

## ITEM 5.2

**Application:** 2021/1948

**Location:** Hazelwood School, Wolfs Hill, Limpsfield RH8 0QU

**Proposal:** Variation of conditions 5 (Approved Operation hours) and 6 (Approved Floodlight usage hours) attached to pp 2020/1776 for the "Demolition of existing store room and erection of replacement equipment storage building. Part demolition to existing pavilion. Erection of extension to south elevation of, and alterations to, the existing pavilion. Erection of replacement store building. Construction of a new artificial turf sports pitch with 8 x flood lights. Erection of associated means of enclosure and formation of footpaths, assembly area and spectator area. Raising/re-levelling of land to provide extension to existing playing fields providing new natural turf sports areas with a new non-grass pitch cricket wicket and all associated groundworks including drainage and the creation of a swale".

**Ward:** Limpsfield

**Decision Level:** Planning Committee

*Constraints - GB, AGLV, T Road, AWd 500m, ASAC*

**PERMIT subject to conditions**

This application is reported to Committee following a Member request.

### **Summary**

1. Planning permission has been granted under ref: 2020/1776 for the formation of an all-weather pitch with associated fencing, floodlights, extension works to the existing pavilion, replacement store building, assembly area, spectator area and landscaping within an existing school sports field. Engineering operations would be required for the raising/re-levelling of land to provide an extension to the existing playing fields to provide new natural turf sport areas and a non-grass cricket wicket.
2. The permission granted was subject to a number of conditions including condition 5 relating to the operational hours of the all-weather pitch and condition 6 relating to the hours of use of the floodlights. The hours of use conditions restrict the times when the facilities can be used. The conditions restrict the hours of use on Wednesday's and Saturdays to end by 17.00hours, whilst on Mondays, Tuesdays, Thursdays and Fridays, the conditions restrict the hours of use to end by 20.00hrs.
3. This application is seeking to amend the hours of use of the pitch and floodlights so that the all-weather pitch and floodlights can be used up to 20.00hrs on Wednesdays but would cease to be used by 17.00 hrs on Fridays.
4. The proposed change of the hours of use would not result in any additional harmful impact on the amenities of nearby local residents and would maintain the overall aggregate operating hours across a week as permitted by the original application. The later operating time permitted on a Wednesday would therefore be compensated for by the earlier closing time on a Friday.

## Site Description

5. The site comprises a parcel of land serving Hazelwood School which is located on the southern side of Wolfs Hill within the Green Belt area of Limpsfield. The application site currently comprises an outdoor sports area with a pavilion on an area of playing fields in close proximity to the school.
6. The previous application also included a larger parcel of land located further south east of the school buildings and comprises existing open sports playing fields. The application site bounds residential development in Home Park and Hazelwood Heights to the west and south.

## Relevant History

7. 2020/1776 – Demolition of existing store room and erection of replacement equipment storage building. Part demolition to existing pavilion. Erection of extension to south elevation of, and alterations to, the existing pavilion. Erection of replacement store building. Construction of a new artificial turf sports pitch with 8 x flood lights. Erection of associated means of enclosure and formation of footpaths, assembly area and spectator area. Raising/re-levelling of land to provide extension to existing playing fields providing new natural turf sports areas with a new non-grass pitch cricket wicket and all associated groundworks including drainage and the creation of a swale - Granted 05/03/2021.
8. A number of applications have been considered pertaining to the overall school campus, but none of these are relevant to this application.

## Key Issues

9. The site is in the Green Belt and the principle of development has been established with the grant of planning permission under ref: 2020/1776.
10. The main issue to be determined is the impact of the proposed change to the operating hours on the amenities of neighbouring properties.

