

COMMITTEE REPORT

Date: 11 October 2018 **Ward:** Rawcliffe And Clifton Without
Team: Major and Commercial Team **Parish:** Clifton Without Parish Council

Reference: 18/01133/FULM
Application at: York St John University Sports Centre Haxby Road York YO31 8TA
For: Construction of a 3G sports pitch with associated lighting, fencing and viewing embankments
By: York St John University
Application Type: Major Full Application (13 weeks)
Target Date: 20 August 2018
Recommendation: Approve

1.0 PROPOSAL

1.1 The application seeks permission for the creation of 3G sports pitch with associated lighting and fencing at the Mille Crux York St John University Sports Park at Haxby Road.

1.2 The site comprises land either side of Haxby Road, for which planning permission was granted in February 2013 for outdoor sports facilities. The site, which covers 24ha, comprises the Northfields site (to the West of Haxby Road) which has 2 football/rugby pitches, 3 football pitches and up to 3 junior pitches. The Mille Crux site (to the east) comprises of a full size 3G all weather football/rugby pitch, a sand based hockey/multi sport pitch, 3 outdoor tennis courts and 2 outdoor netball courts together with grass pitched and a running track along with the Sports Hub building containing teaching facilities, changing facilities, social space and indoor sports hall.

1.3 The proposed sports pitch would be located on an east-west axis to the south of the Hub Building with a surface area comprising of a footprint of 130m by 80m plus goal storage areas at each end measuring 30m by 3m. The surface would be marked out for full size football and rugby pitches including safety run-off areas. 4.5m perimeter fencing is proposed which would extend from the Hub Building to enclose the pitch and a spectator area. The fencing would be galvanised and painted green. Emergency, machinery and ball access gates would be provided.

1.4 Floodlighting is proposed on eight 15m high masts located along the north and south side of the pitch. Three low-level embankments are proposed outside the perimeter fencing to the east, west and south sides of the pitch measuring 1.3m in height and 2m wide at the top which would be utilised for spectator viewing.

RELEVANT HISTORY

12/03606/FULM - Outdoor sports facilities with floodlighting and associated access, parking and landscaping - Approved 22.02.2013

13/02399/NONMAT - Non-material amendment to approved application 12/03606/FULM to alter car and cycle parking, add vehicle track, extend all-weather pitch and reduce amount of proposed netball courts - Approved 16.08.2013

14/02836/FULM Construction of sports hall with associated changing, teaching and social facilities following demolition of pavilion - Approved 06.03.2015

15/02140/FULM Erection of equipment store and grounds keeping building -Approved 16.11.2015

2.0 POLICY CONTEXT

2.1 National Planning Policy Framework (2018)

2.2 Publication Draft Local Plan (2018)

Policy ED5	York St John University Further Expansion
Policy GI1	Green Infrastructure
Policy G15	Protection of Open Space and Playing Pitches
Policy HW3	Built Sports Facilities

2.3 City of York Draft Local Plan (2005)

CYGP7 - Open Space

3.0 CONSULTATIONS

INTERNAL

Design, Conservation and Sustainable Development (Heritage Officer)

3.1 The site lies within an area which has produced Roman settlement activity. In addition the site lies on the edge of the River Foss flood plain. Survey work in the Huntington area has suggested that there is the potential for Mesolithic activity along the Foss. It is possible therefore that there may be finds which can contribute to understanding the Mesolithic exploitation of the Foss corridor.

3.2 An archaeological watching brief should be maintained during site stripping as part of this scheme. This will ensure that any revealed features and deposits can be properly recorded.

Design, Conservation and Sustainable Development (Ecology and Countryside Officer)

3.3 The footprint of the site is existing amenity grassland, managed and used as sports pitches, and is considered to be of low ecological value. The River Foss which forms the eastern boundary of the York St John's sports field is an important strategic Green Corridor, as identified in Natural England's Yorkshire & Humber Green Infrastructure Mapping Project and in the City of York Local Biodiversity Action Plan (2017), providing a link for wildlife movement right into the City as well as supporting populations of protected species water vole and otter.

