

<u>No:</u>	BH2018/00248	<u>Ward:</u>	Patcham Ward
<u>App Type:</u>	Council Development (Full Planning)		
<u>Address:</u>	Patcham High School Ladies Mile Road Brighton BN1 8PB		
<u>Proposal:</u>	Erection of 4no court sports hall with changing facilities. Reconfiguration of existing sports pitches to facilitate creation of new netball courts and a 3G football pitch with fencing and floodlighting, footpath access routes and other associated works.		
<u>Officer:</u>	Sonia Gillam, tel: 292265	<u>Valid Date:</u>	02.02.2018
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	04.05.2018
<u>Listed Building Grade:</u>	N/A	<u>EOT:</u>	
<u>Agent:</u>	Brighton & Hove City Council Town Hall Hove BN3 3BQ	Property & Design	First Floor Hove
<u>Applicant:</u>	Patcham High School Ladies Mile Road Brighton BN1 8PB		

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 a s106 Planning Obligation and the Conditions and Informatives as set out hereunder SAVE THAT should the s106 Planning Obligation not be completed on or before the 7 November 2018 the Head of Planning is hereby authorised to refuse planning permission for the reasons set out in section 9. of this report:

1.2 S106 Heads of Terms

- Contribution of £7,750 towards the Council's Local Employment Scheme
- Construction Training and Employment Strategy
- Community Use Agreement
- Contribution of £15,000 towards sustainable transport infrastructure improvements within the vicinity of the application site. This will be allocated to improve accessibility and/or mitigate adverse transport impacts which could include yellow lines in Ladies Mile Road & Warmdene Road and the provision of a pedestrian crossing in Winfield Avenue.

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	001		24 January 2018

Block Plan	002		24 January 2018
Existing Floor Plans	004		24 January 2018
Existing Elevations	005	A	2 February 2018
Floor Plans Proposed	006	A	2 February 2018
Elevations Proposed	007		2 February 2018
Elevations Proposed	008		2 February 2018
Elevations Proposed	009	B	2 February 2018
Elevations Proposed	010	B	2 February 2018
Elevations Proposed	013	A	2 February 2018
Elevations Proposed	014	A	2 February 2018
Site Layout Plan	003	C	6 June 2018
SUDS strategy	DRAINAGE DESIGN STRATEGY	A	26 April 2018
Other	PITCH MARKINGS PLAN		27 April 2018
Lighting scheme	ILLUMINANCE CALCS	UKS158 14/2	1 May 2018

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 outside sporting facilities hereby permitted shall not be in use except between the hours of 08:00 to 21:00 Monday to Friday and 09:00 to 16:00 on Saturdays, 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 Sports Hall hereby permitted shall not be in use except between the hours of 08:00 to 21:00 Monday to Friday and 08:00 to 16:00 on Saturdays, 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.
5. The floodlighting hereby permitted shall not be in use except between the hours of 08:00 to 21:00 Monday to Friday and 09:00 to 16:00 on Saturdays, Sundays, Bank and Public Holidays.
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.
6. The floodlights shall be installed in such a manner as to ensure that lamps (light sources) and reflectors are not directly visible from the habitable room windows of any property directly abutting the site. Any method or equipment for shielding the light sources proposed shall be subject to approval and testing on site and written confirmation of acceptability by the Council before the floodlights are first brought into use. There shall be no subsequent variation of the lights without the written approval of the Council.

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.

7. At no time and under no circumstances shall the light from the floodlights into the habitable room windows of adjacent buildings 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.

8. 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.

9. No tree shown as retained on the approved drawings shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development phase and thereafter within 5 years from the date of the 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.

10. Access will be created and maintained for the lifetime of the development to allow for the maintenance of the soakaways located to the east of the No 17A Warmdene Road, within the grounds of Patcham High School.

Reason: These are an essential part of the surface water flood management of the area and need to be maintained, in accordance with CP11 of the City Plan Part One.

