

<u>No:</u>	BH2017/04102	<u>Ward:</u>	Withdean Ward
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Varndean College Surrenden Road Brighton BN1 6WQ		
<u>Proposal:</u>	Installation of an artificial turf pitch with 4.5 metre perimeter fencing and installation of 8no. 15 metre floodlights, alterations to existing adjacent grass playing pitch.		
<u>Officer:</u>	Sonia Gillam, tel: 292265	<u>Valid Date:</u>	18.12.2017
<u>Con Area:</u>		<u>Expiry Date:</u>	12.02.2018
<u>Listed Building Grade:</u>		<u>EOT:</u>	
<u>Agent:</u>	NTR Planning Clareville House 26-27 Oxendon Street London SW1Y 4EL		
<u>Applicant:</u>	Varndean College Surrenden Road Brighton BN1 6WQ		

1. RECOMMENDATION

- 1.1. That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to be **Minded to Grant** planning permission subject to the expiry of the re-consultation period expiring on the 4th March 2019 and no new planning considerations arising, and subject to the Conditions and Informatives;

Conditions:

1. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Location Plan	2015-119/903		13 December 2017
Proposed Drawing	2015-119/901		13 December 2017
Proposed Drawing	2015-119/902		13 December 2017
Proposed Drawing	D32226/PY	C	13 December 2017
Report/Statement	Bat Activity Survey	Calumma Ecological	8 October 2018
Report/Statement	Arboricultural Impact Analysis	Skerratt	13 December 2017
Proposed Drawing	KL4065-1	A	17 January 2019

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

3. The sporting facilities hereby permitted shall not be in use except between the hours of 07:00 to 21:00 Monday to Saturday and 09:00 to 18:00 on Sundays, Bank and Public Holidays.
Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.
4. The floodlighting hereby permitted shall not be in use except between the hours of 07:00 to 21:00 Monday to Saturday and 09:00 to 18:00 on Sundays, Bank and Public Holidays.
Reason: To safeguard the amenities of the occupiers of the locality and to protect habitats and species from the development hereby approved and to comply with policies SU9, QD26 and QD27 of the Brighton & Hove Local Plan and CP10 of the Brighton & Hove City Plan Part One and Supplementary Planning Document SPD11 Nature Conservation and Development
5. The floodlighting units hereby approved shall be '1kw SON-T Scorpius Narrow Beam floodlight with 65 degree hood column mounted at 15 metres, or equivalent specification. The units should be installed in such a manner so as to ensure that light sources and reflectors are not directly visible from the habitable room windows of any residential property directly abutting the site and in accordance with the 'Kingfisher Lighting' drawing D32226/PY rev C dated 08.12.2017 and received 13.12.2017. There shall be no subsequent variation of the lights without the written approval of the LPA.
Reason: To safeguard the amenities enjoyed by the occupiers of adjoining residential properties and to comply with policies TR7, SU9, QD26 and QD27 of the Brighton & Hove Local Plan
6. At no time and under no circumstances shall the light from the floodlights into the habitable room windows of adjacent residential dwellings exceed a level of 5 Ev lux (vertical illuminance).
Reason: To safeguard the amenities of the occupiers of the locality and to comply with policies SU9, QD26 and QD27 of the Brighton & Hove Local Plan.
7. No sound reproduction or amplification equipment (including public address systems, Tannoys, loudspeakers, etc.) which is audible outside the site boundary shall be installed or operated on the site.
Reason: To safeguard the amenities of the occupiers of the locality and to comply with policies SU9, QD25 and QD27 of the Brighton & Hove Local Plan.
8. The surface of the Artificial Turf Pitch hereby approved shall fully permeable enabling rainwater to drain through to a soakaway underneath the playing pitch surface, and retained as such thereafter.
Reason: To control discharge into the chalk ground beneath the pitch, to reduce the risk of flooding and pollution and to comply with policy CP11 of the Brighton & Hove City Plan Part One.
9. No development hereby permitted shall take place until samples of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority, including (where applicable):

- a) samples of all pitch/ hard surfacing materials
- b) samples of all fencing, walls, and any other enclosing and/ or supporting structures
- c) samples of all other materials to be used externally
- d) details of the floodlighting columns including materials and colour

Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14 of the Brighton & Hove Local Plan and CP12 of the Brighton & Hove City Plan Part One.