3.4 The new 3G sports pitch is proposed c.30m from the River Foss, with the area of works (construction zone including viewing mounds) within 25m. The introduction of additional artificial light might mean bats and other nocturnal animals are disturbed and/or discouraged from using their breeding and resting places, established flyways or foraging areas. The lighting contour plan shows that the illuminance levels reduce to 5 lux within c.5m of the trees and c.20m of the River Foss on the eastern boundary, and therefore will reduce further over the trees and river itself. A level of 1 lux is considered tolerable for common species of bats which are most likely to be found in this area.

3.5 The drainage strategy for the new pitch includes the construction of a headwall in the bank of the River Foss to discharge surface water. Water voles are known to be present on the River Foss and therefore could be impacted by this work if burrows are present in the immediate vicinity. A water vole survey at the site of the proposed headwall and 100m upstream and downstream was undertaken in August 2018. No evidence of water voles (droppings, feeding remains or footprints) was found and a number of burrows identified in the bank were attributed to Brown Rat.

3.6 An otter spraint was found on the stretch of river surveyed for water voles, but no suitable holts or laying-up areas were found. Otters are highly mobile and it is not considered that the development will have a negative impact on them.

Public Protection

3.7 Since the proposed site has an existing use as sports facilities for York St John University it is likely that the proposed new noise source will have similar noise levels to the existing uses. The proposed site is approximately 80 metres from the nearest residential premises. Noise levels will reduce over this distance and the topography of the area will also reduce noise levels further therefore there is no requirement for a noise assessment to be provided for this application.

3.8 The applicant has provided a lighting spillage plot in lux levels that demonstrates that around the site boundary the lux levels are approximately 5 lux. The nearest residential premises are further than the site boundary and therefore it is unlikely that lighting levels from light intrusion will cause disturbance to any occupiers of residential premises.

Highway Network Management

3.9 No objection. The proposed all weather pitch is located on the site of 2 existing pitches, and is serviced by the existing sports hub facilities and associated parking. Flood lighting is proposed and light may spill on to the highway given its mounted height. A condition to control glare is proposed.

Health, Housing and Adult Social Care (Public Health)

3.10 As we do not yet, have an adopted Playing Pitch Strategy for the city, no comments on whether we have surplus or a deficit in relation to Cricket or Rugby pitches can be made. While it is disappointing that we will lose large grass sports specific pitches from the city's sporting landscape, and as the previous Cricket Club have formally now moved away from the site, and use an out of town base, and because the Nestle Rowntree Rugby Union Football Club are aware of the proposed developments and are happy for this to progress, no objections to the application are raised.

Structures and Drainage

3.11 No objections are raised on the basis that conditions are attached

EXTERNAL

Environment Agency

3.12 No comments to make

New Earswick Parish Council

3.13 No objections

Foss Internal Drainage Board

3.14 The Board notes that this is an application for the construction of a 3G sports pitch with associated lighting, fencing and viewing embankments. This is likely to alter the permeability characteristics of the site and has the potential to increase the rate of surface water run-off from the site if this is not effectively constrained. The Application Form indicates an intention to use an existing watercourse for the disposal of the surface water from the development.

3.15 The Board notes that it is the applicants intention to dispose of the surface water to the River Foss (which is Board maintained at this location) The Board further notes that the applicant intends to apply a restriction to the rate of discharge from the site based on the Greenfield run-off rate. If the Local Authority can be satisfied that a discharge rate of 1.4 l/s/ha from the positively drained area can be achieved with the proposed arrangement, then the Board would have no objection to this application.

Sport England

3.16 The application needs to be assessed against Sport England's Playing Fields Policy. It is noted that the design and access statement states that the proposed pitch will be available for University, Sports Club and Community Use. As part of the assessment of this application the Football Foundation, English Cricket Board (ECB) and Rugby Football Union (RFU) were consulted for technical guidance. There comments are as follows:

3.17 The Football Foundation - In principle, The Football Foundation on behalf of The FA is supportive of these proposals as the quality and quantity (capacity) of football facilities within York will be improved. The Playing Pitch Strategy is currently in production, so we are only able to comment in relation to strategic need via the 1:42 team ratio for 3G pitches which confirms an undersupply of 6 full size 3G AGPs in York.