11. No development above ground floor slab level of any part of the 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 brick, render and tiling (including details of the colour of render/paintwork to be used)
- b) samples of all cladding to be used, including details of their treatment to protect against weathering
- c) samples of all hard surfacing materials
- d) details of the proposed window, door and balcony treatments
- e) samples 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. No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site using sustainable drainage methods as per the recommendations of the Drainage Design Strategy, Revision A dated April 2018 has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design prior to the building commencing.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal.

13. The development hereby permitted shall not be commenced (including demolition and all preparatory work) unless the existing chain link fence and tarmac surface adjacent to the eastern boundary of the site are in place and retained throughout the construction process. They shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by the fence or tarmac surface.

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.

14. Prior to the commencement of the development hereby approved (including any ground clearance, tree works, demolition or construction), details of all tree protection monitoring and site supervision by a suitably qualified tree specialist (where arboricultural expertise is required) 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 and CP13 of the Brighton & Hove City Plan Part One and SPD06:Trees and Development Sites.

15. Prior to first use of the development hereby permitted, a scheme for landscaping shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be implemented in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. The scheme shall include the following:

- a. details of all hard and soft surfacing to include type, position, design, dimensions and materials and any sustainable drainage system used;
- b. a schedule detailing sizes and numbers/densities of all proposed trees/plants including details of tree pit design, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period;

c. details of all boundary treatments to include type, position, design, dimensions and materials; 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 and to comply with policies QD15 of the Brighton & Hove Local Plan and CP12 and CP13 of the Brighton & Hove City Plan Part One.

16. Within 3 months of first use of the non-residential development hereby permitted a BREEAM Building Research Establishment has issued a Post Construction Review Certificate confirming that the non-residential development built has achieved a minimum BREEAM New Construction rating of 'Very Good' and such certificate has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy CP8 of the Brighton & Hove City Plan Part One.

17. The development hereby permitted shall not be first occupied until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall accord with the standards described in Annex 6 of SPD 11 and shall be implemented in full prior to the first occupation of the development hereby approved and thereafter retained.

Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with Policy CP10 of the Brighton & Hove City Plan Part One and Supplementary Planning Document SPD11 Nature Conservation and Development.

18. The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall 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.

19. Prior to first use of the development hereby permitted, a Travel Plan must be submitted to, and approved 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, to minimise any potential traffic impact at evenings and weekends, and to comply with policies TR4 of the Brighton & Hove Local Plan and CP9 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 is advised that details of the BREEAM assessment tools and a list of approved assessors can be obtained from the BREEAM websites (www.breeam.org).
3. With regard to sustainable drainage the LLFA would expect to see
 - Details and location of the final proposed drainage infrastructure.
 - Appropriate ground investigations to demonstrate any proposed drainage is suitable for the site
 - Appropriate calculations to demonstrate that the proposed sustainable drainage will be able to cope with both winter and summer storms for a full range of events; up to and including the 1 in 100 year plus climate change (30%); and storm durations.

2. SITE LOCATION & APPLICATION DESCRIPTION

- 2.1 The application relates to a secondary school site (2.2 hectares) which is located on the southern side of Ladies Mile Road. The current school has in excess of 1000 pupils aged between 11 and 16 and supports community facilities including the adjacent library, community centre and Youth Centre and, along with the adjacent Junior School, shares a prominent site within the Patcham area.
- 2.2 The site is bounded by Warmdene Road to the east, Winfield Avenue to the west and properties on Carden Avenue, Dale Avenue and Patchdean to the south. The surrounding area is predominantly residential in character. The closest properties to the site are those to the south and east, which share a boundary with the school. The properties to the north and west are buffered from the site by the adjacent public highway.
- 2.3 The site itself has been extended over the years in a linear arrangement along the eastern boundary of the site retaining the western side as open green playing spaces. The site is now made up of a series of inter-connected flat roofed school buildings to the eastern side of the site, between one and four storeys in height, with adjacent parking area. There are netball courts to the south of the school buildings. The rest of the site is made up of playing fields/sports pitches.
- 2.4 The application seeks permission for:
 - New Sport England Sports hall (4 no. courts) with associated changing areas and storage (1,350m²). Indoor sports to include: Badminton; Tennis; Cricket with four lane indoor netting system; Volleyball; Basketball; Small sided football; Dance.

