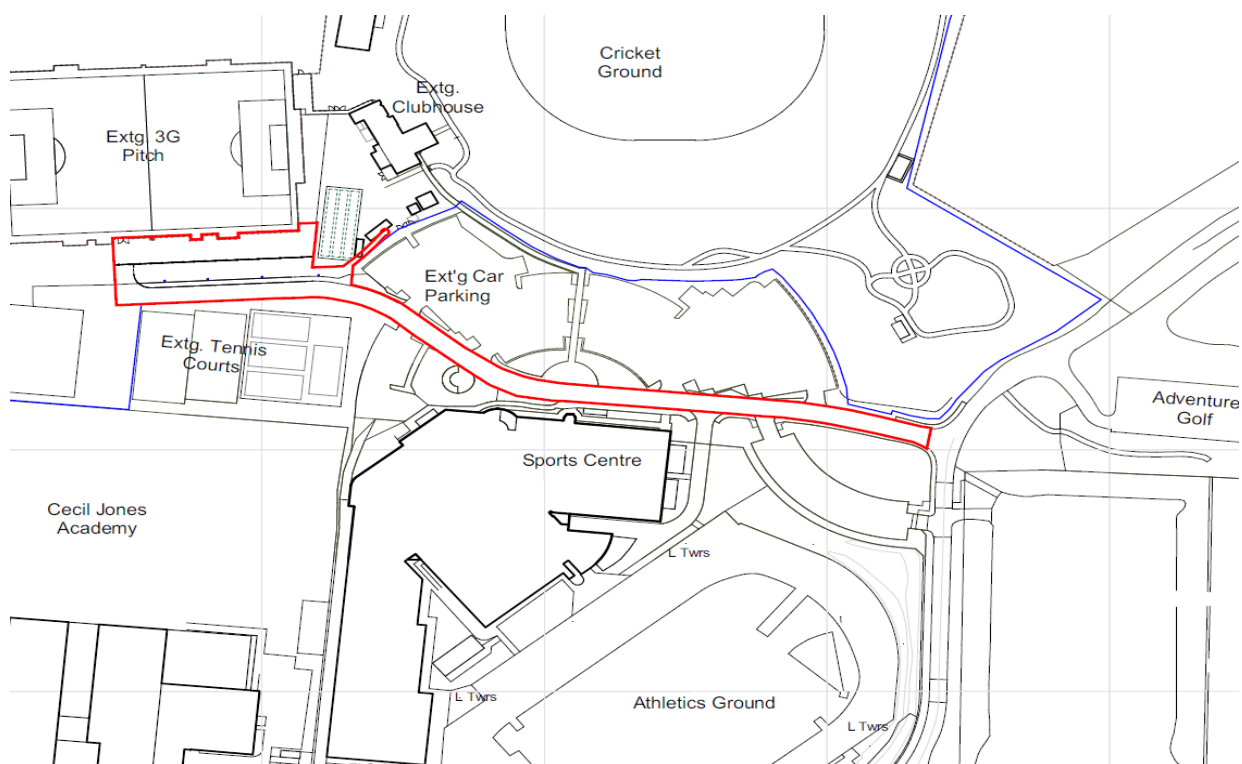


Reference:	23/01153/FUL	
Application Type:	Full Application	
Ward:	St Lukes	
Proposal:	Install five two storey units for use as classrooms for sports education and two single storey units for use as WCs, layout parking with associated access and erect new boundary fencing and access gates (part-retrospective)	
Address:	Land At Garon Park, Eastern Avenue, Southend-on-Sea, Essex	
Applicant:	Garon Park Community Interest Company	
Agent:	Zarina Ali of Tor&Co	
Consultation Expiry:	21.09.2023	
Expiry Date:	15.12.2023	
Case Officer:	Oliver Hart	
Plan Nos:	2231/F/101/P01 Rev 01; 2231/F/102/P01 Rev 01; 2231/F/103/P01 Rev 01; 2231/F/201/P01 Rev 01	
Additional information:	Planning Statement Rev 2 (dated November 2023); Planning Statement Addendum Rev 1 (dated November 2023); Fencing specification sheets for Protek 1000 and Protek 656 &868	
Recommendation:	GRANT PLANNING PERMISSION subject to conditions	