10. Prior to first use of the facilities hereby permitted a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of pricing policy, hours of use, access by non-school users/ non-members, management responsibilities and include a mechanism for review. The approved scheme shall be implemented upon commencement of use of the development.

Reason: To provide enhanced sport facilities in accordance with policy CP17 of the Brighton & Hove City Plan Part One.

11. Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in strict accordance with the approved details.

Reason: As this matter is fundamental to protecting the trees which are to be retained on the site during construction works in the interest of the visual amenities of the area and to comply with policies QD16 of the Brighton & Hove Local Plan and CP12 of the Brighton & Hove City Plan Part One and SPD06:Trees and Development Sites.

12. The development hereby permitted shall not be in operation until pedestrian crossing improvements (dropped kerbs with paving and tactile paving) are installed at the junction of and across the vehicle access to the site with Surrenden Road, and at the junction of and across Surrenden Road (north side and southbound lane) with the vehicle access to the site, and at the junction of and across Surrenden Crescent with Surrenden Road.

Reason: To ensure that suitable footway provision is provided to and from the development and to comply with policies TR7 of the Brighton & Hove Local Plan and CP9 of the Brighton & Hove City Plan Part One.

13. The development hereby permitted shall not be in operation until details of secure cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles

and to comply with policy TR14 of the Brighton & Hove Local Plan and SPD14: Parking Standards.

14. The development hereby permitted shall not be occupied until details showing the type, number, location and timescale for implementation of the compensatory bat boxes has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be carried out in strict accordance with the approved details and thereafter retained.

Reason: To safeguard these protected species from the impact of the development and ensure appropriate integration of new nature conservation and enhancement features in accordance with policies QD18 of the Brighton & Hove Local Plan and CP10 of the Brighton & Hove City Plan Part One and SPD11: Nature Conservation and Development.

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
2. The applicant is advised to contact the Council's Streetworks Team (permit.admin@brighton-hove.gov.uk 01273 290729) for necessary highway approval from the Highway Authority prior to any works commencing on the adopted highway to satisfy the requirements of the condition.
3. In order to be in line with Policy TR14 Cycle Access and Parking of the Brighton & Hove Local Plan 2005 cycle parking must be secure, convenient, accessible, well lit, well signed, near the main entrance, by a footpath/hardstanding/driveway and wherever practical, sheltered. It should also be noted that the Highway Authority would not approve vertical hanging racks as they are difficult for many people to use and therefore not considered to be policy and Equality Act 2010 compliant. Also, the Highway Authority approves of the use of covered, illuminated, secure 'Sheffield' type stands spaced in line with the guidance contained within the Manual for Streets section 8.2.22 or will consider other proprietary forms of covered, illuminated, secure cycle storage including cycle stores, "bunkers" and two-tier systems where appropriate.

2. SITE LOCATION & APPLICATION DESCRIPTION

- 2.1. Varndean College is a further education college site located in the north-west corner of the Surrenden campus, which it shares with Downsview Link College, Dorothy Stringer School, Varndean School and Balfour Infant School. The site is bounded by Surrenden Road to the north and west, Draxmont Way to the south and Friar Road and Friar Crescent to the east, all of which are residential streets.

