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COMMITTEE**

15th March 2017

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**Planning Application 2016/254/FUL**

**All weather pitch including floodlights and emergency vehicle access road/DDA access**

**Woodfield Academy, Studley Road, Lodge Park, Redditch, Worcestershire, B98 7HH,**

**Applicant: Mr Steve Bond**

**Ward: LODGE PARK**

**(see additional papers for site plan)**

The author of this report is Helena Plant, Planning Officer (DM), who can be contacted on Tel: 01527 881335 Email: h.plant@bromsgroveandredditch.gov.uk for more information.

**Site Description**

This application relates to Woodfield Academy, a middle school (9 -13 year old children with approx. 550 pupils on roll) sited to the north of Warwick Highway and to the west of Studley Road.

The application site relates to the playing field to the rear of the main school; properties on Wirehill Drive and Oak Hill First School back on to the western boundary of the site, whilst the southern boundary is formed by Deer Barn Hill, Collinson Close and associated Allotment Gardens.

The existing playing field occupies an elevated position with four football pitches being sited on the upper level and the lower level (backing on to Barlich Way) being unused. The site is generally flat and whilst the site has no dedicated Tree Preservation Orders, it is bound along part of the eastern boundary by mature trees and along the entire southern boundary by a mature unmaintained hedge, which is situated off site and within the allotments. Other trees are located off site; on the western boundary (within the grounds of Oak Hill First School) whilst another group of trees are sited along the northern boundary.

Vehicular access is provided from Studley Road into a temporary parking area within the centre of the site (unused tennis courts). Pedestrian access from the main school site is provided via steps up the steeply sloping sections of the land to the playing fields. The existing sporting facilities are supported by two small temporary style storage buildings in the corners of the site, but there is currently no formal lighting to the area and poor drainage means the availability of the pitches is limited.

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**Relevant Policies:**

**Borough of Redditch Local Plan No. 4**

Policy 1: Presumption in Favour of Sustainable Development  
Policy 11: Green Infrastructure  
Policy 12: Open Space Provision  
Policy 13: Primarily Open Space  
Policy 16: Natural Environment  
Policy 17: Flood Risk Management  
Policy 18: Sustainable water Management  
Policy: 39 Built Environment  
Policy: 40 High Quality Design and Safer Communities  
Policy 43: Leisure, Tourism and Abbey Stadium  
Policy 44: Health facilities

**Others:**

NPPG National Planning Practice Guidance  
NPPF National Planning Policy Framework  
SPG Encouraging Good Design  
SPD Designing for Community Safety

**Relevant Planning History**

2012/063/FUL	Excavate a section of grassed area adjacent to the school entrance and construct a tarmac surface to form five additional parking spaces to include one disable parking facility	Approved	03.05.2012
2013/118/FUL	Provision of a ramp and stepped access to the main entrance	Approved	27.06.2013
2000/150/CPO	Construction Of New Single Storey Technology Block (586m2) Alteration And Refurbishment To The Existing Classrooms Demolition Of Existing Art/DT Block	No obj	02.06.2000
1993/260/CPO	Consultation - Proposed Storeroom To Design Technology Block And Infilling Of Undercroft To Form New Cloakroom	No Obj	06.08.1993

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**Consultations**

**Arboricultural Officer**

Trees on the eastern boundary form a cohesive group with a number of prominent feature trees which provide a high amenity value to the surrounding area. A number of these trees are to be removed or have minor remedial works undertaken to facilitate the proposed development. A tree schedule and tree protection plan along with a full Arboricultural Method Statement is required to address the proposed tree removal. There are no objections to the No Dig Construction within the RPA of trees, subject to details.

Plans are required detailing the routing of the cables to the floodlights to ensure impact on the RPA of the trees along the Southern and Eastern boundary of the site is acceptable.

The Southern boundary consists of a mature unmaintained hedge line there will be a low level of encroachment into the RPA of these trees and hedge line.

The Western boundary consists of three early to semi maturity Norway Maples which are situated off site within the grounds of Oak Hill First School. I have no objections subject to their protection during the development.