1 Site and Surroundings

- 1.1 The application site forms part of the wider Garon Park which comprises recreational and leisure facilities, inclusive of a swimming pool, cricket ground, 3G Astro pitch, tennis and paddle board courts as well as netball courts, athletics track and open grassland, scrub and ornamental planting areas. The wider Garon Park is served by three car parks, a bus route and a variety of associated infrastructure including cycle storage.
- 1.2 The application site itself relates to a previously undeveloped parcel of land approx. 0.3ha in area, immediately to the south of the existing 3G pitch and north of the paddle board courts. The site is accessed via an internal estate road which passes through the main car park. A public footpath, Footpath 257, is to the south of the site coming through the car part and leading west and then north, around the 3G pitches, connecting the site to footpaths 179 to the south and 178 to the north.
- 1.3 The site is within the Metropolitan Green Belt and within the Garon Park designated Protected Green Space for formal and informal recreation. No other planning related designations affect the site.

2 The Proposal

- 2.1 Temporary planning permission for a period of 5 years is sought for the installation of 5no. two storey units to be used as classrooms and 2no. single storey units to be used as toilet facilities. The units comprise shipping containers which, for the two storey units, will be stacked on top of each other fitted with external stairs. Of the total of 12 containers, 6 have already been installed on the site so the permission sought is partially retrospective in nature. The temporary period is sought to start from the date of first installation in November 2022.
- 2.2 The containers used to form the two storey units are each 3m wide, 2.5m high and 9.8m long. The two storey units would reach 5m in height. The containers for these units are laid along the northern boundary of the site, adjacent to the 3G pitch. The containers to be used as toilets would be 3m wide, 2.5m high and 5m long. These would be laid out to the south-eastern corner of the site, close to the access road. The accompanying planning statement states that the containers would be finished in blue. During a staff site visit, only two of the six installed containers were finished in this colour with the rest being finished in white/cream.
- 2.3 Other elements of the development sought to be regularised with this application include the layout of 16no. parking spaces along the southern boundary of the site (inclusive of 2no. disabled bays) and the erection of new boundary fencing and access gates. The boundary fencing and access gates have been installed. The product details have been specified in the submitted planning statement as 'Perimeter Green Protek 1000' mesh fencing and access gates measuring 2.4m high. The car parking has been completed with the laying out of grasscrete. Macadam surfacing has also been laid out to provide clear pedestrian routes.
- 2.4 The planning statement states that the development relates directly to work carried out by Southend United Football Club Community Educational Trust (SUCET), a charitable trust. According to their mission statement, SUCET strives to engage with and enrich the lives of people of all ages, abilities, backgrounds and interests through sport. Historically, educational facilities similar to those included in this application were at Roots Hall stadium. SUCET state that they have been required to vacate that site after being served formal notice by the club, understood to be consequent to development considerations.
- 2.5 The planning statement confirms the development would involve a maximum of 12 staff on site at any one time with a maximum 98 children/young people based on site each day. The programmes offered are contained in Table 1 below;

Table 1 - summary of SUCET programmes

Programme	Details
College Use	
BTEC	For 16-18 year olds, the scheme is provided through League Football Education (LFE). Qualifications available include, Pearson BTEC Level 3 National Diploma in Sports Coaching and Development, and BTEC Level 2 Diploma in Sports Industry Skills (Leading Children’s Sports Activities)
Sports Programmes	
Development Centre	SUCET Development Centre is an invitation-only development programme for players aged under 7 to under 16 age groups, which aims to nurture and retain advanced players, whilst offering appropriate progression pathways and exit routes for players.

Soccer Schools	For 5-13 year olds, this scheme is provided every school holiday, offering plenty of fun and interactive lessons.
Premier League Kicks	For boys and girls aged 11-19, the Premier League Kicks programme is a national project delivered across the UK by professional football clubs. The programme creates opportunities for young people who are at risk of anti-social behaviour, youth violence and/or from high-need areas to regularly engage in football, sport, mentoring and personal development opportunities.
Premier League Disability Kicks	Garon Park provides a “Kicks” programme for disabled, and mobility impaired young boys and girls aged 11-19.
Walking Football	Men and women aged 55+ with all levels of fitness and ability.