## Proposal

11. This application seeks permission to amend the operating hours of the permitted all-weather sports pitch and floodlights. Conditions 5 and 6 on permission 2020/1776 are relevant and states as follows:

### *Condition 5*

The all-weather, artificial turf pitch hereby approved shall not be used by the school, external clubs or organisations outside the following times:

- Monday, Tuesday, Thursday and Friday (including school holidays) 08:00 – 20:00
- Wednesday 08:00 – 17:00
- Saturday 09:00 – 17:00

There shall be no usage on Sundays and Bank Holidays.

The above times shall be adhered to unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the visual amenities of the Green Belt, the character and appearance of the area and the residential amenities of neighbouring occupiers in accordance with Policies CSP18 and CSP21 of the Tandridge District Core Strategy 2008 and Policies DP7, DP10 and DP13 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

#### *Condition 6*

The floodlighting hereby approved shall not be illuminated outside the following hours and shall be extinguished as soon as practicable when the pitch has finished being used each day.

- Monday, Tuesday, Thursday and Friday (including school holidays) 08:00 – 20:00
- Wednesday 08:00 – 17:00
- Saturday 09:00 – 17:00

There shall be no usage on Sundays and Bank Holidays.

The above hours shall be adhered to unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the visual amenities of the Green Belt, the character and appearance of the area and the residential amenities of neighbouring occupiers in accordance with Policies CSP18 and CSP21 of the Tandridge District Core Strategy 2008 and Policies DP7, DP10 and DP13 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014

12. It is proposed that the operating hours for a Wednesday be transferred to a Friday and vice versa to allow for the later operating hours on Wednesdays.
13. In support of the application, the school make the following summarised points:
  - The application to vary the condition seeks no net increase in the weekly aggregate hours of use.
  - Wednesdays and particularly Wednesday afternoons are widely and commonly utilised nationally for sport throughout the education system. This is no different for the School - Wednesdays being the most intensive day in the week for the involvement of years 5-8 in sports - some 150+ children - and for hosting competitive events and hosting tournaments. Mid-week availability of the ATP will therefore be important for regular sports activities and after-School training/clubs when no competitive use is required - after School activities tending to be focussed during the core weekdays to enable and encourage attendance as Friday afternoons tend to conflict with other family, social and non-School activities and commitments.
  - The weekday after School use also has an important role in providing the much needed, and oft Central Government cited and financially supported, assistance for working families to allow them the opportunity to work whilst their children are safeguarded in a secure and supervised educational setting.

- Less restricted Wednesday hours of use of the ATP will also assist in the School delivering its community use obligations - mindful that mid-week bookings for its existing facilities are most popular - the Sports Hall for example being fully booked on a Wednesday - with Monday and Friday bookings/interest from third parties being noticeably less sought after.
- The intent behind the limitation imposed by Members was ostensibly to provide some 'relief' from the use of the ATP for neighbouring residents. With this in mind it is pertinent that the transfer of the 'early weekday closure' of the facility to Fridays will result in three continuous days including the weekend where use of the ATP will not be permitted beyond the hours of 17:00 (including no use on Sundays or Bank Holiday Mondays).

### **Development Plan Policy**

14. Tandridge District Core Strategy 2008 – Policies CSP1, CSP12, CSP13, CSP17, CSP18, CSP21
15. Tandridge Local Plan: Part 2 – Detailed Policies 2014 – Policies DP1, DP5, DP7, DP10, DP13, DP18, DP19, DP21, DP22
16. Woldingham Neighbourhood Plan 2016 – Not applicable
17. Limpsfield Neighbourhood Plan 2019 – Policies LNP1, LNP5, LNP8, LNP12, LNP13
18. Caterham, Chaldon and Whyteleafe Neighbourhood Plan – 2021 – Not applicable
19. Emerging Tandridge Local Plan 2033 – Policies TLP01, TLP02, TLP03, TLP07, TLP08, TLP17, TLP18, TLP32, TLP34, TLP35, TLP37, TLP39, TLP46, TLP47

