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| <u>No:</u> | BH2019/02080 | <u>Ward:</u> | Central Hove Ward |
| <u>App Type:</u> | Full Planning | | |
| <u>Address:</u> | St Andrews CE Primary School, Belfast Street, Hove BN3 3YT | | |
| <u>Proposal:</u> | Installation of an artificial pitch with 3 metre high perimeter fencing and installation of 6no. 10 metre floodlights. | | |
| <u>Officer:</u> | Sonia Gillam, tel: 292265 | <u>Valid Date:</u> | 22.10.2019 |
| <u>Con Area:</u> | | <u>Expiry Date:</u> | 17.12.2019 |
| <u>Listed Building Grade:</u> | | <u>EOT:</u> | 24.03.2021 |
| <u>Agent:</u> | Morgan Carn Partnership Brighton BN1 6FA | Blakers House | 79 Stanford Avenue |
| <u>Applicant:</u> | Mr Julien Rutler | St Andrews Primary School | Hove BN3 3YT |

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 **GRANT** planning permission subject to the following 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 |
|------------------|-----------------------------|-----------------------|----------------------|
| Other | Lumininaire Tech Details | Musco TLC- LED-550 | 1 February 2021 |
| Report/Statement | Arb Method Statement | NJCL 640 | 16 September 2020 |
| Location Plan | 1782-P-01 | | 12 July 2019 |
| Proposed Drawing | 1782-P-04 | A | 2 February 2021 |
| Proposed Drawing | 1782-P-11 | B | 2 February 2021 |
| Report/Statement | Lighting Report | Musco | 28 January 2021 |

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 use of the development hereby permitted, including the floodlighting, shall not be carried out except between the hours of 07:30 to 21:00 Monday to Friday and 09:00 to 18:00 on Saturdays, Sundays, Bank and Public Holidays. The floodlighting shall not be in use unless the artificial grass pitch hereby permitted is concurrently in use, and shall be switched off by automatic switching.

Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

4. No sound reproduction or amplification equipment (including public address systems, tannoys, loudspeakers, etc.) which is audible outside the site boundary shall be operated on the site.
Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.
5. The floodlighting units hereby approved shall be 'Musco TLC-LED-550" or equivalent specification and installed in accordance with the 'Musco Illumination Summary" report dated January 2021 and received 28 January 2021, and in such a manner so as to reduce the likelihood of light sources and reflectors being directly visible from the habitable room windows of any property directly adjacent to the site and to avoid light spill to the vegetation to the southern and eastern boundaries of the site.
Reason: To safeguard protected species from the impact of the development and the amenities enjoyed by the occupiers of adjoining residential properties, and to comply with policies TR7, SU9, QD18, QD26 and QD27 of the Brighton & Hove Local Plan and CP10 of the Brighton & Hove City Plan Part One and SPD11: Nature Conservation and Development.
6. At no time and under no circumstances shall the light from the floodlights into the habitable room windows of adjacent residential properties exceed a level of 3 Ev lux vertical illuminance.
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.
7. No tree shown as retained on the Tree Protection Plan (ref. NJCL 640_01_010720 dated 1 July 2020) in the approved Arboricultural Method Statement shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during construction and thereafter within 5 years from the date of occupation of the site for its permitted use, other than in accordance with the approved plans and particulars or as may be permitted by prior approval in writing from the local planning authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
Reason: To enhance the appearance of the development in the interest of the visual amenities of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development in compliance with policies QD15 of the Brighton & Hove Local Plan and CP12 and CP13 of the Brighton & Hove City Plan Part One.
8. The development shall be implemented in strict accordance with the submitted Arboricultural Method Statement (Nicholas Jones Consultants Limited Ref: NJCL 640) received on the 16 September 2020. Any excavation within designated root protection areas shall be undertaken with hand tools and under direct arboricultural supervision.

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 and CP13 of the Brighton & Hove City Plan Part One and SPD06:Trees and Development Sites.

9. The vehicle parking area shown on the approved plans shall be made available for the parking of private motor vehicles and motorcycles belonging to users of the development hereby approved.

Reason: To ensure that adequate parking provision is retained and to comply with policy CP9 of the Brighton & Hove City Plan Part One and SPD14: Parking Standards.

10.

i) The development hereby permitted shall not be commenced until a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority.

ii) A written record of any archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is first agreed in writing with the Local Planning Authority.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with policy HE12 of the Brighton & Hove Local Plan and CP15 of the Brighton & Hove City Plan Part One.