3.18 Yorkshire Cricket Board- No cricket is now played at the site. It was the site of Rowntree and Huntington Cricket Club but they now play in a village outside of York

3.19 Rugby Football Union - York St John's University has a good rugby union playing programme, with strong links to the RFU, local clubs and is the home of Nestle Rowntree Rugby Club, who use the existing AGP for training and play matches on the grass pitch that will be lost as part of this project. The RFU are keen to support the development of the project, should it be requested, to ensure it fully meets the needs of the University and the proposed community users outlined within the design and access statement. If there is a shortfall of pitches in the area it is the RFU's view that a World Rugby Regulation 22 compliant pitch could offer a solution to reduce over play of the natural turf pitches. It is the RFU view that if community access could be maintained it would support the development of rugby union in York and we can confirm that Nestle Rowntree would continue to make a strong community partner

3.20 Sport England does not wish to raise an objection to this application as it is considered to meet exception 5 of the above policy. The absence of an objection is subject to an informative being attached.

Neighbours and Publicity

3.21 Seven objections received on the following grounds:

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- Already noise and disturbance from the ground on match days including shouting and whistle blowing
- Overdevelopment of the site
- The fencing will change the character of the area
- Floodlights will cause a nuisance to nearby homes and are often left on
- The outlet drain will cut through the voles territory
- Potential for newts, barn owls and kingfishers within the area
- The additional banking means gardens will be overlooked
- Water voles are present in the area
- A hedge should be planted along the River Foss

4.0 APPRAISAL

4.1 Key Issues

- Principle
- Visual impact
- Floodlighting
- Nature conservation
- Community Use
- Drainage

4.2 Section 38(6) of the Planning and Compensation Act 2004 requires determinations be made in accordance with the development plan unless material considerations indicate otherwise. There is no statutory development plan for York other than the retained policies in the Yorkshire and Humber Regional Spatial Strategy ("RSS"), saved under the Regional Strategy for Yorkshire and Humber (Partial Revocation) Order 2013.

National Planning Policy Framework

4.3 The National Planning Policy Framework (NPPF) was published in July 2018. It sets out government's planning policies and is material to the determination of planning applications. The NPPF is the most up-to-date representation of key relevant policy issues (other than the saved RSS Policies relating to the general extent of the York Green Belt) and it is against this policy Framework that the proposal should principally be addressed.

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

4.5 Paragraph 96 states 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. 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.

4.6 Paragraph 97 is also relevant which states: '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.

Publication Draft Local Plan 2018

4.7 The Publication Draft Local Plan 2018 was submitted for examination on 25 May 2018. The emerging Draft Local Plan policies can be afforded limited weight at this stage of preparation, and subject to their conformity with the NPPF (2018). The evidence base underpinning the emerging Local Plan is capable of being a material consideration in the determination of planning applications. It is considered that the policies contained within the emerging Local Plan conform with the NPPF and as such limited weight can be attached to them. Policies ED5 'York St John University Further Expansion', G11 'Green Infrastructure', G15 'Protection of Open Space and Playing Pitches' and HW3 'Built Sports Facilities' are all relevant to consideration of this application.

4.8 The site is allocated in the Emerging Local Plan as 'Existing Open Space. Policy ED5 'York St John University Further Expansion' states that 'To support the continued success of York St John University the following Sites, as shown on the proposals map, are allocated for the use below: Sports Uses at Land at Northfield, Haxby Road. Paragraph 7.15 states that the allocation of the site reflects York St. John University's ambitions and supports its major investment in the Sports Park. It will assist in further extension of its strategy for sport that supports the teaching of a range of sports degrees but also for the general fitness and enjoyment of students and community teams who use the site. Paragraph 7.16 states that providing they comply with relevant policies in the rest of the plan, appropriate uses of the allocated sites may include:

- outdoor sports facilities, together with associated car and cycle parking and floodlighting;
- appropriate indoor sports facilities; and

- other outdoor recreational activity.

