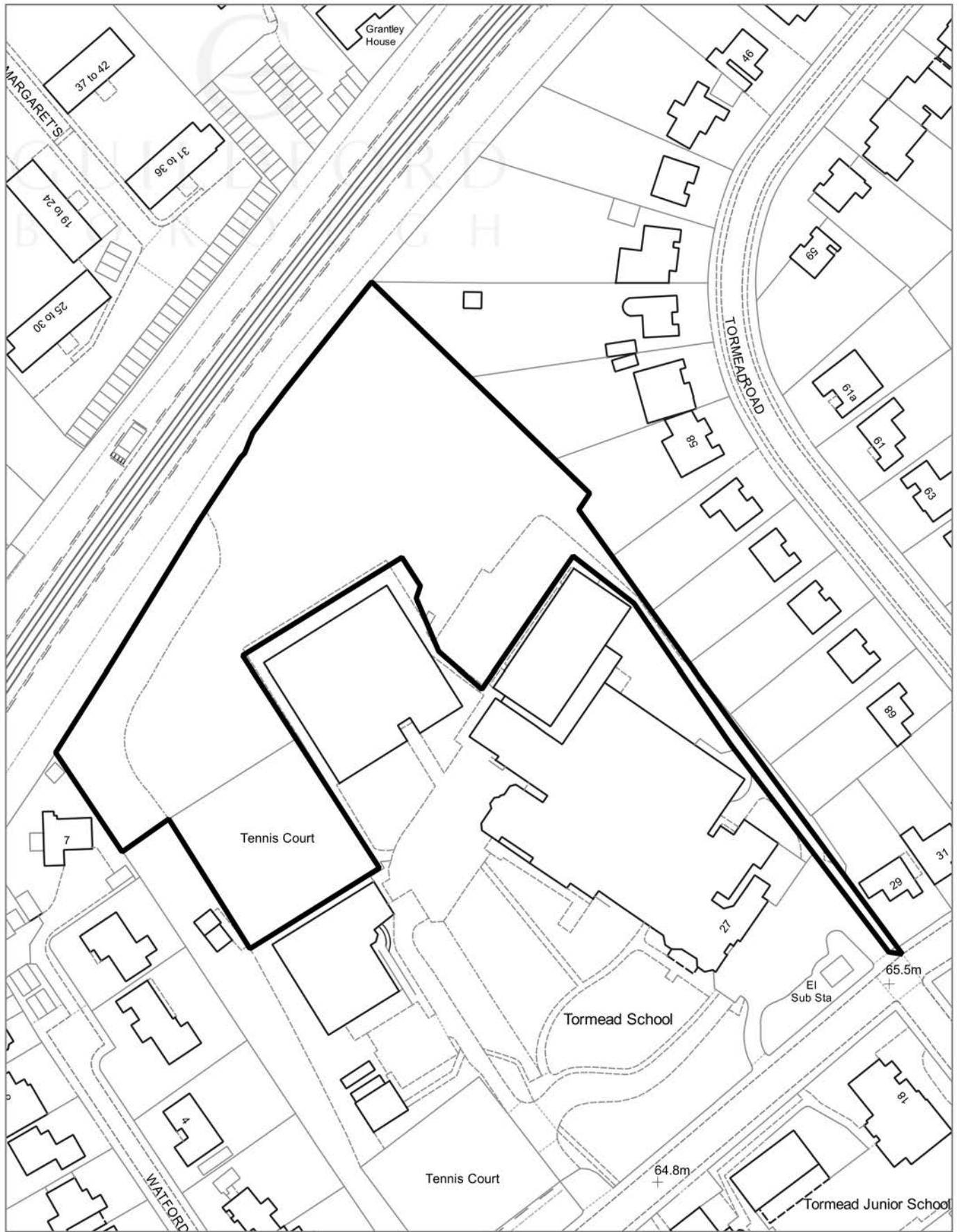


# 19/P/01734 - Tormead School, Cranley Road, Guildford



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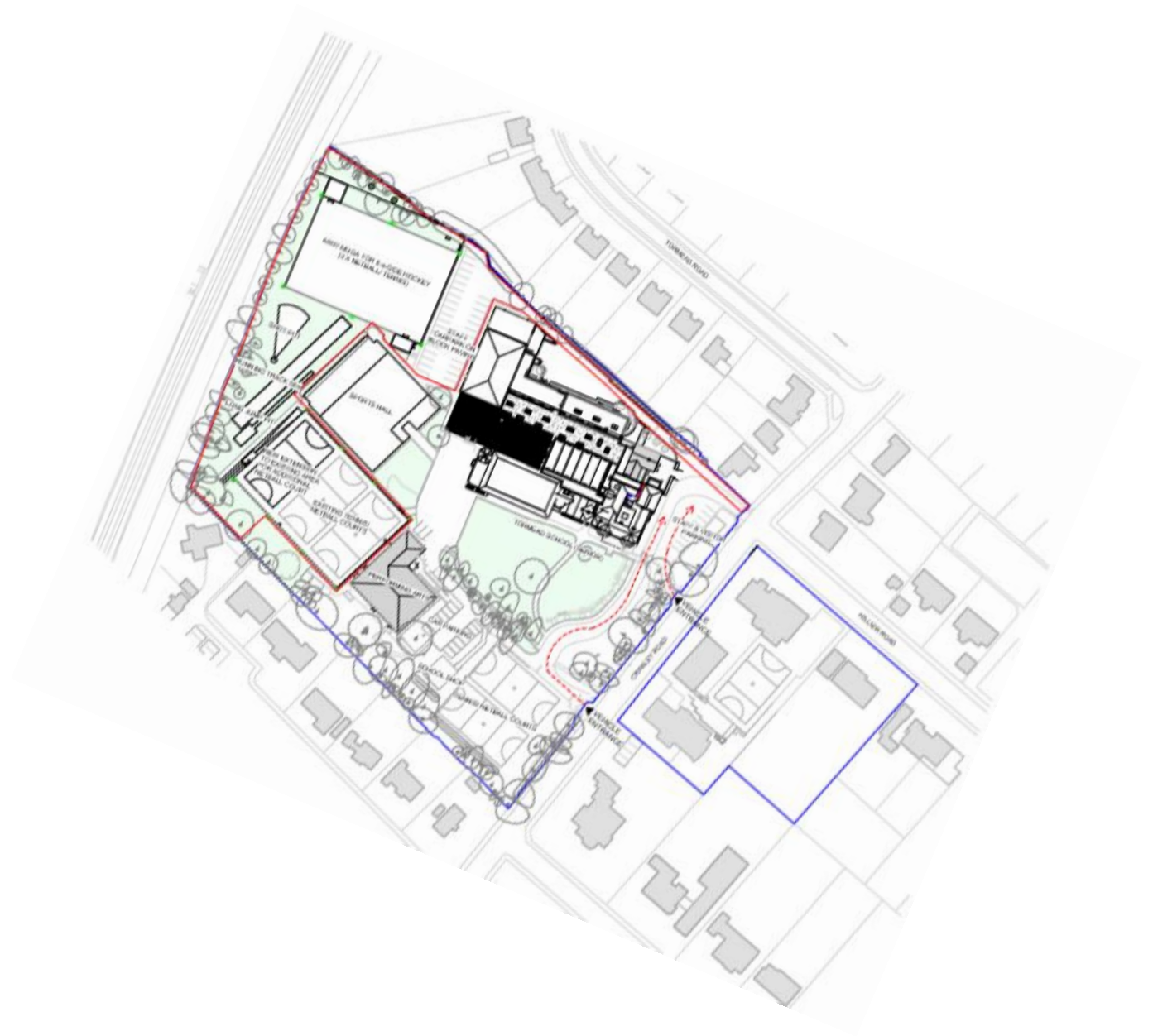


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GUILDFORD  
BOROUGH

20/P/01734 – Tormead School, Cranley Road, Guildford GU1 2JD



Not to scale

**App No:** 19/P/01734  
**Appn Type:** Full Application  
**Case Officer:** Lisa Botha

**8 Wk Deadline:** 31/01/2020

**Parish:** Christchurch  
**Agent :** Mr Matt Hill  
Maddox and Associates Ltd  
68 Hanbury Street  
London  
E1 5JL

**Ward:** Christchurch  
**Applicant:** C/O Agent  
Tormead Limited

**Location:** Tormead School, Cranley Road, Guildford, GU1 2JD  
**Proposal:** Provision of a multi-use games area, 50m running track and shot-put area, extension to existing netball/tennis courts, relocation of long jump pit and the provision of associated fencing, hardstanding, landscaping and lighting.