The Northern boundary consists of a number of highly prominent mature trees which form a highly cohesive group. These trees will not be influenced by this proposal.

A high level of tree mitigation and planting is planned throughout the site. Subject to conditions no objections are raised.

**Area Environmental Health Officer**

Lighting - The lighting assessment indicates little vertical light spill from the proposed floodlighting. Due to the height of the floodlighting there may be lines of sight from nearby residential properties to the underside of the lamp units for which mitigation is required.

Noise - The noise assessment indicates that noise levels at the nearest residential receptors would increase by about approximately 10dB(A)Leq in the garden area to approximately 54dB(A)Leq. With reference to the WRS Technical Noise Guidance this would be considered between the Lowest Observable Adverse Effect Level (50dB(A)Leq) and the Significant Observable Adverse Effect Level (55dB(A)Leq) and is at the top end of this range.

The submitted noise assessment suggests that this increase in noise level is acceptable but I would recommend that the applicant installs mitigation measures in order to minimise the impact from activities on the proposed pitch.

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**North Worcestershire Water Management**

The site is in flood zone 1 and therefore is at low risk of fluvial and tidal flooding.

The design and access statement acknowledges the geology of most of Redditch is clay with an extremely low infiltration rate. The nature of the development provides an excellent opportunity to use a porous sub-base underneath the new pitch and achieve some level of storage. Considers there is opportunity to have a low flood risk to the site and provide betterment elsewhere with SuDS techniques having a net drainage benefit to the existing pitches which are to remain. Require the applicant to submit a drainage strategy to demonstrate.

**Contaminated Land- Worcestershire Regulatory Services**

WRS have reviewed the information supplied for potential contaminated land issues of which none have been identified. WRS therefore have no adverse comments to make in relation to contaminated land.

**Parks and Green Space Development Officer**

The application will only affect the species poor open turf pitch areas of the site and as such will have minimal effect upon the viability of ecology on site. To ensure that no net loss of biodiversity occurs requests replacement tree and hedge planting with native species.

Advises that consideration is given to impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. Advises on type and direction of lighting, timing of site clearance, endorses the recommendations of the ecological report.

**Education Authority**

Children, Families and Communities of Worcestershire County Council are aware of the proposals being undertaken by the school and have no further comments.

**Highway Network Control**

I have no highway objections to the all-weather pitch including emergency vehicle access road/DDA access at the above location. No highway conditions are required on this planning application since the main access road is existing.

**Leisure Services Manager**

Leisure Services are in agreement with the approach suggested by Sport England.

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**Sport England**

Sport England withdraws its objection to this application as it is considered too broadly meet exception E5 of its policy, subject to conditions relating to community use and specification and informatives.

**Public Consultation Response**

Three objections were received in relation to the original consultation relating to;

1. Proximity of development to housing, concerns over all week usage and consequences for drainage.
2. Light pollution and impact on night skies, visual impact of lighting poles on residents outlook, trees will not screen this - especially as many are deciduous and lights are likely to be used the most during the winter.
3. Opening hours given the light and noise that would be experienced during that time. Oakhill school sports field is also close and combined with the proposal will create additional noise early in the morning, into the evening and outside school term time. Questions whether there is need for an additional pitch in the Borough.

Following the receipt of additional information relating to lighting, noise and details around works to trees, five additional objections were received relating to;

1. Light the pollution will be unbearable for children and pets
2. Opening hours which will become a baseline for Noise and lighting implications for residents. This will be especially during the winter.
3. Privacy siting is too close to dwellings
4. Managing trees will reduce privacy and wildlife habitat.
5. Concern about plans to drain to a dry drainage ditch in that that will jeopardise resident's gardens during wet conditions as the pitch is elevated. Concern ditch is inadequate to cope.

**Proposal description**

The proposal involves the formation of an artificial grass pitch (AGP i.e. Astro Turf) at the southern end of the site. In accordance with Football Association (FA) design guidelines, the pitch extends to 106m x 70m (significantly larger than the existing on site pitches) and is therefore orientated in an east-west direction across the site.