### **Supplementary Planning Documents (SPDs), Supplementary Planning Guidance (SPGs) and non-statutory guidance**

20. Tandridge Parking Standards SPD (2012)
21. Tandridge Trees and Soft Landscaping SPD (2017)

### **National Advice**

22. National Planning Policy Framework (NPPF) (2021)
23. Planning Practice Guidance (PPG)
24. National Design Guide (2019)

### **Statutory Consultation Responses**

25. Limpsfield Parish Council – No response received.

### **Non-statutory Advice Received**

26. Tandridge DC Environmental Health - No objection to the variation of hours proposed in this application.

## **Other Representations**

27. A number of objections have been received from local residents which can be summarised as follows:
- Proposal would remove the break in 'evening' usage in the middle of the week that was previously negotiated with the Parish Council and residents.
  - Residents maintain that fixed lighting, increased noise intrusion and traffic congestion would be inappropriate
  - Application demonstrates a lack of consideration by the school for the surrounding community.
  - Proposed hours of use are already a considerable intrusion on resident's quiet enjoyment of their property.
  - Any changes if permitted should be restricted to educational use only.
  - Changing the early closing evening to Friday would not solve the problem of continuous use during the week.
  - Floodlights and spectator area would impact on amenities

## **Assessment**

### Procedural note

28. The Tandridge District Core Strategy and Detailed Local Plan Policies predate the NPPF as published in 2021. However, paragraph 219 of the NPPF (Annex 1) sets out that existing policies should not be considered out-of-date simply because they were adopted prior to the publication of the Framework document. Instead, due weight should be given to them in accordance to the degree of consistency with the current Framework.

### Principle of development on the site

29. The principle of development has been established with the grant of planning permission under ref: 2020/1776. The previous application was considered by the Planning Committee who acknowledged that the proposals represented inappropriate development in the Green Belt, but that very special circumstances existed which were sufficient to outweigh the identified harm. Members also agreed that with imposition of the recommended conditions, any impact can be suitably controlled to ensure that significant harm is not caused as a result of the hours of use and floodlighting.
30. Therefore, the main issue to be determined in this application is the impact of the proposed change to the operating hours on the amenities of neighbouring properties.

### Impact on Residential Amenity

31. Policy CSP18 of the Core Strategy and Criteria 6 – 9 (inclusive) of Policy DP7 of the Local Plan Part 2: Detailed Policies require that development must not significantly harm the amenities of the occupiers of neighbouring properties by reason of overlooking, noise, traffic and any adverse effect.
32. Local Plan Policy DP22 relates to Minimising Contamination, Hazards and Pollution and provides guidance in relation to noise and light pollution. In this regard, Policy DP22 states that noise generating forms of development are required to be accompanied by a statement detailing noise generation levels

and any mitigation measures to ensure that all noise is reduced to an acceptable level. Where a development proposal is able to demonstrate that acceptable noise levels will be achieved, the application will be supported. In relation to lighting and illumination, part F of Policy DP22 states:

“Proposals for external lighting as part of a new or existing development will be permitted where the applicant can demonstrate that the lighting scheme is the minimum necessary for security, safety, working or recreational purposes and that it minimises the potential pollution from glare or spillage. Particular attention will be paid to schemes in or close to open countryside or intrinsically dark landscapes, close to residential property and areas important for nature conservation.

33. Part G of Policy DP22 goes on to state as follows:

“Proposals for or including floodlighting will be permitted provided there is no significant harm to the character of the area, to the amenities of the occupiers of residential property or to areas important for nature conservation. In addition, within the Green Belt floodlighting to illuminate sport and recreation facilities will only be permitted where there is no harm to the openness of the Green Belt.”

34. In relation to Outdoor Sports and Recreation Facilities, the supporting text to Policy DP22 states: “Where existing sports and recreation facilities are refurbished or applications for new facilities are submitted, applicants may wish to include some form of artificial lighting in order to maximise the use of the facility. The Council recognises the advantages of making the most effective use of such facilities but is conscious that proposals can have an adverse environmental impact in terms of light pollution. A balance must therefore be struck between the need to provide suitable, functional lighting and the need to protect the environment and amenity of the surrounding area.

