

- a) **DOV/21/01314 – Construction of a sports pitch, erection of a two-storey pavilion, new vehicle access, additional 20 car parking spaces, fencing, lighting, drainage and ancillary works - Sir Roger Manwood’s School, Manwood Road, Sandwich**

Reason for referral – number of contrary views

- b) **Summary of Recommendation**

Planning permission be granted subject to conditions.

- c) **Planning Policy and Guidance**

Legislation

The combined effect of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) is that planning applications must be determined in accordance with the statutory development plan unless material considerations indicate otherwise.

Development Plan

The statutory development plan comprises:

- Core Strategy (2010) (“**the Core Strategy**”)
- Land Allocations Local Plan (2015) (“**the LALP**”)
- Saved Policies of the Local Plan (2002)

Relevant policies of the Core Strategy include:

- CP5: Sustainable Construction Standards
- DM1: Settlement Boundaries
- DM11: Location of Development and Managing Travel Demand
- DM12: Road Hierarchy and Development
- DM13: Parking Provision
- DM15: Protection of Countryside
- DM16: Landscape Character
- DM25: Open Space

Relevant Saved policies of the Local Plan 2002 include:

- ER6: Light pollution
- OS6: Proposals for indoor sports and recreational facilities
- OS7: Proposals for outdoor sports and recreational facilities
- AY2: Ensuring community benefits
- AY7: Open space and landscaping

As is the case with the Development Plan, where existing policies were adopted prior to the publication of the National Planning Policy Framework (July 2021) (“**the Framework**”), the weight to be given to them depends on their degree of consistency with the policies of the Framework (paragraph 219).

Other Material Considerations

National Planning Policy Framework

The Framework sets out the Government's planning policies for England and how these are expected to be applied. It is therefore a material consideration, to which significant weight should be attached in determining the application.

At paragraph 8, the Framework states that sustainable development has three overarching objectives – an economic objective, a social objective and an environmental objective. These are interdependent and need to be pursued in mutually supportive ways, seeking net gains across each.

Paragraph 38 advises that local planning authorities should approach decisions on proposed development in a positive and creative way, and work pro-actively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers should seek to approve applications for sustainable development where possible.

Paragraph 92 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and

c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

Paragraph 93 says that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;

b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;

c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;

d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and

e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Paragraph 95 says that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning

authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
- b) work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

Paragraph 98 says that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

Paragraph 99 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Paragraph 110 states that applications for development should make appropriate opportunities to promote sustainable mode of transport; provide that safe and suitable access for all users; and seek to mitigate any significant impacts on the transport network (in terms of capacity and congestion) or on highway safety.

Paragraph 111 says that development should only be prevented or refused on transport grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 119 says that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 126 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 says that planning decisions should ensure that developments:

- will function well and add to the overall quality of the area, for the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport; and
- create places that are safe, inclusive and accessible with promote health and wellbeing, with a high standard of amenity for existing and future users and where the fear of crime does not undermine the quality of life.

Paragraph 163 states that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where relevant sequential and exception tests are satisfied.

Paragraph 174 says that planning decisions should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes; recognising the wider benefits of ecosystem services, as well as the intrinsic character and beauty of the countryside; and minimise impacts on and provide net gains in biodiversity.

Paragraph 180 says that if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

Paragraph 180 states that planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. This includes noise from new development and the need to avoid noise giving rise to significant adverse impacts on health and the quality of life, identify and protect tranquil areas prized for their recreational and amenity value and limit the impact of light and pollution for artificial light on local amenity, intrinsically dark landscapes and nature conservation.

Paragraph 185 says that taking into account the likely effects of pollution on health, living conditions and the natural environment, planning should ensure that new development is appropriate for its location.