To facilitate the new pitch there will be an element of 'cut and fill' across the site as well as the need to strip and redistribute areas of top soil. This re-distribution will occur largely in the centre of the site and involve a maximum of 325mm of additional material which will enable recontouring of this area and drainage improvement. The new artificial pitch will be floodlight along its north and southern boundaries by 8 lighting columns, 11m in height with twin lighting heads.

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Other associated development includes the provision of 2 storage units, a CTCV facility and associated spectator standing area, pathway, walling, extended vehicular access, fencing and associated land drainage: most of which is required to conform with strict FA guidelines and requirements. Changing facilities will be accommodated within the main school.

The purpose of the pitch is to extend the outdoor school playing season beyond October (poor ground conditions currently limit the period of time when the rugby and football pitches can be utilised), to make the facility available to other schools in the area and to make the facility available for community use. (The floodlighting element of the proposal is essential to extend the use of the facility and thus financially support the investment.)

The application is accompanied by a Design and Access Statement and a Baseline Ecological Survey. Further information has also been received with respect to a lighting report and a noise survey.

A draft community use agreement has been presented in recognition of Sport England's aim of promoting participation in sport and encouraging provision of sports facilities for the community.

**Assessment of Proposal**

**Open Space and Natural Environment**

The Borough of Redditch local Plan number 4 (BORLP4) identifies the playing fields as being Primarily Open Space and thus subject to Policy 13. This policy aims to protect and where relevant enhance the quality, value, multi-functionality and accessibility of open space with the total or partial loss of such areas not normally being supported. In assessing development in such areas consideration needs to be given to factors including; the recreational and community amenity value of the land, its relationship with other areas, as well as the overall merits of the scheme generally. The policy also suggests that where development contributes to the green infrastructure in the Borough and the nature and purpose of the open space, then this may be acceptable.

Policy 12 (Open Space Provision) states that Borough Council will support, in principle, the development of new open space, sports and recreational facilities such as playing pitches, provided any ancillary facilities are appropriate.

Officers consider that the proposal will not erode or reduce the quantity of open space. The fencing associated with the Astro pitch will reduce the long range views across the site, but fences of this height could be erected in this position without the need for planning permission and in the context of the scale of the site this is not considered to be harmful or out of character. Furthermore by virtue of providing the new pitch, the value and accessibility of the open space will be improved; the Community use agreement

protecting this for the future. Furthermore there are benefits associated with improving the quality of the resited pitches on the site as a whole.

Information has been submitted showing how existing trees will be protected during construction, where construction methods will need to be altered in order to be sensitive to root protection areas and where cables will be routed. Whilst minimal tree removal and or minor remedial work is required to facilitate the development, it is also noted that a high level of mitigation tree planting and hedge infilling with native species is proposed within the site and along boundaries, so improving the quality and visual amenity of the site and so contributing to the Green Infrastructure Network as required by Policy 11 and to the natural environment and landscape as required by Policy 16. This works, subject to conditions and further details, and are acceptable to the Council's Tree Officer.

An extended Phase 1 habitat survey has been undertaken on the site which considered; the quality of the affected grassland area as well as considering the potential for protected species to be on or near to the site. It was concluded that the areas impacted were of relatively low ecological value and that protected species were unlikely to be affected by the development. Recommendations relating to protection of retained trees, timing of development in relation to nesting birds and reuse of spoil are made.

In this context the proposal is considered to comply with the intentions of these policies by improving the functionality of the open space as well as its accessibility to the community as well as enhancing the green infrastructure and natural environment credentials of the site.

### **Drainage**

Policy 17 and 18 seek to ensure that development is located on land where flood risk is at its lowest level, that sustainable drainage measures (SuDS) are incorporated into schemes as well taking the opportunity with new developments to reduce flood risk by for example improving flood storage.

The site is within the low risk of flooding (tidal and fluvial) category (flood zone 1) and given the nature of the end user, this is acceptable. The site specific characteristics of the sub soil (clay) mean that whilst naturally low filtration rates exist, the development provides the opportunity to use SuDS and thus to improve the local drainage systems and create a net benefit. This could be achieved through the use of a porous sub base beneath the new pitch and access road which would enhance storage and reduce run off rates from the site. The applicant is agreeable to this principle. A strategy is required to demonstrate run off rates and to detail where the system will connect to, so for example the Severn Trent surface water sewer. Subject to conditions to address these matters the North Worcestershire Water Management do not object.

