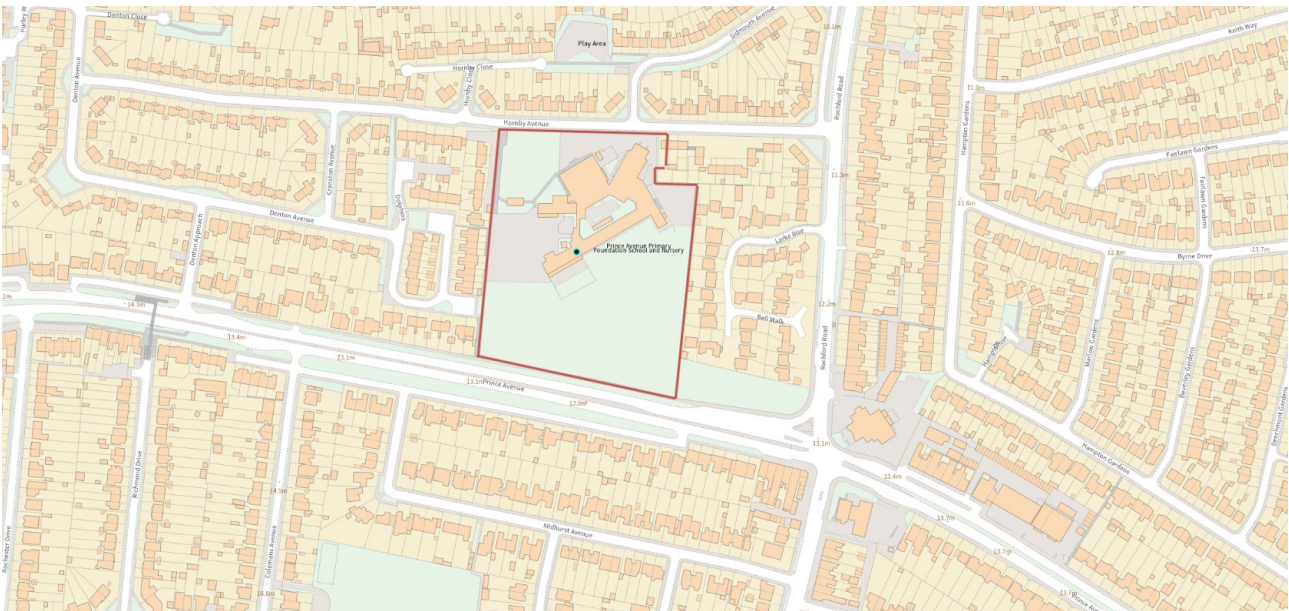


Reference:	22/01116/FULM	
Application Type:	Full Application	
Ward:	St Laurence	
Proposal:	Construct 7v7 3G football turf pitch with 3m boundary fencing and emergency access on existing playing field to southwest of school site, erect 4no. 10m high floodlights, one sanitary cabin and one games equipment store	
Address:	Prince Avenue Academy and Nursery, Hornby Avenue, Westcliff-on-Sea	
Applicant:	Mr Nigel Brunning	
Agent:	Mr Mark Hatley of PCH Associates Ltd	
Consultation Expiry:	17th November 2022	
Expiry Date:	11th January 2023	
Case Officer:	Kara Elliott	
Plan Nos:	22011-D-200-P1, 22011-D-800-P1, 9358-D-PS, 201-15_PL-01.R3, 201-15_PL-02.R2, 201-15_PL-03.R4, 201-15_PL-05.R3, 201-15_PL-06.R2, 201-15_SK_100.R0, 201-15_SK_101.R0, 201-15_PL-04.R4, 201-15_PL-07.R0, 201-15_PL-08.R0, 201-15_PL-09.R2	
Additional information:	Design and Access Statement, Stage 2 Detailed UXO Risk Assessment (ref. DRA-22-1382-PCHA04R), Product Module Datasheet (Siteco), Arboricultural Survey and Implications Assessment (ref. 6348,AR,ARB,TC,RF,KL,12-04-22,V2), Preliminary Ecological Appraisal (ref. 6316,EC,/PEA/RH,JB,AC/23-03-22/V1), Level 1 Flood Risk Assessment (ref.4183,AR,EC,FR,SI,TO,US,UX,FLOOD,PC,SG,19-08-19,V1)	
Recommendation:	GRANT PLANNING PERMISSION subject to conditions	



1 Site and Surroundings

- 1.1 The site is occupied by Prince Avenue Academy and Nursery which is a two-form entry primary school and 68-place nursery. The site is located north of the A127 Prince Avenue and is otherwise surrounded by residential development. The entire school site amounts to some 2.8 hectares (ha) . There is a 1.3 ha school field to the south of the school buildings where the pitch is to be located. The school field is designated Protected Green Space. The boundaries of the existing school field are tree lined.