3 Relevant Planning History

3.1 The most relevant planning history for the determination of this application is shown on Table 2 below:

Table 2: Relevant Planning History of the Application Site

Reference	Description	Outcome
22/02165/BC4	Install 5no. two storey units for use as classrooms	Withdrawn

	and 2no. single storey units for use as WCs, lay out parking with associated access and erect new boundary fencing and access gates (Retrospective)	
22/00720/BC4M	Install one storage container to east elevation (retrospective)	Granted
21/01699/BC4M	Erect a resources building, layout soft landscaping to create a vehicular route to provide access to the existing clubhouse and cricket field area for vulnerable people; install a wildlife pond and sensory garden and layout a well-being path and pergola structures (retrospective)	Granted
19/01881/BC4M	Install one storage container to south elevation of Sports Centre	Granted
16/00175/BC4M	Install one storage container to east elevation	Granted
16/00079/FULM	Erect single storey rear extension to Cricket Pavilion	Granted

4 Representation Summary

Public Consultation

- 4.1 A site notice was displayed, a press notice was published, and 21 neighbour properties were notified. No representations have been received.

Highways

- 4.2 There are no highway objections to this proposal.

Sport England

- 4.3 No objections to the development. The development meets exception 3 of paragraph 99 of the NPPF, namely:

3 - The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of, or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facility on the site.

Environmental Health

- 4.4 No objections subject to a condition requiring submission of external illumination of the site and informatives.

5 Procedural matters

- 5.1 This application is presented to the Development Control Committee because it represents a departure from planning policy.

6 Planning Policy Summary

- 6.1 National Planning Policy Framework (NPPF) (2023)
- 6.2 Planning Practice Guidance (PPG) (2023)
- 6.3 National Design Guide (2021)
- 6.4 Core Strategy (2007) Policies KP1 (Spatial Strategy), KP2 (Development Principles), CP3 (Transport and Accessibility), CP4 (The Environment and Urban Renaissance), CP6

(Community Infrastructure) and CP7 (Sport, Recreation and Green Space)

- 6.5 Development Management Document (2015): Policies DM1(Design Quality), DM3 (Efficient and Effective Use of Land), DM14 (Environmental Protection) and DM15 (Sustainable Transport Management)
- 6.6 Southend-on-Sea Design and Townscape Guide (2009)
- 6.7 Waste Storage, Collection and Management Guide for New Developments (2019)
- 6.8 Electric Vehicle Charging Infrastructure for new development Supplementary Planning Document (2021)
- 6.9 Community Infrastructure Levy (CIL) Charging Schedule (2015)

7 Planning Considerations

- 7.1 The main considerations in relation to this application include the principle of the development, the design and impact on the character and appearance of the area, the residential amenity of neighbouring occupiers, traffic and parking implications and CIL liability.

8 Appraisal

Principle of development

Appropriateness of the proposed development in the Green Belt

- 8.1 The site is within the Green Belt. The NPPF states that the essential characteristics of green belts are their openness and permanence. Paragraph 147 states that "Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances".
- 8.2 Paragraph 148 outlines that "when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations."
- 8.3 Paragraph 149 states that a local planning authority should regard the construction of new buildings as "inappropriate development in the Green Belt".
- 8.4 Paragraph 149 continues by listing some exceptions, including "the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation ... as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it".
- 8.5 Paragraph 150 states certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are: a) mineral extraction; b) engineering operations; c) local transport infrastructure which can demonstrate a requirement for a Green Belt location; d) the re-use of buildings provided that the buildings are of permanent and substantial construction; e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

- 8.6 Core Strategy Policies KP1 and CP4 also stipulate the importance of maintaining the “open character of the Green Belt”.
- 8.7 The application site relates to the provision of an educational facility which, whilst linked with the use of the existing 3G pitch at Garon Park, does not form one of the exceptions listed at Paragraphs 149 and 150. Therefore, the development is, by definition, inappropriate development and therein harmful to the green belt as a matter of principle.

