

APPENDIX F
CONSULTATIONS

Date: 22nd February 2008
Your Ref: -
My Ref: 219614
Contact: Christopher Ward
Directline: (01442) 228441
Fax: (01442) 228477



The Borough of Dacorum
is twinned with
Neu-Isenburg, Germany

Civic Centre
Hemel Hempstead
Herts HP1 1HH

Switchboard (01442) 228000
Minicom (01442) 228656
DX 8804 Hemel Hempstead

Richard Berry
White Young Green
9th Floor Sunley House
4 Bedford Park
Croydon
Surrey CR0 2AP

Dear Mr Berry

RE: EGERTON ROTHESAY SCHOOL, BERKHAMSTED, HERTS

I write in response to your email dated 21st February 2008 requesting environmental information for the above site.

The Council currently has no entries on our contaminated land register.

As part of the Council's Contaminated Land Strategy, two potentially contaminative features have been identified on or immediately adjacent to the site. Historical maps indicate that there is a possible infilled pond on the eastern edge of Area D. Historical maps also show an 'Old Chalk Pit' that may have been infilled, which is located in Area C. The Council has no records of any ground investigations in the area of these two features or anywhere else on the site or adjacent land.

Environment Agency records show the presence of a former landfill site approximately 250 metres to the south west of the current school building. The former landfill is immediately to the west of Area E on the opposite side of Shootersway. It is understood that the landfill was used for the disposal of inert waste arising from the construction of the adjacent A41 road in the early 1990's. The site was operated under a Waste Management Licence, so the Environment Agency should have detailed records for the site.

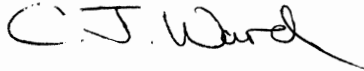
The Council has no records of any significant pollution incidents or prosecutions on or around the site. However, Shootersway, the road to the south of the site, has suffered from regular fly-tipping incidents, which the Council frequently has had to clear up.

The Council has no records of any Pollution Prevention and Control Regulations permitted processes on or around the site.

The Council has no records of any buried tanks on the site. I would recommend that Hertfordshire County Council and the Hertfordshire Petroleum Officer (01707 346152) be consulted, as they are most likely to have any records on this issue.

I hope that this information is useful to you. On this occasion the Council has decided to waive our research fee of £60 + VAT for providing this information. Please do not hesitate to contact me if you require any clarification of the above.

Yours sincerely



**Dr Christopher Ward
Contaminated Land Officer
Environmental Health Division**

Write Young Green	
London	Project No.
No. 4	
27 FEB 2008	
File Ref.	CROYDON
FAO	
INITL	

Planning Applications

Application ID	Site Address	Proposal	Date Registered
4/02908/07/FUL	LAND R/O 2, DURRANTS LANE, BERKHAMSTED	CHANGE OF USE OF WOODLAND TO RESIDENTIAL GARDEN (Full Planning Application)	11 December 2007
4/00886/07/MFA	EGERTON ROTHESAY SCHOOL, DURRANTS LANE, BERKHAMSTED, HP4 3UJ	SINGLE STOREY ADDITIONAL TEACHING SPACE (Major Full Application)	13 April 2007
4/00636/07/ADV	EGERTON ROTHESAY SCHOOL, DURRANTS LANE, BERKHAMSTED, HP4 3UJ	ADDITIONAL SIGN (Advertisement Consent)	14 March 2007
4/01765/06/ADV	EGERTON ROTHESAY SCHOOL, DURRANTS LANE, BERKHAMSTED, HP4 3UJ	REPLACEMENT SIGNS (Advertisement Consent)	09 August 2006
4/01146/06/FUL	EGERTON ROTHESAY SCHOOL, DURRANTS LANE, BERKHAMSTED, HP4 3UJ	CONSTRUCTION OF TWO BLOCKS OF DOUBLE STACKED PRE-FABRICATED CLASSROOMS (RENEWAL OF PLANNING PERMISSI (Full Planning Application)	25 May 2006
4/01159/06/FUL	EGERTON ROTHESAY SCHOOL, DURRANTS LANE, BERKHAMSTED, HP4 3UJ	ERECTION OF FIVE ONE TO ONE CLASSROOMS (RENEWAL OF PLANNING PERMISSION 4/01110/02) (Full Planning Application)	25 May 2006
4/01423/04/DRC	54 DURRANTS LANE, BERKHAMSTED, HP4 3PL	DETAILS OF BOUNDARY AS REQUIRED BY CONDITION 4 OF PLANNING PERMISSION 4/02627/03 (TWO STOREY SIDE EX (Details Required by Conditions)	16 June 2004
4/00437/04/DRC	54 DURRANTS LANE, BERKHAMSTED, HP4 3PL	DETAILS OF BOUNDARY AS REQUIRED BY CONDITION 4 OF PLANNING PERMISSION 4/02627/03 (TWO STOREY SIDE EX (Details Required by Conditions)	25 February 2004
4/02627/03/FHA	54 DURRANTS LANE, BERKHAMSTED, HP4 3PL	TWO STOREY SIDE EXTENSION (Full Householder Application)	09 December 2003
4/01685/03/FHA	54 DURRANTS LANE, BERKHAMSTED, HP4 3PL	TWO STOREY SIDE EXTENSION (Full Householder Application)	05 August 2003
4/01110/02/FUL	EGERTON ROTHESAY SCHOOL, DURRANTS LANE, BERKHAMSTED, HERTS, HP4 3UJ	ERECTION OF FIVE ONE TO ONE CLASSROOMS (Full Planning Application)	06 June 2002
4/00178/02/	39 DURRANTS LANE, BERKHAMSTED, HERTS, HP4 3PL	DEMOLITION OF OUTBUILDING AND CONSTRUCTION OF TWO STOREY SIDE EXTENSION AND ACCESS (Full Householder Application)	01 February 2002
4/00792/01/	EGERTON ROTHESAY SCHOOL, DURRANTS LANE, BERKHAMSTED, HERTS, HP4	CONSTRUCTION OF 2 BLOCKS OF DOUBLE-STACKED PREFABRICATED CLASS ROOMS	08 May 2001