2 The Proposal

- 2.1 Planning permission is sought for a 54.9m x 36.6m 7v7 artificial surface football pitch on the existing playing field to the south-west of the school site. The development includes:

- pitch with white surface markings
- 2 x non-standard 26m x 27m football pitch markings in red
- 4 x LED (light emitting diode) floodlighting columns 10.2m high
- 2m x 6m goal recess area
- 3m player runoff
- 3m high perimeter twinbar fencing
- Some 500sqm of spectator standing area to the north and east of the pitch
- 1.2m high spectator fence
- 2 no. double gates (1 for emergency access) in green (colour RAL 6005)
- 2 no. single gates in green (colour RAL 6005)
- 1 no. 2.6m h x 6m w x 2.4m toilet cabin
- 1 no. 2.4m h x 4m w x 2.4m games store (existing on site and to be moved to new location)

- 2.2 The games pitch surface will be made up of the following materials:

- 270mm type 1 MOT subbase- Granite-Limestone
- Geotextile membrane
- Type 3 sub-base Granite-Limestone
- Graded aggregate stone
- 30mm primary asphalt binding layer
- Corrugated perforated pipe
- Fine aggregate stone
- 25mm Insitu rubber E-layer

- 50mm 3G artificial turf

2.3 The pitch would be fitted with a drainage system to reduce the flow of water into the local surface water drains, using a drainage attenuation system. This would consist of a soakaway but full details of this have not been submitted with the application.

2.4 The pitch is proposed to be used at the following times:

During Term time

Mondays to Fridays	09:00 – 20:00 (09:00 – 17:00 school only)
Saturdays	09:00 – 18:00
Sundays and Bank Holidays	09:00 – 18:00

Outside Term time

Mondays to Fridays	09:00 – 20:00
Saturdays	09:00 – 18:00
Sundays and Bank Holidays	09:00 – 18:00

2.5 The floodlighting is proposed to be used at the following times:

During Term time

Mondays to Fridays	15:00 – 20:00
Saturdays	15:00 – 18:00
Sundays and Bank Holidays	15:00 – 18:00

Outside Term time

Mondays to Fridays	15:00 – 20:00
Saturdays	15:00 – 18:00
Sundays and Bank Holidays	15:00 – 18:00

2.6 The application states that the existing on-site car parking facilities for the school will provide parking for users of the pitch outside of school times. The car park has 42 spaces. There are also 20 cycle parking racks at the school. A number of trees and hedges will be required to be removed as part of the development and re-planting on the western side of the pitch is proposed.

3 Relevant Planning History

3.1 The most relevant planning history for the determination of this application is shown on Table 1 below:

Table 1: Relevant Planning History of the Application Site

Reference	Description	Outcome [Date]
21/01601/AD	Application for approval of details pursuant to condition 12 (details of travel plan) of planning permission 20/00394/BC3 dated 16.06.2020	Refused
20/01592/AD	Application for approval of details pursuant to conditions 04 (details of materials), 05 (details of hard and soft landscaping), 06 (details of boundary treatments), 08 (detailed assessment of potential for unexploded ordnance at site), 09 (noise impacts), 10 (scheme of noise mitigation), 11 (scheme of external lighting), 13 (construction method statement), 15	Split Decision

	(details of waste storage facilities), 16 (details of secure cycle storage), 18 (details of renewable energy) of planning permission 20/00394/BC3 dated 16/06/2020	
20/00394/BC3	Erect single storey modular building as Children's Nursery facility (Class D1) on land between Hornby Avenue and Northern Boundary of existing School	Granted
16/02060/TPO	Fell 38 Poplar trees (Application for works to trees covered by a tree preservation order)	Granted
16/01938/TPO	Re-pollard ten Populus (Poplar) Trees and fell three Populus (Poplar) Trees (G14) to Prince Avenue Boundary (Application for works to Trees covered by a Tree Preservation Order)	Granted
10/01725/AD	Application for Approval of Details pursuant to condition 06 (Highways Pedestrians and Transport Scheme) of Planning Permission 09/01666/BC3 dated 20.10.09	Agreed Details
10/01015/AD	Application for approval of details pursuant to condition 2 (materials) of planning permission 09/01666/BC3	Agreed Details
09/01666/BC3	Demolish existing dining hall, erect single storey family centre with canopy on north and east elevation, erect raised play area and form new access onto Hornby Avenue	Granted
09/01362/BC3	Erect single storey infill extension to form new kitchen and alter east elevation incorporating access ramps	Granted

4 Representation Summary

Call-in

- 4.1 The application has been called in to Development Control Committee by Councillor Lydia Hyde

Public Consultation

- 4.2 Sixty-nine (69) neighbouring properties were consulted, a site notice was displayed and a press notice was published. Representations from four (4) interested parties have been received which make the following objections:

- Loss of neighbour amenity from floodlighting, lighting pollution, building work, noise and parking demands
- Impact on health due to light
- Use of pitch outside school hours – no details provided and potential disturbance
- Lack of parking on site
- Pitches should be located elsewhere on site.