- 2.2. The application site consists of approximately 2.1 hectares of grassland which forms part of the existing Varndean College campus and is situated to the south of the main Varndean College buildings and the Downsview Link College buildings. Immediately to the south is an area of open grass and scrub land owned by the adjacent Dorothy Stringer School, who leave this area unused for biodiversity benefits.
- 2.3. The site is currently used for sports, and is marked out as two adult grass football pitches. As well as use by College students the pitches are used by external and community sports clubs at the weekends, as well as by other educational establishments on the wider Surrenden Campus.
- 2.4. The application consists of:
- A 3G artificial turf pitch (100x64m²) specified for football use and sized to allow senior level match play
 - Full perimeter fencing (4.5 metres in height) and segregated area for spectators
 - Enhanced pedestrian access to pitch plateau
 - 8 no. 15 metre floodlights to 3G pitch
 - Regrading and seeding of retained grass pitch

3. RELEVANT HISTORY

- 3.1. There is an extensive planning history, mainly for additional and replacement college buildings, remodelling of the site buildings and some minor alterations. Of greatest relevance to this application is the following:
- 3.2. **BH2017/03676** Outline application with some matters reserved for erection of 10no residential units (C3), comprising 1no two bedroom, 6no three bedroom and 3no four bedroom houses, with new access from Surrenden Road, associated car and cycle parking and approval of reserved matters for access and layout. Under consideration.

4. REPRESENTATIONS

- 4.1. **One hundred and six (106)** letters have been received objecting to the proposed development.
- 4.2. The main grounds for objection are as follows:
- Loss of playing field/ open space
 - Loss of recreation space
 - Visual amenity
 - Light pollution
 - Traffic
 - Air pollution
 - Noise

- Impact on residential amenity
- Impact on character of area
- Height
- Too close to boundary
- Parking issues
- Highway safety
- Loss of privacy
- Risk of flooding
- Impact on wildlife including bats
- Surplus of pitches in area
- Unsuitable access
- Loss of grass
- Impact of nature reserve
- Litter
- Drainage
- Toxic materials
- Potential land contamination
- Financial gain
- School should look at budgeting
- Covering shortfall in Council funding
- Impact of conservation area
- Disruption from build
- Lack of public consultation
- Restriction on view
- Impact of property values

4.3. Following re-consultation of the revised description, as of 19/02/19 **Fifty three (53)** further representations objecting on the grounds set out within the original objections received.

4.4. **Eleven (11)** letters have been received supporting the proposed development. The main grounds for support are as follows:

- Enhance sports facilities
- Benefit local community
- Healthy living
- Reduce obesity
- Reduce anti-social behaviour
- Minimal increase in noise/ light pollution

4.5. **One (1)** comment as follows:

- Needs to be strict controls to ensure no negative impact is felt by the butterfly haven.
- Floodlights should be turned off overnight to minimise light pollution for the bat activities.

5. CONSULTATIONS

- 5.1. **Ecology:** Feb 2018: Further surveys are required to assess the potential impacts of the proposed development on bats, and to inform appropriate mitigation, compensation and enhancement.

Jan 2019: No objection Surveys were carried out broadly in accordance with best practice. Bat activity across the site was relatively low, with foraging activity largely confined to the periphery of the site. The proposed lighting scheme minimises light spill onto the butterfly haven and broadleaved woodland, and it is noted that the applicant has proposed management controls to ensure all lighting will be turned off outside the hours of 07:00 and 21:00. It is recommended that these management measures are enforced by a suitably worded condition. The recommendation to install two bat boxes in mature trees to the west is supported. In light of the above, it is recommended that the above application can be supported from an ecological perspective.

- 5.2. **Sport England:** No objection The proposal is considered to meet exception E5 of the adopted Playing Fields Policy which states that the proposal would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing fields.

Brighton & Hove City Council completed and adopted a Playing Pitch Strategy (PPS) in 2017. This identified an overall need for three 3Gs in the whole area for community use, with a shortfall of two 3Gs in both the Central and West areas. Varndean College is on the boundary between the West and Central areas. Although there is a 3G at nearby school Dorothy Stringer, the PPS states that all 3Gs in the area are close to capacity and identifies Varndean College as a strategic site.

