

Agenda Item 43.

Application Number	Expiry Date	Parish	Ward
181565	12 th October 2018	Wokingham	Emmbrook;

Applicant	Wokingham Borough Council
Site Address	The Emmbrook School, Emmbrook Road, Wokingham, RG41 1JP
Proposal	Full planning application for proposed artificial grass pitch with flood lights.
Type	Full
PS Category	516
Officer	Katie Herrington
Reason for determination by committee	Listed by Councillor Imogen Shepherd-DuBey Applicant is Wokingham Borough Council

FOR CONSIDERATION BY	Planning Committee on Wednesday, 10 October 2018
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>This item is before the Planning Committee as it has been called in by Cllr Imogen Shepherd-Dubey due to concerns that:</p> <ul style="list-style-type: none"> • The layout and the disturbance from additional operating hours will be detrimental to the surrounding residents. • Concern about the noise from late evenings and cars leaving the premises in a residential area. • Concerns about the floodlights causing evening light pollution <p>The proposal is for a 3G pitch - an artificial turf pitch of a quality that would meet the Football Association's requirements for competitive games. The proposal would provide a new and enhanced sports facility for the school and also for the benefit of local clubs and groups in the surrounding area, including youth football clubs to gain the maximum football developmental outcomes during the day and evenings and weekends. The pitches would be available to organised pre-booked clubs and groups only with the pitches being available for use from 0730 – 2200 hours weekdays and 0800 – 2000 Saturdays, Sundays and Bank Holidays, The need for the facility is set out within the council's 'Playing Pitch Strategy' which demonstrates the need for additional 3G pitches in the borough.</p> <p>The submitted light spill assessment has used appropriate methodology and demonstrates no unacceptable impact upon neighbouring amenity from light spill. The noise assessment recommends noise mitigation is carried out in the form of the implementation of a noise management plan and fitting neoprene isolating panels to the fences to reduce noise from balls hitting the fences. Subject to the development complying with conditions to secure these measures, it is considered that the proposal would not result in adverse harm to residential amenity by way of noise or light spill.</p> <p>The proposal would also be acceptable in terms of highways impacts, ecological impacts, and impact upon character. Sport England have no objection to the proposal.</p>

As such, the proposal would accord with the development plan and is recommended for approval.

PLANNING STATUS

- Major development location
- Flood Zone 2 and 3
- Surface water flooding

RECOMMENDATION

That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following:

Conditions and informatives:

Timescale

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

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

Approved plans

2. This permission is in respect of the submitted application plans and drawings numbered;

- 01
- 04
- 05
- 06 rev 1

received by the local planning authority on 03/07/2018. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Hours of operation

3. The AGP (Artificial grass pitch) and the flood lights hereby permitted shall not operate other than between the hours of 07:30 – 22:00 Mondays to Friday and between 08:00 – 20:00 on weekends, Bank or National Holidays. The flood lights shall be switched off when not in use and no later than the stated maximum hour of operation.

Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

Noise mitigation 1

4. Prior to the first use of the approved sports pitch neoprene isolating panels shall have been fitted to every fence post/ mesh fixing point, and playing lines will be marked 3m away from the pitch perimeter to mitigate balls impacting on the fenced enclosure as advised within the '*Acoustic Consultants. Noise Impact Assessment.*

7050/DO February 2018'. Such mitigation shall be maintained throughout the life the facility.

Reason: To mitigate the noise impact of the proposal upon residential amenity.

Noise mitigation 2

5. Prior to the first use of the approved sports pitch there shall first be submitted to and approved by the LPA a noise management plan which procedures to minimise potential noise upon neighbours. This must include confirmation that, and details of how::

- The nominated noise monitoring supervisor regularly monitors activity on the facility
- The maximum user capacity of the facility is not exceeded
- Only pre-booked lettings under signed agreement are permitted to use the facility, who would have to sign up to a Code of Conduct including arriving, leaving and expectations on site.
- The supervisor liaises with clients to ensure noise management policies and the Code of Conduct are adhered to.
- A clear and reliable mechanism is provided whereby noise complaints can be made and logged and acted upon by way of a formal complaints procedure.
- Liaison with stakeholders and interested parties is undertaken to ensure the noise management plan remains in effective and revisions are applied accordingly.

Such noise management plan shall be maintained throughout the life the facility.