- 4.3 The comments have been taken into consideration and the relevant planning matters raised are discussed in subsequent sections of the report. The objecting points raised by the representations have been taken into account in the assessment of the proposal but are not found to represent justifiable reasons for recommending refusal of the planning application in the circumstances of this case.

Sport England

- 4.4 No objection subject to conditions for surface quality and community use.

Highways

- 4.5 No objection subject to securing the use of the school parking for out of school hours use.

London Southend Airport

- 4.6 No objection subject to the floodlighting design ensuring that that no light is emitted above the horizon causing glare or distraction to pilots.

Environmental Health

- 4.7 No objection subject to conditions in relation to noise impact assessment, external illumination, development to be carried out in relation to the submitted Unexploded Ordnance (UXO) Risk Assessment, land contamination and construction/demolition management.

Lead Local Flood Authority (LLFA)

- 4.8 No objection subject to conditions in relation to flood risk, drainage calculations, a SuDS Management Plan

5 Planning Policy Summary

- 5.1 The National Planning Policy Framework (NPPF) (2021)
- 5.2 Planning Practice Guidance (PPG) – National Design Guide (NDG) (2021)
- 5.3 Core Strategy (2007): Policies KP2 (Development Principles), CP3 (Transport & Accessibility), CP4 (Environment and Urban Renaissance), CP6 (Community Infrastructure), CP7 (Sport, Recreation and Green Space)
- 5.4 Development Management Document (2015): Policies DM1 (Design Quality), DM2 (Low Carbon Development and Efficient Use of Resources), DM3 (Efficient and Effective Use of Land), DM15 (Sustainable Transport Management)
- 5.5 Southend-on-Sea Design and Townscape Guide (2009)
- 5.6 Waste Storage, Collection and Management Guide for New Developments (2019)
- 5.7 Community Infrastructure Levy (CIL) Charging Schedule (2015)

6 Planning Considerations

- 6.1 The main considerations in relation to this application are the principle of the development, the design and impact on the character and appearance of the area, the impact on residential amenity, traffic and parking implications, energy sustainability, flooding and drainage, ecology and CIL liability.

7 Appraisal

Principle of Development

- 7.1 The the needs of education, skills and lifelong learning strategies. proposed development is in line with the central principles of Policy CP6 of the Core Strategy which support improvements to existing, and the provision of new, facilities to support

- 7.2 The proposed development will take place within a Protected Green Space. Policy CP7 states the Council will bring forward proposals that contribute to sports, recreation and green space facilities within the City for the benefit of local residents and visitors. This includes optimising the potential for sports excellence and research and development centred on existing sports and leisure facilities, such as the existing school sports field.
- 7.3 The development would be in line with paragraph 99 of the NPPF which states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use and 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.
- 7.4 In this case, the proposal would allow the space to be used for extended periods within the year both by the school and the wider community resulting in a qualitative improvement to the sports facilities in the area. Therefore, the principle of development is considered acceptable.
- 7.5 The Environmental Health officer notes that the submitted documents show no significant risk of harm from ground contamination and that the submitted Preliminary UXO report highlights that further investigations into potential ordnance at the site and conditions are necessary in relation to potential for unexploded ordnance and unexpected contamination.
- 7.6 Subject to conditions controlling these matters there are no objections to the principle of the development.

Design and Impact on the Character of the Area

- 7.7 Good design is a fundamental requirement of new development to achieve high quality living environments. Its importance is reflected in the NPPF, in Policies KP2 and CP4 of the Core Strategy and also in Policy DM1 of the Development Management Document. The Council's Design and Townscape Guide also states that the Council is committed to good design and will seek to create attractive, high-quality living environments.
- 7.8 It is considered that the proposed pitch, associated fencing and four floodlights would appear in keeping with the context of the surrounding sports and school facilities and would not significantly harm the character and appearance of the site, the streetscene or the wider surrounding area.
- 7.9 The proposed storage and toilet buildings would be located within the proposed fenced area. Whilst utilitarian and of limited architectural merit, they are not considered to erode the openness of the land due to their minor scale. Their appearance is acceptably commensurate with storage buildings incidental to sports pitches.
- 7.10 Similarly, the hardstanding, mainly proposed to serve as a 500sqm spectator area, which would be linear in form and running around the north and east sides of the pitch enclosure would be limited in extent when viewed in the site context. The hardstanding would not result in any significant loss of the surrounding playing fields to the detriment of their appearance or the openness of the site.
- 7.11 It is considered that the proposal would not significantly harm the character and appearance of the site and the surrounding area. The proposed development is acceptable and policy compliant in these regards.