- New 3G facility (69x106m) to accommodate U16 Full size football pitch(91x55m) enclosed with anti-rattle fencing, with ramped access and grass banked seating areas for spectators. Sports include Football; Hockey; Touch Rugby.
- Relocated reduced footprint Netball / Tennis Courts x 2 with access gates and ramped access.
- Floodlighting to Netball Courts and 3G pitch
- Acoustic screen fencing to the East and south elevation.
- 4.5m high open mesh green low rattle security fencing to football and netball pitch perimeter to retain balls etc within the site boundary
- Widen existing pedestrian link to existing parking.
- New Disabled parking space

2.5 During the course of the application amendments have been made to the siting of the 3G sports pitch to re-locate it further away from neighbouring residential properties to the south and east. A revised lighting scheme has been submitted which seeks to minimise impact on the closest neighbouring property, 17 Warmdene Road. There have been some minor amendments such as changes to the pitches and markings.

3. RELEVANT HISTORY

3.1 No recent planning application history. Several minor applications in the 1990s relating mainly to the retention/ removal of mobile classrooms.

4. REPRESENTATIONS

4.1 **Ninety-eight (98)** letters have been received objecting to the proposed development. The main grounds of objection are as follows:

- Noise
- Parking issues
- Highway Safety
- Flood risk
- Increased traffic and pollution
- Loss of light
- Loss of privacy
- Loss of outlook
- Light pollution
- Impact on sleep
- Increase in litter
- Loss of green space
- Anti-social behaviour
- Impact on wildlife

- Overdevelopment on site
- Height of building
- Visual impact
- Sports facilities nearby
- Better to focus on other school improvements
- Security concerns
- Lack of sustainable materials
- Impact on property prices
- Commercial development
- Disruption from construction
- No additional planting proposed

4.2 Three hundred and twenty five (325) letters have been received supporting the proposed development. The main grounds for support are as follows:

- Asset to area
- Community facility
- Improved sports facilities
- Lead to active and healthy lifestyles
- Facilities for young people
- Year round facilities
- Build stronger community ties
- Wheelchair accessible facilities
- Local business will be supported
- Extra funds for school

4.3 Cllrs. Geoffrey Theobald, Carol Theobald and Lee Wares have written in support of the application; Comments are attached.

5. CONSULTATIONS

5.1 Arboriculture: No objection subject to conditions relating to the tree retention, tree protection and landscaping scheme.

5.2 Environmental Health: No objection subject to conditions relating to floodlighting, hours of use of facilities, and amplified music.

5.3 Sustainable Drainage: No objection subject to conditions re access to allow for the maintenance of the soakaways, and the submission of a design and associated management and maintenance plan of surface water drainage

5.4 Sustainability Officer: Comment Condition to require BREEAM 'excellent'

5.5 Planning Policy: No objection The proposal would enable better and more effective use of existing open space and indoor/ outdoor sports facilities in line with the general policy approach for open space and sports provision as set out in policies CP16 and CP17 in the City Plan.