- 5.3. **Environmental Health:** No objection subject to conditions relating to hours of use and amplified music.
- 5.4. **Arboriculture:** No objection The overall impact on the trees is minimal with only two trees being removed and some minor impact on others.

- 5.5. **Planning Policy:** No objection
Jan 2018: Policies CP16 Open Space and CP17 Sports Provision seek the retention, enhancement and more effective use of open space especially playing fields. Policies HO19 and HO20 of the Brighton & Hove Local Plan promote the retention and provision of community facilities subject to meeting specified criteria. The principle of the proposal to enhance two of the colleges playing pitches with continued community access is therefore supported.

However, to ensure effective use of open space and outdoor sport facilities, it is important there is a demonstrated need for the 3G pitch provision.

Feb 2018: The provision of an artificial pitch does not constitute a loss of open space. There is a lack of information to assess whether the proposed location is the most effective within the wider campus site to meet the college and surrounding school requirements. However, in view of Sport England's support

for the proposal and the comments from the Head of PE at Varndean it is considered the principle of this proposal does not conflict with policy.

- 5.6. **Sustainable Transport:** March 2018: No objection subject to conditions relating to pedestrian crossing improvements, cycle parking and disabled parking.

Feb 2019: Further to parking layout submitted: Recommend submission of cycle parking details to ensure that they meet current standards.

- 5.7. **Sports Facilities:** No objection The proposals improve the provision of sports facilities in the city and the opportunity for engagement in sport and physical activity for college pupils, local clubs and residents.
- 5.8. **County Archaeologist: Verbal comment:** No objection No concerns regarding works to the south of the College buildings.

6. MATERIAL CONSIDERATIONS

- 6.1. In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Considerations and Assessment" section of the report
- 6.2. The development plan is:
- Brighton & Hove City Plan Part One (adopted March 2016)
 - Brighton & Hove Local Plan 2005 (retained policies March 2016);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017);
- 6.3. Due weight has been given to the relevant retained policies in the Brighton & Hove Local Plan 2005 according to their degree of consistency with the NPPF.

7. POLICIES

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One

SS1	Presumption in Favour of Sustainable Development
CP7	Infrastructure and developer contributions
CP9	Sustainable transport
CP10	Biodiversity
CP11	Flood risk
CP12	Urban design
CP16	Open space
CP17	Sports provision

CP18 Healthy city

Brighton & Hove Local Plan (retained policies March 2016):

TR7 Safe Development
TR14 Cycle access and parking
SU9 Pollution and nuisance control
SU10 Noise Nuisance
QD15 Landscape design
QD16 Trees and hedgerows
QD18 Species protection
QD25 External lighting
QD26 Floodlighting
QD27 Protection of amenity
HO19 New community facilities
HO20 Retention of community facilities

Supplementary Planning Documents:

SPD03 Construction & Demolition Waste
SPD06 Trees & Development Sites
SPD11 Nature Conservation & Development
SPD14 Parking Standards

8. CONSIDERATIONS & ASSESSMENT

8.1. The main considerations in the determination of this application relate to the principal of the scheme, visual impact, impact on neighbour amenity, highways, ecology and arboriculture. Objections relating to disruption from build, Council funding, budgeting and financial gain, impact on property values, restriction of views are noted, however are not material planning considerations.

8.2. Planning Policy:

City Plan policies CP16 Open Space and CP17 Sports Provision seek the retention, enhancement and more effective use of open space especially playing fields.

8.3. Policy CP16 supports better, more effective and appropriate use of existing open space. It requires that new provision should optimise accessibility for all users, facilitate sustainable means of access, and provide measures to improve public safety. It seeks the community use of private and schools' open spaces and proactive and appropriate management of open spaces, including an agreed funded maintenance plan. It also requires that proposals minimise light pollution.