Consultation Draft Dover District Local Plan (2021)

The draft Dover District Local Plan sets out planning policies and proposals for new development in the District over the period 2020 to 2040 and when adopted will replace the existing development plan. It is still at an early stage in its preparation, with the Regulation 18 consultation closing on 17 March 2021. In accordance with paragraph 48 of the Framework, whilst the draft Dover District Local Plan is a material consideration, only limited weight should be afforded to it at this time.

Other Material Considerations:

- Kent Design Guide (2005)
- National Design Guide (2019)

d) **Relevant Planning History**

There is substantial planning history relating to the site. The schedule below shows extracts from that history, and identifies planning applications relating to sporting facilities at the site:

Reference	Description of development	Decision	Date of decision
16/01263	Removal of Condition 3 of Planning Permission 97/00626 to Allow Non-School Related Use Outside of Normal School Hours (Application Under Section 73).	Approved	07.02.2017
97/01219	Extension of Existing Tennis Courts to Provide a Multiplay Area with Synthetic Grass Surface.	Approved	21.01.1998
97/00626	Erection of a Single Storey Sports Hall Adjoining the Existing Gymnasium Together with Alterations and an Extension to the Existing Building (Amended Scheme).	Approved	10.02.1998
97/00604	Provision of new Multiplay/Playground Area with an All Macadam Surface Bordered on Three Sides by 2.75m Chain Link Fencing.	Approved	21.10.1997
95/00650	Relocation of Existing Rifle Range.	Approved	05.12.1995

e) **Consultee and Third-Party Representations**

Sandwich Town Council

“Sandwich Town Council Planning Committee met on 13th October 2021 and resolved to recommend approval of this planning application.

Sandwich Town Council would also like it noted that the plans were not clear as to exactly where the pavilion would be sited. Please advise. Sandwich Town Council also note that there are trees on this site which could potentially be worthy of a consideration for a TPO (Tree protection Order). Most notably, T50 (English Oak) and T52 (Copper Beech) with Tree quality assessment category A and E.R.C.Y of 40+ years.

The overall plan regarding tree protection looks pretty good. The RPA encroachment and Infrastructure requirements/service installations should be insufficient to threaten the trees providing the recommendations stated in the ARBORICULTURAL METHOD STATEMENT AND TREE PROTECTION PLAN (Pre-development tree Report) are enforced and adhered to. Again, please advise”.

KCC Highways

Further to my previous comments the applicant has submitted further information clarifying the existing parking arrangements at the school for match days.

Whilst this confirms that there will be sufficient parking within the school grounds, a Traffic Management Plan should be drawn up that can be sent out to anyone attending matches here and can inform all players and supporters of the parking arrangements at this location. I am content to apply a suitably worded condition for this, should the Local Planning Authority be minded to approve this application.

I refer to the above planning application and confirm that provided the following requirements are secured by condition or planning obligation, then I would raise no objection on behalf of the local highway authority:

- Submission of a Construction Management Plan before the commencement of any development on site to include the following:
 - a. Routing of construction and delivery vehicles to / from site
 - b. Parking and turning areas for construction and delivery vehicles and site personnel
 - c. Timing of deliveries
 - d. Provision of wheel washing facilities
 - e. Temporary traffic management / signage
- Completion and maintenance of the access shown on the submitted plans H-01 Rev P2 prior to the use of the site commencing.
- Provision and maintenance of the visibility splays shown on the submitted plans H-01 Rev P2 with no obstructions over 0.6metres above carriageway level within the splays, prior to the use of the site commencing.
- Provision and maintenance of 2metres x 2metres pedestrian visibility splays behind the footway on both sides of the access with no obstructions over 0.6m above footway level, prior to the use of the site commencing.
- Use of a bound surface for the first 5 metres of the access from the edge of the highway.
- Provision of measures to prevent the discharge of surface water onto the highway.
- Provision and permanent retention of the Electric Vehicle charging facilities shown on the submitted plans H-01 Rev P2 prior to the use of the site commencing. All Electric Vehicle chargers provided for homeowners in residential developments must be provided to Mode 3 standard (providing up to 7kw) and SMART (enabling Wifi connection). Approved models are shown on the Office for Low Emission Vehicles Homecharge Scheme approved chargepoint model list: <https://www.gov.uk/government/publications/electric-vehicle-homecharge-scheme-approved-chargepoint-model-list>
- Provision and permanent retention of the vehicle parking spaces, signs and alligator teeth shown on the submitted plans H-01 Rev P2 prior to the use of the site commencing.