Amenity Impacts

- 7.12 Local and national planning policies and guidance seek to secure high quality development which protects amenity. Policy DM1 of the Development Management Document specifically identifies that development should protect the amenity of the site, immediate neighbours, and surrounding area, having regard to privacy, overlooking, outlook, noise and disturbance, visual enclosure, pollution, and daylight and sunlight. Further advice on how to achieve this is set out in the Council's Design and Townscape Guide.
- 7.13 The proposed pitch is relatively close (some 12m) to residential properties in Dolphins to the west of the site. There is an existing football pitch marked out in the approximate area of the proposed development during the winter months, but it is further away from the boundary with the adjacent houses (some 28m), is not floodlit and its use is in practise restricted by the condition of the grass, so it will be used less than the potential use of the proposed artificial, floodlit pitch. Although the use of the pitch and playing field by the school during school hours is likely to be well managed and monitored, so there will be some control over noise from players and spectators (shouting, cheering etc), once the pitch is hired out to a wider community use (older children and adults for example in the evenings), it is likely that there will not be as much direct supervisory control. As well as 'people' noise, other noise associated with this type of activity/area include whistles blowing, surface impact noise and noise from balls hitting the side fencing. The area designed for spectator standing is linear in form and would run along the northern and eastern sides of the pitch enclosure away from the nearest residential properties to the west. To reasonably protect neighbour amenity in all the above regards conditions are recommended requiring the submission and agreement of a noise impact assessment and completion of any associated/required mitigation measures prior to first use of the development and the submission of a management plan.
- 7.14 Sport England advise that operating hours sought for community use of such facilities is generally up to 10pm but recognise that local planning authorities may impose a stricter time restriction, so long as the condition is not overly restrictive. In consideration of the specific proposal and taking into account its relationship to the nearest dwellings it is considered on the basis of the submitted information that an end time of 8pm is reasonable and appropriate in the specific circumstances of this case and is recommended to be conditioned accordingly.
- 7.15 The four proposed floodlights will be positioned to the north and south sides of the proposed pitch, near the eastern and western corners. The nearest residential properties to the proposed lighting are to the west of the application site. The eastern boundary of No.18 Dolphins would be some 18m away from the floodlight on the south-western corner of the pitch and the rear elevations of Nos. 19 and 20 Dolphins would be some 20.8m away from the floodlight at the north-western corner of the pitch.
- 7.16 A plan showing lighting contours has been submitted demonstrating that the proposed floodlighting would involve only limited and acceptable degrees of light spill away from the proposed pitch. The floodlighting would also be directed, sited and screened so as not to cause any harmful intrusion of light into adjacent residential properties. The lighting, located on 10m high masts is also designed to avoid appearing as a bright point source in the night sky or to result in detrimental "sky glow". The western boundary of the site already benefits from mature trees and vegetation which create a buffer between the playing field of the school and the neighbouring properties. It is proposed to enhance this planted buffer offering greater visual separation from neighbouring dwellings. Whilst the resulting relationship with the neighbouring dwellings is considered acceptable on

its own, the enhanced planting would offer an additional degree of mitigation against light pollution. Conditions are recommended to control the hours of use of the floodlighting and to secure this LPA's agreement to a Lighting Impact Assessment in the interests of residential amenity.

- 7.17 The proposed ancillary structures would be located some 22.5m to the east of No.20 Dolphins, the nearest property to them. Given the single storey nature of the structures and their proposed use as changing and storage facilities ancillary to the use of the proposed pitch, it is not considered that these structures would result in any significant harm to the residential amenity of neighbouring occupiers in any relevant regard.
- 7.18 The Council's Environmental Health officers raised no objection to the proposal. Subject to the described conditions, the proposal is considered to be acceptable and policy compliant in the above regards.