4.9 Policies G11 'Green Infrastructure' states that in planning positively for the creation, protection, enhancement and management of York's networks of green infrastructure it is essential that the Local Plan conserves and enhances York's landscapes, geodiversity, biodiversity and natural environment, recognising the important role of green infrastructure. Section 11 states 'the protection and enhancement of existing recreational open space in York, and through increasing provision in areas where a deficiency has been identified'

4.10 G15 'Protection of Open Space and Playing Pitches' are also relevant. This states that 'Development proposals will not be permitted which would harm the character of, or lead to the loss of, open space of environmental and/or recreational importance unless the open space uses can be satisfactorily replaced in the area of benefit and in terms of quality, quantity and access with an equal or better standard than that which is proposed to be lost. Development proposals will be supported which:

- protects playing pitch provision except where a local area of surplus is indicated in the most up to date Playing Pitch Strategy;
- improves the quality of existing pitches and ensure that any new pitches are designed and implemented to a high standard and fully reflect an understanding of the issues affecting community sport; and
- meets the deficit of pitches in geographically appropriate and accessible way. This could be rectified through re-designation of any current surplus facilities in the area of benefit.

4.11 Policy HW3: Built Sports Facilities, of York's emerging Local Plan (2018) indicates that development for new or expanded built sports facilities will be supported where a deficiency in current provision has been identified and where it is well located, accessible to all, and when suitable infrastructure exists or can be created to manage the facility. The policy also states that development of new sports facilities should be co-located with other health and community facilities and schools, where possible to encourage participation in exercise. Any future demand should, in the first instance, be met through extensions and expansion of existing high-quality sustainable sites.

Draft Local Plan Incorporating the Fourth Set of Changes Development Control Local Plan (Approved April 2005) (DCLP)

4.12 The Development Control Local Plan was approved for development management purposes in April 2005 (DCLP). Whilst the DCLP does not form part of the statutory development plan, its policies are considered to be capable of being material considerations in the determination of planning applications where policies relevant to the application are consistent with those in the NPPF (2018).

4.13 The application site is allocated as 'open space' in the Development Control Local Plan. The application site is not within the Green Belt and the open space allocation offers a lower level of protection and importance as open land than a Green Belt designation. The text supporting Development Control Local Plan Policy GP7 'Open Space' states that such land can contribute significantly to the form and character of the City. Open spaces are considered to serve several functions all at once, often combining opportunities for recreation with general amenity or nature conservation value.

Other relevant legislation

4.14 There is no currently adopted Play Pitch Strategy for the City. However, at this stage of preparation it appears that there is a recognised shortage of 3G pitched within the city.

4.15 As the application relates to the provision of a new outdoor sports facility on the existing playing field it needs to be considered against exception 5 of Sport England's Playing Fields Policy, which states:

'The proposed development is for an indoor or outdoor facility for sport, the provision of which would be 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.'

4.16 The City of York Local Plan Evidence Base Study: Open Space and Green Infrastructure Update (September 2017) is of relevance to this application and the analysis and conclusions of the Open Space and Green Infrastructure Study support the criteria in Policy HW3. The site of the proposed 3G pitch lies within the Huntington and New Earswick Ward where a surplus of outdoor sports facilities is identified. The remainder of the site lies within the Rawcliffe and Clifton Ward, again which has a surplus of outdoor sports provision and within the Heworth Ward which has a deficit. It is noted that the application does not result in the loss of sports provision and would lead to improved facilities on the site.

PRINCIPLE

4.17 The proposed development will provide a full-size 3G pitch in support of the established use of the site as part of the York St John University Sport Park. The emerging Local Plan allocates the site for sporting use in connection with the University, and supports the provision of appropriate supporting uses, including outdoor sports facilities and associated floodlighting.

4.18 There are two existing grass pitches located on the site at present. However, these are only capable of limited use as they are generally wet with standing water in places. There is evidence of an existing land drainage system, with lateral pipes, but

these are old and ineffective. The pitches are predominantly used for training as opposed to matches.