Impact on Openness of the Green Belt

- 8.8 It is important to assess the impact of the development on the openness of the green belt. This requires a judgment based on the particular circumstances of the case.
- 8.9 The PPG identifies that openness is capable of having both spatial and visual aspects, thus volume of built development is a key matter to be considered in making such an assessment. The PPG further elaborates that duration of the development and its remediability – taking in to account any provisions to return land to its original state or to equivalent (or improved) state of openness along with degree of activity likely to be generated, such as traffic generation is also important (Paragraph: 001 Reference ID: 64-001-20190722).
- 8.10 While not within the conventional definition of a building, the development would comprise a new educational facility for the purposes of planning controls. The container units would be laid out in a linear arrangement for a distance of some 55m (with intermittent spacing) in a stacked two storey arrangement a maximum 5m high along the site boundary with the 3G Astro pitch fencing to the immediate north.
- 8.11 The continuous linear layout and two storey scale of container units proposed would have a significant degree of prominence in views east-west across the site. The condition and colour of several of the containers already in-situ currently exacerbates their prominence and incongruity in the surrounding context.
- 8.12 The development would be situated in the context of the 3G sports pitch to the north and the large canopy enclosure for the paddleball courts to the south (which has a maximum height of 9.67m (approved under app. Ref 20/02220/FUL). These existing facilities are considered to have a degree of prominence in the landscape setting. However, their juxtaposition with the development would not mitigate its effects upon the openness of the green belt.
- 8.13 The installed fencing is also considered to have caused a negative impact on openness, although the green mesh fencing material allows views through the site. The fencing is also the same type as other fencing on site which provides continuity of appearance.
- 8.14 Overall, it is considered that the development, by reason of its use and the physical harm (both in-situ), would not preserve the openness of the green belt and would be harmful to it. The impact on the openness would be a result of the scale, design and position of the container units. Although the proposal would provide for educational facilities, it would be inappropriate development in the green belt for the above reasons.
- 8.15 Further to paragraphs 147 and 148 of the NPPF, it is then necessary to consider whether there are any very special circumstances arising from other considerations that in this instance would clearly outweigh the harm identified which arises both from the inappropriateness of the use within and the physical harm to the Green Belt.

The Green Belt Balance and any Very Special Circumstances

- 8.16 At paragraphs 92 and 93 the NPPF states that planning decisions should support social

interaction, and enable and support healthy lifestyles, especially where this would address identified local health and well-being needs. Policy CP6 seeks to provide for community infrastructure for the City. This specifically includes safeguarding the existing and providing new leisure, cultural, recreation and community facilities, particularly by optimising the potential of Garon Park.

- 8.17 SUCET states that it delivers an increasingly diverse range of projects across Southend and South-East Essex, using the power of football, other sports and the name of Southend United to engage with its participants to achieve positive social outcomes, particularly amongst disadvantaged groups.
- 8.18 The SUCET educational facility previously operated from SUFC's Roots Hall premises. The Planning Statement states that they have relocated to Garon Park on the basis that there were no other suitable alternative locations within Southend that met SUCET's needs. SUCET explain that accessibility to a 3G pitch is integral to the delivery of several SUCET educational and sports programmes and services.
- 8.19 SUCET undertook a search of other potentially suitable locations for the relocated SUCET facility within Southend. Aside from the 3G pitch at Garon Park, their research identified that there are only two other potential 3G pitches within Southend-on-Sea not exclusively linked with a school, which are:
- The Len Forge Centre, Eastwoodbury Lane
 - Goals Southend, Chase High School, Prittlewell Chase
- 8.20 The Len Forge Centre is next to, and shares an access with, Eastwood Community Pre-School. Goals Southend is located within Chase High School. In the applicant's assessment, they consider that both locations are unsuitable for SUCET, which requires a safe and secure environment where oversight of vulnerable students is paramount. In addition, SUCET consider that they would be restricted to using sporting facilities outside of normal school hours such that these sites would not be suitable for use by SUCET.
- 8.21 Officers consider that "classrooms" (in effect) could be located in various other sites within Southend so, geographically there is not necessarily a requirement for the relocation to Garon Park. Indeed there are sustainability reasons for suggesting they would be better located more centrally. However, it is the officers' understanding that the key benefit for this particular education facility is the relationship with the 3G pitch and its availability of use during school hours. A review of 3G pitches within Southend was carried out which concurs with the assessment conducted by SUCET which carries weight in the assessment of this application. Moreover, a list of the programmes run by SUCET and contained at Table 1 (above) have been submitted to demonstrate the intrinsic link between the education facility and the 3G pitches. Further clarification is contained below.
- 8.22 SUCET advise that the college use is delivered through the League Football Education (LFE) and requires access to a 3G pitch. Competitive football forms part of the course and is delivered by UEFA and FA qualified coaching staff who provide individual coaching programmes incorporating technical practices, game-related practices, small-sided games and physical sessions.
- 8.23 SUCET students play in the English Football League (EFL), Community and Education Football Alliance (CEFA) League and against other professional clubs that run similar schemes. Students also play in the South-East Regional League as well as the National Cup competitions playing against Norwich City FC, Fulham FC, Charlton Athletic FC, Brentford FC along with other clubs.