- Provision and permanent retention of secure, covered cycle parking facilities prior to the use of the site commencing in accordance with details to be submitted to and approved by the Local Planning Authority.
- Provision and permanent retention of a Traffic Management Plan prior to the use of the site commencing in accordance with details to be submitted to and approved by the Local Planning Authority.

DDC Environmental Protection:

No objection.

Environment Agency

Application is covered by Flood Risk Standing Advice.

Southern Water

“The Environment Agency should be consulted directly by the applicant regarding the use of a private wastewater treatment works which disposes of effluent to sub-soil irrigation. It may be possible for the foul flows from the proposed development to be connected to a nearby public sewer, and the applicant shall investigate this option. Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer”.

Sport England (England Hockey)

Pavilion

EH would ideally want to see individual shower cubicles within the changing room areas

Lighting

EH would recommend a minimum of 350 lux

AGP

EH would advise that only the main hockey markings are cut into the carpet and all other markings are painted on. EH would recommend for the high level of footfall that the 5m dash lines around the 'D' are not included as part of the hockey specification due to the integrity of the carpet. Even painting them on is only a requirement for elite hockey fields.

Other

As mentioned above, EH would be keen to see a formal community use agreement to provide security for the club and a commitment to protect the surface for hockey for many years to come.

[N.B. The proposed pavilion design meets these requirements].

Public Representations

A total of 129 representations relating to the proposed development have been

received. 95 of those are in support of the application, and 33 are opposed to the application. Representations received are summarised below:

Support

- The scheme would benefit the area and is overdue.
- The school has long needed improved sports facilities.
- The location is more sustainable for the school, and will prevent the need for travel off-site.
- This would be good for the local community.
- It is good to see the school looking to raise funds through commercial opportunities.
- A refreshed sports pavilion is long-overdue.
- The hockey pitch would be usable all through the year.
- The impacts on neighbours and local wildlife would be negligible.
- Existing trees would screen the view of the new facilities.
- The scheme is good for physical and mental health.

Objection

- The existing pavilion should be refurbished.
- The school does not need a bar.
- There would be harm to privacy of existing neighbours.
- There would be increased traffic in and out of school times.
- There would be harm caused to wildlife.
- Existing facilities should be upgraded instead.
- The facilities are not needed.
- Access to the site, between houses, would cause noise and disturbance.
- There would be light pollution.
- The facilities should not be hired out of hours.
- There would not be enough parking provided.
- Not enough cycle parking is proposed.
- The scheme would be visually obtrusive and would cause harm to the landscape.
- There would be noise and disturbance for existing residents.
- The pavilion will attract lots of visitors.
- There could be security problems with events.
- The construction phase would be disruptive.
- Two trees should not be removed.

f) The Site and the Proposal

The Site

- 1.1 Sir Roger Manwood's School is a Converter Academy School providing education for children between the ages of 11 and 19. The school campus is located on the north side of St George's Road. There is a small car park at the southern part of the campus adjacent to open space that serves the education use of the site (20 spaces). The land to the north of St George's Road is within the Settlement Boundary.
- 1.2 The site also includes land to the south of St George's Road. This is used as playing fields by the school, with a narrow access taken between houses that front the road. There is an existing pavilion building in the northeast corner of that part of the site,

which is in a poor state of repair. This part of the application site is outside of the Settlement Boundary.