- 5.6 Sustainable Transport:** No objection subject to condition requesting a travel plan and £15,000 for pedestrian/ accessibility improvements within the vicinity of the site.
- 5.7 Economic Development:** No objection The new facilities pitches will further enhance the physical educational / sports offer from the school for its students and for the wider community, with the potential to generate income for the school during the extended period of austerity measures and create additional employment opportunities.
- 5.8 Sport England:** No objection The development is for sporting facilities of sufficient benefit to the community to outweigh the loss of playing field.
- 5.9 County Ecologist:** No objection the proposed development is unlikely to have a negative impact on biodiversity and can be supported from an ecological perspective.
- 5.10 County Archaeologist:** No objection No significant below ground archaeological remains are likely to be affected by these proposals.
- 5.11 Southern Water:** No objection
- 5.12 UK Power Networks:** No objection
- 5.13 Scottish Gas Networks:** No objection
- 5.14 Sussex Police:** No objection

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
CP8 Sustainable buildings
CP9 Sustainable transport
CP10 Biodiversity
CP11 Flood risk
CP12 Urban design
CP13 Public Streets and Spaces
CP16 Open space
CP17 Sports provision
CP18 Healthy city

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

TR4 Travel plans
TR7 Safe Development
TR14 Cycle access and parking
SU9 Pollution and nuisance control
SU10 Noise Nuisance
QD5 Design - street frontages
QD14 Extensions and alterations
QD15 Landscape design
QD16 Trees and hedgerows
QD18 Species protection
QD25 External lighting
QD26 Floodlighting
QD27 Protection of amenity
HO20 Retention of community facilities

Supplementary Planning Documents:

SPD03 Construction & Demolition Waste
SPD06 Trees & Development Sites
SPD11 Nature Conservation & Development
SPD12 Design Guide for Extensions and Alterations
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, sustainability and arboriculture.

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 The supporting text at paragraph 4.178 states that due to the city's physical constraints, future open space requirements are unlikely to be met in full and therefore more intensive use of existing open space will be needed to maintain current quality of life. The Open Space Study Update 2011 identifies that the provision of outdoor sports facilities in Patcham ward only marginally exceeds the minimum open space standards.
- 8.6 The application states that the existing sports facilities within the school include a shared activity assembly hall and a single designated gymnasium with changing areas which also supports the indoor pool area. The external playing areas offer grass playing surfaces for a variety of sports including football, rugby, cricket, athletics and netball. Netball, tennis and basketball are provided by the all-weather hard playground areas. These external areas support the school and the local community. The School has established links with a number of local youth community groups including junior football based clubs such as Patcham United Football Club and Albion in the Community, well as other sport. However the grass pitches are limited in their all year round use, particularly for winter seasonal sports including rugby and football.
- 8.7 The provision of a floodlit all weather pitch and the indoor facilities would enhance the physical educational / sports offer from the school for its students and for the wider community, with the potential to generate income for the school during the extended period of austerity measures and create additional employment opportunities.
- 8.8 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. The Council's Planning Policy, Sports Development and Economic Development teams support the proposal. Sport England confirm that the development is for sporting facilities of sufficient benefit to the community to outweigh the loss of playing field, and therefore has no objection. A community use agreement can

be secured by s106 agreement to ensure the development directly benefits the local community which is considered to be a significant merit to this application.

- 8.10 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.

8.11 Design and Appearance:

Sports Hall:

The site and neighbouring community buildings are mixed in terms of architecture and character. The existing site buildings are constructed in a mix of blockwork, brick and render. There is a 1930s brickwork school building to the north east and a more recently built (2003) community building erected to the north just outside the School grounds to incorporate the community centre and library. There are traditional 1930s two storey houses surrounding the site.

- 8.12 The new sports hall would be located to the southern end of the existing school to allow the existing internal corridors to be extended into the hall. This will ensure the new hall would be an integral part of the school and its sports wing would be adjacent to the existing changing rooms and pool areas.

- 8.13 The main building would be a box like structure, primarily faced with three distinctive bands to reflect the scale and elevational treatment of the main school. This banding would be formed of light grey coloured brickwork plinth at low level with grey aluminium windows and doors; the mid-level will be formed as a staggered horizontal banding; the upper band of translucent cladding would add controlled natural daylight into the spaces and lighten the top level of the elevation. The aim is to further reduce the overall impression of height and massing of the new building and thus reduce its impact on the surroundings. The lower level store and changing areas will be treated with board type rain screen cladding with colour added to the elevations.