A number of residents have raised concerns in relation to the potential flooding of their garden areas if the ditch to the north of the site is used for surface water drainage. The

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applicant has stated their intention to discharge to the existing drainage ditch which serves the area around Lodge Park Pool. At the boundary of the site with Studley Road, there is a buried headwall which allows drainage under Studley Road, exiting alongside Studley Road Social Club, then diverting into The Arrow, which in part feeds into Arrow Valley Lake. In utilising this route the development will ensure that debris associated with the existing ditch is removed and that the area is maintained, so providing drainage betterment for the area in general. Controlling the rate of discharge to the ditch is important, this can be achieved a number of ways and can be demonstrated and calculated within the drainage strategy, which itself will need to satisfy the Council's consultee before the relevant condition can be discharged.

**Community use**

Sport England's policy is to oppose the granting of planning permission for development which may result in the loss, or prejudice the use of, all or part of a playing field, unless one of five exceptions exist. Exception five refers to a 'facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing fields'.

With respect to the issue of 'loss' this relates to the inability to use this area to also provide for rounders and athletics and particularly cricket during other times of the year and to lay this area out flexibly with respect to pitch position. However the school state that the cricket wicket has not been available for use some time due to its poor condition and that no alternative is proposed within the site. Furthermore the applicant states that one of the driving forces for the development includes the historic closure of Dingleside School and the transfer of pupils to this site along with monies associated with improving sporting facilities locally. Funding from a variety of sources recognises the priority of providing the pitch and so enabling amongst other things the improvement of the drainage on the rest of the site - again for the benefit of sports access for all. The school states that since the closure of Dingleside that the facility could represent a 'base for football tournaments' and that the Academy would seek to continue and expand this opportunity for first and high school. The school already opens its facilities to the community and this would continue including holiday times facilitating play schemes and holiday clubs.

Sport England have considered these views and the views of the FA and on balance consider the potential benefits to football that the proposed pitch would offer would marginally outweigh the detriment caused by the impact on the playing field in this instance.

Sport England requires that a 'Community Use Agreement' is prepared and a framework document to demonstrate this has been received by the Council. This sets out that;

1. The Local community including organised sports clubs, organisations and casual users can access the facility.



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2. The use of the facility during term time and the Woodfield Academy holidays can be between 08.00 - 21.00 Monday/Saturday and 09.00 - 18.00 Sundays.
3. Priority use will be provided to the Sports Development Programme which includes opportunities for beginners, for people wishing to improve their skills via programmes of coaching and competition and training for players coaches and officials including specific activities aimed at attracting new participants from priority groups.
4. The Academy will be responsible for marketing and promoting the Sports Facilities in accordance with the agreed aims and targets which will be reviewed on an annual basis. This will also involve a policy of affordable pricing to ensure that prices are no greater than similar local authority run facilities in the area a matter which will be controlled by a separate Management Committee.
5. A Review Committee shall undertake an annual assessment of the adequacy of the agreement and the Academy shall implement all reasonable recommendations.
6. The Academy is not able to materially reduce the level of community access to the Sports Facilities required by any condition of the Planning Permission without the prior written approval of the local planning authority following consultation with Sport England.

Sport England has stated its agreement to the draft document, as has the Councils Leisure Services department, and subject to conditions relating to the specification and technical construction methods to ensure compliance with standards, raises no objection to the proposal. The protection and enhancement of existing sporting and leisure facilities in locations which can be accessed by the community is also in line with Policy 43 and 44 of the BoRLP4

**Impact on residential amenity through noise and light**

Policies throughout the plan seek to ensure that residents located close to development are not unduly impacted as a result of its implementation or its use. With that in mind there is a need to consider both the issues of lighting and noise.

In the submitted Design and Access Statement, the applicant states that artificial pitch would be financially unsustainable without the floodlighting to extend the hours of use and that this is particularly so when the operation of the school curriculum limits the availability of the facilities during term time. The scheme would not therefore be viable without the lighting element.

