

Planning Statement for Change of Use At
The Calf House East and Calf House West
Easthall Farm,
St Peters Walden,
Hitchin,
SG4 8DL

This statement has been prepared to accompany a Full Planning Application for a Change of Use from Agricultural Building to Education (D1).

Applicant: St Pauls Walden Bury Estate, The Calf House East and Calf House West, Easthall Farm, St Pauls Walden, Herts SG4 8DJ

Agent: Dorli Newbery, Shingle Hall, Ongar Road, Dunmow, CM6 1JB

1.0 Easthall Farm

1.1 Location

Easthall Farm is located within the Parish of St Pauls Walden and Ward of Hitchwood, in a rural part of North Hertfordshire. It is within the Rural Area beyond the Green Belt. The site is approximately 1km to the east of the B651 and approximately 1km west of the B656. The address is associated with the nearby town of Hitchin.

1.2 Site and Setting

The site is part of a large group buildings of mixed uses, including agricultural, former agricultural, stabling and a domestic dwelling. The dwelling and stables have a separate access and are part of a separate tenancy. The dwellinghouse is Grade II listed East Hall Farmhouse, which dates from the early 18th Century. There is an associated listed stable and listed barn. All the buildings on the site are under the ownership of the applicant.

The application site is part of the unlisted former calf-house known as 'The Calf House', which is one of the agricultural or former agricultural buildings. It is located to the north of the listed farmhouse and barn (currently used as a stable). The part of the Calf House related to this application is called 'The Calf House East and The Calf House West'.

A school operates adjacent to the site; East Hall School. This is an established Special Education Needs (SEN) school.

1.3 Access

There is a network of rural lanes surrounding Easthall Farm which connect the site to the wide area. There is access to the national grid of motorways and A roads to the east, A1(M) and Stevenage. St Pauls Walden & Whitwell are located to the west and south-west respectively. There are few residential properties accessed off the rural lanes of Bulluck's Hill and Norton St Lane which have a low level of traffic movements.

1.3 Proposal Summary

The proposal is for a change of use of a former agricultural building to use as a school for children and young people with special educational needs (Use Class D1). A previous proposal was approved in 2020 – ref **20/00724/FP**. This proposal provided some classroom areas. The school wishes to expand and approval is sought for extra classroom space. See details of the proposal below and statement by East Hall School.

The ethos of the school is based around the proximity to equine facilities and this approach has been seen to be very successful. The existing classrooms are located in The Calf House and the flow between the parking, classrooms and equine facilities works well. There is a redundant former agricultural unit adjacent to the existing classrooms within The Calf House building. A proposal is therefore put forward to expand the school into this space.

Executive Summary by East Hall School

East Hall School seeks to expand its specialist SEMH (Social, Emotional, and Mental Health) provision by an additional 6 student places through the extension of its premises into the adjacent unit. Since opening in November 2023, the school has received over 135 referrals from Hertfordshire County Council. The significant and growing demand for places, alongside the success of our current provision, highlights the urgent need to expand our capacity.

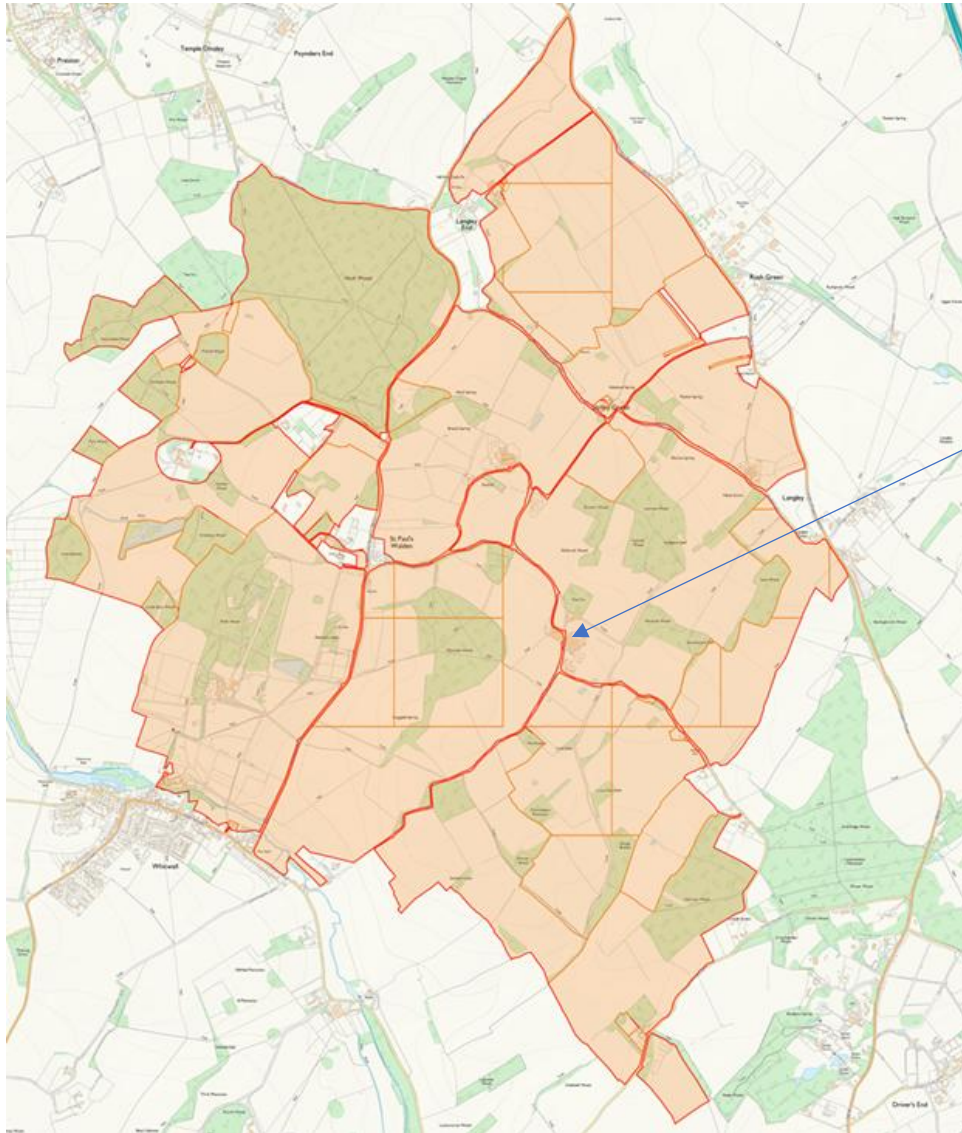
The school is situated in a unique rural environment that offers daily access to outdoor learning, nature-based activities, and a calm, low-stimulation setting — all of which are highly supportive of students with anxiety, ASD, and other SEMH needs. This environment forms a key part of our therapeutic approach and contributes significantly to the success and well-being of our learners.