4.19 The provision of a floodlit 3G pitch would provide a winter games facility that would be resilient enough to carry regular training sessions and matches throughout the playing season. Due to the realignment of the pitch adequate space is available to the south of the site for a grass pitch to be laid out and retained. As such there would be no net loss of pitches with the advantage being that one would now be available for use all year round. The development would therefore accord with the requirements of the NPPF, in particular paragraph 96 which states that access to opportunities for sport and physical activity is important for the health and well-being of communities.

VISUAL IMPACT

4.20 The site is generally open in character, lying between two conservation areas, the Nestle/Rowntree factory conservation area and New Earswick conservation area. The open spaces to either side of Haxby Road represent a significant break between industry and the outlying village. The Hub Building is located centrally within the application site, approximately 70m back from Haxby Road, with the existing fenced sports pitches lying to the north.

4.21 The proposed pitch would be located to the south of the existing Hub Building, running parallel, in order to allow for improved spectator visibility from the use of the first floor viewing area of the Hub. This orientation would mean that the shorter 80m side would be presented towards Haxby Road. The extensive mature tree and hedgerow planting around the boundary of the site will ensure that there will be few clear views of the development from outside of the site. Residential properties and the River Foss footpath to the east are located 3m below the level of the application site and behind a corridor of mature trees. Properties at Bowling Green Court are located beyond mature landscaping at a distance of approximately 100m away from the southern edge of the proposed pitch. The site is seen only in glimpses through the landscape boundary by users of Haxby Road.

4.22 It is considered that the character of the area has changed with the introduction of the sports facilities incorporating fencing, the hard surfacing of the car park and the Hub Building. The high fencing would be of an appropriate colour and relatively open in character that would not detract from the character of the area substantially. In addition the development will be seen in close context to the existing structures on site.

4.23 The application also seeks permission for eight 15m high floodlights. These are located four a side of the pitch. A number of floodlights are already present to the pitches to the north of the Hub building which are of a comparable size and do not appear overly intrusive. The proposed floodlights would be located some 45m in from the Haxby Road boundary and 110m to the southern boundary and 70 to the Foss boundary. It is considered that due to the existing boundary treatment, massing often

Hub building and the location of the floodlights they would not appear overly prominent.

4.24 Concerns have been expressed that the proposed spectator mounds would result in a loss of privacy to neighbouring properties. The mounds are located to the east, south and west of the pitch. They would measure 1.3m in height with a gradient of 1:3 with the upper section being 2m in width to allow spectators to stand on. Again, seen in context with the size of the site and the location away from the site boundaries the mounds would not appear visually intrusive or allow views into residential properties due to the distances of separation.

FLOODLIGHTING

4.25 Floodlighting is required in order to maximise playing opportunities. The lighting will be a low energy, LED system to minimise electricity consumption and CO₂ emissions, and will be positioned and specified to achieve the necessary illumination levels for operation of the pitch while minimising light spillage away from the playing surface. The floodlight would be located on eight 15m high masts located along the north and south sides of the pitch to provide lighting in accordance with FA, World Rugby and Sports England requirements.

4.26 The applicant has provided a lighting spillage plot in lux levels that demonstrates that around the site boundary the lux levels are approximately 5 lux. The nearest residential premises are further than the site boundary and therefore it is unlikely that lighting levels from light intrusion will cause disturbance to any occupiers of residential premises.

4.27 Objections have been raised that the floodlights are left on after the uses on site have ceased. This appears to be a site management issue. A condition is proposed requiring the lighting to be turned off by 22.00 when the site closes. In addition it has been requested that a condition be attached stating that the lighting to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone E3 in accordance with the Institute of Light Professionals Guidance Notes for the Reduction of Obtrusive Lighting.