- 8.24 The education courses (BTEC's) provide students with opportunities to enter employment or higher education within the sports and leisure industry and details are contained within the course prospectus within the Planning Statement Addendum Document and are included for information within an appendix at the end of this report.
- 8.25 The Planning Statement explains that relocation of the SUCET educational facility to Garon Park has enabled the continued delivery of educational and sports programmes to children and young people and mitigated disruption to their learning.
- 8.26 Paragraph 93 of the NPPF states that in providing services the community needs, decisions should take in to account and support the delivery of "local strategies to improve health, social and cultural well-being for all sections of the community and guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs".
- 8.27 Furthermore, Paragraph 96 sets out that to "ensure the faster delivery of other public service infrastructure such as further educational colleges...local planning authorities should work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities".
- 8.28 Paragraph 8.12 of the Council's Core Strategy identifies that health and social wellbeing of Southend's residents and their educational attainment levels are vitally important to the regeneration of the city. Supporting Paragraph 8.10 of the Core Strategy highlights the Council's vision that Southend must be a city for people, and it is important that everyone feels they are included and can access opportunities the city has to offer, with development and new facilities being designed, built and maintained on the principle that people come first.
- 8.29 Part 3 of Policy CP6 specifically seeks to provide new community facilities through "optimising Garon Park, ensuring the needs of all residents and visitors, including the disabled and other vulnerable groups are met".
- 8.30 The development clearly meets the objectives of Policy CP6 with the primary aim of the SUCET facility seeking to improve education attainment, health and wellbeing of young people in Southend. The facility supports the needs of education, skills and lifelong learning.
- 8.31 The information provided by the applicant is considered sufficient to demonstrate that the accessibility to the 3G pitch is critical to the effective delivery of SUCET programmes (as outlined in the Addendum comprising the course prospectus and timetabling) and is solely dependent on the collective synergies between this particular education model, the site's specific location and the facilities available which taken together, are considered representative of 'very special circumstances.' That is to say, this particular education facility is only able to function because of those synergies and alternative forms of education/ training would not carry the same nature or degree of justification as inappropriate uses in the Green Belt. The security fencing in-situ is deemed necessary to provide for the safety and required duty of care to disadvantaged and vulnerable children and young people.
- 8.32 Also of significance in the planning balance and identification of special circumstances is the temporary (5-year) consent being sought (to the 1st November 2027) such that upon expiry of the 5-year period, planning controls would require the site to be restored to its previous condition. Consequently, the impact on the openness of the green belt will be temporary and reversible in nature. Moreover, the container units would not result in the loss of playing fields and staff consider that reasonable attempts have been made to minimise their visual impact by siting them within an enclosed area between the existing 3G sports pitch and paddleball courts. It is considered that the development will not give rise to unrestricted sprawl within the green belt, nor will it affect the other main purposes of the green belt.

- 8.33 Weighing all these factors together and in the individual circumstances of this property, it is found that the development would harm the green belt both in principle as an inappropriate use and also because its physical impact on openness. However very special circumstances are identified in the form of the benefits of this particular education/ training facility in this specific location next to this existing sports facility and the collective synergies between these that are fundamental to successful operation of the use and that the proposal is temporary in nature. These collective factors are considered to constitute the special considerations necessary to clearly outweigh the identified harm resulting from the proposal such that green belt policy objectives would be met.
- 8.34 To support the basis of the above conclusion, two conditions are recommended. The first is to ensure that the use operates as described within the approved planning submission and not for any alternative and/or more generic education/ training purposes. Secondly, once the 5-year temporary approval has expired, the site will be required to be returned to its previous condition.

Protected Green Space

- 8.35 Policy CP7 seeks to safeguard all sport, recreation and green space facilities from loss or displacement to other uses, except where it can clearly be demonstrated that alternative facilities of a higher standard are being provided in at least an equally convenient and accessible location to serve the same local community, and there would be no loss of amenity or environmental quality to that community.
- 8.36 The development would not result in the loss of any part of an existing playing field. Whilst an area of green space would be removed from public use, this loss is only temporary in nature and as already discussed, a condition can be imposed to ensure the site is required to be returned to its previous condition once the development's temporary period expires. Moreover, the proposal would provide education with a proven link to existing sporting facilities which is supported by Sport England. Considering the circumstances of the site and the development, including the discussion in relation to the very special circumstances of this application, it is considered that whilst there is technically a conflict with policy CP7, the clear benefits of the proposal would outweigh this.
- 8.37 Overall, the principle of the development for a temporary period is acceptable on the basis that the described special circumstances clearly outweigh the identified harm and conflict with planning policies such that the proposal is acceptable in these regards.