11. No development hereby permitted shall take place until details 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) details of all external materials, including details of the colour, used in perimeter fences, walls and enclosing structures;
- b) details of all hard surfacing materials including pitch details;
- c) details of all other materials to be used externally

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.

12. The development hereby permitted shall not be occupied until the existing cycle parking facilities have been made available for use and thereafter be retained for use by the occupants of, and visitors to, the development 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.

13. Within three months of the date of first occupation a Travel Plan for the development has been submitted to and approved in writing by the Local

Planning Authority. The Travel Plan shall thereafter be fully implemented in accordance with the approved details.

Reason: To ensure the promotion of safe, active and sustainable forms of travel and comply with policies TR4 of the Brighton & Hove Local Plan and CP9 of the Brighton & Hove City Plan Part One.

14. The development hereby permitted shall not be brought into use until a Management and Maintenance Scheme for the development hereby approved including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority. This shall include measures to ensure the replacement of the Artificial Grass Pitch within the manufacturer's specified period. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the Artificial Grass Pitch.

Reason: To ensure that a new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with policy CP17 of the City Plan Part One.

15. The development hereby permitted shall not be brought into use until a Community Use Agreement has been submitted to and approved in writing by the Local Planning Authority. The Agreement shall apply to the proposed Artificial Grass Pitch and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved Agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with policies CP16 and CP17 of the City Plan Part One.

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 should contact the Highway Authority Access Team for advice and information at their earliest convenience to avoid delay (travel.planning@brighton-hove.gov.uk or telephone 01273 292233). The Travel Plan shall include such measures and commitments as are considered necessary to mitigate the expected travel impacts of the development and should include as a minimum the following initiatives and commitments:

Schools, academies and nurseries

- i. Measures to promote and enable increased use of active and sustainable transport modes, including walking, cycling, public transport use, car sharing and Park & Stride, as alternatives to individual motor vehicle use;
- ii. Identification of a nominated member of staff to act as School Travel Plan Co-ordinator to become the individual contact for the council's School

- Travel Team relating to the School Travel Plan; to convene a School Travel Plan (STP) Working Group;
 - iii. Use of the BHCC STP guidance documents to produce and annually review the STP
 - iv. Production of a SMART action and monitoring plan, which shall include a commitment to undertake annual staff, parent/carer and pupil travel surveys to enable the STP to be reviewed and to update the SMART actions to address any issues identified;
 - v. A commitment to take part in the annual 'Hands Up' Mode of Travel Survey co-ordinated by the council's School Travel Team;
 - vi. Identification of mode-use targets focussed on reductions in the level of individual motor vehicle use by staff and parent/carers;
 - vii. A commitment to reduce carbon emissions associated with nursery and school travel;
 - viii. Initiatives to increase awareness of and improve road safety and personal security;
 - ix. Evidence of dialogue and consultation with neighbouring residents and businesses;
 - x. Submission of an annual STP review document, following the annual travel surveys, to the Council's School Travel Team to demonstrate progress towards the identified targets.
3. The applicant is advised to contact the East Sussex County Archaeologist to establish the scope for the Written Scheme of Archaeological Investigation as required by the archaeology condition.

2. SITE LOCATION

- 2.1. The application relates to the grass playing field of St Andrews CofE Primary School in Hove. The field is bounded by Haddington Street to the east, Belfast Street to the west and by a Tesco superstore and car park to the south. The School has approximately 600 children on roll.

3. RELEVANT HISTORY

- 3.1. PRE2018/00023 - Pre-application advice for artificial pitch scheme. April 2018.

4. APPLICATION DESCRIPTION

- 4.1. The application seeks permission for the installation of a 55 x 37m artificial grass pitch, in place of the existing natural grass playing field. A 3-metre high perimeter fence is proposed to enclose the site, and 6 no. 10 metre floodlight would be installed.
- 4.2. The School has indicated that it wishes to install a 40mm pile 3G surface for primary school level sports such as football, athletics, hockey, cricket (with a

special roll-on surface for the bowling/ batting area), rounders and baseball, as well as for general play for the school children.

- 4.3. Outside of school hours, between 5pm and 9pm on weekdays and 9am and 6pm at weekends, the intention is that the pitch would be available for use by the community, primarily for junior football.
- 4.4. Further to discussions with the agent, amendments to the number and height of the floodlighting columns have been received during the life of the application, to reduce visibility and impact on neighbouring properties. The perimeter fence has also been increased in height.