This expansion will enable more young people with complex needs to access the education and care they deserve in a nurturing and specialist setting.

2.0 Site Plans

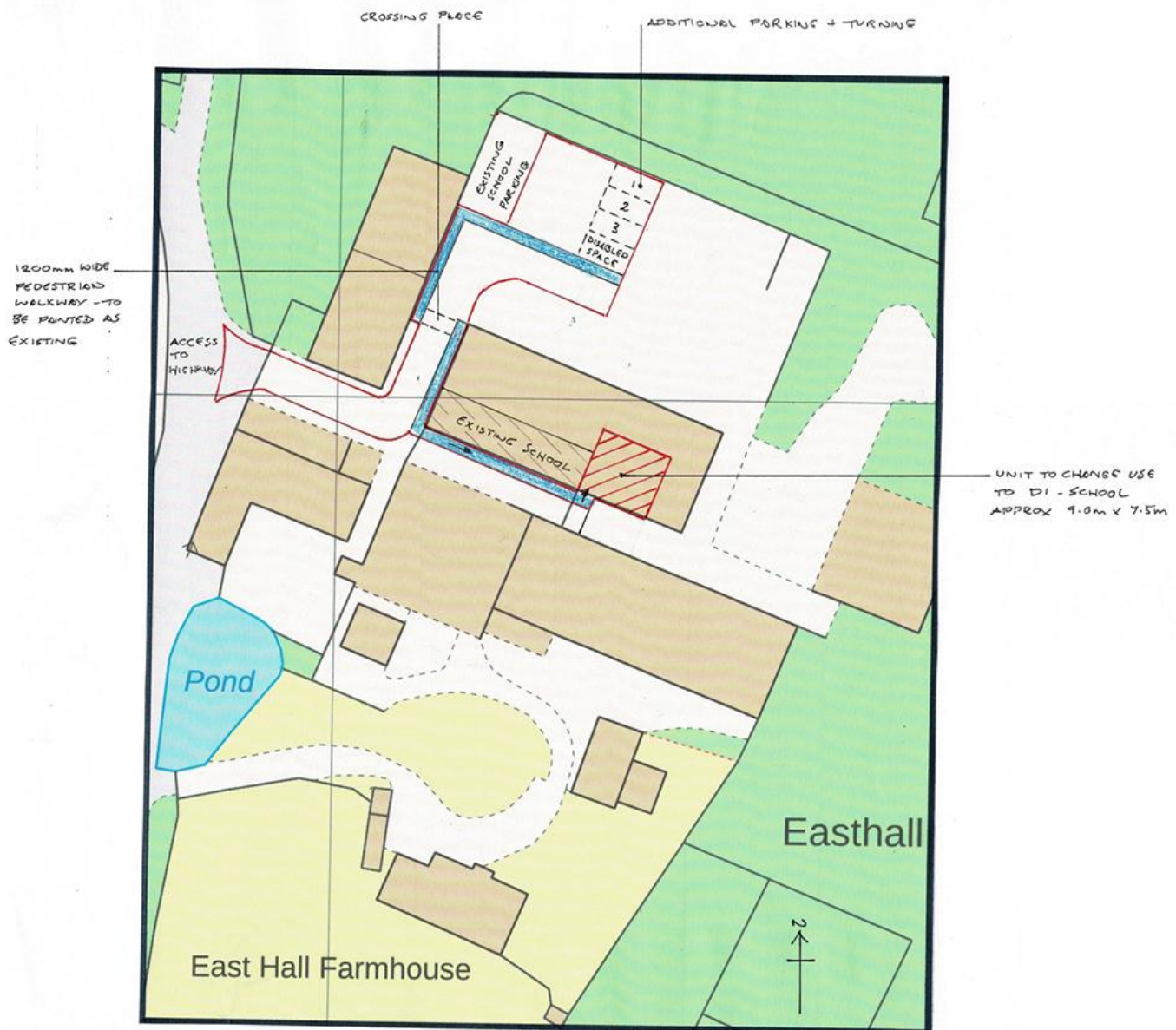
2.1 Farm Estate

NTS – see planning documents for full size scaled map

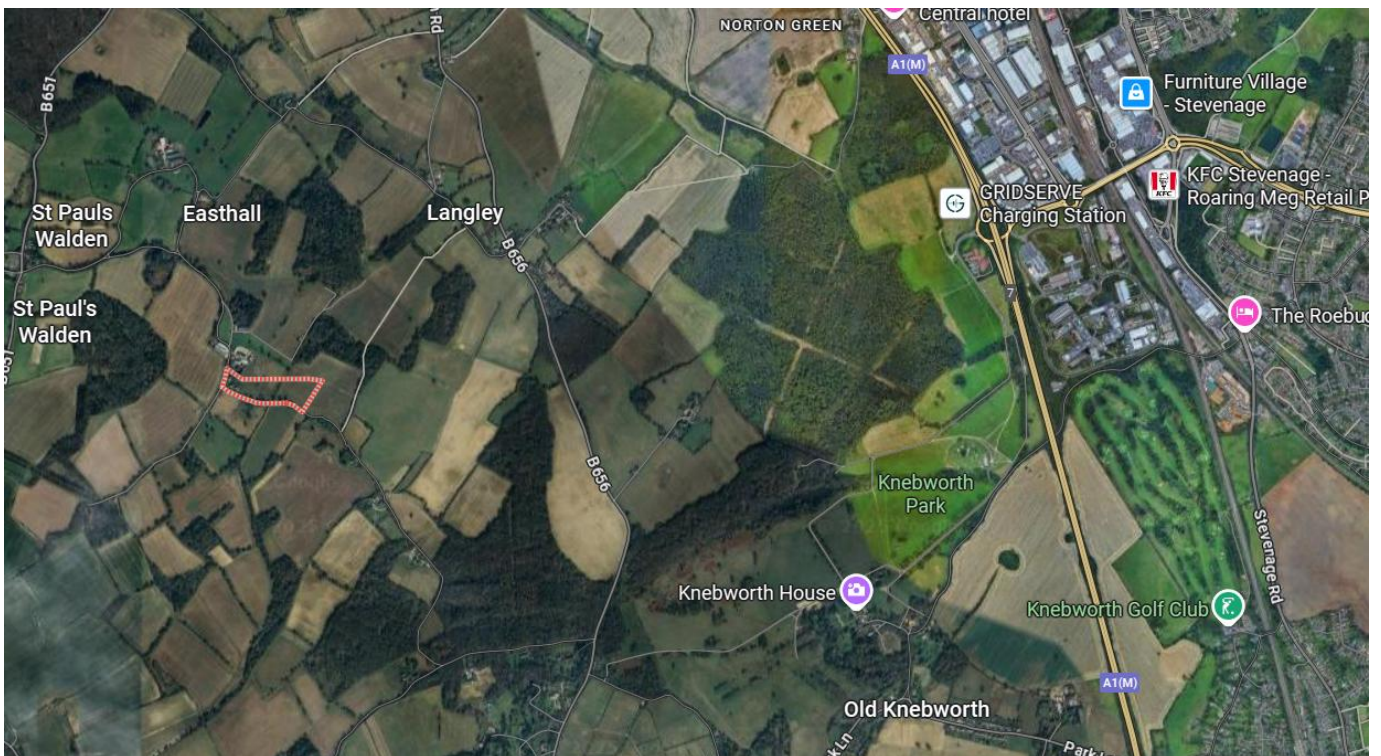
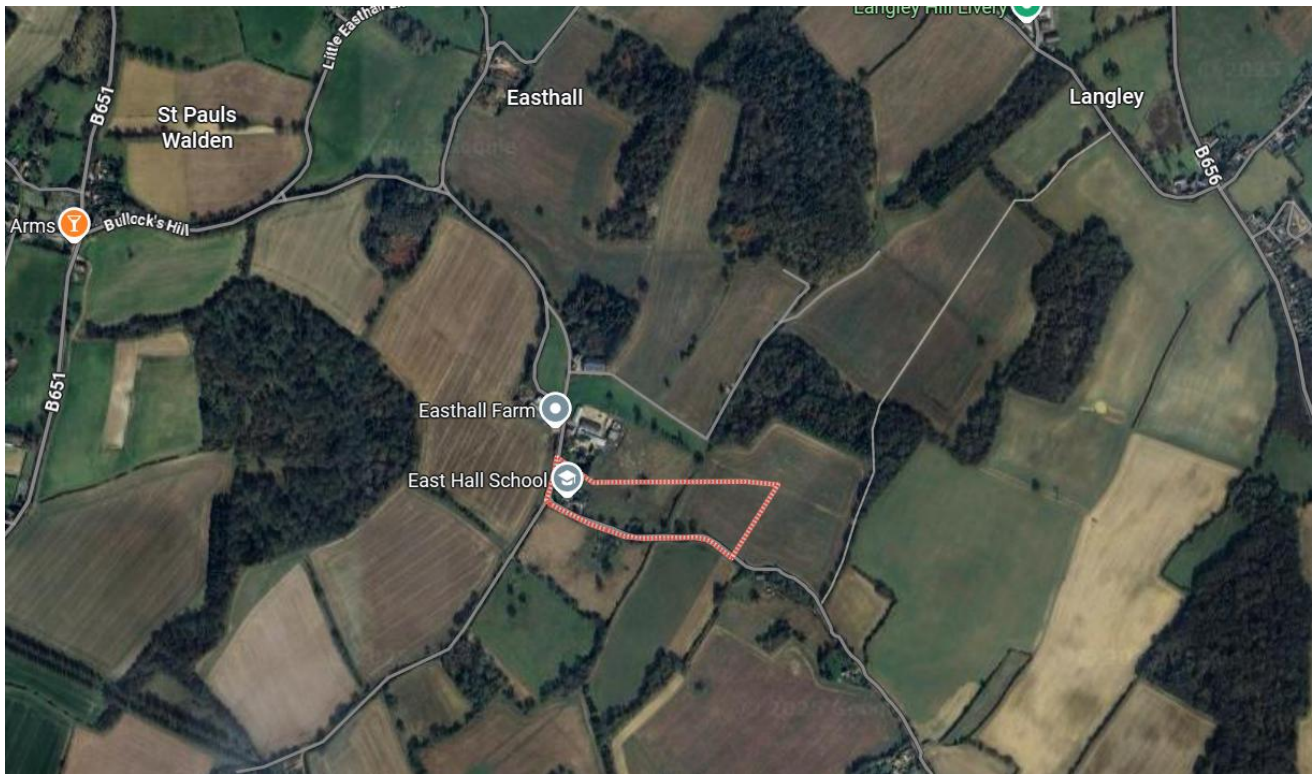


Easthall Farm

2.2 Site Plan



3.0 Aerial Photographs



4.0 East Hall School

East Hall School is Ofsted regulated and has been operating for 4 years. It is a small independent school supporting children and young people with special educational needs (SEN). It currently operates out of 2 classrooms in the former calf-house, as well as having access to the horse/stables. Due to the immense need for the facility, the waiting list for places and for continuity of care for the next key stage there is now a need to expand the school. With this proposed increase in the numbers of students there follows a need for more space. The latest Ofsted summary is shown below:

School report



Inspection of East Hall School

The Calf House, East Hall Farm, St Pauls Walden, Hitchin, Hertfordshire SG4 8DL

Inspection dates: 3 to 5 December 2024

Overall effectiveness	Good
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The quality of education	Good
Behaviour and attitudes	Outstanding
Personal development	Good
Leadership and management	Good
Does the school meet the independent school standards?	Yes

5.0 The Proposed Change of Use

5.1 – Principle of Development

It is proposed that another unit of the former calf-house is converted to a teaching space. This unit is adjacent to the classrooms which were converted following planning approval for the change of use. There will be no change to the pedestrian school access, and extension to the existing boundary fence will contain the new classroom within the same courtyard as the existing school rooms.

5.2 – Increase in Pupil Numbers

It is proposed that an additional 6 students be invited to attend the special educational needs school.

At the time of the original change of use application to create East Hall School a pupil number of 12 was discussed. It was stated in the Planning Statement by Barker Parry Town Planning – page 8 – that although the initial number of 12 students was planned, that the client was happy to accept a condition limiting the total number of students and staff. No such condition was added to the decision. The current number of students accessing the school is 16. It was also stated in the original change of use application that although starting with 12 students that the school would expand within the three year plan.

5.3 – Staffing

It is anticipated that, as a result of the additional pupil numbers and to maintain an acceptable teaching ratio, two additional members of staff will be required.