Traffic and Transportation Issues

- 7.19 The NPPF states (para 111) that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or, the residual cumulative impacts on the road network would be severe."
- 7.20 Policy CP3 of the Core Strategy and Policy DM15 of the Development Management Document aim to improve road safety, quality of life and equality of access for all. Policy DM15 of the Development Management Document states that development will be allowed where there is, or it can be demonstrated that there will be physical and environmental capacity to accommodate the type and amount of traffic generated in a safe and sustainable manner.
- 7.21 Policy DM15 of the Development Management Document sets a maximum parking standard of 20 spaces per pitch plus one space per 10 spectators. The proposal includes hardstanding for spectators amounting to some 500m². The guidance (UK Green Guide - Guide to Safety at Sports Grounds) identifies a general ratio of 4.7 people per sqm for standing viewing areas. The above indicate that the proposal would require up to a maximum of some 106 parking spaces.
- 7.22 This standard is presented as a maximum and development should prioritise and promote viable alternatives to private vehicle use. The existing car park at the site, which according to the submitted documents would be made available for use in connection with the proposed pitch, contains 42 car parking spaces and 20 cycle rack spaces. The proposed development would not result in the loss of any existing car parking spaces. The proposed development will allow for more intensive use of the site, but it is considered that the existing car parking provision would provide suitable off-street parking to reasonably serve the development such that there would be no significant adverse parking, network or highway safety implications. The Council's Highways officer has raised no objections in these respects.
- 7.23 Furthermore, the application site is served by a number of main bus routes providing sustainable public transport options in line with local and national policies which seek to avoid the use of a private car and existing cycle parking is available on site.
- 7.24 Subject to conditions, it is therefore considered that the proposal is acceptable and policy compliant in the above regards.

Sustainability

- 7.25 Policy KP2 of the Core Strategy requires that: “at least 10% of the energy needs of new development should come from on-site renewable options (and/or decentralised renewable or low carbon energy sources)”. Policy DM2 of the Development Management Document states that: “to ensure the delivery of sustainable development, all development proposals should contribute to minimising energy demand and carbon dioxide emissions”.
- 7.26 No information has been submitted about energy use. This can be dealt with through the recommended condition subject to which the proposal would be acceptable and policy compliant in the above regards.

Ecology and Biodiversity

- 7.27 The NPPF requires that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles; If significant harm 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.
- 7.28 The application site is not within a designated Special Protection Area (SPA), Site of Special Scientific Interest (SSSI) or any other designation related to environmental importance of the land. The application is nevertheless supported by a Preliminary Ecological Appraisal which concludes that the findings of the extended Phase 1 Habitat Survey confirm that the habitats on site have the potential to support roosting bats, Hedgehog and nesting birds. The site is considered unlikely to support Badger, riparian mammals, Hazel Dormouse, Great Crested Newt, or reptiles. The survey includes avoidance measures and timings of works to reduce impact including Ecological Constraints and Recommended Actions.
- 7.29 The proposal would also result in the loss of trees and shrubs. In more detail the site contains 18 individually identified trees and 23 groups of trees. Five groups of trees will need to be removed fully or partially to facilitate the proposal. Groups G12 and G13 have been identified as Category C and would need to be removed completely. These are located at the northern side of the proposed pitch. Groups G9, G10 (southern side of the pitch) and G11 (northern side of the pitch) have been identified as being within Category B and C and will partially need to be removed to facilitate the development. For Groups G7 and G9, works will need to take place within their root protection area and the submitted arboricultural impact assessment recommends that these works are carried out by hand to minimise their impact. The other trees and groups of trees within the site will be protected during construction works. A landscaping plan has been submitted which shows additional planting of some 490 shrubs to take place to the west of the proposed pitch. Overall with the additional planting proposed it is considered that there would be a landscaping enhancement at the site.
- 7.30 Subject to the proposal being carried out in accordance with the contents of the Preliminary Ecological Appraisal, the submitted Arboricultural Survey and Implications Assessment and the landscaping plan, all of which can be secured by the recommended conditions, it is considered that it would not result in demonstrable harm in terms of biodiversity or wildlife and no objection is raised in this regard.

Flooding and Drainage

- 7.31 The proposal would result in areas of hardstanding so measures to reduce surface water run-off from the site are necessary. The submitted Flood Risk Assessment is incomplete and requires some technical corrections but the flood risk implications have been capable of assessment and the applicant has set out how sustainable drainage will be covered in the submitted drainage scheme and submitted plans ref 22011-D-800-P1 and 22011-D-200-P1. The Lead Local Flood Authority has proposed conditions which can be attached to ensure that the development is acceptable on flooding and drainage grounds. Subject to such conditions the development is considered acceptable and policy compliant in the above regards.

Community Infrastructure Levy (CIL)

- 7.32 The development is not liable for a payment under the Community Infrastructure Levy Regulations 2010 (as amended) as it would result in less than 100sqm of new covered floorspace and does not involve the creation of a new dwelling (Class C3). The development benefits from a Minor Development Exemption under the Community Infrastructure Levy Regulations 2010 (as amended) and as such no charge is payable.

Equality and Diversity Issues

- 7.33 The Equality Act 2010 (as amended) imposes important duties on public authorities in the exercise of their functions and specifically introduced a Public Sector Equality Duty. Under this duty, public organisations are required to have due regard for the need to eliminate unlawful discrimination, harassment and victimisation, and must advance equality of opportunity and foster good relations between those who share a protected characteristic and those who do not. Officers have in considering this application and preparing this report had careful regard to the requirements of the Equalities Act 2010 (as amended). They have concluded that the decision recommended will not conflict with the Council's statutory duties under this legislation.