With respect to lighting; the physical impact of the lighting columns given their design and siting in relation to surrounding dwellings and given the land levels involved, is not considered to be harmful. In order to judge the impact of light spill during usage, a number of Lux Level plans have been submitted which indicate the intensity of light on and adjacent to the pitch when in use. Regulatory services have considered this information and note the limited extent of light spill. The closest residential properties in

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Collinson Close and Wirehill Drive will experience an isolated maximum reading of 3 Lux and a more general 2 Lux of light on the outside faces of the dwellings. The Institute of Lighting Engineers advice is that levels should not exceed 2 Lux in these circumstances and this is therefore acceptable. Regulatory Services advise the use of baffles to the lighting heads to reduce any potential glare from the underside of the lighting heads and the applicants are agreeable to this.

With respect to noise; whilst there are no specified standards associated with sports facilities the submitted report has been informed by noise readings associated with a similar facility outside of the Borough. Furthermore British Standards advise that for external amenity spaces (i.e. those associated with the gardens around the site) that *'...it is desirable that external noise levels does not exceed 50 dB LAeq,T with an upper guideline value of 55 Db LAeq ,T which would be acceptable in noisier environments'*. Worcester Regulatory Services Technical Noise Guidance contains the same levels.

At the application site the closest residential properties are in Wirehill Drive and at the end of Collinson Close, both approx 30m way (centre point of garden) from the outside edge of the new pitch. The report indicates that levels experienced here during the use of the facility would be on average 54 Db (A) Leq. Regulatory Services note that this is towards the upper limits of the acceptable range and that consideration has not been made for 'maximum noise levels' (so unusual peaks of noise during use which are difficult to predict). In that context they consider that the proposed increase in noise is acceptable, but seek mitigation in the form of acoustic protection for residents closest to the site.

The use of the facility would be restricted by a planning condition to ensure that activity did not continue into times of the day when it would reasonable to expect peace and quiet. As such the proposed hours presented in the community use agreement are also acceptable to Regulatory Services and would be controlled through a separate Planning Condition.

**Other matters**

There a number of more minor elements associated with the development such as the erection of new gates, height restriction barriers, expansion of internal roadway, gabion walling etc. The design and appearance of these elements is considered acceptable in the location proposed given the use and activity being undertaken. The scheme does involve the addition of two new storage units with the form of a temporary structure. Support for such structures on a permanent basis is not encouraged, however given their location and the screening associated at the site boundaries, the impact on visual amenity is considered to be acceptable.

A construction management plan to ensure the implications for the development are fully understood is a recommended condition, as is an hours of construction agreement.

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**Conclusions**

The essence of the development is to provide an improved sport facility on an existing playing field. As a consequence, the quality and opportunity for other pitches on the site to be used for extended periods will be provided. The site is sustainably located and is currently used by the local community, as will be the new facilities in accordance with an agreed community use agreement.

The details associated with the development; its impact upon the ecological and natural environment, including drainage, is, subject to conditions acceptable. Consideration has been given to the amenity of residents with respect to light, noise and hours of use and subject to control through suitably worded conditions these impacts are also acceptable to consultees. The development is therefore considered to be in compliance with the policies of the BoRLP4 and the NPPF and to be acceptable.

**RECOMMENDATION:**

**That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following conditions:**

**Conditions**

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason; In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby approved shall be implemented in accordance with the following plans:
  - Site location plan S-16-046 - dwg 01 issue P1 (issued 22.12.16)
  - Proposed site location Plan S-16-046 - dwg 02 issue P1(issued 25.01.17)
  - Elevations on artificial pitch S-16-046 - dwg 03 issue P1
  - External works sections S-16-046 - dwg 04 to 06 issue P1
  - Longitudinal section S-16-046 - dwg 07 issue P1
  - Gabion retaining wall plan and details S-16-046 - dwg 08 issue P1
  - Proposed height restriction details S-16-046 - dwg 09 issue P1
  - Storage containers detailed plan and elevations 303-02-16 dwg 04
  - Tennis court; access road and gates; plans and elevations 303-02-16 dwg 05
  - Topographical survey of playing field as existing 303-02-16 dwg 06
  - Tree plans; General site location showing numbering and crown spread; Figure 1a, 1b.