6.0 Planning History

- **[Retention of extension to existing farm building to provide a covered agricultural spray shed](#)**

Farm Buildings At East Hall Farm St Pauls Walden Hertfordshire SG4 8DL
Ref. No: 22/00886/FP | Received: Tue 29 Mar 2022 | Validated: Tue 29 Mar 2022 | Status: Decided

- **[Change of use of former agricultural building to use as a school for children and young people with special educational needs \(Use Class D1\)](#)**
[Show more description](#)

Calf House East And Calf House West East Hall Farm St Pauls Walden Hitchin Hertfordshire SG4 8DL
Ref. No: 20/00724/FP | Received: Mon 30 Mar 2020 | Validated: Mon 30 Mar 2020 | Status: Decided

- **[Retention of roof mounted photovoltaic panels on existing grain storage building](#)**

East Hall Farm St Pauls Walden Hitchin SG4 8DL
Ref. No: 12/00409/1 | Received: Fri 24 Feb 2012 | Validated: Fri 24 Feb 2012 | Status: Decided

- **[Change of use of redundant agricultural barns to microbrewery](#)**

Strathmore Barn East Hall Farm St Pauls Walden SG4 8DL
Ref. No: 12/00269/1 | Received: Mon 06 Feb 2012 | Validated: Mon 06 Feb 2012 | Status: Decided

- **[Condition 7: Hard Surface material](#)**

Strathmore Barn East Hall Farm St Pauls Walden SG4 8DL
Ref. No: 10/02012/1DOC | Received: Wed 04 Aug 2010 | Validated: Wed 04 Aug 2010 | Status: Decided

- **[Condition 8: Bat Survey](#)**

Strathmore Barn East Hall Farm St Pauls Walden SG4 8DL
Ref. No: 10/02015/1DOC | Received: Wed 04 Aug 2010 | Validated: Wed 04 Aug 2010 | Status: Decided

- **[Change of use of redundant agricultural barn to 10 barrel microbrewery](#)**

Strathmore Barn East Hall Farm St Pauls Walden SG4 8DL
Ref. No: 07/02189/1 | Received: Wed 05 Sep 2007 | Validated: Fri 07 Sep 2007 | Status: Decided

- **[Change of Use from redundant agricultural barn to ten barrel microbrewery.](#)**

•
[Installation of silage pad to replace existing.](#)

Land At Little East Hall Farm St. Pauls Walden SG4 8DL
Ref. No: 06/00504/1 | Received: Tue 28 Mar 2006 | Validated: Fri 17 Mar 2006 | Status:
Decided

7.0 Planning Policy

7.1 National Planning Policy

The NPPF (December 2024 version) is the main consideration in determining a good design in this case.

On the 27th March 2012 the National Planning Policy Framework (NPPF) replaced the many Government guidance notes and policy statements which have historically been the basis of all good design and development. The NPPF (2024 version) is therefore been the main consideration in determining a good design in this case.

Particular paragraphs of the NPPF were considered relevant and in accordance with this proposed development, namely:

Para 7 – which set out the key purpose of the planning system is to contribute to the achievement of sustainable development.

Para 8 – which discusses the three objectives for sustainable development – namely: economic, social and environmental.

Para 10 – sets out a presumption in favour of sustainable development

Para 12 - The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Para 13 - The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.

Para 198 - Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should: a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life

b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and

c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

Para 208 - Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

7.2 Local Planning Policy and Planning Justification

North Hertfordshire Local Plan 2011-2031(Adopted November 2022)

North Hertfordshire Parking SPD 2011 – Vehicle Parking at New Developments

Policy SP1: Sustainable development in North Hertfordshire

This Plan supports the principles of sustainable development within North Hertfordshire. We will:

- a) Maintain the role of key settlements within and adjoining the District as the main focus for housing, employment and new development making use of previously developed land where possible;
- b) Ensure the long-term vitality of the District's villages by supporting growth which provides opportunities for existing and new residents and sustains key facilities;
- c) Grant planning permission for proposals that, individually or cumulatively: i. deliver an appropriate mix of homes, jobs and facilities that contribute towards the targets and aspirations in this Plan; ii. create high-quality developments that respect and improve their surroundings and provide opportunities for healthy lifestyle choices; iii. provide the necessary infrastructure required to support an increasing population; iv. protect key elements of North Hertfordshire's environment including biodiversity, important landscapes, heritage assets and green infrastructure (including the water environment); and v. secure any necessary mitigation measures that reduce the impact of development, including on climate change; and
- d) Support neighbourhood plans and other local planning initiatives where they are in general conformity with the strategic policies of this Local Plan.

The expansion of the school will re-use a building formerly in agriculture with no new built development or increase in footprint. The growth of the school is important for the education and well-being of young people in the local community with special education needs. There will be no detrimental impacts on the local environment.

Policy SP5: Countryside and Green Belt

We support the principles of the Green Belt and recognise the intrinsic value of the countryside. Green Belt and Rural Areas Beyond the Green Belt are shown on the Policies Map. We:

- a) Have conducted a comprehensive review of the Green Belt. Land has been removed from the Green Belt to: i. enable strategic development at the locations referred to in Policies SP8 and SP3; ii. enable local development around a number of the District's towns and villages; and iii. define boundaries for villages referred to in Policy SP2 which fall within the Green Belt but were previously 'washed over' by this designation;
- b) Have provided new Green Belt to cover, in general terms, the area bounded by the Metropolitan Green Belt to the east, the Luton Green Belt to the west and the A505 Offley bypass to the north;
- c) Will only permit development proposals in the Green Belt where they would not result in inappropriate development or where very special circumstances have been demonstrated; and
- d) Will operate a general policy of restraint in Rural Areas beyond the Green Belt through the application of our detailed policies.

As part of the new local plan the Green Belt has been extended. The new Green Belt area does not cover the site in question. See Appendix A. However, the site is within the Rural Area beyond the Green Belt and therefore special consideration is given to new development. We feel that this change of use application operates within the general policy of restraint and is acceptable in this rural area. There is no built development and the proposal is beneficial to the wider community.