Conclusion

- 7.34 For the reasons outlined above the proposal is found to be acceptable and compliant with the relevant planning policies and guidance. The proposal is found to be acceptable in principle as it would result in a qualitative improvement to sports facilities in the Protected Green Space. It would have an acceptable impact on the character and appearance of the area, residential amenity highways and parking. It would not increase the risk of flooding elsewhere with appropriate drainage and would offer acceptable mitigation in relation to biodiversity. As there are no other material planning considerations which would justify reaching a different conclusion it is recommended that planning permission is granted subject to conditions.

8 Recommendation

Members are recommended to GRANT PLANNING PERMISSION subject to the following conditions:

- 01 The development hereby permitted shall begin no later than three years from the date of this decision.**

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 02** The development hereby permitted shall be carried out in accordance with the following approved plan: 22011-D-200-P1, 22011-D-800-P1, 9358-D-PS, 201-15_PL-01.R3, 201-15_PL-02.R2, 201-15_PL-03.R4, 201-15_PL-05.R3, 201-15_PL-06.R2, 201-15_SK_100.R0, 201-15_SK_101.R0, 201-15_PL-04.R4, 201-15_PL-07.R0, 201-15_PL-08.R0, 201-15_PL-09.R2.

Reason: To ensure that the development is carried out in accordance with the provisions of the Development Plan.

- 03** Notwithstanding the details shown on the plans submitted and otherwise hereby approved, no development shall take place, other than for demolition and site clearance works, until samples and or details of the materials to be used in the construction of the external elevations of the storage and WC buildings, and the fencing and hard surfaces hereby approved, have been submitted to and approved in writing by the Local Planning Authority under the provisions of this condition. The development shall be carried out and completed in accordance with the approved details before it is brought into use.

Reason: To safeguard the character and appearance of surrounding area in accordance with Policies KP2 and CP4 of the Core Strategy (2007), Policy DM1 and DM3 of the Development Management Document (2015) and the advice contained within the Southend-on-Sea Design and Townscape Guide (2009).

- 04** Prior to first use of the artificial pitch hereby approved, a Community Use Agreement shall be submitted to and approved in writing by the Local Planning Authority under the terms of this condition. The Community Use Agreement submitted shall include, but not be limited to, details of the following:

- (i) Hours of opening for the different sporting and community facilities provided at the site and measures to be used to mitigate noise and disturbance from the use of the site;
- (ii) Pricing policy on charging for use of the facilities provided at the site;
- (iii) Policy on access and availability to the site's facilities for members and non-members of the facility;
- (iv) Management arrangements for the site and facilities provided, including a mechanism for review of the Community Use Agreement;
- (v) Parking arrangements for users of the site, including cycle parking;
- (vi) Code of conduct for users of the site.

The development shall be used in full accordance with the approved Community Use Agreement in perpetuity from the first use of the pitch.

Reason: To secure well managed access to the sports and community facilities provided by the scheme and to ensure sufficient benefit to the development of sport in accordance with the National Planning Policy Framework (2021) and Policies CP6 and CP7 of the Core Strategy (2007).

- 05** No development shall take place unless and until details of the implementation, adoption, maintenance and management of the drainage system to be used at the site have been submitted to and approved in writing by the Local Planning Authority. This shall include:
- (i) full details of the sustainable urban drainage systems to be used and how these have been selected.
 - (ii) Full drainage calculations showing that the following parameters have been used:

- (a) A Cv value of 1.00 for all designs
- (b) The maximum rainfall intensity value set to the maximum the software allows (generally 550 mm/hr, default is 50 mm/hr)
- (c) The MADD/Addition Storage factor is provided and set to 0 (default is 20 m³/ha)
- (d) Storage volume calculations provided
- (e) Half drain times for storage features have been provided and are less than 24 hours
- (iii) An updated drainage plan which details exceedance and conveyance flow routes, including provision for failure of a pump, should it be required
- (iv) An agreement in principle from Anglian Water to make a new drainage connection, including confirmation of the maximum flow rate this connection will discharge at
- (v) How flood risk will be minimised during the construction phase
- (vi) A SuDS Management Plan, detailing the body that will be responsible for the maintenance of the drainage system throughout the lifetime of the development including a management statement and schedule to outline the required maintenance for the SuDS features, such as attenuation tank(s).

The details and measures so approved shall be implemented at the site and thereafter managed and maintained in accordance with the approved details. Those details shall include a timetable for implementation and a management and maintenance plan for the lifetime of the development.