35. The previous application was carefully considered by Planning Committee who agreed with officers that the proposals were acceptable and that the impact of the all-weather sports pitch and floodlights on the amenities of nearby residents would be acceptable subject to conditions. The advice given to members on the original application was as follows:

*Due to the position of the development to the south of the main school campus, the primary impact of the proposal being the all-weather pitch would be to dwellings to the west, namely those in Hazelwood Heights, Home Park and the dwelling named Home Place Cottage within closest proximity of the proposed development. Although the use of the land is not currently controlled by any restrictions of operation, the scale of the development including the formation of an all-weather pitch and the addition of floodlighting to the pitch would change the nature of this use and the potential impact upon the neighbouring dwellings. The built form of the nearest neighbouring property would be located approximately 72m away from the application site to the west.*

*The submission included details of restrictions of the use and floodlighting being that floodlighting would be turned off by 21:15 Monday to Saturday, and 19:15 on Sundays and Bank Holidays. The Council’s Environmental Health Team were consulted on the proposal and their response stated;*

*“Environmental Health has no objections on grounds of noise and lighting providing that the applicant fully complies with the Planning statement for noise and lighting and that the floodlights are turned off at the following times:*

*Monday to Saturday – 21:15  
Sunday/Bank holidays 19:15”*

*The proposal includes the installation of 8 x 12m high masts to provide floodlighting for the all-weather pitch. The submitted Planning Statement states that lighting will be provided for safe sporting activity for the school during normal school daytime hours (up to 18:00) and that it would be used in adverse weather conditions, poor daylight and sunlight conditions generally between the months of October to March. The submission confirms that use of the floodlighting if required by community groups would not be continuous but on demand. The lighting has been designed to ‘drop’ illumination onto the playing surface to limit ‘spill’ outside of the required area for ecological purposes and in response of residential and visual amenities.*

*In relation to screening, additional landscaping is proposed to the south and east with the existing screening to the west to be retained. Many third-party comments have been received in relation to the lighting and noise impacts of the proposals upon the amenities of neighbouring residents. In this regard, it is important to note that the Environmental Health Team confirmed that they are satisfied with the proposal on its own merits in relation to noise and lighting and this is not dependant on planting being carried out;*

*“I am satisfied that the hours of operation will minimise the impact of noise and lighting on nearby residents. If planning permission is granted and it later shows that the noise or lighting is causing a statutory nuisance then there are powers available under the Environmental Protection Act 1990 to enable us to take action.*

*The landscaping at a later date may provide some screening but my observations on the impact of noise and lighting is based upon the relevant guidelines when we assess planning applications. In the case of lighting we use the Institute of Lighting Professionals Guidance Notes for the Reduction of Obstructive Light. The report submitted in support of the application states that the new lighting will meet the maximum recommended illuminance levels. The Acoustic Report indicated that the noise levels will not exceed the World Health Organisation recommended levels at neighbouring properties. At these levels the noise should not cause a problem to residents.”*

*Whilst noting the above assessment made by the Environmental Health Team, in relation to the floodlighting, noise and hours of use, given the close relationship and proximity with neighbouring properties within Hazelwood Heights and Home Park, it is recommended that the hours of operation be reduced to that submitted within the application and of the hours which were acceptable to the Environmental Health Team. The following hours of operation and floodlighting restriction is recommended to be controlled by means of planning condition.*

*Monday – Friday: 08:00 – 20:00  
Saturdays, Sundays and Bank Holidays: 09:00 – 17:00*

*It is considered reasonable to restrict the hours of operation and floodlighting to the above timescales to preserve the reasonable amenity and enjoyment of the neighbouring residents. These restrictions would apply to any and all users of the site. Furthermore, similar time restrictions have been imposed on similar proposals on school sites in recent years within the District. It is considered that the proposal would, subject to the imposition of the above conditions, not result in significant harm to residential amenities and would comply with Development Plan policies.*