Policy SP6: Sustainable transport

We will deliver accessibility improvements and promote the use of sustainable transport modes insofar as reasonable and practicable. We will:

- a) Comply with the NHDC Transport Strategy and the provisions of the Local Transport Plan and other supporting documents as relevant;
- b) Encourage development in locations which enable sustainable journeys to be made to key services and facilities;
- c) Work with Hertfordshire County Council, neighbouring authorities, Highways England and service providers to ensure that a range of sustainable transport options are available to all potential occupants or users. This may involve new or improved pedestrian, cycle and passenger transport (including rail and/or bus) links and routes;
- d) Seek the earliest reasonable opportunity to implement sustainable travel infrastructure on Strategic Housing Sites and other development sites in order to

influence the behaviour of occupiers or users, along with supporting Travel Plans in order that sustainable travel patterns become embedded at an early stage;

e) Assess development proposals against the parking standards set out in this Plan and having regard to relevant supplementary advice;

f) Require applicants to provide assessments, plans and supporting documents to demonstrate the safety and sustainability of their proposals; and

g) Protect existing rights of way, cycling and equestrian routes and, should diversion be unavoidable, require replacement routes to the satisfaction of the Council.

The nature of the education for the proposed pupils is such that specialist facilities are rarely available on their doorstep, and therefore transport movements are generally associated with their education. The young people who access and benefit from specialist education such as East Hall School may not be suited to public transport and the safeguarding issues that may result. This generally means that public transport is not a viable option for the students.

In this location there is no suitable public transport network which would enable this method of attending the school.

Policy SP13: Historic environment

The Council will balance the need for growth with the proper protection and enhancement of the historic environment. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight will be given to the asset's conservation and the management of its setting. We will pursue a positive strategy for the conservation and enjoyment of the historic environment through:

a) Maintaining a strong presumption in favour of the retention, preservation and enhancement of heritage assets and their setting according to their significance;

b) Identifying sites on the national register of Heritage at Risk or on the Council's 'At Risk' register;

c) Periodic reviews of Conservation Areas and other locally designated assets; and

d) Publication of detailed guidance.

There are three Grade II listed buildings within the Easthall Farm building cluster. East Hall Farmhouse is a substantial dwellinghouse, however it is sufficiently remote to the building where change of use is sought to be considered as being unaffected by the proposal. It has a separate access and therefore traffic movements would also not affect the building or its fabric.

Nearest to the development site is a listed barn - List Entry Number: 1347453 - BARN AT EASTHALL FARM (40 METRES TO EAST NORTH EAST OF POND). This open-fronted barn is opposite The Calf House. It is in equine use both domestically by the residents of the farmhouse, but also associated with East Hall School. The use of the barn would not change as part of this change of use application, and there would be no additional impacts. The existing school buildings are closer to the barn than the proposed additional classroom and by their historic use have not evidenced any adverse effect on the listed asset or its setting.

Policy CGB1: Rural Areas beyond the Green Belt.

In the Rural Areas beyond the Green Belt, as shown on the Policies Map, planning permission will be granted provided that the development:

- a) Is infilling development which does not extend the built core of a Category B village;
- b) Meets a proven local need for community facilities, services or affordable housing in an appropriate location;
- c) Is strictly necessary for the needs of agriculture or forestry;
- d) Relates to an existing rural building;
- e) Is a modest proposal for rural economic development or diversification; or
- f) Would provide land or facilities for outdoor sport, outdoor recreation and cemeteries that respect the generally open nature of the rural area.

There re-use of an existing agricultural building is in accordance with the policy for Rural Areas beyond the Greenbelt. The increase of a single classroom is considered to be a small development. The increase in SEN facilities is beneficial to the local community and as such in accordance with Policy CGB1.

Policy CGB4: Existing buildings in the Rural Area Beyond the Green Belt

- a) Planning permission for the re-use, replacement or extension of buildings in the Rural Area beyond the Green Belt will be granted provided that: 92 Paragraph 55 of the 2012 NPPF North Hertfordshire Local Plan 2011-2031 121
- b) Any existing building to be converted for re-use does not require major extension or reconstruction;
- c) The resultant building(s) do not have a materially greater impact on the openness, purposes or general policy aims of the Rural Area beyond the Green Belt than the original building(s); and
- d) Any outbuilding(s) are sited as close as possible to the main building(s) and visually subordinate to them.

The re-use of a small section of an existing building, with a building adjacent under the same use complies with Policy CGB4. There is only cosmetic work required to convert the building from the former agricultural storage use to SEN schooling (D1). The structure will be retro-fitted to bring it up to standards for thermal efficiency/fire resistance and other current Building Regulations relevant to a school. No major structural works are required or extensions/addition of outbuildings. There will be no impact on the openness of the countryside/setting.

The use would have a low number of students and staff and would therefore not place significant demand on the capacity of the local road network. Sufficient off-road parking and turning area is available within the site to ensure that proposed users would not come into conflict with the safe operation of the adjacent highway.

The new classroom is near to the stables and horses and it will be a good use of a redundant building which is conveniently located, not derelict to a point where it will require extensive renovation, and is fit for purpose.

Policy T1: Assessment of transport matters

Planning permission will be granted provided that:

- a) Development would not lead to highway safety problems or cause unacceptable impacts upon the highway network;
- b) Mechanisms to secure any necessary sustainable transport measures and / or improvements to the existing highway network are secured in accordance with Policy SP7;
- c) Suitable Transport Statements, Transport Assessments and / or Travel Plans along with supporting documents are provided where required; and
- d) For major developments, applicants demonstrate (as far as is practicable) how: i. the proposed scheme would be served by public transport; ii. safe, direct and convenient routes for pedestrians and cyclists will be provided; and iii. comprehensive integration into the existing pedestrian and cycle, public transport and road networks will be secured.

The effect on the local transport network as a result on this proposal has been considered. Since the conversion of the empty agricultural unit is to be carried out by estate workers already on site, the only increase to the traffic movements on and off site will be as a result of the increase in number of pupils at the school and a single member of staff. The framework advises that planning permission should be only be refused by Highways if the impact on the local road network would be severe, or that there would be an unacceptable impact on highway safety.

As noted by the planning officer in the previous 'change of use application' relating to this SEN school, the numbers of pupils and staff is very small and it was deemed at this time that the additional vehicle movements would not have a significant effect on the capacity of the local network. In addition, the movements would only be at certain hours of the day, and term time only, as for any school. An addition of 6 students could potentially create 16 additional movements (term time), although car sharing is actively encouraged, especially in Local Authority funded students. There will also be two additional members of staff as mentioned above. This would mean that a maximum increase of 16 traffic movements per day (term time) would be created. This is not considered to be of sufficient scale as to put too much pressure on the local network.