Reason: In order to ensure a satisfactory standard of sustainable drainage and to prevent environmental and amenity problems arising from flooding in accordance with the National Planning Policy Framework (2021) and Policies KP2 and CP4 of the Core Strategy (2007).

06 No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority under the terms of this condition. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities;
- vi. measures to control noise and the emission of dust and dirt during construction;
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works;
- viii. hours of work ;
- ix. details in relation to how the surrounding grass pitches will remain in use during construction of the development hereby approved.

Reason: To protect residential amenity and general environmental quality in accordance with the general principles of the National Planning Policy Framework (2021); Core Strategy (2007) Policies KP2, CP4; and Development Management Document (2015) Policies DM1 and DM3.

- 07** Prior to the first use of the development hereby approved, details of all external illumination and floodlighting of the development including the luminance and spread of light and the design and specification of the light fittings shall be submitted to and approved in writing by the Local Planning Authority under the terms of this condition. All illumination shall be designed in accordance with the Institute of Lighting Professionals "Guidance Note 01/20: Guidance notes for the reduction of obtrusive light" and the CIBSE 'Lighting Guide 4: Sports Lighting'. All illumination within the development shall be retained in accordance with the approved details. There shall be no other lighting of the external areas of the development without planning permission having previously been obtained from the Local Planning Authority.

Reason: To protect residential amenity and general environmental quality in accordance with the general principles of the National Planning Policy Framework (2021); Core Strategy (2007) policies KP2, CP4; and Development Management Document (2015) Policies DM1 and DM3.

- 08** The Artificial Grass Pitch hereby approved shall not be used outside the hours of 9am to 8pm Monday to Friday, and 9am to 6pm Saturday, Sunday and Bank and Public Holidays.

Reason To protect residential amenity and general environmental quality in accordance with the general principles of the National Planning Policy Framework (2021); Core Strategy (2007) Policies KP2, CP4; and Development Management Document (2015) Policies DM1 and DM3.

- 09** The hours of use for the floodlighting to the development hereby approved shall be limited to 9am to 8pm Monday to Friday, and 9am to 6pm Saturday, Sunday and Bank and Public Holidays, and the floodlighting shall not operate outside these hours.

Reason: In the interests of visual amenity and to ensure the floodlighting does not cause demonstrable harm by way of light pollution to the character of the area, nearby residents' amenity and/or adversely affect aircraft movement in accordance National Planning Policy Framework (2021), Core Strategy (2007) policies KP2, CP4, Development Management Document (2015) Policy DM1 and the advice contained within the Southend-on-Sea Design and Townscape Guide (2009).

- 10** The off street vehicle and cycle parking shown on approved plan no. 201-15_PL-03.R3 shall be made permanently available for users of and visitors to the development hereby permitted at all times the development is in use.

Reason: To ensure that adequate car parking is provided and retained to serve the development in accordance with Policies CP3 of the Core Strategy (2007) and Policy DM15 of the Development Management Document (2015).

- 11** No construction works shall take place for the development hereby approved, unless and until the tree protection measures included in the Arboricultural Survey and Implications Assessment (ref. 6348,AR,ARB,TC,RF,KL,12-04-22,V2) and any avoidance measures contained within the Preliminary Ecological Appraisal (ref. 6316,EC, /PEA/RH,JB,AC/23-03-22/V1) have been implemented and/or adhered to. The tree protection measures and avoidance measures shall be retained/adhered to throughout the construction period.

Reason: To safeguard the character and appearance of the surrounding area and safeguard the local biodiversity in accordance with the National Planning Policy Framework (2021), Policies DM1 and DM3 of the Development Management Document (2015), Policies KP2 and CP4 of the Core Strategy (2007) and the advice contained in the Southend-on-Sea Design and Townscape Guide (2009).

- 12 Within the first available planting season following the first use of the development hereby approved, the landscaping scheme contained in approved plan 9358-D-PS and the biodiversity enhancement measures included in the Preliminary Ecological Appraisal (ref. 6316,EC, /PEA/RH,JB,AC/23-03-22/V1), or any alternative landscaping scheme or biodiversity enhancement measures submitted to and approved in writing by the Local Planning Authority under the provisions of this condition, shall be fully implemented at the site.**

Any trees or shrubs dying, removed, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed with the Local Planning Authority under the terms of this condition.

Reason: To safeguard the character and appearance of the surrounding area and safeguard the local biodiversity in accordance with the National Planning Policy Framework (2021), Policies DM1 and DM3 of the Development Management Document (2015), Policies KP2 and CP4 of the Core Strategy (2007) and the advice contained in the Southend-on-Sea Design and Townscape Guide (2009).