### **Executive Summary**

#### **Reason for referral**

This application has been referred to the Planning Committee because more than 10 letters of objection have been received, contrary to the Officer's recommendation.

#### **Key information**

The proposal is for the provision of a multi-use games area, 50m running track and shot-put area, extension to existing netball/tennis courts, relocation of long jump pit and the provision of associated fencing, hardstanding, landscaping and lighting.

The applicant has stated that the provision of the new sporting facilities will allow the school to meet the demands of its pupils and hold further physical educational classes and more formalised recreational activities on site rather than travelling off site to hold such activities, as it does currently and would therefore meet a legitimate educational need for the School and allow a wider variety of physical education activities to take place.

#### **Summary of considerations and constraints**

There is no in principle objection to the proposed development which would provide improved sporting facilities at the school in line with one of the aims of the NPPF. The proposed development would not be out of character in this educational setting, and subject to compliance with conditions would not result in any adverse impact on protected species and result in some enhancements to the biodiversity value of the site. The proposal would also not result in any adverse impact on trees or have any material impact on highway / parking considerations.

Whilst the proposal would result in some light spillage towards neighbouring dwellings this would be to a limited degree and further mitigated by the hours of operation restrictions on the floodlights, therefore the effect would not be harmful to residential amenity.

The proposed development is recommended for approval, subject to the imposition of conditions.

## **RECOMMENDATION:**

### **Approve - subject to the following condition(s) and reason(s) :-**

1. The development hereby permitted shall be begun before the expiration of three 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(1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 1449-IID-DR-1100 REV E, 1449-IID-DR-1101 REV H, 1449-IID-DR-1102 REV H all received 18/10/19, 1449-IID-DR-1201 REV G, 1449-IID-DR-1202 REV F, 1449-IID-DR-3001 REV D, 1449-IID-DR-3002 REV D, 1449-IID-DR-3003 REV C received 17/10/19.

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of proper planning.

3. The use of the MUGA hereby permitted shall not operate other than between the hours of 07:30 to 18:30 Mondays to Saturdays (inclusive) and shall not operate at all on Sundays or Bank or National Holidays.

Reason: To safeguard the residential amenities of neighbouring properties.

4. No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones
- (f) measures to prevent the deposit of materials on the highway
- (g) no HGV movements to or from the site shall take place between the hours of 8.30 and 9.15 am and 3.15 and 4.00 pm
- (h) 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: In order that the development does not prejudice highway safety nor inconvenience other highway users. This condition is required to be a pre-commencement condition to ensure that the measures above have been carefully considered at an appropriate time.

5. The development shall be carried out and operated strictly in accordance with the Icen School Travel Plan dated November 2019 approved as part of this application. The Travel Plan shall be reviewed, and the results submitted to an agreed by the Local Planning Authority, no later than two years from the date of the permission. Thereafter the development shall be operated in accordance with any agreed revisions.

Reason: In order that the development does not prejudice highway safety nor inconvenience other highway users.

6. The use of the floodlights serving the MUGA hereby permitted shall not be operated other than:

- Between the 31st October and 1st of March between the hours of 07:30-17:45 (or possibly an adjusted end time) Monday to Friday
- At all other times of the year between 07:30 and 18:30 Monday to Friday

All year the floodlights shall not be operated at all on Saturdays, Sundays or Bank or National Holidays.

Reason: To safeguard the residential amenities of neighbouring properties and to prevent disturbance to nearby roosting bats.