The site will be accessed by an existing access. The vehicle-to-vehicle visibility and pedestrian visibility are therefore unlikely to be affected by the proposal to increase the number of pupils. The current visibility from the existing access was considered in the original 'change of use application' as being "acceptable and consistent with the accesses along this rural local access road and appropriate for the level of use it will receive and complies "Sightlines at Junctions (Ref: Design Manual for Roads and Bridges Volume 6 (Road Geometry) Section 1 (Highway Link Design) Table 2." The access and visibility will remain as per this previous assessment.

Within the site there is adequate turning to ensure that all vehicles will leave and join the highway in a forward gear, and no un-safe traffic movements would result.

The summary from the previous planning statement (by Barker Parry) still applies and is well put "The use would have a low number of students and staff and would therefore not place significant demand on the capacity of the local road network. Sufficient off-road parking and turning area is available within the site to ensure that proposed users would not come into conflict with the safe operation of the adjacent highway".

In conclusion, the proposed use would not have a significant effect on the highway either in terms of congestion, safety, or with respect to air quality.

Policy T2: Parking

Planning permission will be granted provided that:

- a) Parking for residential development is provided in accordance with the minimum standards set out in Appendix 4 of this Plan;
- b) Parking for non-residential development is provided having regard to the standards for non-residential development set out in the relevant Supplementary Planning Document;
- c) Proposals have regard to relevant Supplementary Planning Documents, strategies or advice and;
- d) Applicants clearly identify how they provide for all likely types of parking demand and demonstrate that parking will be safe and of a design and layout that will function

satisfactorily. Variations from these standards will only be considered where applicants can demonstrate that the accessibility, type, scale, mix and use of the development; the availability of and opportunities for public transport; local car ownership levels; and on-street conditions justify such variations.

According to the Council's Vehicle Parking at New Development SPD September 2011, maximum parking standards are applicable for non-residential uses. Given the proposed expansion (maximum of 6 additional students and 2 members of staff), a maximum of 4 parking spaces would be required including 1 disabled space. This additional parking is easily accommodated within the farmyard and cars would have sufficient space to park, turn and leave the site in forward gear. There would be no detriment to the safe and free flow of traffic on the adjacent highway.

Due to the nature of the young pupils accessing this education setting they will generally be driven to the site and dropped-off/ collected by a carer/parent or private taxi. The allocated additional parking is near to the unit. The vehicles bringing/ collecting students are able to be safely accommodated away from the highway. This area would also be sufficient for the additional staff member. There is a safe and dedicated de-marked pedestrian route from the parking area to the unit, which is already in place and has been successful in terms of providing safe passage from the dedicated parking area.

Policy D3: Protecting living conditions

Planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions North Hertfordshire Local Plan 2011-203. Where the living conditions of proposed developments would be affected by an existing use or the living conditions of an existing development would be affected by a proposed use, the Council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the Council is not satisfied that mitigation proposals would address the identified harm, development proposals will not be permitted.

The development under consideration is an extension to an existing facility. There is already precedent for the change of use at this location and the operation of the SEN school has been welcomed into the wider site by other users and local residents. The nearest resident to the school is the managing director of East Hall School and she is very supportive of the expansion. She resides in East Hall Farmhouse which is approximately 60m to the south. She does not have any concerns about the harm to the living conditions of her and her family. There is a further cluster of residential properties approximately 150m from the development (and with the farmhouse and farm between them and the site). It is not anticipated that any other resident in the locality will be negatively affected by the change of use proposal to increase the number of SEN young people being access the site. It should be noted that the operations relating to the additional classroom are generally confined to the indoors further negating any impact on other residents in the locality.

Policy D4: Air quality

Planning permission will be granted provided that development proposals: North Hertfordshire Local Plan 2011-2031 144

- a) Give consideration to the potential or actual impact on local air quality, both during the demolition/ construction phase and as a result of its final occupation and use;
- b) Propose appropriate levels of mitigation to minimise emissions to the atmosphere and their potential effects upon health and the local environment; and
- c) Carry out air pollution impact assessments, where required, to determine the impact on local air quality of the development. Where an air quality impact assessment demonstrates that a development is unacceptable from a local air quality perspective the development will be refused. Where air pollution impact assessments are not required there will still be a requirement on developers to provide appropriate levels of mitigation to address emissions of pollutants to the atmosphere.

The only impact on air quality will be as a result of additional traffic. This will be very limited as discussed above and unlikely to cause any harm.

There is no increase in footprint or building operations planned as part of this proposal. There will be re-fitting works to the interior of the building and come external cladding; neither operation will result in an increase in dust or other pollution.

8.0 – Design and Details

8.1 Size

The unit for conversion is adjacent to the existing classrooms. The internal dimensions of the empty unit are 8.9m x 7.5m. The ceiling is sloping with a minimum internal height of 3.4m rising to 5.6m. The unit is deeper than the existing school.

8.2 Appearance/Remedial Works

The unit currently has a roller shutter (approx. 4.4m wide) and a separate door 0.9m wide. The walls are generally masonry with a section of timber to the south east internal elevation. The roof is profiles cement fibreboard sheets with 2 corrugated pvc rooflights. All the elevations will require remedial insulation. The roof and floor will require remedial insulation which will raise the floor and reduce the ceiling height. There is currently a water supply to the unit which may need capping off. The existing electrics will require surveying and made fit for the proposed purpose.

The roller shutter will be removed and the existing opening re-used with a wheelchair accessible door and large window to bring in natural light. The existing ramped access from the existing school buildings will be extended and the height of the finished floor level designed to suit (match the existing school).

The remedial works required for the change of use are considered to be minor.

8.4 Lighting

External lighting to allow safe access will be implemented. Lighting will be bat friendly down lights which support Dark Sky guidelines.

8.5 Access

The new classroom will be accessed via a 1 in 12 ramp (as recommended for independent wheelchair use), with a 1.5m landing for turning. The access is 1.2m wide.

9.0 Ecology

There is no evidence of any priority species or protected habitats within or adjacent to the vacant unit.

