to first use of the development hereby permitted, the foul water drainage works relating to that phase shall be carried out in complete accordance with the approved scheme.

Reason for condition:- To prevent environmental and amenity problems arising from flooding in accordance with Section 14 of the NPPF and Policy ENV09 of the Breckland Local Plan (adopted 2019).
- 4 Non-standard drainage condition**

No development shall commence unless or until a surface water management strategy has

been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the strategy.

Reason for condition:- To prevent environmental and amenity problems arising from flooding in accordance with Section 14 of the NPPF and Policy ENV09 of the Breckland Local Plan (adopted 2019).

5 Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with details to be agreed in writing with the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason for condition:- To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This condition is imposed in accordance with Section 15 of the National Planning Policy Framework.

6 External materials as approved

The development hereby permitted shall be constructed using the materials specified on the planning application form and / or submitted drawings.

Reason for condition:- To enable the Local Planning Authority to ensure the satisfactory appearance of the development, as required by Policies COM03, GEN02 and COM01 of the Breckland Local Plan (adopted 2019).

7 Ecology

All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (SWECO, March 2023) as submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason for condition:- To conserve and enhance protected and Priority species, in accordance with Policy ENV02 of the Breckland Local Plan, Section 15 of the NPPF and the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

8 Ecology

A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Impact Assessment (SWECO, March 2023), shall be submitted to and approved in writing by the local planning authority, prior to any works about the laying of slab level.

The enhancement measures shall be implemented in accordance with the approved details prior to first use of the development hereby permitted and all features shall be maintained in that manner thereafter.

Reason for condition:- To conserve and enhance protected and Priority species, in accordance with Policy ENV02 of the Breckland Local Plan, Section 15 of the NPPF and the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).