Reason: To mitigate the noise impact of the proposal upon residential amenity.

Lighting spill

6. The sports facility hereby permitted shall be artificially illuminated only in accordance with the lighting specification and food lights as set out within 06 rev 1, report SSL2393 dated 03-09-2018 by Wesley Bugg. The artificial light spill associated with the development shall not exceed that as set out in the approved plans.

Reason: To mitigate the noise impact of the proposal upon residential amenity

Drainage

7. Before the commencement of development the development there shall be submitted to and approved by the LPA;

- a. Infiltration test results for the site in accordance with BRE365.
- b. Cross-sectional details of the pitch indicating finished levels with regards to existing ground levels.
- c. Cross sectional drawings for the attenuation tank with outfall details of the receiving watercourse

The resulting drainage scheme shall be implemented prior to the first use of the facility.

*Reason: This is to prevent increased flood risk from surface water run-off.
Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.*

Tree protection

8. Before the commencement of development, a tree protection fence shall be erected around the tree roots of the trees closest to the application site.

Reason: In the interest of the character of the area.

Ecology

9. Works are to be carried out in full accordance with the precautionary measures given in Section 5.3.4 of the submitted Preliminary Ecological Appraisal report [Preliminary Ecological Appraisal, Date of Issue September 2018, RPS group] unless otherwise approved in writing by the council.

Reason: To ensure that protected species, are not adversely affected by the works

Materials

10. The materials to be used on the proposed 'external maintenance store' shall be those as shown on plan labelled 'Proposed Materials and Appearance'.

Reason: To ensure that the external appearance of the building is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3

Informatives:

1. The development hereby permitted is liable to pay the Community Infrastructure Levy. As an affordable housing development a claim for relief can be made. This is a matter for the developer. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development. For more information see - <http://www.wokingham.gov.uk/planning/developers/cil/cil-processes/>.
2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

PLANNING HISTORY		
Application Number	Proposal	Decision
160777	Full planning application for proposed erection of new two storey building to replace existing single storey temporary accommodation.	Approved. 25 th May 2016.
F/2014/0990	Proposed erection of a 3 storey building with link bridge to first floor to replace existing modular classroom accommodation.	Approved 24 th July 2014.
F/2009/1185	Proposed installation of modular classroom building for a period of 5 years.	Approved.

SUMMARY INFORMATION

Site Area	8695 sqm
Previous land use(s)	Playing field associated with school
Proposed use	3G sports pitch (AGP)
Number of existing flood lights	0
Proposed flood lights	8
Existing parking spaces	176 (No change)
Proposed parking spaces	176 (No change)

CONSULTATION RESPONSES	
WBC Biodiversity	No objection subject to condition 9
WBC Drainage	No objection subject to condition 7
WBC Environmental Health	No objection, subject to condition 3,4,5,6
WBC Highways	No objection.
WBC Tree & Landscape	No objection, subject to condition 8.
Sport England	No objection.

REPRESENTATIONS
<p>Town/Parish Council: Objection.</p> <p>1) Lack of facilities for showers, changing and toilets. 2) Impact on amenities of nearby residents. see paragraph 15-52 3) Lack of vehicle movement report especially out of School times. see paragraph 15-40 4) Concerns on findings of the reports on lighting, noise and drainage. see paragraph 15-53 and paragraph 58-63. 5) Concerns about impact on Biodiversity. see paragraph 65 6) Hours of use outside of School times.</p> <p>The Committee agreed that a rotation of the pitch 90 degrees would be beneficial for reducing light and noise for nearby residents.</p> <p><i>Officer comment: The users of the 3G pitch will be able to use the showers, changing rooms and toilets in the main school building near the sports-hall. These are 50m from the proposed 3G pitch.</i></p> <p>Local Members: Cllr Imogen Shepherd-Dubey. The layout and the disturbance from additional operating hours will be detrimental to the surrounding residents. There is a lot of concern about the noise from late evenings and cars leaving the premises in a residential area. Many residents have concerns about the floodlights causing evening light pollution. see paragraph 15-40</p> <p>Neighbours: 18 objections and 2 letters of support</p> <p><i>Support</i></p> <ul style="list-style-type: none"> • Good facility for community and school • Encourage/ helps with fitness and health • Get the community together

Objections

Harm to residential amenity - see paragraph 15-53

- 11. Noise from voices and balls hitting fence
- 12. Noise from increased traffic and from later use of car park
- 13. Light Pollution
- 14. Loss of privacy

Traffic Impact

- Volume of traffic resulting in congestion **see paragraph 54- 57**

Flooding

- Increased flood risk **see paragraph 50-63**
- FRA is wrong – states that there has been no historic flooding.