10.0 Summary

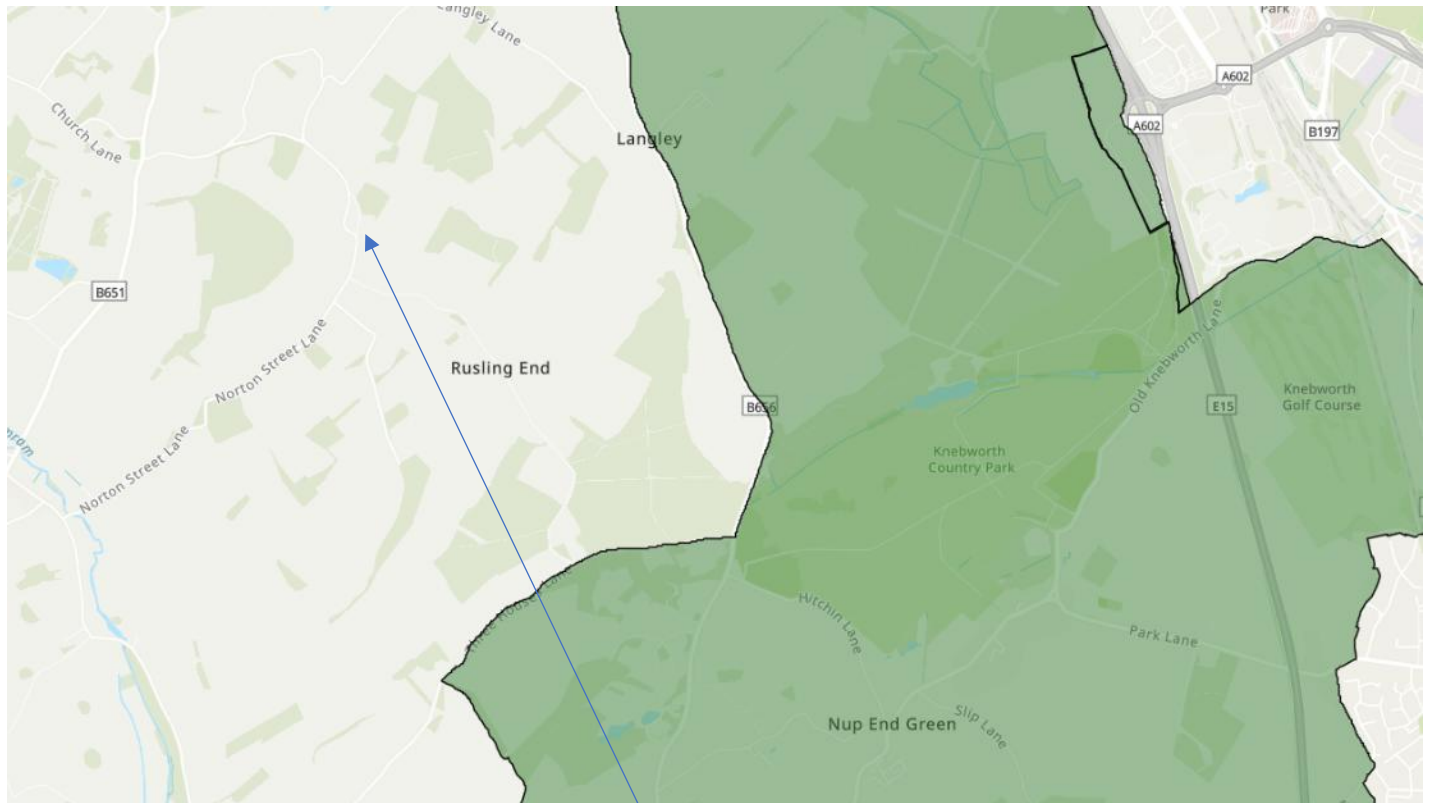
The re-use of the vacant agricultural unit for the extension of a specialist school is in accordance with national local planning policy. The re-use of a building no longer required for agricultural use and diversification of a rural business is one of the fundamental aims of the Framework. The change of use from agricultural to D1 has already been approved at this site, in an adjacent unit.

There are numerous social and community benefits in the successful education and assistance of young people with special educational needs. The existing school has been a greatly acclaimed and now has a waiting list. Many of the young people being benefited by the facility reside in North Hertfordshire, and may otherwise not be able to access education. The additional classroom is best suited to being adjacent to existing classrooms, and the ethos of the school and therapeutic equine activities depends on the classrooms being close to the stables and equine facilities.

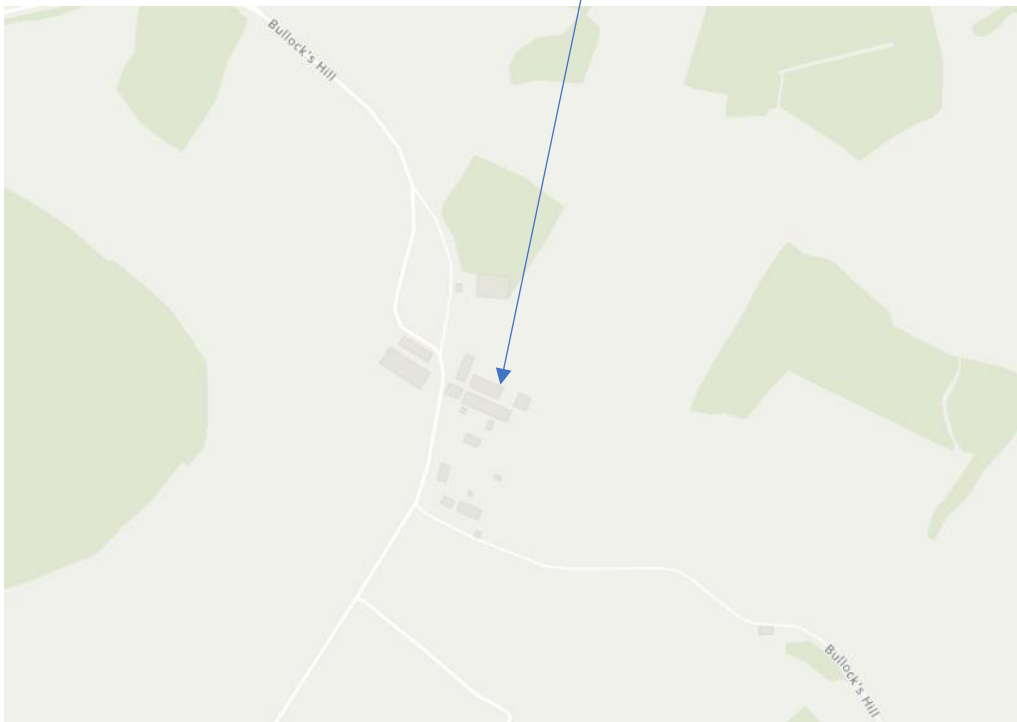
The re-use of a single unit is a low impact proposal and the small increase in number of students/staff in this isolated location will not cause harm to the local residential community, local road network, pollution levels or existing users of the farm. Due to the location of the proposed change of use no negative impacts will be imposed to the heritage assets or their setting.