Design and Impact on the Character of the Area

- 8.38 Local and national planning policies and guidance seek to ensure that new development is well designed. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 8.39 Local development plan policies seek to ensure that new development is designed so that it adds to the overall quality of the area and respects the character of the site, its local context and surroundings, provides appropriate detailing that contributes to and enhances the distinctiveness of place; and contribute positively to the space between buildings and their relationship to the public realm. Policy DM1 and the Council's Design and Townscape Guide provide further details on how this can be achieved.
- 8.40 The development, comprising stacked container units, permeable surfacing and fencing would be reasonably integrated into the setting which is an existing 3G sports pitch and enclosed tennis/paddle ball courts with significant canopy within a wider sporting facility. The container

units when fully installed will represent a substantial feature and are of functional design. In the setting of the larger sports centre, they would not be significantly harmful to the character and appearance of the site and surroundings.

- 8.41 Several of the containers on site are painted navy blue to accord with the colours for Southend United. Several others are currently unpainted or finished in cream/white. Those that are unpainted or finished in white/cream appear in a poor state visually and clash with the navy-blue containers which results in a current development that fails to integrate suitably. To overcome this concern, it is considered reasonable to impose a condition to require that all container units on site are finished externally in navy blue to match those on site within 3 months of the date of an approval decision. It is reasonable in the circumstances of this case to remove permitted development rights in relation to the application of colour as the choice of colour could have an amplifying effect on the impact of the development.
- 8.42 As such, given the overall, size, scale, design and location of the development, it is considered that the proposal would not harm the character and appearance of the immediate site, the streetscene or the immediate surrounding area. The development is therefore acceptable and policy compliant in these regards.

Impact on Residential Amenity

- 8.43 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.
- 8.44 In terms of impact on nearby residential properties, the application site is within the existing Garon Park site and its associated profiles of external activity. The nearest dwellings approximately 400m south, outside of the complex and south of the dual carriageway (A1159). Due to the significant separation distances, it is not considered that the proposed development results in any demonstrable harm for nearby residential occupiers from visual or noise impacts. The development is therefore acceptable and policy compliant in these regards.

Traffic and Transport Implications

- 8.45 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."
- 8.46 An additional level of traffic and parking demand would be expected from the operation of the educational facility. However, this would likely be minor in nature and reasonably capable of accommodation within the existing car parking facilities and surrounding highways. The wider Garon Park leisure facility is served by cycle parking and bus routes. No objections have been raised by the highways department.
- 8.47 The proposal is therefore considered to be policy compliant in terms of parking, traffic and highways matters.

Community Infrastructure Levy

- 8.48 As the planning permission is for a temporary permission only, the application is not CIL Liable.

Equality and Diversity

8.49 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

8.50 Having taken all material planning considerations into account, it is found that subject to compliance with the attached conditions, the proposed development would be, in the round, acceptable and compliant with the objectives of the relevant local and national planning policies and guidance.

8.51 The development would provide education, sporting and community benefits in association with the existing use of the land. The development as a matter of principle is inappropriate development in the Green Belt and the physical impact resulting from the containers in-situ and as proposed, would in addition cause harm to the openness of the green belt. However, the relationship of this particular operational model for education, in this particular location and accessibility to this 3G sports pitch, create the particular synergies needed and which flow into the community infrastructure benefits to which significant weight should be given.

8.52 The development has been sited in a way as to reduce its prominence as far as reasonably practicable and as such, similar benefits could not be achieved through an alternative proposal within Southend as the chosen area of operation. Moreover, the harm identified both in relation to impact on the Green Belt and in relation to the impact on the designated Protected Open Space is only temporary in nature. Therefore, in this instance, it is considered that these factors collectively represent the very special circumstances needed to clearly outweigh the harm to the Green Belt caused by the proposal and, despite the conflict with local policy which seeks to protect open spaces, it is considered acceptable.

8.53 The proposed development is found to be acceptable and compliant with planning policy in all other regards. It is therefore recommended for approval subject to conditions.

9 Recommendation

9.1 **GRANT PLANNING PERMISSION subject to the following conditions:**

01 The permission hereby granted is for a temporary period only. After the 1st November 2027, 5 years from the date of first use of the site for the purposes hereby approved, the use hereby approved shall cease and all containers and other structures shall be removed from the site and the land shall be returned to its condition when the previous authorised use was taking place.