- 8.14 It is acknowledged that the aim is to provide a high quality modern building which fits in with the existing school buildings and surrounding mixed architecture. The new flat roofed buildings would be of a similar scale and height, and follow the linear design of the existing school buildings along similar horizontal lines. It is considered that the design is appropriate for the school site and would not be at odds with the surroundings. Materials are recommended by condition. It is noted that the colour cladding approach has been used successfully at other schools in the area, such as St Andrews School and Saltdean Primary School.

8.15 3G Pitch:

It is proposed that the new 3G pitch would retain the green visual character of the existing site with a perimeter green mesh fencing which would aim to soften its visual appearance and keep the views during daylight hours similar to the existing. This is considered acceptable.

8.16 Floodlighting:

It is proposed that the 3G pitch would have 8no. 15 metre masts with 16 no. metal floodlights, and the netball courts would have 4 no. 12 metre masts with 4 no. metal floodlights. The floodlights would be of slim design.

8.17 Although there is no doubt that they 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.

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 The new pitch and sports hall would be located in close proximity to existing residential properties adjoining the application site to the south and east. It will be 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 The site is sloped, rising 2.5m from west to east, with a further steep rise at the eastern boundary. These levels would be remodelled to reduce the base level of the new 3G pitch to create a level pitch. The site context rises up clearly to the east and the cross section through the site demonstrates that the lowering of the new 3G pitch creates a perimeter embankment/bund zone which will reduce the direct line of noise travel and assist residential views from the adjoining houses over the new pitch. The addition of acoustic fencing will aim to reduce the sightlines and the direct sound travel lines.

8.21 The Council's Environmental Health officer has no objection to the scheme provided the outside facilities are in use only Monday to Friday 08:00 to 21:00, weekends 09:00 to 16:00, 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.

8.22 With regard to the floodlighting, the Council's Environmental Health officer has advised that due to the proximity of residential properties and the outer 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).

8.23 The lighting scheme has achieved this standard (4.1 Ev lux @ the nearest property no. 17 Warmdene Road). Therefore there are no objections from the Environmental Health officer subject to conditions relating installation, siting and hours of use.

8.24 Sustainable Transport:

Access to the school is as existing, and no further parking spaces are proposed aside from the addition of two accessible parking spaces for disabled visitors. No assessment of parking demand or other transport impact has been provided in support of the application. There is a danger that parking may overspill to public roads and affect the amenity of existing residents, and these concerns have been raised by residents. There will be no change during the school day as these facilities will not be open to the public, and so the only impacts would be at evenings and weekend.

- 8.25 Unless and until an assessment has been provided, it is not possible to establish with a high degree of confidence whether and to what extent parking will overspill and its potential impact on existing residents. However, the overall increase in capacity of the sports facilities is small, and therefore the extent of any overspill parking (or additional overspill) is likely to be minimal. The Council's Highways team consider that it would be disproportionate to recommend refusal based on the potential minimal impact on residential amenity.
- 8.26 Travel plan measures could help to mitigate any existing and potential additional overspill parking. The Highways team has therefore recommended that the School's travel plan is updated and extended to cover evening and weekend use of the school's premises. Measures should include encouraging use of sustainable modes and of car sharing among public users of the facilities.
- 8.27 Cycle parking will increase considerably, from 10 to 30 parking spaces, thus improving the accessibility by sustainable modes. This shows that these spaces would be accessible "Sheffield" stands, under cover, and conveniently situated with a high degree of natural surveillance, which is considered acceptable.

8.28 Sustainability:

The proposed Sports Hall (plus changing areas etc) would measure 1,350sqm and under Policy CP8 standards major non-residential development is expected to achieve BREEAM 'excellent' or provide justification for achieving a lower standard. The application states that the building has been designed to align with the principles of a standard Sport England affordable sports centre which aim to typically target a 'good' or 'very good' BREEAM aspiration. Given this, the applicant has committed to a 'very good' standard which is considered acceptable in this instance.