This statement has set out the details of the proposed change of use and has demonstrated how the proposal is compliant with the national framework and we therefore respectfully request that permission is granted.

Appendix A – Green Belt Map



Easthall Farm – Calf-House
(development site)



Appendix B – Parking Standards – North Herts SPD

5.4 Parking Standards for Use Class D

Table 5.4 Non residential parking standards – Class Use D

Class Use	Maximum Car parking Standard (includes visitor spaces)	Minimum Cycle parking standard
D1 – Non residential institutions		
Public halls/places of assembly (excluding D2)	1 space per 9 m2gfa or 1 space per 3 fixed seats plus 3 spaces per 4 staff members	1 space per 4 staff plus visitor parking on individual merit
Community/family centres	1 space per 9 m2gfa plus 1 space per full-time staff members or equivalent	
Day centres	1 space per 2 staff members plus 1 space per 3 persons attending or 1 space per 9 m2gfa	
Places of worship	1 space per 10 m2gfa	
Surgeries & clinics	3 spaces per consulting room plus 1 space per employee other than consulting doctors/dentists/vets	1 space per 4 staff plus 1 space per consulting room
Libraries, miscellaneous cultural buildings	1 space per 30 m2gfa of freestanding development (otherwise assessed on merits)	1 space per 4 staff plus visitor parking on individual merit
Miscellaneous cultural Buildings	2 spaces plus 1 space per 30 m2 of public floorspace	1 space per 4 staff plus visitor parking on individual merit
Educational establishments (including residential) schools, further education	1 space per full-time member of staff plus 1 space per 100 pupils plus 1 space per 8 pupils over 17 years old plus 1 space per 20 pupils under 17 years old 1 space per full-time member of staff plus 1 space per 5 full-time students	1 space per 5 staff plus 1 space per 3 students

Surface water

[More about your surface water flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

► [Why surface water flooding is a problem](#)

Rivers and the sea

[More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2036 and 2069

Very low

Low

Medium

High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

► [Why flood defences cannot completely prevent flooding](#)

Other flood risks

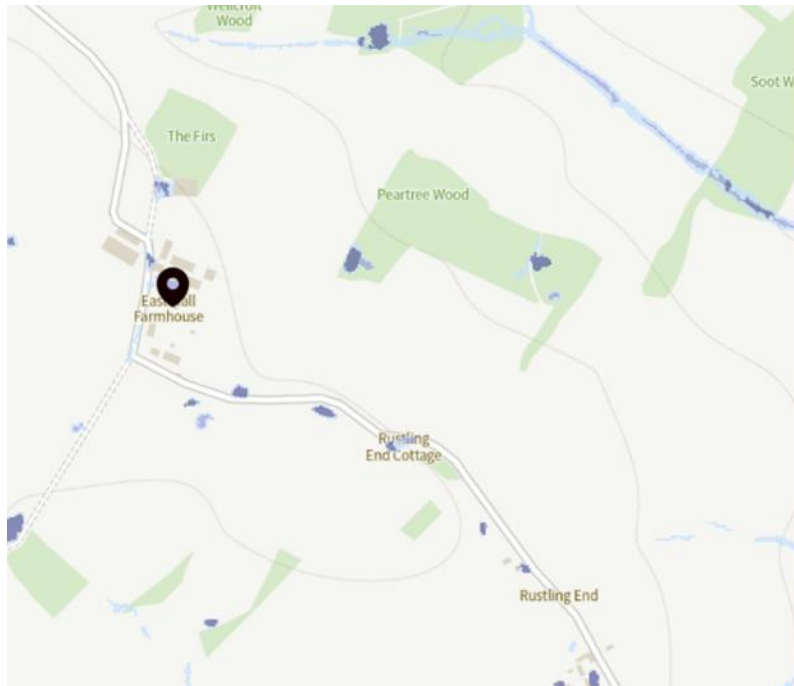
[More about groundwater and reservoirs](#)

Groundwater

Flooding from groundwater is unlikely in this area.

Reservoirs

Flooding from reservoirs is unlikely in this area.



Surface water map

Yearly chance of flooding

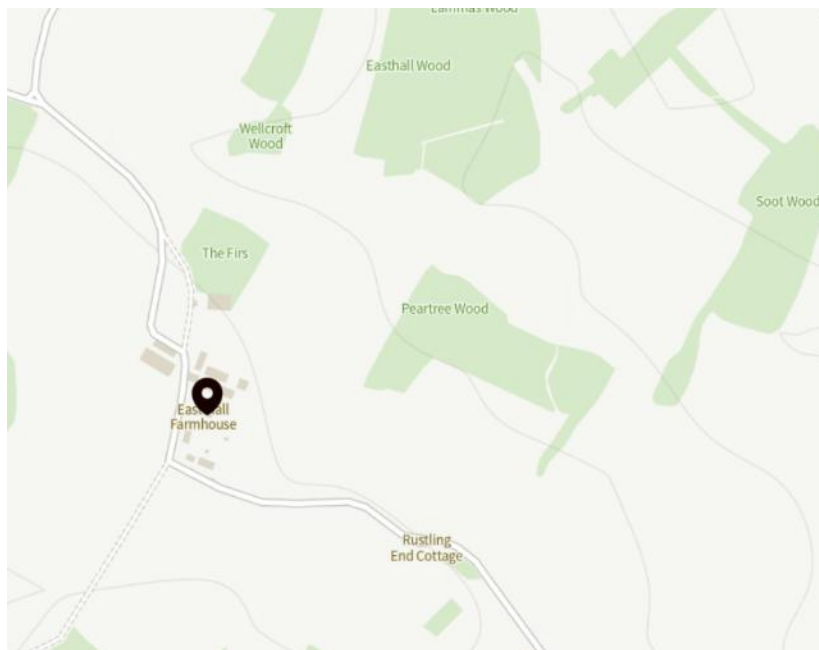
- ☒ Flood area (extent)
- High chance
- Medium chance
- Low chance

Yearly chance of flooding between 2040 and 2060

- ☐ Flood area (extent)

Map details

- ☒ Show flooding
- ☒ Selected address



Rivers and sea map

Yearly chance of flooding

- ☒ Flood area (extent)
- High chance
- Medium chance
- Low chance
- Very low chance

Yearly chance of flooding between 2036 and 2069

- ☐ Flood area (extent)

Map details

- ☒ Show flooding
- ☒ Selected address

Appendix E - Photographs