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- Tree plans; Tree root areas; Figure 2a, 2b.
- Tree plans; Tree rot protection fencing layout; Figure 3a, 3b.
  
- Baseline Ecological report March 2016
- Noise Impact Assessment Ref 20161110 7854 Dated Nov 2016
- Exterior Sports Lighting Report Dated 29th September 2016

Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance in order to safeguard the visual amenities of the area in accordance with the Borough of Redditch Local Plan No.4

- 3) Prior to the commencement of any ground works on site, the following plans must be submitted to and approved in writing by the Council and development must be carried out in accordance with its contents.
- a. Plans detailing the method of construction of the No Dig construction to be used within the footprint of the all-weather pitch which encroaches into the BS5837:2012 Root Protection Areas of the trees located on the Eastern and South Eastern boundary.
  - b. Plans detailing the remaining routing of any underground services to the lighting columns and CCTV.
  - c. Plans detailing the method of construction and depth of footings of the proposed floodlight on South Eastern corner boundary which encroaches into the BS5837:2012 RPA of the English Oak (T36).

Reason - This pre-commencement condition is necessary in order to protect the trees on the site during the initial ground works associated with the development. Protecting the amenity value of those trees is in accordance with policy 16 of the BoRLP4.

- 4) Prior to the commencement of any ground works on site, an Arboricultural Method Statement must be submitted to and approved in writing by the Council and development must be carried out in accordance with its contents. This shall detail; the level of ground protection measures to be used within the BS5837:2012 RPA of the trees on site and proposed pruning works on site. It should include a tree schedule and tree protection plan clarifying the tree identification numbers and BS5837:2012 RPA measurements for the RPA's of the trees on site.

Reason - This pre-commencement condition is necessary in order to protect the trees on the site during the initial ground works associated with the development. Protecting the amenity value of those trees is in accordance with policy 16 of the BoRLP4.

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- 5) Prior to the installation of the lighting columns on site, details shall be submitted to and approved in writing by the Local Planning Authority to demonstrate the addition of baffles to the proposed lighting columns to ensure there is no line of sight from surrounding residential properties to the underside of the lights. These baffles shall be installed as part of the development and retained for the life of the development.

Furthermore full elevational details of the lighting columns, the CCTV pole as well as the head details and specification of the lights shall be submitted and approved in writing by the Local Planning Authority and shall be implemented in this form on site.

Reason -To ensure that the amenity of residents surrounding the site are not harmed by virtue of glare from the underside of the lighting columns.

- 6) No works or development shall take place until a scheme for foul and surface water drainage has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall utilise the following principles;
- If infiltration techniques are used then the plan shall include the details of field percolation tests.
  - The peak runoff rate from the development for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event plus an appropriate allowance for climate change must never exceed the peak runoff rate for the same event.
  - The scheme shall be designed so that flooding does not occur on any part of the site for a 1 in 30 year rainfall event and not in any part of any building for the 1 in 100 year rainfall event, plus climate change.
  - Flows resulting from rainfall in excess of a 1 in 100 year rainfall event shall be managed in exceedance routes that minimise the risk to people and property.
  - The runoff volume from the development in the 1 in 100 year 6 hour rainfall event shall not exceed the Greenfield runoff volume for the same event.
  - The scheme shall provide an appropriate level of runoff treatment.
  - The approved scheme shall be completed prior to the first use of the development hereby approved.

Reason ;To ensure satisfactory drainage of the site in accordance with policy 17 and 18 of the BoRLP4.

- 7) Prior to the commencement of development a Construction Management Plan will be required to be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with that plan. The plan shall set out;
- a) onsite parking for site operatives, position of site office and machinery/plant/materials storage during construction, and scheme for making

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good of these areas before the development hereby approved is first brought into use

- b) details of the phasing of the implementation of the project with respect to alterations of land levels, temporary storage of soil and implementation of drainage works.