8.4. Policy CP17 seeks the enhancement and more effective use of existing indoor and outdoor sports facilities and spaces. It supports the provision of new sports services, facilities and spaces (including extensions to existing provision) especially those that meet identified needs. It states that new provision should meet quality standards, optimise their accessibility and affordability to all users, and proposals should seek to improve the variety of provision in the city.

- 8.5. Policies HO19 and HO20 of the Brighton & Hove Local Plan promote the retention and provision of community facilities subject to meeting specified criteria.
- 8.6. The site lies within the built up area and is identified open space and forms part of a playing field. The site is currently used for sports, and is marked out as two adult sized grass football pitches. The application states that the intensive level of use of the pitches, with approximately 5 matches a week plus regular training sessions, has resulted in a degrading of grass pitch quality. The College are keen to rectify this and provide high quality pitch facilities into the future.
- 8.7. The proposal would continue to accommodate a wide age-range of users and be available to local educational establishments and community groups (current users are 5ways Soccer School, Old Varndeanians FC, Withdean FC, Brighton Schools FA Rep Team, Varndean School and Dorothy Stringer School). Within the planning submission documents, Varndean and Dorothy Stringer Schools, as well as other community sporting organisations, have expressed their support for this proposal and the value it will bring to the sporting future of the locality and the wider city.
- 8.8. The provision of a floodlit all weather pitch would enhance the physical educational / sports offer from the College for its students and for the wider community. The proposal is therefore supported in principle; it would substantially enhance the quality of the sports facilities, which would accord with the general policy approach for open space and sports provision as set out in policies CP16 and CP17.
- 8.9. The proposal meets the policy requirements in that it provides improved sporting facilities close to the community and has good pedestrian and cycle links. Sport England confirm that the development is for sporting facilities of sufficient benefit to the community to outweigh the loss of the grass playing pitch, and therefore has no objection. It is noted that Brighton & Hove City Council completed and adopted a Playing Pitch Strategy (PPS) in 2017. This identified an overall need for three 3Gs in the whole area for community use, with a shortfall of two 3Gs in both the Central and West areas. Varndean College is on the boundary between the West and Central areas. Although there is a 3G at nearby school Dorothy Stringer, the PPS states that all 3Gs in the area are close to capacity and identifies Varndean College as a strategic site.
- 8.10. The Council's Sports Facilities team support the proposal, and, given Sport England's support for the scheme, the Council's Planning Policy has no objection to the proposal.
- 8.11. A community use agreement can be secured by condition to ensure the development directly benefits the local community; this is considered to be a significant merit to this application.

8.12. The principle of development is therefore accepted subject to any other material considerations; as set out below the scheme is considered to have been designed to sufficiently protect the amenity of adjacent residential properties and the natural environment.

8.13. Design and Appearance:

The application is for the installation of an artificial turf pitch (ATP) to the western half of the site. Full perimeter fencing will be installed to the ATP (4.5 metres in height) with allowance made for a segregated area for spectators to stand. On the eastern half of the application site the grass football pitch will be retained and regraded to accord with FA guidelines on pitch gradients. The pitch will also be re-turfed to a high quality. In addition 8 no. 15 metre floodlights will be provided for the ATP to allow for match play and practice outside of daylight hours.

8.14. The existing pitch area is accessed in two ways, either via a set of steps to the north-western corner or an accessible ramp to the north-eastern corner. The proposals include a reconfiguration of both of these access points to ensure full compliance with FA guidance and best practice in terms of accessibility. A new footpath connection to the west will be constructed allowing safe pedestrian access from parking located at the Surrenden Road entrance. Additionally a new access track will be provided as part of the pitch enhancement proposals. The gravel track will allow maintenance equipment and emergency vehicles to access the pitch area.

8.15. The existing pitch plateau has been excavated into a sloping site resulting in steeply sloping embankments. A certain amount of cut-and-fill will be undertaken across both the ATP and grass pitch to allow the pitches to be levelled to gradients in line with FA guidelines.