- 1.3 The southern portion of the existing sports fields are designated as falling within Flood Zones 2 and 3. There are a number of mature trees around and within the playing fields.
- 1.4 Both parts of the site are on land designated as Open Space.

Proposed Development

- 1.5 Full planning permission is sought for the construction of a sports pitch, the erection of a two-storey pavilion, a new vehicle access (to act as an 'exit-only' point from the proposed extended car park serving the main campus), 20 additional car parking spaces, fencing, lighting, drainage and ancillary works.
- 1.6 The primary purpose of the development is for use by the school as an enhancement to its sports offer for pupils. The facilities would be available also for hire outside of school hours. A Community Use Agreement would be secured by condition. This would manage access to the facilities for members of the public and community groups, so as to ensure that the health benefits of the facilities were available to as wider group of people as possible.
- 1.7 The components that make up the development proposal are described below:

Car park extension

- 1.8 There is an existing car park on the main School site to the north of St George's Road which has capacity for 20 cars. The proposal includes an extension to the car park to provide an increased total capacity of 40 spaces. Users of the new hockey pitch and pavilion would be encouraged to use public transport, walk, cycle and car share but any users of the pitch and pavilion who do travel to the site by car would be able to park within the newly extended car park on the main School site.

Pavilion

- 1.9 The proposals include the construction of a two-storey sports pavilion. The pavilion would measure 17.5m x 15.3m and would include:
 - a. Changing Rooms;
 - b. Bathroom Facilities;
 - c. Classroom;
 - d. Gym;
 - e. Bar / kitchen / Served; and
 - f. Social Room.

New pitch and footpath

- 1.10 The proposals include the construction of a synthetic turf (sand dressed) hockey pitch, located to the south east of the School within the existing school playing fields (to the south of St George's Road). The surface would measure 101.40 metres x 63 metres.

- 1.11 The proposed pitch and pavilion would be accessed via a new 2.4 metres wide footpath which would extend from the lane access with St George's Road and travel adjacent to the north eastern boundary of the site (set to the south of the tree RPAs) and would extend to the pavilion and proposed pitch. The new footpath

Fencing

- 1.12 It is proposed to enclose the hockey pitch with fencing to protect the surface from inappropriate use and to ensure that balls used on the pitch are retained within the enclosure. The proposed fencing would be 3 metres high along all sides of the pitch, except for the areas around the goal ends (20 metres length), where 5 metres high fencing is proposed.

Lighting

- 1.13 The hockey pitch is proposed to be illuminated using 15 metres high lighting stanchions and LED lamps.

Construction phase

- 1.14 The School playing fields are accessed via a bell mouth entrance off St George's Road. The entrance is of a modest width and the existing brick piers and wrought iron gates would not permit access to HGVs which would need to access the site for the proposed works. It is proposed to deconstruct the brick piers and remove the gates and to then temporarily install Tufftrack or similar ground protection surfacing for the duration of the construction phase. Following the construction phase the temporary surfacing will be removed and the brick piers will be re-erected and the gates re-hung.

- 1.15 As well as plans and drawings showing the proposed development, the following documents accompany the application:

- Light Spill Plan;
- Transport Statement;
- Travel Plan;
- Transport Technical Not;
- 3D drawings;
- Pre-Development Tree Report;
- Tree Protection Plan; and
- Preliminary Ecological Appraisal.

2. Main Issues

- 2.1 The main issues in the consideration of this application are:

- principle of development
- residential amenity
- transport and highways
- design and landscape impact
- biodiversity and trees
- drainage and flood risk
- planning balance and conclusions