Officers comment: For clarity, the council's drainage engineer has confirmed that he is aware of past flooding on the site.

Other

- Why not use other facility close by
- No changing or toilet blocks resulting in antisocial behaviour.
- Impact on wildlife - **see paragraph 65**
- Litter

Officer comment: It is for the LPA to determine the application before them and not whether another site may be more suitable. The users of the 3G pitch will be able to use the showers, changing rooms and toilets in the main school building near the sports hall. These would be 50m from the proposed 3G pitch. Issues of littering would be a site management consideration or would be dealt with under other legislation.

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APPLICANTS POINTS

- The 3G pitch needs to be used and permitted with floodlights as it is required until 10 pm for the football season (September – May)
- Wokingham & Emmbrook FC (613 members) and Ashridge Park FC (312 members) are the project the partner clubs with a combined membership of more than 900 players. The project will provide opportunities for a wider range of people and will increase participation in football by the following target groups:
 - Women and girls
 - People with a disability
 - Older players through veterans football and walking football
 - People who don't do exercise and don't want to play sport in a club, but would attend informal football activities
 - Analysis of club member post codes show that approximately 10% of the players come from the Norreys ward a neighbourhood with social deprivation challenges
- The Emmbrook School 3G project will also provide opportunities for local people to get involved as volunteers and make a positive contribution to their community. The project will provide opportunities for volunteers to gain qualifications as coaches and managers and benefit from the social interaction of being part of a

club. Voluntary sports clubs and the work they do make a significant impact on social cohesion in their neighbourhoods.

- The health related and social benefits to the local community far outweigh the perception of a few residents that there will be significant noise and light disturbance. The school already provides community access to sports facilities during evening and weekends and should be opening its sports facilities for the wider community use as valuable local resource.
- The majority of WBC 3G's are playable from 9am to 10pm
 - Cantley Park
 - Arborfield
 - Ryeish Green
 - Montague Park
 - Goals (11pm)
- We need to be consistent with timings, and have a high demand on winter training.
- The Playing Pitch Strategy which is due in a couple of months states that we have over 450 football teams in the borough, with a growth of 520 in 3 years. It has calculated that we need an additional 5 3G pitches across the borough.
- By restricting the hours on Emmbrook 3G this will affect the Football Development Plan which is linked to the bid.
- We have to show a surplus each year, by not allowing the 10pm Monday to Friday and to start at 9am Saturday this will have a detrimental effect on the business case. We are asking the FF (football foundation) for over £420k which is a significant amount to the borough.

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP2	Inclusive Communities
	CP3	General Principles for Development
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP9	Scale and Location of Development Proposals
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC03	Green Infrastructure, Trees and Landscaping
	CC06	Noise
	CC07	Parking
	CC09	Development and Flood Risk (from all sources)
	CC10	Sustainable Drainage

Supplementary Documents (SPD)	Planning	BDG	Borough Design Guide – Section 4
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<p>PLANNING ISSUES</p> <p>Description of Development:</p> <ol style="list-style-type: none"> 1. It is proposed to install an 'Artificial Grass Pitch (AGP)' with 8 floodlights (with 2 luminaires each), ball stop fence and pitch perimeter barrier, maintenance equipment store. The pitch would be located between the tennis courts and the back of the school buildings. 2. The AGP would be constructed to '3G' standards, and would measure 114m x 78.4m. It is designed to accommodate different pitch games, and is the size to accommodate 1 football or rugby pitch. 3. Each floodlight would be 15m high with 2 luminaires, the 'ball stop fencing' located around the pitch would be 4.5m high. To the north between the AGP and the 4.5m ball stop fence (where the equipment maintenance store and 'standing' area is) is a 1.5m high ball stop fence. 4. The maintenance equipment store would measure 2.4m high, 6m long and 2.4m in depth. 5. The proposal would provide a new and enhanced sports facility for the school but for the benefit of local clubs and groups in the surrounding area, including youth football clubs to gain the maximum football developmental outcomes during the day and evenings and weekends via pre-arranged access. 6. In addition, there is an identified need for additional 3G pitches in the borough. The playing pitch strategy, due to be finalised that demonstrates the need for an additional 5 x 3G pitches in the borough. <p>Principle of Development:</p> <ol style="list-style-type: none"> 7. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan (MDD) Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise. 8. Policy CC02 of the MDD sets out the development limits for each settlement as defined on the policies map and therefore replaces the proposals map adopted through the Core Strategy, as per the requirement of policy CP9. Policy CP9 sets out that development proposals located within development limits will be acceptable in principle, having regard to the service provisions associated with the major, modest and limited categories. As the site is within a major development location, the proposal is acceptable in principle. 9. The NPPF sets out that to provide the recreational facilities and services the community needs, planning decisions should plan positively for the provision and use of community facilities (such as sports venues and open space), to enhance