36. At the Planning Committee, members considered that a midweek early evening ending should be imposed and amended the condition recommended by officers accordingly.
37. The applicants are proposing that the earlier closing time for the use of the pitch and floodlights be moved to a Friday so that residents have the benefit of a longer break from the activity on the pitch over the weekend. The applicants state that Wednesdays and particularly Wednesday afternoons are widely and commonly utilised nationally for sport throughout the education system. This is no different for the School - Wednesdays being the most intensive day in the week for the involvement of years 5-8 in sports - some 150+ children - and for hosting competitive events and hosting tournaments. They state that mid-week availability of the ATP will therefore be important for regular sports activities and after-School training/clubs when no competitive use is required - after School activities tending to be focussed during the core weekdays to enable and encourage attendance as Friday afternoons tend to conflict with other family, social and non-School activities and commitments.
38. The applicants have also stated that the weekday after school use also has an important role in providing the much needed, and oft Central Government cited and financially supported, assistance for working families to allow them the opportunity to work whilst their children are safeguarded in a secure and supervised educational setting.
39. The school considers that a less restricted Wednesday afternoon and evening hours of use of the ATP will also assist in the School delivering its community use obligations - mindful that mid-week bookings for its existing facilities are most popular - the Sports Hall for example being fully booked on a Wednesday - with Monday and Friday bookings/interest from third parties being noticeably less sought after.
40. This application is seeking to amend the hours of use of the pitch and floodlights so that the all-weather pitch and floodlights can be used up to 20.00hrs on Wednesdays but would cease to be used by 17.00 hrs on Fridays.
41. The proposed change of the hours of use would not result in any additional harmful impact on the amenities of nearby local residents and would maintain the overall aggregate operating hours across a week as permitted by the original application. The later operating time permitted on a Wednesday would therefore be compensated for by the earlier closing time on a Friday.



42. In conclusion, it is not considered that the proposed changes to the operating hours of the all-weather pitch and floodlights would have a detrimental impact upon neighbour amenity and is therefore considered to be in accordance with the objectives of the aforementioned policies and guidance.

### **Re-imposition of conditions**

43. The result of any new grant of permission under section 73 of the Town and Country Planning Act 1990 (as amended) is the issuing of a new permission which sits alongside the original planning permission. In these circumstances the conditions imposed on this grant of permission would be re-imposed, subject to the changes permitted to the operating hours under conditions 5 and 6.

### **Conclusion**

44. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that proposals should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.
45. Planning permission has been granted under ref: 2020/1776 for the formation of an all-weather pitch which was subject to a number of conditions including condition 5 relating to the operational hours of the all-weather pitch and condition 6 relating to the hours of use of the floodlights. The hours of use conditions restrict the times when the facilities can be used. The conditions restrict the hours of use on Wednesday's and Saturdays to end by 17.00hours, whilst on Mondays, Tuesdays, Thursdays and Fridays, the conditions restrict the hours of use to end by 20.00hrs.
46. This application is seeking to amend the hours of use of the pitch and floodlights so that the all-weather pitch and floodlights can be used up to 20.00hrs on Wednesdays but would cease to be used by 17.00 hrs on Fridays.
47. The proposed change of the hours of use would not result in any additional harmful impact on the amenities of nearby local residents and would maintain the overall aggregate operating hours across a week as permitted by the original application. The later operating time permitted on a Wednesday would therefore be compensated for by the earlier closing time on a Friday.
48. For the reasons outlined above, the application is recommended for approval.
49. The recommendation is made in light of the National Planning Policy Framework (NPPF) and the Government's Planning Practice Guidance (PPG). It is considered that in respect of the assessment of this application significant weight has been given to policies within the Council's Core Strategy 2008 and the Tandridge Local Plan: Part 2 – Detailed Policies 2014 in accordance with paragraph 213 of the NPPF. Due regard as a material consideration has been given to the NPPF and PPG in reaching this recommendation.
50. All other material considerations have been considered but none are considered sufficient to change the recommendation.