Assessment

Principle of Development

- 2.2 The starting point for decision making, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990, is the adopted development plan. Decisions should be taken in accordance with the policies in the plan, unless material considerations indicate otherwise.
- 2.3 The northern portion of the site, which forms part of the main school campus is within the Settlement Boundary, where new development is supported in principle. Whilst the playing fields, where the new pitch and pavilion building would be located are outside of the Boundary, Policy DM1 accommodates development where it functionally requires an out of settlement location or it is ancillary to existing development or uses. Both of those exceptions apply to the development proposal.
- 2.4 The extension to the car parking area, the pavilion and the new pitch would all be located on designated Open Space. The Framework allows for the loss of Open Space where the benefits associated with a development would clearly outweigh the loss of that space. Policy DM25 accommodates development on open space where it is for education purposes and where it is for development ancillary to the existing use of Open Space.
- 2.5 The proposed facilities would be both for an education use and ancillary to the sports use of the existing Open Space and so the development would be in accordance with Policy DM25.
- 2.6 Turning to the benefits of the proposal, and the requirement of the Framework to balance those against the loss of Open Space, the new facilities would provide a modern, high-quality hockey pitch that could be used all year round. It would represent a significant benefit for the pupils of the school.
- 2.7 Additionally, the facilities would be made available for other local groups and members of the local community, further enhancing the benefits associated with the development.
- 2.8 There would be clear and wideranging health and well-being benefits brought forward by the development.
- 2.9 The pavilion would represent an ancillary structure that would enhance the overall quality and experience of the school's sporting facilities and would bring forward further benefits. Whilst there is an existing small pavilion building at the site, it is in a very poor state of the repair and the applicant has explained that it is not capable of repair.
- 2.10 A small bar area would form part of the pavilion building. This would provide refreshments for spectators during matches.
- 2.11 The extension to the parking area would ensure that off-street parking provision was adequate to meet the needs of the improved facilities at the school.
- 2.12 When taken together with the relatively modest loss of Open Space as a result of the developments, and the absence of planning harm resulting from the proposals (see the remainder of this report), including in terms of the visual impacts of the development, the benefits associated with these proposals would clearly outweigh the loss of the Open Space.
- 2.13 As a consequence, the principle of the proposed development would be acceptable.

Residential Amenity

- 2.14 The pitch would be located a significant distance from the nearest residential buildings fronting St George's Road. Whilst residents may be aware of activity at the pitch, and access to the pitch and pavilion would pass between existing, amenity impacts associated with the use of the pitch would be very limited.
- 2.15 Details have been provided to demonstrate that light spill associated with the LED floodlighting would not be problematic. The floodlighting would not be used at all between March and mid-August. Between November and the end of February, it would not be used after 10pm Monday to Friday, 8pm on Saturdays and 4.30pm on Sundays and Bank Holidays.
- 2.16 Activity at the pavilion would be controlled by its hours of use, which would be limited to 8am to 10.30pm between April and September (the cricket season) and 8am and 6pm between October and March. These are normal day time hours, appropriate for a building of this type of use in this location.
- 2.17 Whilst there would inevitably be a degree of disturbance during the construction phase of the development, these impacts would be temporary and would be mitigated in part through compliance with a Construction Management Plan that would be secured by condition.
- 2.18 The Council's Environmental Health Officer has raised no objections to the proposals. The scheme would protect living conditions at neighbouring properties and would be compatible with policies of the Framework, and Policy ER6 of the Local Plan.

Transport and Highways

- 2.19 The school is currently served by a car park which has a single point of access/exit from St George's Road. The proposal is to extend the car park by a further 20 spaces, to create a total of 40 spaces.
- 2.20 The applicant has engaged with the Local Highways Authority and provided sufficient evidence to demonstrate that the extended provision would be adequate to meet the needs of the development, subject to adherence to measures set out in the submitted Travel Plan, and a Traffic Management Plan, which would be secured by condition.
- 2.21 Electric vehicle charging points would be provided in the extended car parking, and new cycle parking facilities would be provided adjacent to the proposed pavilion, so as to improve options for sustainable modes of travel to and from the site.
- 2.22 Subject to all of these measures, there would be no significant impact on the safe and free flow of traffic, in compliance with policies DM11, DM12 and DM13, as well as transport provisions of the NPPF.