NATURE CONSERVATION

4.28 As part of the application a Habitat Survey was submitted. An additional survey was carried out to include a water vole survey following objections raised by interested parties. The drainage strategy for the new pitch includes the construction of a headwall in the bank of the River Foss to discharge surface water. Water voles are known to be present on the River Foss and therefore could be impacted by this work if burrows are present in the immediate vicinity. The water vole survey at the site of the proposed headwall and 100m upstream and downstream was undertaken in August 2018. No evidence of water voles (droppings, feeding remains or footprints) was

found and a number of burrows identified in the bank were attributed to Brown Rat. A condition is proposed which requires the submitted method statement to be adhered to and includes the requirement for an ecological clerk of works to be present on site and a water vole survey to be undertaken immediately prior to works.

COMMUNITY USE

4.29 The proposals allow for retention of one grass pitch at Mille Crux to supplement those already available at Northfields, and all existing users of the two grass pitches can be accommodated at the new pitch and retained playing fields. The scheme will result in increased opportunities for the delivery of sport and physical education by the University. It will also enhance playing opportunities for non-University users of the Sport Park, and afford the University greater flexibility to provide the agreed level of community use at the site, which will be stipulated in the Section 106 Agreement for the outline consent for development of its Hull Road site (ref.16/02358/OUTM).

4.30 The applicant has provided information that the Haxby Road site currently provided 66 hours per week community use which is well above that stipulated within the S106 which covers the whole site.

HIGHWAYS

4.31 The site has been developed as a sports hub and the highway infrastructure is already in place. Adequate car parking and cycle parking spaces are available on site for players and spectators. The formation of the 3G pitch would not have any impact upon the current situation.

DRAINAGE

4.32 The Environment Agency (EA) Flood Map for Planning demonstrates that the site is located in Flood Zone 1. The EA describes Flood Zone 1 land as areas where flooding from rivers and the sea is very unlikely. There is less than a 0.1 per cent (1 in 1000) chance of flooding occurring each year. In order to ensure discharge of water through the headwall into the River Foss will be restricted to greenfield run-off rates, the base of the pitch has been designed to act as an attenuation facility during periods of high rainfall. The perimeter kerbs will act as retention and the profile of the pitch will be permeable throughout. Surfacing of the spectator area will also be permeable to allow through drainage.

5.0 CONCLUSION

5.1 The provision of the 3G facilities would allow for improved sports provision at the Haxby Road site which has the benefit of being able to be used year round. An existing community use agreement is in place at the site. The site is relatively well screened from the highway and the visual intrusion would be limited. It is considered that the application accords with the NPPF, particularly paragraphs 96 and 97,

policies ED5, GI1, GI5 and HW3 of the Publication Draft Local Plan (2018) and Policy GP7 of City Of York Draft Local Plan (2005).

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

2 The development hereby permitted shall be carried out in accordance with the following plans and other submitted details:-

YSJU/MC3G/RL Rev A - Site Plan
YSJU/MC3G/02 Rev B - Proposed Layout
YSJU/MC3G/03 Rev A - Pitch Layout
YSJU/MC3G/04 - Pitch Edge Section
YSJU/MC3G/05 - Fence Elevation
YSJU/MC3G/06 Rev B - Proposed Land Drains
YSJ-AWP-ZZ-XX-DR-D-0001 - Drainage layout
HLS03790 - Proposed Floodlighting

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 The floodlights must meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone E3 contained within Institute of Light Professionals Guidance Notes for the Reduction of Obtrusive Lighting. All external lighting, other than that required for emergency or security purposes shall be turned off by 22:00 on any day.

Reason: In order to protect the amenities of nearby residential properties which could be unduly affected by light pollution if the approved lighting is not controlled.

4 The construction of the drainage headwall on the River Foss hereby permitted shall be implemented in accordance with the method statement set out in Section 7.5.3 of the Extended Phase 1 Habitat Survey report dated August 2018 by Wold Ecology Ltd in all respects and any variation thereto shall be agreed in writing by the local planning authority before such change is made.

This method statement includes the requirement for an ecological clerk of works to be present on site, including during vegetation clearance within 5m of the river bank and a water vole survey to be undertaken immediately prior to works.

Reason: To avoid harm to a protected species and to take into account potential changes in the distribution or abundance of mobile protected species on site.