**RECOMMENDATION: PERMIT subject to the following conditions:**

1. The development hereby permitted shall start not later than the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This decision refers to drawings numbered D19-046/DWG/LP0001 Rev 01 (including the rededged site location plan), D19-046/DWG/SP0001 Rev 03, D19-046/DWG/ES0001 Rev 01 scanned on 7 October 2020, 7236-PD-02 Rev A, 7236-PD-03 Rev A, D19-046/VW/CS000.01, D19-046/DWG/EP0001 Rev 02, D19-046/DWG/SP0002 Rev 03, D19-046/DWG/SP0003 Rev 04 scanned on 8 October 2020, D19-046/DWG/ED0001 Rev 02 A and HLS821 scanned on 15 October 2020. The development shall be carried out in accordance with these approved drawings. There shall be no variations from these approved drawings.

Reason: To ensure that the scheme proceeds as set out in the planning application and therefore remains in accordance with the Development Plan.

3. The ATP (artificial turf pitch) facility and extended playing fields shall not be brought into use until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the artificial grass pitch, the cricket pitch and the grass pitches, and include details of pricing policy, hours of use, access by non-[educational establishment] users [/non-members], management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy.

4. No above ground works for the ATP (artificial turf pitch), Pavilion, store building or extended playing fields shall start until details of the materials to be used in the construction of the external surfaces of the proposed development, including the hard-surfacing materials of the artificial turf pitch, for that part of the development, hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.

Reason: To enable the Local Planning Authority to exercise control over the type and colour of materials, so as to enhance the development and to ensure that the new works are appropriate to the landscape character of the area accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan Part 2: Detailed Policies 2014.

5. The all-weather, artificial turf pitch hereby approved shall not be used by the school, external clubs or organisations outside the following times:

Monday, Tuesday, Wednesday and Thursday                      08:00 – 20:00  
(including school holidays)

Friday	08:00 – 17:00
Saturday	09:00 – 17:00

There shall be no usage on Sundays and Bank Holidays.

The above times shall be adhered to unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the visual amenities of the Green Belt, the character and appearance of the area and the residential amenities of neighbouring occupiers in accordance with Policies CSP18 and CSP21 of the Tandridge District Core Strategy 2008 and Policies DP7, DP10 and DP13 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

6. The floodlighting hereby approved shall not be illuminated outside the following hours and shall be extinguished as soon as practicable when the pitch has finished being used each day.

Monday, Tuesday, Wednesday and Thursday (including school holidays)	08:00 – 20:00
Friday	08:00 – 17:00
Saturday	09:00 – 17:00

There shall be no usage on Sundays and Bank Holidays.

The above hours shall be adhered to unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the visual amenities of the Green Belt, the character and appearance of the area and the residential amenities of neighbouring occupiers in accordance with Policies CSP18 and CSP21 of the Tandridge District Core Strategy 2008 and Policies DP7, DP10 and DP13 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

7. No development shall start until the tree protection measures detailed within the approved Tree Protection Plan (174038/TPP) and Arboricultural Method Statement have been implemented. Thereafter these measures shall be retained and any specified staging of works strictly adhered to throughout the course of development and shall not be varied without the written agreement of the Local Planning Authority. In any event, the following restrictions shall be strictly observed unless otherwise agreed by the Local Planning Authority:
  - (a) No bonfires shall take place within the root protection area (RPA) or within a position where heat could affect foliage or branches.
  - (b) No further trenches, drains or service runs shall be sited within the RPA of any retained trees.
  - (c) No further changes in ground levels or excavations shall take place within the RPA of any retained trees.