the sustainability of communities and residential environments; and to take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.

10. The NPPF also sets out that local planning authorities should take a proactive, positive and collaborative approach to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools through decisions on applications.

Character of the Area:

11. The proposal would result in the erection of a new AGP 3G pitch. This pitch would measure 114m x 78.4m. It would include 8 floodlights which would be 15m high with 2 luminaires each. Surrounding the pitch, would be a 4.5m ball stop fence, and within that would be a maintenance equipment store measuring 2.4m high, 6m long and 2.4m in depth.
12. The proposal would be located on the existing playing field between existing school buildings and tennis courts. However, given this position, it would not appear unduly cramped and would not appear out of character.
13. The sports pitch would be located behind the existing school buildings some of which are 2 stories high and as such the pitch would not be visible from the front of the school buildings (along that part of Emmbrook Road).
14. Given the height of the flood lights, it is considered that glimpses of the flood lights would be visible from the adjacent residential streets of Emmbrook Road (113m away) and Clifton Street (74m away). However, views of such flood lights, given that they would relate to a school, would not appear out of character. As such, the proposal would be acceptable in this respect.

Residential Amenities:

15. Concerns were raised that the proposal would result in harm to residential amenity by way of noise and light pollution.
16. The properties of Emmbrook Road and Clifton Street are located closest to the proposal. The proposed 3G pitch would be located behind the existing tennis courts and would be 42.5m from the rear gardens of Emmbrook Road, and 58 m from the rear elevation of those dwellings. The dwellings of Clifton Street would be across the Emmbrook river and would be a distance of at least 33m to their rear garden boundary, and at least 55m to their rear elevations.



Properties of Emmbrook Road

Properties of Clifton Road

17. The car parks to be used by the users of the 3G pitch includes that located close to the entrance of the site and towards the rear of the site to the east. These car parks are located over the river from the back gardens of some of the properties of Clifton Road.
18. Some of the concerns relate to the proposed opening hours. However, the proposed hours of operation are essential to achieve the function and viability of the 3G pitch.
19. The proposed operating hours for the AGP (including the flood lights) are between the hours of 07:30 to 22:00 hours Monday to Friday, and between 08:00 – 20:00 Saturday, Sunday and Bank Holidays. It is also acknowledged that noise could occur after the closing times and before the opening times as users of the facility would be walking to or from their car and leaving or leaving or entering the site.
20. The pitch is intended for use for football and rugby at both competitive and recreational levels. However, the ability to use the pitch for competitive level, including FA football league, requires use of the pitch during the football season which runs between September and May until 10pm at night. The 3G pitch will be used for mini-soccer from 9am at the weekend – which is a FA priority. In addition, the viability of the project requires the facility to be used by other external clubs and groups throughout the year with the opening hours proposed. As such, for these reasons the applicant has stated it may prejudice the project if the proposed hours are shortened.

Noise impacts as a result of the proposal

21. In terms of noise standards, The WHO (World Health Organisation) Guideline for community noise 1999 set out that *'In Dwellings...indoor guideline values for bedrooms are 30 Db LAeq¹ for continuous noise and 45 LA max for single sound events. At night-time, outside sound levels about 1m from the facades of living*

¹ LAeq - **Equivalent Continuous Level**, - when a noise varies over time, the Leq is the equivalent continuous sound which would contain the same sound energy as the time varying sound

spaces should not exceed 45 db LAeq so that people may sleep with bedroom windows open. This value was obtained by assuming that the noise reduction from outside to inside with the window open is 15 dB (pg. xiii)'.