5. REPRESENTATIONS

- 5.1. Forty-one (41) letters has been received objecting to the proposed development. The main grounds of objection are as follows:
 - Design and appearance
 - Height
 - Loss of grass pitch
 - Traffic & parking
 - Highway safety
 - Hours of use
 - Noise nuisance
 - Light pollution
 - Overshadowing
 - Impact on wildlife
 - Drainage
 - Environmental impact of materials
 - Similar facilities nearby
 - Loss of car park space for community events
 - Lack of community consultation
 - Impact property values
 - Impact on views
- 5.2. Thirteen (13) letters has been received supporting the proposed development for the following reasons:
 - Benefits to mental and physical wellbeing
 - Bring vital funds to school
 - Valuable facility for community
 - Demand for such facilities
 - Can be utilised in all weathers
 - Current pitch not usable for much of the year
 - Not economically viable to excavate current pitch
 - Many users will use sustainable modes of transport
- 5.3. Following re-consultation re amended plans (February 2021):

- 5.4. Three (3) further letters have been received (2x Objection, 1x Support). No new issues were raised.

6. CONSULTATIONS

Internal

- 6.1. **Arboriculture:** No objection provided that any excavation within designated root protection areas is undertaken with hand tools and under direct arboricultural supervision.
- 6.2. **Environmental Health:** No objection subject to conditions relating to lighting.
- 6.3. **Heritage:** No objection The floodlighting columns would not impact on the silhouette nor intrude upon views of the listed church. They would not harm the setting of the nearby conservation areas or listed buildings.
- 6.4. **Planning Policy:** No objection Would enable better and more effective use of existing open space and/ outdoor sports facilities in line with the general policy approach for open space and sports provision.
- 6.5. **Sports Facilities:** No objection The development would provide better sport and physical activity opportunities for the pupils of the school. Question suitability of the proposed 3G surface and associated floodlighting, given need for ongoing maintenance.
- 6.6. **Sustainable Transport:** No objection subject to conditions relating to provision of a car park management plan, travel plan, cycle parking and the retention of the parking area.

External

- 6.7. **Brighton and Hove Archaeological Society:** No objection Unaware of any archaeological deposits that are likely to be affected by this development.
- 6.8. **County Archaeologist :** No objection subject to conditions relating to implementation of a programme of archaeological work.
- 6.9. **Ecology:** No objection The proposed development is unlikely to have an impact on biodiversity and can be supported from an ecological perspective.
- 6.10. **Sport England:** No objection Given the size of the existing playing field and the fact that this a primary school, minded to accept the proposal as of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.

7. MATERIAL CONSIDERATIONS

- 7.1. 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

- 7.2. 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);
 - Shoreham Harbour JAAP (adopted October 2019).
- 7.3. 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.

8. POLICIES

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part Two

Policies in the Proposed Submission City Plan Part 2 do not carry full statutory weight but are gathering weight as the Plan proceeds through its stages. They provide an indication of the direction of future policy. Since 23 April 2020, when the Plan was agreed for submission to the Secretary of State, it has gained weight for the determination of planning applications. The weight given to the key CPP2 policies considered in determining this application is set out below where applicable.

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| DM20 | Protection of Amenity - significant weight |
| DM21 | Extensions and alterations - significant weight |
| DM22 | Landscape Design and Trees - significant weight |
| DM29 | The Setting of Heritage Assets - significant weight |
| DM31 | Archaeological Interest - more weight than retained Local Plan policy. |
| DM33 | Safe, Sustainable and Active Travel - significant weight |
| DM35 | Travel Plans and Transport Assessments - significant weight |
| DM36 | Parking and Servicing - significant weight |
| DM37 | Green Infrastructure and Nature Conservation - limited weight |
| DM40 | Protection of the Environment and Health - Pollution and Nuisance significant weight |

Brighton & Hove City Plan Part One

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| SS1 | Presumption in Favour of Sustainable Development |
| CP9 | Sustainable transport |
| CP10 | Biodiversity |
| CP12 | Urban design |
| CP13 | Public streets and spaces |

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| CP15 | Heritage |
| CP16 | Open space |
| CP17 | Sports provision |
| CP18 | Healthy city |

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

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|------|--|
| TR4 | Travel plans |
| TR7 | Safe Development |
| TR12 | Helping the independent movement of children |
| TR14 | Cycle access and parking |
| TR18 | Parking for people with a mobility related disability |
| SU9 | Pollution and nuisance control |
| SU10 | Noise Nuisance |
| QD14 | Extensions and alterations |
| QD15 | Landscape design |
| QD18 | Species protection |
| QD25 | External lighting |
| QD26 | Floodlighting |
| QD27 | Protection of amenity |
| HE3 | Development affecting the setting of a listed building |
| HE6 | Development within or affecting the setting of conservation areas |
| HE12 | Scheduled ancient monuments and other important archaeological sites |

Supplementary Planning Documents:

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

9. CONSIDERATIONS & ASSESSMENT

- 9.1. The main considerations in the determination of this application relate to the principle of the proposed development, visual impact, impact on neighbour amenity, highways and ecology issues.