Reason: To prevent damage to trees in the interest of the visual amenities of the area in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014

8. No development shall start until a method of construction statement, to include details of temporary construction access works has been submitted to

and agreed in writing by the Local Planning Authority. These details shall include specifications of a no dig cellular confinement construction for that part of the construction haul route for the ATP (artificial turf pitch) within the Root Protection Area (RPA) of trees to be retained as identified in the Tree Protection Plan (TPP) to minimise harm to the roots of the retained trees. Thereafter, all works shall be carried out and constructed in accordance with the approved details and shall not be varied without the written consent of the Local Planning Authority.

Reason: To prevent damage to trees in the interest of the visual amenities of the area in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

9. No works for the alteration and extension of the Pavilion building shall commence until a further Bat roost assessment has been undertaken by a suitably qualified ecologist and thereafter the works should only proceed in accordance with any further recommendations made. The further Bat roost assessment shall be submitted to and approved by the Local Planning Authority in writing.

Reason: To ensure that the ecological interests of the site are adequately safeguarded and enhanced throughout the development, in accordance with Policy CSP17 of the Tandridge District Core Strategy 2008 and Policy DP19 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

10. No development shall commence on the ATP (artificial turf pitch), Pavilion or extended playing field sites until a pre-commencement walkover survey of the site that is the subject of commencement has been undertaken in order to provide an up-to-date assessment of its use by Badgers. The walkover survey should be undertaken within four weeks prior to the commencement of works and be conducted by a qualified ecologist in accordance with best practice. A written report of findings – including any necessary mitigation and provision for monitoring in the event that badger activity is identified – shall be submitted to the Local Planning Authority for approval within two weeks of the commencement of development.

Reason: To ensure that the ecological interests of the site are adequately safeguarded and enhanced throughout the development, in accordance with Policy CSP17 of the Tandridge District Core Strategy 2008 and Policy DP19 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

11. The development hereby permitted shall be carried out in accordance with the recommendations and mitigation and enhancement measures set out in the Revised Preliminary Ecological Appraisal and Bat Activity Transect Survey dated October 2020 and scanned on 15 October 2020.

Reason: To ensure that the ecological interests of the site are adequately safeguarded and enhanced throughout the development, in accordance with Policy CSP17 of the Tandridge District Core Strategy 2008 and Policy DP19 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

12. All hard landscape works shall be carried out in accordance with the approved details including the proposed finished levels shown within drawing numbers D19-046/DWG/ES0001 Rev 01 scanned on 7 October 2020 and D19-046/DWG/ED0001 Rev 02 scanned 15 October 2020, the means of enclosure

shown within drawing number D19-046/DWG/EP0001 Rev 02 scanned 8 October 2020, the pedestrian access and circulation areas shown within drawing number D19-046/DWG/SP0001 Rev 03 scanned 7 October 2020. The works shall be completed prior to the occupation of any part of the development.

Reason: To maintain and enhance the visual amenities of the development in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

13. All soft landscape works shall be carried out in accordance with the approved details including the drawing numbered L3 Rev A and titled 'Landscape Proposals Plan' by David Williams Landscape Consultancy scanned 21 October 2020. Existing trees and boundary treatments shall be retained other than those specifically stated to be removed within the submission. The works shall be completed prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed, or, in the opinion of the Local Planning Authority, become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To maintain and enhance the visual amenities of the development in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

14. No development shall commence until a Construction Transport Management Plan, to include details of:
  - (a) access for construction vehicles
  - (b) parking for vehicles of site personnel, operatives and visitors
  - (c) loading and unloading of plant and materials
  - (d) storage of plant and materials
  - (e) timing of HGV deliveries and hours of operation (to avoid the start and end of the school day)
  - (f) programme of works (including any measures for traffic management)
  - (g) vehicle routing to and from the site
  - (h) measures to prevent the deposit of materials on the highway
  - (i) no HGV movements to or from the site shall take place between the hours of 8.15 and 9.15 am and 3.15 and 4.15 pm, nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in Wolfs Hill during these times
  - (j) on-site turning for construction vehicles

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users. These conditions are required to meet the objectives of the NPPF (2019), and to satisfy policy CSP12 of the Core Strategy DPDS (2008) and policies DP5 and DP7 of the TLP Part 2: Detailed Policies (2014).