Design and Landscape Impact

- 2.23 The Framework emphasises that creating high quality places is fundamental to what the planning and development process should achieve. This includes that development should function well and add to the overall quality of the area; is visually attractive as a result of good architecture, layout and effective landscaping; is sympathetic to the local character; establishes a strong sense of place; and is safe, inclusive and accessible, promoting health and wellbeing, with a high standard of amenity for future users.

- 2.24 The proposed pavilion would be of a high-quality, modern, and functional design that would add visual interest to the appearance of the site. Quality materials would be secured by condition.
- 2.25 The introduction of a two-storey building in this location would clearly change the appearance of this part of the site, however. The proposed playing pitch would include tall fencing (up to 5m in height) and floodlighting columns of up to 15m in height. Given the currently undeveloped appearance of that part of the southern portion of the site, these urban introductions would not be insignificant. However, existing tree screening would substantially reduce the visual impacts of these features in mid and long-views, and they would be characteristic of an outdoor sports use, appropriate at a site that is currently used as playing fields.
- 2.26 The design of the scheme would be of a high-quality and there would not overriding landscape impacts that would justify the refusal of the planning application. The design and layout of the pavilion and the pitch would meet Sport England requirements.

Ecology and Trees

- 2.27 The planning application is supported by an Ecological Assessment that shows that there would be no harmful impacts on existing biodiversity at the site, providing that the hours of use of the floodlighting was properly managed. Those hours would be controlled by planning condition to ensure that no harm arose as a consequence of their use.
- 2.28.1 An Arboricultural Report has also been provided, which shows that high-quality trees at the site would be retained, and their root protection areas protected during and post construction, including by the proposed footpath that would run adjacent to the eastern edge of the southern portion of the site.

Drainage and Flood Risk

- 2.29 Part of the southern portion of the site is within Flood Zones 2 and 3. The proposed pitch and pavilion are appropriate land uses in such areas, and the Environment Agency has raised no objection to the proposals. New drainage features would be provided for the pavilion and the pitch.

3. Conclusion

- 3.1.1 These development proposals would bring forward with them substantial benefits for the school, its pupils and the wider community. There is support at all levels of planning policy for the provision of facilities that improve physical and mental health, such as these. That there would be a Community Use Agreement associated with the facilities further weighs in favour of the scheme.
- 3.2.1 There will be a change for some residents adjacent to the site on St George's Road, but impacts would not cause harm to living conditions. The Local Highways Authority is satisfied with the proposed transport arrangements and there would be no harm to biodiversity or trees at the site.
- 3.2.2 It is therefore recommended that planning permission be granted as set out below

g) Recommendation

- I That PLANNING PERMISSION BE GRANTED subject to conditions to include:

- 1) Standard time limit
- 2) Approved plans

Pre Commencement

- 3) Details of materials of pavilion
- 4) Community Use Agreement

Highways conditions

- 5) Construction Management Plan
- 6) Completion and maintenance of the access
- 7) Provision and maintenance of the visibility splays shown
- 8) Provision and maintenance of pedestrian visibility splays
- 9) Use of a bound surface for the first 5 metres of the access
- 10) Provision of measures to prevent the discharge of surface water onto the highway.
- 11) Provision and permanent retention of the Electric Vehicle charging facilities
- 12) Provision and permanent retention of the vehicle parking spaces, signs and alligator teeth
- 13) Provision and permanent retention of secure, covered cycle parking facilities
- 14) Provision and permanent retention of a Traffic Management Plan
- 15) Compliance with Travel Plan

Compliance conditions

- 16) Hours of use of flood lighting
- 17) Hours of operation of pavilion
- 18) Repair of St George's Road piers and gates post completion

- II Powers to be delegated to the Planning and Development Manager to settle any necessary planning conditions in line with the issues set out in the recommendation and as resolved by the Planning Committee.

Case Officer

Andrew Somerville