7. Prior to the first use of the MUGA hereby approved, the development shall be carried out in strict accordance with the mitigation measures (including the erection of an acoustic fence shown on drawing number 1449-IID-DR-1201 revision G, the use of a weld mesh perimeter fence supported on anti-vibration bushings, a backboard protection system and the use of impact-absorbing resilient material on kickboards if installed) as detailed in section 7.4 of the ALN Noise Impact Assessment Report Reference: J0432\_R01A. These details shall be retained and maintained for the lifetime of the development, no other materials shall be used. Furthermore no metal panels shall be affixed to ANY of the enclosures hereby permitted.

Reason: In order to mitigate against any noise and disturbance to neighbouring residents.

8. The development shall be carried out in strict accordance with the Dryad Arboricultural Impact Assessment and Method Statement Ref No: D2670.AIA.AMS. No equipment, machinery or materials shall be brought onto the site for the purposes of the development until fencing has been erected in accordance with the Tree Protection Plan. Within any area fenced in accordance with this condition, nothing shall be stored, placed or disposed of above or below ground, the ground level shall not be altered, no excavations shall be made, nor shall any fires be lit, without the prior written consent of the local planning authority. The fencing shall be maintained in accordance with the approved details, until all equipment, machinery and surplus materials have been moved from the site.

Reason: To protect the trees on site which are to be retained in the interests of the visual amenities of the locality.

9. The development hereby approved shall be carried out in accordance with the mitigation measures and enhancements sections detailed in the submitted Greengage Bat Survey Report.

Reason: To mitigate against the impact of bats and to increase the biodiversity on the site.

10. The facilities hereby approved shall not be first used until the sustainable drainage scheme for the site has been completed in accordance with the submitted details in Pitman Associates Report Project number 0436 and shall be maintained in accordance with the details contained within the report.

Reason: To prevent an increased risk of flooding and to prevent pollution of the water environment.

11. The development hereby approved shall be carried out in accordance with the Discussion and Recommendations and the Enhancements and Recommendations sections within the Greengage Preliminary Ecological Appraisal dated September 2019.

Reason: To mitigate against the loss of existing biodiversity and nature habitats.

12. The development should be carried out in strict accordance with the submitted Kingfisher lighting scheme and shall not be altered without the prior written approval of the Local Planning Authority. The floodlighting shall be installed, maintained and operated in accordance with the approved details.

Reason: To ensure that the floodlights do not result in any material harm to neighbouring residents.

13. The floodlights serving the tennis/netball court shall only operate between the hours of 07:30 to 18:30 Mondays to Saturdays (inclusive) and shall not operate at all on Sundays or Bank or National Holidays.

Reason: To safeguard the residential amenities of neighbouring properties.

## **Informatives:**

1. This statement is provided in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Guildford Borough Council seek to take a positive and proactive approach to development proposals. We work with applicants in a positive and proactive manner by:
  - Offering a pre application advice service
  - Where pre-application advice has been sought and that advice has been followed we will advise applicants/agents of any further issues arising during the course of the application
  - Where possible officers will seek minor amendments to overcome issues identified at an early stage in the application process

However, Guildford Borough Council will generally not engage in unnecessary negotiation for fundamentally unacceptable proposals or where significant changes to an application is required.

In this case pre-application advice was sought and provided which addressed potential issues, the application has been submitted in general accordance with that advice and no further issues have arisen.

2. 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).

## **Officer's Report**

### **Site description.**

The site is located in an urban area characterised predominantly by residential development.

The site itself is accessed via Tormead Road and comprises an existing vehicle access which runs along the north-east boundary of the site to a staff parking area and a largely undeveloped area of land toward the north-west boundary of the site which is used by the school for recreation. The application site then extends towards the south-west boundary of the site and includes two tennis / netball courts.

Approximately half of the application site, towards the north-west boundary is designated as open space.

Immediately to the west of the application is the railway line which is set on a lower ground level and has a mature tree line along the boundary.

The rear / side gardens of residential dwellings back onto the site to the north-east and south-west. The land levels fall across the site steadily from east to west and from north to south.

## Proposal.

Provision of a multi-use games area, 50m running track and shot-put area, extension to existing netball/tennis courts, relocation of long jump pit and the provision of associated fencing, hardstanding, landscaping and lighting.