Application ID	Site Address	Proposal	Date Registered
	3UJ	(Full Planning Application)	
4/00776/01/FHA	55 DURRANTS LANE, BERKHAMSTED, HERTS, HP4 3PL	CHANGE OF USE OF WORKSHOP TO STUDIO FLAT (Full Householder Application)	03 May 2001
4/01561/00/	ST. MICHAELS CROFT, DURRANTS LANE, BERKHAMSTED, HERTS, HP4 3TR	CONSERVATORY (Full Householder Application)	30 August 2000
4/01375/00/	2 DURRANTS LANE, BERKHAMSTED, HERTS, HP4 3PJ	TWO STOREY SIDE AND REAR EXTENSIONS (Full Householder Application)	27 July 2000
4/00739/00/	ST. MICHAELS CROFT, DURRANTS LANE, BERKHAMSTED, HERTS, HP4 3TR	CONSERVATORY (Full Householder Application)	18 April 2000
4/01308/98/4	23 DURRANTS LANE, BERKHAMSTED, HERTS, HP4 3PJ	TWO STOREY SIDE EXTENSION (Full Householder Application)	24 July 1998
4/00481/98/4	2 DURRANTS LANE, BERKHAMSTED, HERTS, HP4 3PJ	REPLACEMENT GARAGE (Full Householder Application)	18 March 1998
4/00706/97/4	EGERTON ROTHESAY SCHOOL, DURRANTS LANE, BERKHAMSTED, HERTS, HP4 3UJ	SUBMISSION OF LANDSCAPING & MATERIALS PURSUANT TO CONDITIONS 2 AND 4 OF PLANNING PERMISSION 4/1549/9 (Reserved matters)	07 May 1997
4/01165/94/4	8 DURRANTS LANE BERKHAMSTED HERTS	TWO STOREY SIDE EXTENSION (Full Householder Application)	07 September 1994
4/01549/93/4	EGERTON ROTHESAY SCHOOL DURRANTS LANE BERKHAMSTED HERTS	STATIONING OF CLASSROOM BLOCK (RENEWAL OF TEMPORARY P/P 4/0691/90) (Retention of Development (Sect))	19 November 1993
4/00409/92/FUL	EGERTON ROTHESAY SCHOOL DURRANTS LANE BERKHAMSTED	THREE STOREY FIRST & SECOND FLOOR EXTENSIONS ALTERATIONS AND EXTENSION TO CAR PARK (Full Planning Application)	06 April 1992
4/00030/92/4	LAND OFF DURRANTS LANE & R/O TRESKO ROAD BERKHAMSTED	48 BEDROOMED ELDERLY PERSONS HOME & ACCESS RD(OUTLINE) (CONSULTATION UNDER REG 4 (1) T & CP GEN.REG (County Council Planning Applic)	09 January 1992
4/00031/92/4	LAND OFF DURRANTS LANE AND R/O TRESKO RD.BERKHAMSTED	48 BEDROOMED ELDERLY PERSONS HOME & ACCESS RD(OUTLINE) (UNDER REG 5(2) T & CP GENERAL REGULATIONS 19 (County Council Planning Applic)	09 January 1992
4/00691/90/4	EGERTON ROTHESAY SCHOOL DURRANTS LANE, BERKHAMSTED HERTS	STATIONING OF CLASSROOM BLOCK (TEMPORARY) (Full Planning Application)	30 April 1990

APPENDIX G

CLIENT INFORMATION

SITE BRIEF

LAND AT SHOOTERSWAY/DURRANTS LANE, BERKHAMPSTED

The land the subject of this note is edged red on Plan WBP1 attached. The site is located to the south west of Berkhamsted at the junction of Shootersway and Durrants Lane.