15. There shall be no community use of the facilities during the school day during term time.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users. These conditions are required to meet the objectives of the NPPF (2019), and to satisfy policy CSP12 of the Core Strategy DPDS (2008) and policies DP5 and DP7 of the TLP Part 2: Detailed Policies (2014).

16. The development of the hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

- a) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 1.9 l/s.

- b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.). The attenuation swale cross section should include details of the existing ditch.

- c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.

- d) Details of drainage management responsibilities and maintenance regimes for the drainage system.

- e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

17. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).

Reason: To ensure the Drainage System is designed to the National Non-Statutory Technical Standards for SuDS.

18. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 170 of the National Planning Policy Framework.

19. No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework.

20. Details of any external lighting (not including the floodlights hereby permitted) shall be submitted to and approved by the Local Planning Authority in writing prior to any such provision on the site.

Reason: To ensure that the provision of any lighting on site minimises the impact on the Green Belt and the rural landscape and protects the amenities of occupiers of adjoining properties in accordance with Policies CSP18 and CSP21 of the Tandridge District Core Strategy 2008 and Policies DP7 and DP13 of the Tandridge Local Plan; Part 2 – Detailed Policies 2014

## Informatives

1. Condition 2 refers to the drawings hereby approved. Non-material amendments can be made under the provisions of Section 96A of the Town and Country Planning Act 1990 and you should contact the case officer to discuss whether a proposed amendment is likely to be non-material. Minor material amendments will require an application to vary condition 2 of this permission. Such an application would be made under the provisions of Section 73 of the Town and Country Planning Act 1990. Major material amendments will require a new planning application. You should discuss whether your material amendment is minor or major with the case officer. Fees may be payable for non-material and material amendment requests. Details of the current fee can be found on the Council's web site.
2. The development permitted is subject to a Community Infrastructure Levy (CIL) liability for which a Liability Notice will be issued. It is important that you ensure that the requirements of the CIL Regulations are met to ensure that you avoid any unnecessary surcharges and that any relevant relief or exemption is applied.
3. If there is a reason to believe contamination could be an issue, applicants should provide proportionate but sufficient site investigation information (a risk assessment) prepared by a competent person to determine the existence or otherwise of contamination, its nature and extent, the risks it may pose and to whom/what (the 'receptors') so that these risks can be assessed and satisfactorily reduced to an acceptable level. The National Quality Mark Scheme (NQMS) accredits competent persons with regard to assessing and reporting land contamination issues.

4. Any surface or fly-tipped waste materials should be removed to suitable permitted sites as part of any site clearance/preparation works.
5. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on our website.
6. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
7. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
8. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
9. The applicant's attention is drawn to the comments made by Surrey Wildlife Trust dated 25<sup>th</sup> November 2020 in relation to a precautionary approach to works.

The development has been assessed against Tandridge District Core Strategy 2008 Policies CSP1, CSP12, CSP13, CSP17, CSP18, CSP21, Tandridge Local Plan: Part 2: Detailed Policies – Policies DP1, DP5, DP7, DP10, DP13, DP18, DP19, DP21, DP22, Limpsfield Neighbourhood Plan 2019 – Policies LNP1, LNP5, LNP8, LNP12, LNP13 and material considerations, including third party representations. It has been concluded that the development would constitute inappropriate development in the Green Belt but that there are very special circumstances and that subject to the conditions as set out above the scheme is acceptable.

The Local Planning Authority has acted in a positive and creative way in determining this application, as required by the NPPF (2019), and has assessed the proposal against all material considerations including the presumption in favour of sustainable development and that which improves the economic, social and environmental conditions of the area, planning policies and guidance and representations received.