22. Government Guidance (*Noise Nuisances: how councils deal with complaints*) defines 'night time' as being between 11pm and 7 am. The permitted noise level from within the residents dwelling is defined as 34 dBA (decibels adjusted) if the underlying level of noise is no more than 24 dBA and 10 dBA above the underlying level of noise of this is more than 24 dBA.
23. The noise likely to be generated by the scheme would include those from persons using the pitch (shouting, talking, whistles, clapping), from balls hitting the fences (the sound of the impact and fence rattle), but also from persons leaving the site, including chatter, opening and closing of car doors, and tyre and engine noises.
24. A noise assessment by Acoustic Consultants Ltd has been submitted with this application.
25. The report models the potential noise levels of the proposal by recording noise levels of similar 3G pitches during matches. The resulting model sets out that the highest predicted noise level from the proposal at the most exposed nearby noise-sensitive properties would be 49 dB LAeq(1 hour).
26. The proposed hours of operation for the proposal (between 07:30 – 10pm Monday to Friday, and between 8am – 8pm on Saturday, Sunday and bank holidays) would fall within the definition of 'day time'. As such, the assessment is based on daytime values only as defined by government guidance (*Noise Nuisance*).
27. Whilst the proposal would appear to exceed the WHO's guidelines for internal noise levels, the report then argues that by applying the WHO's assumption that noise through an open window is reduced by around 15 dB, this would result in an internal Equivalent Noise Level of no more than 34 dB LAeq(1 hour). Through applying this guideline, the proposal would meet the requirements of the WHO for internal areas.
28. In order to assess whether the proposal meets national government guidelines, the noise report, as required, has also compared the modelled noise levels against the existing noise climate. The existing noise climate was measured as between 50 – 52 dB LAeq (1 hr) and then compared with the modelled 3G pitch noise levels. The report concludes that the proposed 3G pitch would result in an increase of noise levels of up to 1 decibel from the prevailing noise levels. This would result in an increase of less than 10 dBA for a noise level which would be more than the underlying noise level of 24dBA, complying with the government guidance *Noise Nuisances: how councils deal with complaints*.
29. The WHO also sets out that outdoor areas (of residential properties) must not exceed 50LAq dB(A) which is defined as 'Moderate annoyance, daytime and evening'. The proposal would be 1 dB below this level and as such would be acceptable in this respect.
30. In terms of planning policy, Policy CP1 sets out that Planning permission will be granted for development proposals that avoid areas where pollution (including

noise) may impact upon the amenity of future occupiers and Policy CP3 adds that development should be of a high quality of design without detriment to the amenities of adjoining land users and their quality of life.

31. The NPPF, NPPG and *Explanatory note of the noise policy statement for England*, provide a more detailed policy assessment with regards to noise. The NPPF sets out that;

new development should be appropriate for its location taking into account the likely effects of pollution on health and living conditions and should mitigate and reduce to a minimum the potential adverse impacts resulting from noise from new development and to avoid noise giving rise to significant adverse impacts on health and the quality of life.

32. The NPPG adds that an assessment is required to whether a significant adverse effect or adverse effect is likely to occur, and whether or not a good standard of amenity can be achieved.

33. The report advises that noise from the use of the AGP may be noticeable but not intrusive, falling within the 'No Observed Adverse Effect' level of the NPPF and NPPG. This is defined in the NPPG as '*noise can be heard, but does not cause any change in behaviour or attitude and can slightly affect the acoustic character of the area but not such that there is a perceived change in the quality of life*'. The noise report also argues that the proposal would fall below the '*lowest observed adverse effect level*' as defined by the NPPG.

34. As such, the noise levels as a result of the use of the pitch would comply with the requirements of the NPPF, NPPG and explanatory note of the noise policy statement of England in this respect. As a result, the use of the pitch would not be adversely harmful to residential amenity the proposal would also comply with policy CP1 and CP3 of the Core Strategy.

35. Concerns were raised that the proposal would result in harm through noise through people leaving or getting to the site. This includes additional traffic noise, chatter, car and doors slamming. The users of the pitch would use the existing schools car parks which are located towards the entrance of the site and towards the proposal site. These car parks are located towards the gardens of Clifton Road.