The applicant has stated that the provision of the new sporting facilities will allow the school to meet the demands of its pupils and hold further physical educational classes and more formalised recreational activities on site rather than travelling off site to hold such activities, as it does currently and would therefore meet a legitimate educational need for the School and allow a wider variety of physical education activities to take place.

## Relevant planning history.

Reference:	Description:	Decision Summary:	Appeal:
19/P/01294	Application for a lawful development certificate to confirm the lawfulness of a proposed development under Section 192(1)(b) of the Town and Country Planning Act 1990 for the provision of a new children's play structure.	Approve 20/09/2019	N/A
19/P/00133	Advertisement consent for two free standing name signs.	Approve 28/03/2019	N/A
16/P/01327	Proposed telescope enclosure at first floor level.	Approve 17/10/2016	N/A
11/P/01773	Proposed single storey glazed canopy to rear of Alleyne House to provide covered outdoor learning and play area.	Approve 21/11/2011	N/A
07/P/02034	Five floodlights on the rear elevation of the science block. (additional information received 11/10/07)	Approve 21/11/2007	N/A

## Consultations.

County Highway Authority: No objection raised with regard to highway safety, capacity or on policy grounds, subject to the imposition of conditions requiring the submission of a construction management plan and compliance with the submitted Schools Travel Plan.

Sport England: Given the ecological issues at the site and the restrictions this imposes on the use of the proposed floodlights in the evening, it is unlikely that the proposed facility could be accessed and used as a genuine community facility outside of school hours particularly with weekday evenings regarded by Sport England as the peak period for community sport alongside weekends.



On that basis, Sport England is content to withdraw its holding objection to the proposal as it is considered capable of broadly meeting our E5 exception policy, which states:

*'The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.'*

Head of Environmental Health and Licensing: No objection, subject to the imposition of conditions relating to hours of use, construction materials, noise and lighting.

### **Third party comments:**

27 letters of representation have been received raising the following objections and concerns:

- overdevelopment of the site
- impact on surface water flooding and impact on flooding elsewhere
- significant noise nuisance from the use of courts after dark, especially for competitive matches inter-school, or intra-school house competition
- increased demand for parking will further exacerbate parking problems in the area, particularly when visiting teams play Tormead teams on the MUGA
- the School already has a generous allocation of floodlit pitches with access to nearby excellent sports facilities.
- the proposed floodlights so close to residential boundaries will have a serious and direct impact on residential amenity and the street scene

Should permission be granted, conditions should be imposed to secure:

- Hours of use from: 7:30am to 6:30, Mon-Fri during school term-time
- Only pupils and teachers of Tormead school in attendance
- No amplified music at any time
- No more than 50 spectators for a single match

Cranley Road Residents Association: Raise the following concerns:

- over development of the site
- inadequate consideration of surface and ground water
- concern over drainage at the site
- concern that the development would exacerbate flood risk to the railway
- an increase in impermeable surfaces has resulted in water from the downs flooding the strategic roundabout at the bottom of Boxgrove Road.

144 letters of support have been received outlining the following positive comments:

- local school should be supported
- it will enhance the sporting facilities at the school
- makes good use of an existing space
- too much time is spent travelling to nearby facilities, which creates traffic congestion, is bad for the environment and wastes time
- sufficient space would be retained on site for pupils to relax and spend time outdoors
- the drop out rates of teenage girls in sport is high, this will help to combat that
- intended use of the site will minimise any potential noise/light issues for near-by residents
- Girls involved in after school activities will help to stagger pick up times and alleviate pressure in the surrounding roads at the main collection times between 3.30-4pm.
- 'fast driving or illegal parking' is not the responsibility of the school

- there will be no 'over-development of school site
- The proposed fence height of 2.5m will require increasing to mitigate this issue.

### **Planning policies.**

#### National Planning Policy Framework (NPPF):

Chapter 2: Achieving sustainable development

Chapter 3: Plan-making

Chapter 4: Decision-making

Chapter 6: Building a strong, competitive economy

Chapter 8: Promoting healthy and safe communities

Chapter 11: Making effective use of land

Chapter 14: Meeting the challenge of climate change, flooding and coastal change

Chapter 15: Conserving and enhancing the natural environment

#### The Guildford Borough Council Local Plan: Strategy and Sites 2015 - 2034

The Guildford Borough Local Plan: Strategy and Sites was adopted by Council on 25 April 2019. The Plan carries full weight as part of the Council's Development Plan. The Local Plan 2003 policies that are not superseded are retained and continue to form part of the Development Plan (see Appendix 8 of the Local Plan: strategy and sites for superseded Local Plan 2003 policies).