8.29 Arboriculture:

A row of semi-mature/mature sycamore/ash trees grow upon an embankment that acts as a boundary line between the school and the properties in Warmdene Road to the East. Further south from that are a few more sparsely planted broad-leaved trees that line the east boundary to the SE corner.

- 8.30 The trees on the eastern embankment will be an important visual and sonic screen to the proposed development to the adjacent properties. The Council's Arboriculture officer has advised that the existing eastern boundary chain link fence adjacent to the east boundary of the existing netball courts should remain for the duration of the proposed works. It is a ready-installed protected fence

that would be to BS standard and will protect the eastern boundary trees root protection areas from potential development damage. The existing tarmac surface adjacent to the existing eastern boundary chain link fence should also be retained in a thin strip adjacent to the fence as this again will further protect the Root Protection Areas of the adjacent trees upon the embankment. This can be secured by condition.

- 8.31 There is a loss of one mature silver birch to the north of the existing netball courts. Due to the loss of this mature tree and to soften the effect of the newly installed pitch, landscaping opportunities will need to be explored along the eastern boundary and southern boundaries and SW corner and the Arboriculture Officer has recommended that a comprehensive landscape scheme is submitted including a combination of new trees and native hedgerow planting. Again this can be secured by condition.

8.32 Ecology:

The application site is designated in CPP1 as a Nature Improvement Area (NIA) forming part of the city's Green Network. Policy CP10 requires that within NIAs, a strategic approach is taken to nature conservation, including protecting existing biodiversity from the negative effects of development, including noise and light pollution and ensuring that development delivers measurable biodiversity improvements.

- 8.33 The County Ecologist has advised that the proposed development is unlikely to have a negative impact on biodiversity and can be supported from an ecological perspective. However an Ecological Design Strategy should be required setting out how the site will be enhanced for biodiversity. This can be secured by condition.

8.34 Flood risk/ Sustainable drainage:

The site is in the vicinity of areas of Patcham that suffer chronic surface water flooding in heavy rain downpours and it is noted that there have been some concerns from local residents regarding potential drainage and flooding. The applicant has submitted a Design Drainage Strategy which proposes sustainable drainage methods. The Council's Flood Risk Management Officer has no objections to the scheme subject to conditions re access to allow for the maintenance of the soakaways, and the submission of a design and associated management and maintenance plan of surface water drainage per the recommendations of the Drainage Design Strategy.

9. S106 AGREEMENT

In the event that the draft S106 agreement has not been signed by all parties, the application shall be refused for the following reasons:

1. The proposed development fails provide a financial contribution towards the City Council's Local Employment Scheme to support local people to employment within the construction industry contrary to policy CP7 of the City Plan Part 1 and the City Council's Developer Contributions Technical Guidance.

2. The proposed development fails to provide an Employment and Training Strategy specifying how the developer or their main contractors will provide opportunities for local people to gain employment or training on the construction phase of the proposed development contrary to policy CP7 of the City Plan Part 1 and the City Council's Developer Contributions Technical Guidance.
3. The proposed development fails to provide a Community Use Agreement (specifying the details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review phase) contrary to policy CP7 of the City Plan Part 1 and the City Council's Developer Contributions Technical Guidance.
4. The proposed development fails to address the additional impacts on sustainable transport infrastructure contrary to policies CP7 and CP9 of the City Plan Part 1 and the City Council's Developer Contributions Technical Guidance.

10. EQUALITIES

- 10.1 The existing footpath would be widened to a single carriageway (3m) to allow controlled limited access to a designated Disabled parking bay in front of the new sports hall. The external pitches will be accessible by ramped walkways to allow DDA access to the new hall, netball and 3G pitches.