Reason: For the avoidance of doubt and in accordance with the National Planning Policy Framework (2023) and Policies KP1 and KP2 of the Core Strategy (2007).

02 The development shall be carried out in accordance with the approved plans: 2231/F/101/P01 Rev 01; 2231/F/102/P01 Rev 01; 2231/F/103/P01 Rev 01; 2231/F/201/P01 Rev 01

Reason: To ensure the development is carried out in accordance with the

development plan.

- 03 Notwithstanding the information submitted with the application, within 3 months of the date of this decision, all containers presently on the site shall be painted and finished in navy blue to match the colour of those already painted in this colour. No other container shall be brought on site unless it has previously been painted in the same navy-blue colour. Notwithstanding the provisions of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, or any similar provision on any act or statutory instrument revoking or re-enacting this Order, any change in colour at any part of the development hereby approved, shall only be carried out in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority pursuant to this condition.**

Reason: To safeguard the character and appearance of the surrounding area in accordance with Policy DM1 and DM3 of the Development Management Document (2015) and Policies KP2 and CP4 of the Core Strategy (2007)

- 04 No external lighting shall be installed on the site subject of this permission unless it is undertaken in complete accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority under the provisions of this condition. Any external lighting approved and installed pursuant to this condition shall be maintained as such thereafter.**

Reason: In the interests of the amenities of the area, in accordance with Policies DM1 and DM3 of the Development Management Document (2015) and Policies KP2 and CP4 of the Core Strategy (2007).

- 05 The development hereby approved shall not be used for any other purpose other than for education and training purposes solely in association with and delivered by Southend United Community and Educational Trust (SUCET).**

Reason: To reflect the very special circumstances of the application and its impact on the Green Belt and Protected Open Space, in accordance with the National Planning Policy Framework (2023) and Policies KP1, CP4 and CP7 of the Core Strategy (2007).

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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 You are advised that in this instance, due to the temporary nature of the permission, the application is not liable for a Community Infrastructure Levy (CIL) charge.**
- 2 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.

APPENDICES

Appendix 1- Course prospectus outlining educational programme BTEC Level 2 and 3

COURSE SUMMARY

BTEC Level 3 in Sports Coaching and Development Diploma and Extended Diploma

Academic Qualification Content

- Opportunity for a qualification, equivalent to three A-Levels
- Up to 12 hours of education per week
- 3 training sessions per week
- Competitive matches representing Southend United in a national league (CEFA)
- Modules include Health, Wellbeing and Sport; Sports Coaching, Careers in Sport, Sports Development, Anatomy and Physiology
- Assessed through weekly assignments across the two years.
- An opportunity to continue to study for English and Maths GCSE.

Our Programme

Opportunity for a qualification, equivalent to three A-LevelsThe Football & Education Programme is a revolutionary course offering many benefits which include:

- Gain a national recognised qualification whilst representing Southend United
- Coached by UEFA qualified coaches
- Train and play on our state of the art 3G Astroturf at Garon Park
- Opportunities to progress into the Southend United Academy
- Showcase games at the heart of The Roots Hall Stadium
- Opportunity to gain valuable work experience at a professional football club
- Player data; player reviews and targets; Strength and conditioning support; USA scholarships; University; Diet and nutritional support; VEO (training and matchday analysis)

Prerequisites To Apply

- A minimum of 4 Level 4 Grades at GCSE (Maths and English are NOT mandatory) Or a BTEC Level 2 in Sport.
- Keen interest towards playing regular football.
- Commitment to follow high standards and expectations in a professional environment.

For further information on the course please email a.edmunds@southendunited-cet.co.uk



Associated Costs

The only cost associated with the course is a compulsory £100 which pays for the Southend United training kit.

'Education teaches us how to achieve success'

BTEC Level 2 programme – Sports Industry Skills (Leading Children's Sports Activities)

BTEC Level 2 Diplomas in Sports Industry Skills are intermediate qualifications for post-16 learners who want to specialise in a specific occupation, occupational area or technical role. They prepare learners for work or an Apprenticeship by giving them the opportunity to develop sector-specific knowledge, technical and practical skills, and to apply these skills in work-related environments.