The site is generally flat apart from at the northern end where there is a nib of land which falls away towards the valley and the main built up area of Berkhamsted.

The only area of the site presently in active use comprises the Egerton Rothesay School in the central part of the site. This is a private facility providing an educational service in the local area especially for special needs pupils. Some pupils are referred from the Local Authority including Hertfordshire County Council and the other surrounding Counties.

The school buildings were built in the 1950s/60s and are in poor condition. There is a need for refurbishment and redevelopment of the same to modern standards.

In respect of ownership of the property the details are as follows:

Areas A, B and C – Hertfordshire County Council
Area D – Egerton Rothesay School
Areas E and F – Taylor Wimpey Developments Ltd

The school essentially operates from Area D but also uses Areas A and B, by arrangement by with Hertfordshire County Council, for sport and recreational activities. Areas E and F are in low key agricultural use, under license. Area C is wooded and not in active use.

There is a copse located between Areas E and F. Otherwise there are strong tree and hedge boundaries around the whole site.

As to the areas of land these are as follows:

Area A –	2.24	ha
Area B –	1.03	ha
Area C –	1.23	ha
Area D –	1.42	ha
Area E –	3.91	ha
Area F –	<u>4.37</u>	ha
	14.20	ha

Planning Policy

The Study Area is excluded from the Green Belt under the provisions of the adopted Darcorum Local Plan, 2004. Policy H37 of the Document identifies the site of the existing Egerton Rothesay School for residential development with other parts of the site proposed for a new School and associated, community uses, playing fields etc (Policies C1 and L1).

The principle of this redevelopment scheme was established at and following the Local Plan Inquiry held in 2002. At that time it was envisaged that development of the school site would commence after 2006.

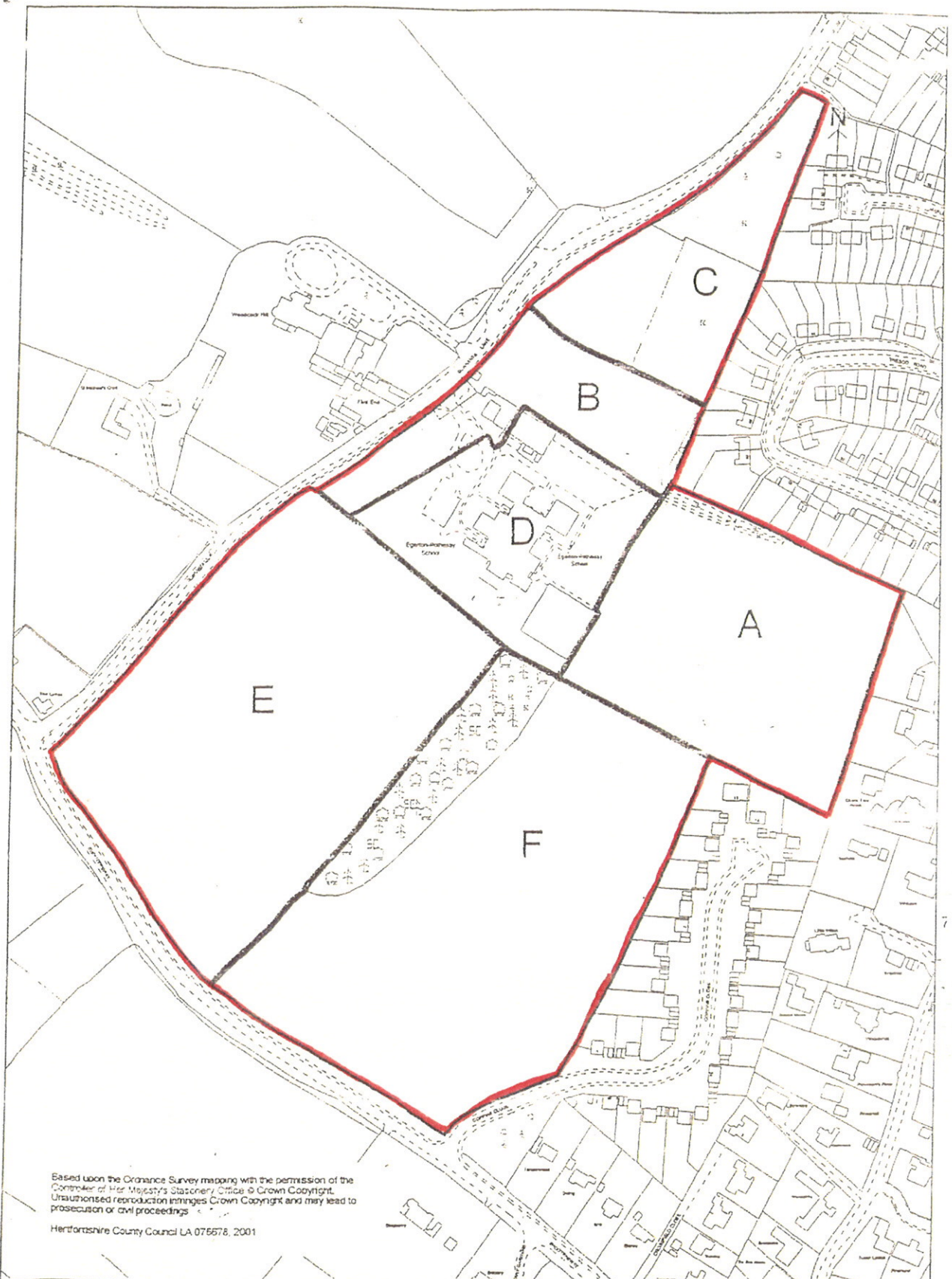
The following objectives either explicitly or implicitly arise from the Local Plan plicy framework:

1. The need to meet strategic housing targets including delivery of affordable units, as part of redevelopment of the existing school site.
2. Optimise the redevelopment of previously developed land for residential development purposes.
3. Facilitate a new, purpose built school which will assist in meeting the wider demand for school places in the immediate area including for specialist teaching.
4. Provision of grass playing pitches that are available for use by external community groups and organisations.
5. Creation of a bespoke landscape strategy and management plan that will retain and enhance the integrity of the existing wooded areas within and adjacent to the core development area.
6. Incorporate public open space requirements within the fabric of the development areas in a manner that protect those areas of the site that contain archaeological features of interest including the Grims Ditch.

Extracts from the Local Plan are attached as Annex 1.

Policy H37 refers to a notional capacity of 100 dwellings as part of the comprehensive scheme. It is now generally agreed between the parties, in discussion with Darcorum Borough Council, that this level of development will be insufficient to provide the necessary funds to enable the redevelopment and refurbishment of the existing school buildings, probably on the existing site. In this regard the parties are discussing the principle of a larger scale of residential development totalling around 250 dwellings.

JCW/15/10/07



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Hertfordshire County Council LA 075578, 2001



**BERKHAMSTED
LAND OWNERSHIP AT
DURRANTS LANE**

DRAWING TITLE



DRAWN			
CHECKED			
DATE 11:04:01			
SCALE 1/3000			
JOB REFERENCE	ELEMENT	SEQUENCE NO.	REVISION
EM 8920/C			
O.S. Grid Reference SP 97 07 & 97 08			

APPENDIX H
RADON RISK REPORT

Radon Risk Report

Egerton Rothesay School, Durrants Lane, Berkhamsted, HP4 3UJ

Numerical grid reference for this house:

497495 East

207943 North

Date of report: 3rd March 2008

Guidance for existing properties

Is this property in a radon Affected Area? - NO

The answer to the standard enquiry on house purchase known as CON29 Standard Enquiry of Local Authority; 3.13 Radon Gas: Location of the Property in a Radon Affected Area is: No, this property is not in a Radon Affected Area as defined by the Health Protection Agency.

What is the estimated probability of the property being above the Action Level for radon? - 0-1%

The result covers a 75 metre zone around the grid references above to allow for uncertainties in locations.

This report informs you of the estimated probability that this particular property is above the Action Level for radon. This does not necessarily mean there is a radon problem in the property; the only way to find out whether it is above or below the Action Level is to carry out a radon measurement in an existing property.

Radon Affected Areas are designated by the Health Protection Agency, which advises that radon gas should be measured in all properties within Radon Affected Areas.

If you are buying a currently occupied property in a Radon Affected Area, you should ask the present owner whether radon levels have been measured in the property. If they have, ask whether the results were above the Radon Action Level and if so whether remedial measures were installed and whether the radon levels were re-tested, and if the results of re-testing confirmed the effectiveness of the measures.

Further information is available in the Guide to Radon for Home Buyers and Sellers produced by the Department for Environment, Food and Rural Affairs, available as a PDF file from their website or by writing to Radon Studies Group, Health Protection Agency, Chilton, Didcot, Oxon OX11 0RQ.

Guidance for new buildings and extensions to existing properties

What is the requirement under Building Regulations for radon protection in new buildings and extensions at the property location? - None

If you are buying a new property in a Radon Affected Area, you should ask the builder whether radon protective measures were incorporated in the construction of the property.

See the Radon and Building Regulations for more details.

Issued by the Health Protection Agency and the British Geological Survey using AddressPoint version: 2007.11 - Report design 29 November 2007.