36. The noise report advises forms of mitigation in order to avoid adverse impacts on nearby residential properties. This includes such noise pollution resulting from the use of the pitch along with those associated with people leaving and entering the site.

37. **Condition 5** requires the school to implement a noise management plan with procedures to minimise potential noise upon neighbours, including as a result from them leaving and entering the site. This would ensure that;

- The nominated noise monitoring supervisor regularly monitors activity on the facility
- The maximum user capacity of the facility is not exceeded

- Only pre-booked lettings under signed agreement are permitted to use the facility, who would have to sign up to a Code of Conduct including arriving, leaving and expectations on site.
- The supervisor liaises with clients to ensure noise management policies and the Code of Conduct are adhered to.
- A clear and reliable mechanism is provided whereby noise complaints can be made and logged and acted upon by way of a formal complaints procedure.
- Liaison with stakeholders and interested parties is undertaken to ensure the noise management plan remains in effective and revisions are applied accordingly.

38. **Condition 4** requires neoprene isolating panels fitted to every fence post/ mesh fixing point to aid noise reduction and acoustic attenuation by reducing rattle and vibration from ball impacts. This also requires that playing lines will be marked 3m away from the pitch perimeter to mitigate balls impacting on the fenced enclosure.

39. The Council's Environmental Health Officer has advised that subject to these conditions the noise emissions would be adequately controlled to the extent that the proposal would not be expected to adversely affect nearby residents by way of noise.

Light pollution

40. Concern were raised that the proposal would result in issues of light pollution to the surrounding residential properties.

41. The NPPF sets out that; *Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects ...including limiting the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.*

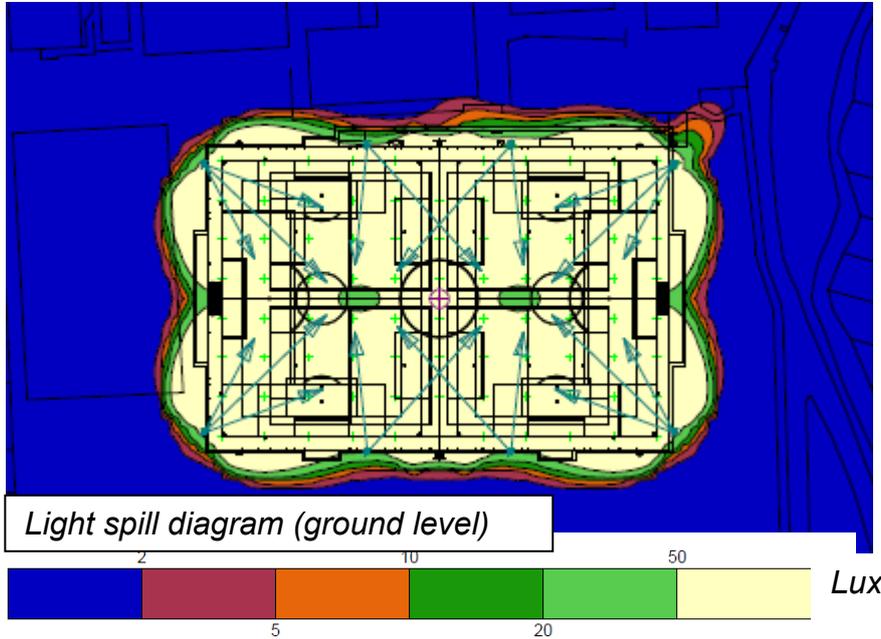
42. The proposal would include the erection of 8 floodlights which would be 15m tall with 2 luminaries each. The luminaires are specifically designed to reduce light spread and direct light in a particular way.

43. A lighting report and light spill plans have been provided as part of this application and these have been revised to reduce light spill towards the Emmbrook. Such documents depict that the light spill resulting from the proposal would not 'spill' onto the adjacent residential dwellings or their gardens, with lights illuminating the pitch only with minimal light spill .