Planning Policy:

- 9.2. Policy CP16 of City Plan Part 1 (CPP1) supports better, more effective and appropriate use of existing open space. It requires that new provision should optimise accessibility for all users and facilitate sustainable means of access. It seeks the community use of private, and school open spaces. Policy CP17 seeks the enhancement and more effective use of existing indoor and outdoor sports facilities and spaces. It supports the provision of new/ extended sports services, facilities and spaces, 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.

- 9.3. The application states that the existing grass pitch is in a very poor condition and is only usable for around 30% of the year. It is currently not used at all by the wider community. The School wishes to provide its children with a surface that can be used all year round for all activities ranging from general play to a wide range of sports and, additionally, to make it available to the community.
- 9.4. The proposal would upgrade and enhance the quality of the sports facilities and their usability, which would enable better and more effective use of existing open space and outdoor sports facilities in line with the general policy approach for open space and sports provision as set out in policies CP16 and CP17. It is also understood that the proposed pitch is not intended to expand the school's capacity, rather is aimed at improving the existing sports provision. Whilst the improved facility would inevitably attract more users, with potential impacts on amenity and the highway, the supporting infrastructure, (such as parking spaces) currently in place is considered to be sufficient. The proposal is welcomed and is supported in principle by the Council's Planning Policy Team.
- 9.5. Sport England has no objections to the loss of an area of playing field to provide an alternative sports facility subject to the submission of details of the playing surface and a Management and Maintenance Scheme which can be secured by condition. The Council's Sports Facilities officer supports the principle of an all-weather pitch to provide better sport and physical activity opportunities for the pupils of the school.
- 9.6. Both Sport England and the Council's Sports Facilities Officer have questioned the choice of the type of artificial grass surface proposed in terms of level of maintenance and cost required. This is noted; however, the school governors consider that the facility can be maintained by the funds from the private hire to the community. Ultimately the proposed surface is a decision for the applicant.
- 9.7. The scheme is therefore considered to be acceptable in principle.

Design and Appearance:

- 9.8. In considering whether to grant planning permission for development which affects a listed building or its setting, the Council has a statutory duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Moreover, when considering whether to grant planning permission for development in a conservation area the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.
- 9.9. Case law has held that the desirability of preserving a listed building or its setting or any features of special architectural or historic interest it possesses, and the desirability of preserving or enhancing the character or appearance of a conservation area should be given "considerable importance and weight".
- 9.10. Although the site is not within a conservation area itself, it is close to several (Old Hove, Pembroke and Princes, Cliftonville, Denmark Villas and Hove Station). It is also to the north of the Grade II* listed Church of St Andrew on Church Road.

- 9.11. Therefore the main potential for impact on the setting of heritage assets relates to the church and in particular the important views of the church from Church Road and St Aubyns in the Old Hove conservation area, from where the church roof and tower are silhouetted against the sky (although partly screened by mature trees).
- 9.12. It is considered that the 10m high floodlighting columns and lamps would not impact on this silhouette and, more generally, would not intrude upon views of the church from these locations. After dark, when in use, the lighting would likely have no significant additional impact beyond that from the adjacent Tesco car park lighting, and measures would be in place to minimise light spill.
- 9.13. The floodlight column in the south-west corner may be visible to some degree from the east-west section of Connaught Road within the Old Hove conservation area, from where the grade II listed Connaught Road School partly closes off the view. However, it is not considered that this visual impact, in the space between the School and the backs of the Stirling Place houses, would be unduly intrusive, given the intervening tree line. It would not harm the setting of the conservation area or of the listed building.
- 9.14. The site is close to the locally listed 85 George Street however the floodlights would not be visible from George Street.
- 9.15. Although the floodlights would be visible to neighbouring properties, 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.
- 9.16. The existing pitch is not readily visible from public vantage points outside of the site; glimpses can be seen from Haddington Street, however it is mainly hidden from view by fencing and foliage. The new artificial grass pitch would retain the green visual character of the existing site, so would be acceptable in its appearance.
- 9.17. Full details of the construction materials of the external surfaces should be sought by condition.

Impact on Amenity:

- 9.18. Policy QD27 of the Brighton & Hove Local Plan, as updated by Policy DM20 of City Plan Part 2 (CPP2), 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. The impacts from the development in regard to noise and floodlighting should be minimised in line with policies SU10, QD25, QD26 and QD27 in the 2005 Local Plan, and Policies DM20 and DM40 of CPP2.