5 Groundworks shall only commence when the applicant has secured the implementation of an archaeological watching brief in accordance with the approved specification (YAT 2018/137). A final report on these works is required to be sent to the Local Planning Authority for inclusion in the Historic Environment Record.

Reason: The site lies within an area of archaeological Interest and the development may affect important archaeological deposits which must be recorded during the construction programme.

6 LC4 Land contamination - unexpected contamination

7 HWAY37 Control of glare etc from lighting

8 HWAY31 No mud on highway during construction

9 No development shall take place until details of the proposed means of the surface water drainage, including details of any balancing works and off site works, have been submitted to and approved by the Local Planning Authority. The information shall include site specific details of:

- i) the means by which the surface water discharge rate shall be restricted to a maximum rate of 1.46 (one point four six) litres per second, and
- ii) the means by which the surface water attenuation up to the 1 in 100 year event with a 30% climate change allowance shall be achieved

Reason: So that the Local Planning Authority may be satisfied with these details for the proper and sustainable drainage of the site.

10 Unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works:

Reason: So that the Local Planning Authority may be satisfied that no surface water discharge take place until proper provision has been made for its disposal.

7.0 INFORMATIVES:

Notes to Applicant

1. STATEMENT OF THE COUNCIL`S POSITIVE AND PROACTIVE APPROACH

In considering the application, the Local Planning Authority has implemented the
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requirements set out within the National Planning Policy Framework (paragraph 38) in seeking solutions to problems identified during the processing of the application. The Local Planning Authority attached appropriate conditions in order to achieve a positive outcome.

2. CONSENT - GENERAL

Under the terms of the Land Drainage Act. 1991 and the Board's Byelaws, the prior written consent of the Board is required for any proposed works or structures in, under, over or within 9 metres of the top of the bank of any watercourse.

3. CONSENT - DISCHARGE

Under the Board's Byelaws the written consent of the Board is required prior to any discharge into any watercourse within the Board's District.

4. CONSENT - OUTFALL

Any new outfall to a watercourse requires the prior written consent of the Board under the terms of the Land Drainage Act. 1991 and should be constructed to the satisfaction of the Board.

5. INFORMATIVE: Control of Pollution Act 1974

The developer's attention is drawn to the various requirements for the control of noise on construction sites laid down in the Control of Pollution Act 1974. In order to ensure that residents are not adversely affected by air pollution and noise, the following guidance should be adhered to, failure to do so could result in formal action being taken under the Control of Pollution Act 1974:

(a) All demolition and construction works and ancillary operations, including deliveries to and despatch from the site shall be confined to the following hours:

Monday to Friday 08.00 to 18.00

Saturday 09.00 to 13.00

Not at all on Sundays and Bank Holidays.

(b) The work shall be carried out in such a manner so as to comply with the general recommendations of British Standards BS 5228: Part 1: 1997, a code of practice for "Noise and Vibration Control on Construction and Open Sites" and in particular Section 10 of Part 1 of the code entitled "Control of noise and vibration".

(c) All plant and machinery to be operated sited and maintained in order to minimise disturbance. All items of machinery powered by internal combustion engines must

be properly silenced and/or fitted with effective and well-maintained mufflers in accordance with manufacturers instructions.

(d) The best practicable means, as defined by Section 72 of the Control of Pollution Act 1974, shall be employed at all times, in order to minimise noise emissions.

(e) All reasonable measures shall be employed in order to control and minimise dust emissions, including sheeting of vehicles and use of water for dust suppression.

(f) There shall be no bonfires on the site

6 INFORMATIVE – SPORT ENGLAND

Informative (artificial grass pitches for Steps 1 to 6 of the FA's National League System) – The applicant is advised that pitches to be used for Step 1 and Step 2 level football matches should be built in accordance with FIFA Quality Concept for Football Turf - FIFA Quality Pro and Steps 3 to 6 should be built in accordance with FIFA Quality as a minimum and tested annually as per league rules.

Informative - The applicant is advised that the pitch should be built in accordance with RFU guidance note 7: Artificial Rugby Turf and tested bi-annually by an accredited testing laboratory in order to achieve and maintain World Rugby Regulation 22.

Contact details:

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