8.16. The raised pitch, supporting structures and fencing would be visible from the public realm, notably from Stringer Way to the south, although they would be partially shielded by the lay of the land, trees/ vegetation and the butterfly bank. It is considered that the development would generally retain the green visual character and sports pitch appearance of the existing site context; however it is recommended that the fencing is green in colour to limit visual impact and that material samples are sought by condition to ensure they are appropriate in appearance.

8.17. It is proposed that the 3G pitch would have 8no. 15 metre floodlights. Again, there is no doubt that they would be visible to some neighbouring properties; however it is considered that the structures would not have an overbearing impact or be unduly harmful to neighbours' outlook. Given the site context the masts would not stand out as visually intrusive and would be appropriate in terms of visual appearance.

8.18. Impact on Amenity:

Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development or change of use will not be granted where it would cause

material nuisance and loss of amenity to the proposed, existing and/or adjacent users, residents, occupiers or where it is liable to be detrimental to human health.

- 8.19. It is important to ensure that the impacts of noise, external lighting and floodlighting are minimised in line with policies SU10, QD25, QD26 and QD27 in the Brighton & Hove Local Plan and that planning conditions are applied to restrict the hours and frequency of use.
- 8.20. To the east are the residential properties of Friar Crescent. The pitch closest to the residential properties is proposed to be retained as a grass pitch, albeit enhanced, with the proposed ATP being on the western side of the site furthest from these residential dwellings (in excess of 90m). The properties of Stringer Way and Varndean Holt sit immediately adjacent to the south-west of the application site, and benefit from a buffer of large, mature trees which screen the properties from the school grounds.
- 8.21. Floodlighting of the proposed ATP will be provided to allow extended periods of play after dusk, particularly in the winter months. The proposed floodlighting complies with FA standards on lux levels and uniformity and has been designed to limit light spill to either residential or ecology receptors in line with the relevant guidance.
- 8.22. The submission contains a light assessment; to a higher 'rural' standard. It shows the limitation in illuminance by using lower power when training is occurring (the majority of the use) compared with a match; spill shields, angling the hinged lighting heads onto the pitch (which can be adjusted as necessary), plus down lighters (to protect bats, which also prevents spill to sky). Additionally, as mentioned, there is distance between the houses to the east and the single lit pitch (positioned to the west). There is distance plus screening to the west; there are further trees to be planted. To the south there is screening and the time restrictions will help prevent light nuisance. To the north the pitch is lower than its surrounds and screened by the college buildings.
- 8.23. In terms of noise the existing pair of pitches is already in use and the restriction in times will prevent neighbour nuisance.
- 8.24. The Council's Environmental Health officer has no objection to the scheme provided the facilities are in use only Monday to Saturday 07:00 to 21:00, Sundays and Bank Holidays 09:00 to 18:00, to safeguard the amenities of the locality. Additionally no amplified music should be audible outside of the site boundary. These measures can be secured by condition.

8.25. Sustainable Transport:

The application states that the proposals are for an enhancement of sporting facilities which is required to facilitate the current level of usage by Varndean College, surrounding educational establishments and community sports clubs. There would be some increase in evening use envisaged during winter months, facilitated by the proposed floodlighting, however this is likely to provide for extended hours of play for the existing users.