- 9.19. The proposed facility would be located in close proximity to existing residential properties adjoining the application site to the west in Belfast Street. There are also residential properties further away in Stirling Place to the west and Haddington Street to the north east, although these are unlikely to be directly impacted by the development.
- 9.20. After school hours the facility would primarily be available for junior football for local children and potentially local youth teams. The hours of community use (Monday to Friday 17:00 to 21:00, weekends 09:00 to 18:00) are considered reasonable to ensure safeguarding of the amenities of the locality; these can be secured by condition.
- 9.21. A few properties on the eastern side of Belfast Street would have a direct line of sight to the proposed floodlighting installation from their rear rooms. It is the case that there is likely to be some light spill to these nearby properties.
- 9.22. Due to the proximity of residential properties and the suburban nature of the area, it is appropriate to adopt the strict standard of a maximum allowable luminance value of 5 Ev lux (vertical illuminance). The applicant has demonstrated that the lighting scheme would achieve this standard (2.7 Ev lux @ the nearest residential property no. 3 Belfast Street).
- 9.23. Given the above illuminance and hours of use, that the lamps themselves would be directed at the pitch and would only be required when light conditions necessitate and can be switched off automatically when not in use, it is considered that the floodlighting impact is acceptable in this instance, subject to conditions.
- 9.24. The Council's Environmental Health Officer has no objections to the scheme in terms of the lighting scheme or the hours of use. The provision of a Community Use Agreement with details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review, should be secured by condition.

Sustainable Transport:

- 9.25. The Council's Highways officer does not forecast a significant increase in vehicle trip generation as a result of these proposals and therefore considers that any impact on highway capacity would be minimal.
- 9.26. With regard to the proposed community use, thirty existing on-site cycle racks and thirty-three existing on-site car parking spaces would be available for use, which can be secured by condition.
- 9.27. Highway Officers have requested a condition securing a Carparking Management Plan to ensure carparking is available at least half an hour before the pitch is in after-hours use, but this is not considered necessary or enforceable by the school. As the LHA notes, 33 carparking spaces are provided where a maximum of 20 spaces are required, so it is considered sufficient spaces would, on most, if not all occasions, be available after school hours for the pitch use.

- 9.28. Further, given the parking provision proposed, overspill parking seems unlikely, however this section of Belfast Street is located inside Controlled Parking Zone (CPZ) N (mainly 9am-8pm permit holders only parking) so any overspill car parking would be dealt with by the CPZ management system. There are also some public on-street fee paying car parking spaces available within the vicinity of the site in Connaught Road, Connaught Terrace and Haddington Close.
- 9.29. Otherwise, the Council's Highways Officer has no objections to the scheme, subject to the above conditions and submission of an updated School Travel Plan that sets out a package of measures and commitments tailored to the needs of the development, which is aimed at promoting safe, active and sustainable travel choices by its users.

Ecology:

- 9.30. The site is currently comprised of amenity grassland, used as a sports pitch. This is of low ecological value, with the exception of the boundary tree/scrub vegetation which would be retained.
- 9.31. Given the urban nature and existing high light levels in the area, the County Ecologist has confirmed that bat activity surveys are not deemed necessary. The proposed development is unlikely to have an impact on other protected species / biodiversity and can be supported from an ecological perspective.

Arboriculture:

- 9.32. There are trees and foliage within close proximity of the site, particularly to the east and south. An Arboricultural Method Statement has been submitted which outlines proposed protection measures such as fencing and confirms that any excavation within designated root protection areas shall be undertaken with hand tools and under direct arboricultural supervision. The Council's Arboriculture officer is satisfied with the measures proposed.

Other considerations:

- 9.33. The information provided has identified that there is a risk that archaeological remains could be damaged by the development. However, the County Archaeologist has confirmed that the that the risk of damage to archaeology can be mitigated by a programme of archaeological works which can be secured by condition.

Conclusion:

- 9.34. Given the prevailing character of the site, it is considered that the development would not appear out of context or character with the site and the surroundings. The proposed floodlighting columns would not intrude upon views of the listed St Andrews church or harm the setting of the nearby conservation areas or listed buildings.
- 9.35. The proposal would upgrade and enhance the quality of the sports provision, which would enable better and more effective use of existing open space and outdoor sports facilities for the School and local community. Subject to

conditions, it is considered that the development is appropriate in terms of impact on amenity, highways, ecology and arboriculture.

10. EQUALITIES
None identified