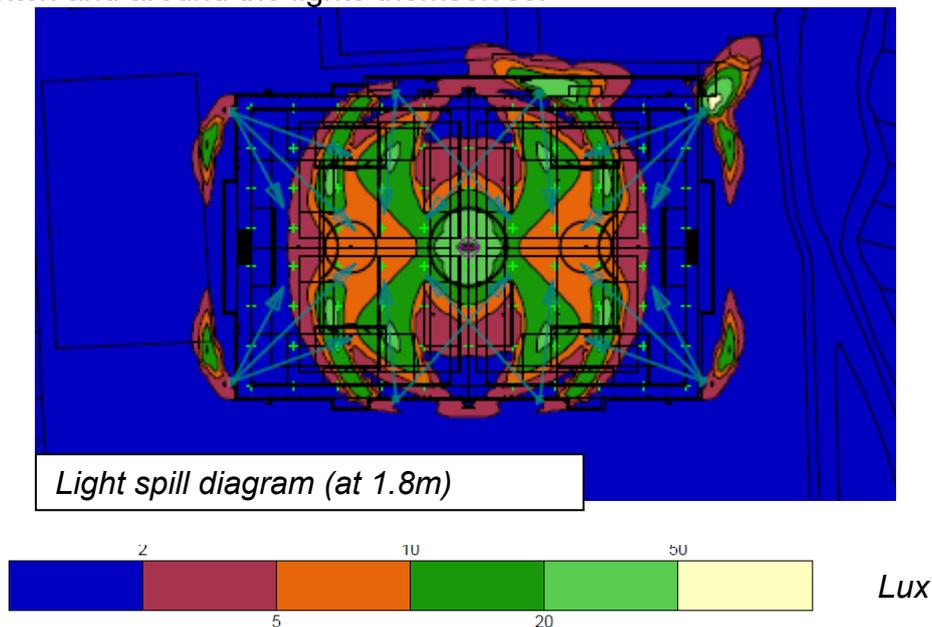
44. The Institute of Lighting engineers guidance on light intrusion sets out that for Suburban 'small town centres or suburban locations' and urban 'Town/city centres with high levels of night time activity', the maximum light intrusion, taking into consideration the existing light intrusion at the point of measurement, 'pre-curfew' shall not exceed 10 (suburban) or 25 (urban) Lux. Post 'curfew' would relate to a point after 11pm or as specified by condition.

45. No information has been provided that sets out the existing light intrusion. However, models of the light spill have been provided. The below diagram demonstrates the extent of light spill from the propose flood lights at ground level.

Whilst not all the gardens and the dwellings are not included in the assessment the land between them and the pitch are and as a result, it is reasonably assumed that light spill would not exceed the modelled light spill in the areas closes to those residential properties. The area closest to the residential properties is modelled to have a light spill of 0-2 Lux. As such, it would demonstrate that the proposal would result in light spill of between 0 – 2 Lux to the residential properties.



47 The diagram below demonstrates the light spill at a height of 1.8m above ground level. Whilst not all the gardens and the dwellings are not included in the assessment the land between them and the pitch are and as a result, it is reasonably assumed that light spill would not exceed the modelled light spill in the areas closes to those residential properties. The areas closest to the residential property show a Lux of between 0-2. As a result, the modelling shows that the proposal would not result in a light spill of more than 2 Lux to the gardens of the residential properties, and that light spill at 1.8m is focused around the middle of the pitch and around the lights themselves.



48 Whilst the ambient light spill levels are not known, the worst case example can be used to assess whether the resulting light spill would be harmful or not. The Institute of lighting engineers *Guidance Notes for the Reduction of Obtrusive Light* sets out that 'natural' intrinsically dark places such as National Parks, ANOBs should not receive light spill of more than 2 Lux. The proposal would result in a light spill of 0 – 2 Lux in a 'suburban' – 'urban area'. Given that the proposal would have met the requirements for light spill for a 'natural' 'intrinsically dark place', and that properties back onto a school field with no floodlights, -, the proposal would not exceed the light spill levels for an 'suburban' (10 lux) or 'urban level' (25 lux). As such the proposal would accord with Institute of lighting engineers *Guidance Notes for the Reduction of Obtrusive Light*.

49 **Condition 7** has been attached so that the development shall be carried out in accordance with the submitted lighting specification and that light spill does not exceed that demonstrated within the submitted details.

50 Subject to conditions, the proposed development would not result in unacceptable harm to the amenity of neighbouring residents, complying with the NPPF and CP3 of the Core Strategy.