- 8.26. Given the switch off times of the floodlights (9pm on weekdays, 6pm at weekends) the increase would be modest in its extent and primarily outside of times of peak traffic movements. The Council's Highways officer agrees that there is not forecast to be a significant increase in vehicle trip generation in peak travel periods as a result of these proposals therefore any impact on carriageways would be minimal and within their capacity.
- 8.27. The facility would cater for students elsewhere on the wider Surrenden Campus. These students will access the site on foot due to their immediate proximity. The Council's Highways officer has advised that it is likely that there will be an increase in pedestrian and mobility and visually impaired trip generation. Although footways in the vicinity of the site have been improved over the years there are still junctions along Surrenden Road that need footway improvements. In order to ensure that the proposed development provides for the transport demand it generates and the needs of pedestrians and the mobility and visually impaired, the Highways officer has requested that dropped kerbs with tactile paving are installed within the vicinity of the site to improve access to and from the site. This can be secured by condition.
- 8.28. The application states that, as currently, visiting sports and community clubs would be permitted to use the College's existing parking areas (included 5 disabled bays) during evening and weekend periods where demand from the primary educational use will be at its lowest. This includes 16 cycle parking spaces. It is expected that the 41 car parking bays along the southern side of the building are most likely to be used due to their proximity to the pitch area. There is also room for 6 minibuses along that stretch.
- 8.29. It is not therefore anticipated that any significant demand for parking over and above the existing would be generated. Therefore there would be no significant impact arising from on-street or overspill parking. Given this, it is not considered that further vehicle parking provision is required in this case.
- 8.30. The Highways officer has highlighted that the location of the cycle parking may not be highly convenient for the pitch. However further provision is not deemed necessary as neither of the two existing cycle parking locations are a great distance from the proposed facilities. However it is recommended that details of cycle parking facilities are submitted to ensure they meet current standards. This can be secured by condition.
- 8.31. Ecology:**
Bat surveys have been undertaken by the applicant that demonstrate that bat activity across the site is relatively low, with foraging activity largely confined to the periphery of the site. The installation of two bat boxes in mature trees to the west of the site is welcomed.
- 8.32. Additionally the proposed lighting scheme minimises light spill onto the butterfly haven and broadleaved woodland, and it is noted that the applicant has

proposed management controls to ensure all lighting will be turned off outside the hours of 07:00 and 21:00. This can be secured by condition.

8.33. The proposed development site is adjacent to the Dorothy Stringer Wildlife Area which lies to the south and has been proposed as a Local Wildlife Site (LWS), for its species-rich chalk grassland, wildlife pond, deciduous woodland, and the associated species, most notably invertebrates. This is noted however there is not proposed to be any encroachment into the Wildlife Area from the proposed development.

8.34. The County Ecologist has advised that the scheme can be supported from an ecological perspective.

8.35. Arboriculture:

This site is covered by a Tree Preservation Order. The proposed changes would require the loss of a small Hawthorn plus a Horse Chestnut tree to the west of the site, covered by this order. There will also be some changes to soil levels close to three other trees on the south boundary however this would not be significant and these trees are not currently protected by this order.

8.36. Overall the impact of the scheme on the local treescape is minimal and provided due care is taken during the construction period the losses would be negligible; the Council's Arboriculture Officer has no objections. A condition to provide protective fencing is recommended which can be secured by condition.

8.37. Other issues:

A number of the neighbour objections received have mentioned potential toxic materials/ toxins leaking into ground from the plastics used in the pitches. The application states that the ATP would be constructed in accordance with the current industry position statement on the use of rubber crumb infills for 3G sports pitches, which is supported by key stake holders including Sport England, Sports and Playing Construction Association (SAPCA) and the FA.

8.38. Sport England advise that it has monitored numerous independent scientific studies on this issue, which have reported a very low/negligible level of concern for human health as a result of 3G pitches and rubber crumb. Indeed, the European Chemicals Agency has recently published its own findings, following an extensive EU-wide study, and has found no reason to advise people against playing sport on 3G pitches with rubber crumb.

8.39. Concerns are also raised from local residents regarding potential drainage problems from the proposed ATP. The application states that the proposed ATP will be fully permeable, and it is intended that rainwater will drain through to a soakaway underneath the playing pitch surface so that discharge into the chalk ground beneath can be controlled. This can be secured by condition.

9. EQUALITIES

- 9.1. The proposal includes a reconfiguration of both access points, including a new ramp access, to ensure full compliance with FA guidance and best practice in terms of accessibility.