- 13 Use of the artificial grass pitch hereby approved shall not commence until:**
- (a) certification that the Artificial Grass Pitch hereby permitted has met the FIFA Quality accreditation or equivalent International Artificial Turf Standard (IATS); and**
 - (b) confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches;**
- have been submitted to and approved in writing by the Local Planning Authority under the terms of this condition.**

Reason: To ensure the development is fit for purpose and sustainable, provides sporting benefits and to accord with the National Planning Policy Framework (2021) and Policy CP7 of the Core Strategy (2007).

- 14 Prior to the first use of the development hereby approved, a noise impact assessment shall be conducted and shall be submitted to and approved in writing by the Local Planning Authority, under the terms of this condition, to demonstrate how noise will be mitigated to protect occupiers of nearby residential properties. This shall be prepared by a competent person and shall include mitigation of noise impacts from:**
- (i) Voices from users of and visitors to the development**
 - (ii) Whistles used by referees**
 - (iii) Rebound of balls against hard surfaces**
 - (iv) Crowd noise**

Any mitigation measures identified in the noise impact assessment shall be implemented on site prior to the first use of the development hereby approved and shall be maintained as approved for the lifetime of the development. There shall be no amplified speech or music used in the approved development at any time.

Reason: In order to protect the amenities of surrounding occupiers in accordance with Policies KP2 and CP4 of the Core Strategy (2007) and Policies DM1 and DM3 of the Development Management Document (2015).

- 15 All development works on the site shall be undertaken in accordance with the submitted Stage 2 Detailed UXO Risk Assessment (Ref PCHA04R dated 25th February 2022).**

Reason: To ensure that risks from unexploded ordnance to the future users of the land and neighbouring land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other receptors in accordance with National Planning Policy Framework (2021), Policies KP2 and CP4 of the Core Strategy (2007) and Policy DM2 of the Development Management Document (2015).

- 16 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority under the terms of this condition. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared and submitted for the approval in writing of the Local Planning Authority under the terms of this condition. The approved remediation scheme shall then be implemented at the site.**

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority under the terms of this condition.

Investigation, remediation and verification must be undertaken by competent persons and in accordance with the Essex Contaminated Land Consortium's 'Land Affected by Contamination: Technical Guidance for Applicants and Developers' and DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and other current guidance deemed authoritative for the purposes.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other receptors in accordance with National Planning Policy Framework, Policies KP2 and CP4 of the Core Strategy (2007) and Policy DM2 of the Development Management Document (2015)

- 17 The development hereby approved shall not be used unless and until a noise management plan has been submitted to and approved in writing by the Local Planning Authority under the provisions of this condition. The noise management plan shall relate to the operation of the approved pitch which shall be managed from its first use and thereafter for the lifetime of the development solely in accordance with the approved noise management plan.**

Reason: In the interest of the residential amenity of nearby occupiers in accordance with the National Planning Policy Framework (2021), Policies KP2 and CP4 of the Core Strategy (2007), Policies DM1, DM3 and DM4 of the Development Management Document (2015) and the advice contained within the National

Design Guide (2021) and the Southend-on-Sea Design and Townscape Guide (2009).

Positive and Proactive Statement:

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 within the National Planning Policy Framework. The detailed analysis is set out in a report on the application prepared by officers.

Informatives:

- 1 The applicant is reminded that this permission does not bestow compliance with other regulatory frameworks. In particular your attention is drawn to the statutory nuisance provisions within the Environmental Protection Act 1990 (as amended) and also to the relevant sections of the Control of Pollution Act 1974. The provisions apply to the construction phase and not solely to the operation of the completed development. Contact 01702 215005 for more information.**
- 2 The applicant is advised that the approved pitch should be tested every three years by an accredited testing laboratory in order to achieve and maintain FIFA Quality accreditation.**
- 3 The applicant is advised that the design and layout of the pitch hereby approved should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, National Governing Bodies for Sport. Particular attention is drawn to the Football Association's Guide to 3G Football Turf Pitches Design Principles and Layouts.**
- 4 The applicant is advised that the pitch should be tested every three years by an accredited testing laboratory in order to achieve and maintain FIFA Quality accreditation.**
- 5 You are advised that as the proposed extension(s) or change of use to your property equates to less than 100sqm of new floorspace and does not involve the creation of a new dwelling (Class C3), the development benefits from a Minor Development Exemption under the Community Infrastructure Levy Regulations 2010 (as amended) and as such no charge is payable. See the Planning Portal (www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy) or the Council's website (www.southend.gov.uk/cil) for further details about CIL.**
- 6 You should be aware that in cases where damage occurs during construction works to the highway in implementing this permission that the Council will seek to recover the cost of repairing public highways and footpaths from any party responsible for damaging them. This includes damage carried out when implementing a planning permission or other works to buildings or land. Please take care when carrying out works on or near the public highways and footpaths in the city.**