Overlooking

51 The proposal would not include a platform and as such would not result in a loss of privacy to the surrounding neighbours.

Loss of daylight/ sunlight

52 Given the height, scale and massing of the proposal, it would not result in a loss of daylight and sunlight to the adjoining residential occupiers.

Overbearing

53 Given the height, scale and massing of the proposal (and distance to neighbours) , it would not result in unacceptable overbearing impacts or sense of enclosure to the adjoining residential occupiers.

Access and Movement:

54 *Parking:* The council's parking standards require 20 parking spaces per pitch and 10 spaces for spectators. The users of the pitch would use the schools existing car parks – which contain around 176 bays. As the pitch would be used for external groups outside of school hours this can be accommodated within the existing school car park. As such, the proposal would comply with the council's parking standards and therefore no issues of parking stress would occur.

55 *Highway Safety:* The proposal would utilise an existing access and car park and adequate parking would be available for site users in accordance with the council's parking standards. As such, the proposal is unlikely to result in unacceptable harm to highway safety. .

56 *Traffic Impact:* Given the scale of the development the proposal is unlikely to result in a significant traffic impact.

57 *Sustainability*: The proposal is located within the development limits in an area where public transport is good. As such, the proposal would be sustainable in terms of public transport accessibility.

Flooding and Drainage:

58 Concerns were raised that the proposal would result in issues of flood risk. The site is located within Flood Zone 2 and 3 and accordingly a Flood Risk assessment was submitted as part of the application.

59 The proposal, for 'outdoor sports and recreation' would constitute a form of 'water compatible' development. As such, no sequential test would be required.

60 Policy CC09 of the MDD sets out that in exceptional circumstances, new development in areas of flood risk will be supported where it can be demonstrated that:

- a) The development provides wider sustainability benefits to the community that outweigh flood risk
- b) The development will:
 - a. Be safe for its lifetime, taking account of the vulnerability of its users
 - b. Not increase flood risk in any form elsewhere and, where possible, will reduce flood risk overall
 - c. Incorporate flood resilient and resistant measures into the design
- c) Appropriate evacuation and flood response procedures are in place to manage the residual risk associated with an extreme flood event.

61 The proposal, through the provision of a community facility would provide wider sustainability benefits to the community that would outweigh the flood risk. The proposal would also be safe for its lifetime, the FRA sets out that access and egress to the site will be via the access road which is on higher ground and that pitch would not be used in times of flood.

62 The proposal would also not increase flood risk elsewhere. It identifies that the underlying geology is London Clay with low permeability characteristics. The proposed 3G pitch would be constructed so that it would be no higher than the existing ground levels and attenuation is proposed to cater for the 1 in 100 year flood event with 40% allowance for climate change. As such, there would be no loss of flood plain storage associated with the proposal and the proposal would not increase flood risk elsewhere.

63 The Council's Drainage and Flooding officer has reviewed the report and has no objection subject to **condition 7**.

Impact upon Sports Pitch

64 Sport England have reviewed the proposal and have no objections.

Ecology:

65 An ecology report was submitted in response to the comments of the council's ecologist. The report states that only a single horse chestnut tree is to be affected by lighting and it was assessed having "negligible" potential for use by roosting

bats, and that the lighting would not illuminate the brook or treeline considered suitable for foraging bats. A condition is recommended to ensure the development is constructed in accordance with the precautionary measures identified in the report to avoid adverse harm to protected species. **(Condition 9)**.

CONCLUSION

This item is before the Planning Committee as it has been called in by Cllr Imogen Shepherd-Dubey due to concerns that;

- The layout and the disturbance from additional operating hours will be detrimental to the surrounding residents.
- Concern about the noise from late evenings and cars leaving the premises in a residential area.
- Concerns about the floodlights causing evening light pollution

The proposal would provide a new and enhanced sports facility for the school and for the benefit of local clubs and groups in the surrounding area, including youth football clubs to gain the maximum football developmental outcomes during the day and evenings and weekends via pre-arranged and structured community access.

The submitted noise assessment and light spill assessment demonstrates that the proposal would not result in adverse harm to residential amenity by way of noise or light spill.

The proposal would also be acceptable in terms of highways impacts, ecological impacts, and impact upon character. Sport England have no objection to the proposal.

As such, the proposal would accord with the development plan and is recommended for approval.

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