Reason - This pre-commencement condition is necessary in order to protect the amenity of residents, the health of trees on the site during the initial ground works associated with the development. Protecting the amenity value of those trees is in accordance with policy 16 of the BoRLP4.

- 8) Prior to the first use of the development a scheme shall be submitted to and approved in writing by the Local Planning Authority to show the siting and specification of acoustic fencing to the south west corner of the site and to the eastern boundaries of number 25/27 Wirehill Drive. That fencing shall be erected in the agreed position prior to the first use of the Artificial Grass Pitch and shall be retained as such for the life of the development.

Reason; to provide appropriate mitigation for the noise associated with the development to ensure that the amenity of surrounding properties is not harmed.

- 9) Prior to the first use of the development a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing appropriate Biodiversity enhancements at the site. The scheme shall include a schedule for the implementation of those works.

Reason; To ensure that biodiversity improvements are an integral part of the development.

- 10) The use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the 3G AGP and natural turf pitches and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement.

Reason; To secure well managed safe community access to the sports facilities and to ensure sufficient benefit to the development of sport.

- 11) All trees on site are to be afforded full protection in accordance with BS5837:2012 throughout any ground or construction works. Tree protection fencing is to be

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erected, in accordance with the approved plans, before any ground or construction works commence on site, in accordance with section 6.2 of BS5837:2012 and shall be retained in this position until the development is completed.

Reason - To protect the amenity value of those trees is in accordance with policy 16 of the BoRLP4.

- 12) The tree and hedge planting indicated on the proposed site plan S-16-046-02 P1, shall be implemented in accordance with that plan by the end of the first available planting season, following completion of the development. Any planting dying or becoming seriously diseased within 5 years of that planting shall be replaced with similar species.

Reason; To ensure that suitable mitigation is undertaken on site to address the removal and pruning of existing stock as well as to improve the visual amenity of the site where development is taking place.

- 13) The 3G Artificial Grass Pitch hereby permitted shall not be constructed other than substantially in accordance with National Governing Body Technical Design Guidance Notes - FIFA Quality Concept for Football Turf - One Star accreditation or equivalent International Match Standards (IMS)

Reason to ensure the development is fit for purpose and sustainable

- 14) During the course of any site clearance and development, the hours of work for all on-site workers, contractors and sub-contractors shall be limited to between;

0800 to 1800 hours Monday to Friday

0900 to 1200 hours Saturdays

and NO WORKING shall take place at any time on Sundays, Bank Holidays or Public Holidays or at any time outside of the above permitted working hours unless first agreed in writing by the Local Planning Authority.

Reason: In the interests of neighbours amenity

- 15) The use of the 3G Artificial Grass Pitch shall not commence until 08:00 hours Monday to Saturday inclusive and 09:00 hours on Sundays/Bank Holidays /Public Holidays. The use of the 3G Artificial Grass Pitch shall cease by 21.00 hours Monday to Saturday inclusive and by 18.00 hours on Sundays/Bank holidays /public holidays

Reason; In order to protect the amenity of residents abutting the site in accordance with policy of local plan 4.

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**Informatives**

- 1) The local planning authority has worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.
- 2) The attention of the applicant is drawn to the need to keep the highway free from any mud or other material emanating from the application site or any works pertaining thereto.
- 3) The applicant is advised to be aware of their obligations under the Wildlife & Countryside Act 1981 (as amended by the Countryside & Rights of Way Act 2000) to avoid disturbance of nesting wild birds and protected species such as bats when carrying out these works. The development shall be implemented in accordance with the recommendations made with the Phase 1 Ecology survey Date March 2016.
- 4) Guidance on preparing Community Use Agreements is available from Sport England [www.sportengland.org](http://www.sportengland.org).
- 5) The applicant is advised that the pitch should be tested bi-annually by an accredited testing laboratory in order to achieve and maintain World Rugby Regulation 22. The applicant is advised that the pitch should also be tested in accordance with The FA standard code of rules and be registered on the FA Register for 3G Football. The floodlighting levels must achieve those outlined in the RFU guidance note: 'Floodlighting installation and Management Guide'.

**Procedural matters**

This application is being reported to the Planning Committee because two (or more) objections have been received.