The qualifications also provide progression to Level 3 qualifications. BTEC Level 2 Diplomas in Sports Industry Skills develop transferable workplace skills, such as good communication and the ability to work in a team, which employers have identified as essential for gaining employment in the sector and for progression once the learner is working. At the core of these qualifications is the concept of preparing young people for the working world. Through practical activities and occupationally fit-for-purpose assessments, learners will gain the skills and behaviours needed for sustainable employment.

Academic Qualification Content

All the content of the qualification is mandatory and relates directly to the skills, knowledge and behaviours expected by employers in the sport and active leisure sector. The areas you will cover include:

- Ways in which people participate in sport and physical activity
- Jobs in the sport and activity leisure industry
- Personal skills and professional behaviours for working in the active leisure industry
- The school environment and National Curriculum
- The children's sport leader role within the organisation
- Planning and leading children's sports activity sessions
- Sports industry legislation and guidance

You will also cover broader skills in literacy and numeracy, which will help you to progress. You will develop other transferable technical and practical skills in communication (working with colleagues, customers and clients), and self-management and problem-solving skills.



Our Programme

The Football & Education Programme is a revolutionary course offering many benefits which include:

- Gain a national recognised qualification whilst representing Southend United
- Coached by UEFA qualified coaches
- Train and play on our state of the art 3G AstroTurf at Garon Park
- Opportunities to progress into the Southend United Academy
- Showcase games at the heart of The Roots Hall Stadium
- Opportunity to gain valuable work experience at a professional football club
- Player data; player reviews and targets; Strength and conditioning support; Diet & nutritional support; VEO (training and matchday analysis)

Prerequisites To Apply

A minimum of 3 Level 4 Grades at GCSE (Maths and English are NOT mandatory) or A BTEC Level 1 in Sport / Sports related qualification.

Keen interest towards playing regular football.

Commitment to follow high standards and expectations in a professional environment.

For further information on the course please email a.edmunds@southendunited-cet.co.uk

ASSOCIATED COSTS: The only cost associated with the course is a compulsory £100 which pays for the Southend United training kit.

Appendix 2- Typical Timetable

	9:15am -12:15pm	12:15 pm -2:00pm	2:15pm -4:45pm
	SUCET - Year 1 Level 2 Alex		
	SUCET - Year 1 Level 2 Alfie		
	SUCET - Year 1 Level 3 Zac		
	SUCET - Year 1 Level 3 Stuart		
Monday		Training on 3G pitch	
	SUCET - Year 2 Level 3 Alfie		
	SUCET - Year 2 Level 3 Zac		
	SUCET - Year 2 Level 3 Stuart		
Charlotte	English G1 9:30 - 11:00		
Michael	Maths G1 9:15-10:40		Maths G4 2:15-3:40
	SUCET - Year 1 Level 3 Alfie		
	SUCET - Year 2 Level 3 Zac		
	SUCET - Year 2 Level 3 Stuart		
Tuesday		Training on 3G pitch	
	SUCET - Year 1 Level 2 Alex		
	SUCET - Year 1 Level 2 Alfie		
	SUCET - Year 1 Level 3 Zac		
	SUCET - Year 1 Level 3 Stuart		
Charlotte	English G2 9:20 - 10:50		
Michael	Maths G5 9:15-10:40		Maths G3 2:15-3:40
	SUCET - Year 1 Level 2 Alex		
	SUCET - Year 1 Level 2 Alfie		
	SUCET - Year 1 Level 3 Zac		
	SUCET - Year 1 Level 3 Stuart		
Wednesday	Match Day - 3G pitch		
	SUCET - Year 1 Level 2 Alex		
	SUCET - Year 2 Level 3 Alfie		
	SUCET - Year 2 Level 3 Zac		
	SUCET - Year 2 Level 3 Stuart		
Thursday		Tutorials / Rehab session (1 hr)	
	SUCET - Year 1 Level 2 Alex		
	SUCET - Year 1 Level 2 Alfie		
	SUCET - Year 1 Level 3 Zac		
	SUCET - Year 1 Level 3 Stuart		
Charlotte	English G4 9:20-10:50		
Michael	Maths G7 9:15-10:40		
	SUCET - Year 1 Level 2 Alex		
	SUCET - Year 1 Level 2 Alfie		
	SUCET - Year 1 Level 3 Zac		
	SUCET - Year 1 Level 3 Stuart		
Friday		Training on 3G pitch	
	SUCET - Year 2 Level 3 Alfie		
	SUCET - Year 2 Level 3 Zac		
	SUCET - Year 2 Level 3 Stuart		