The Plan carries full weight as part of the Council's Development Plan. The Local Plan 2003 policies that are not superseded are retained and continue to form part of the Development Plan (see Appendix 8 of the Local Plan: strategy and sites for superseded Local Plan 2003 policies).

- S1 Presumption in favour of sustainable development
- P4 Flooding, flood risk and groundwater protection zones
- D1 Place Shaping
- ID4 Green and blue infrastructure

#### Guildford Borough Local Plan 2003 (as saved by CLG Direction 24 September 2007):

- CF4 Expansion of schools
- G1(8) Light pollution
- G5(2) Scale, proportion and form
- G5(7) Materials and architectural detailing
- G5(8) Traffic, parking and design

### **Planning considerations.**

The main planning considerations in this case are:

- the principle of development
- the impact on the character of the area
- flood risk
- neighbouring amenity
- protected species
- impact on trees
- highway / parking considerations

### Planning considerations:

- Principle of development

Paragraph 94 of the NPPF states that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. It goes on to say that great weight should be given to the need to create, expand or alter schools through the preparation of plans and decisions on applications

Saved policy CF4 of the Local Plan 2019 seeks to support the expansion of schools provided that they protect open space, would not detract from the character of the area, a schools green travel plan is agreed to where appropriate the proposal is acceptable in terms of increased traffic movements and highway safety.

The site is partly located within an area of land designated as protected open space. The NPPF states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless one of a number of exceptions; one such exceptions is the provision for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use. Policy ID4 of the Local Plan states that open space will be protected in line the NPPF.

The principle of the proposed development is therefore considered acceptable.

### Impact on the character of the area

The provision of the proposed multi-use games area ('MUGA'), 50m running track and shot-put area, extension to existing netball/tennis courts, relocation of long jump pit and the provision of associated fencing, hardstanding, landscaping and lighting are all features that one might expect within the grounds of a school and as such would not be out of keeping within the setting of an educational facility. The visibility of the proposed facilities would largely be screened from public view south-east of the railway line by the existing school buildings and by the residential buildings which back on to the site and as such have a limited visual impact on the wider area. Whilst views of the facilities could be achieved of the development from north-west of the railway line this would be at some distance with intervening trees and as such the views would be mitigated to some extent and in any case would not result in any material harm in this regard.

The proposed MUGA would have a hard surface to allow use all year round and would be located towards the north-eastern part of the site. Gaps to the boundaries of the application site of between 6.3 and 17m would be retained. The MUGA would be set into the ground by up to 0.82m towards the eastern end of the MUGA whilst ground levels towards the western end of the MUGA would be raised by approximately 0.6m to provide a level playing surface. These changes to the ground levels are not considered to be significant.

The weld mesh fencing that would extend around the perimeter of the MUGA would enclose the space for practical reasons; but due to the nature of the fencing it would enable views through and as such would not result in visually enclosing this space; the open character towards this part of the site would therefore be retained. Floodlights are also proposed to serve the MUGA and although 10m in height, would not be bulky structures or an unexpected feature in this context and would allow the facilities to be used throughout the year (albeit restricted during the period when bats are most active on site, which is discussed later in the report).

The proposed running track and shot-put area would be located towards the north-west boundary of the site and would consist purely of small engineering works to allow for the laying of hardsurfaced areas. These elements would, together with the relocated long jump pit therefore have a very limited visual presence on the site.

An additional tennis / netball court is proposed and would adjoin the existing tennis / netball courts towards the south-west boundary of the site. A separation distance of 10m would be retained to the southern boundary. Due to the changes to ground levels, the ground would need to be raised towards the western end of the court by up approximately 1m with a retaining wall constructed which would also provide a ramped access and a small stepped bench seating area. The level of ground works proposed is not considered to be excessive and due to the nature of the works, the proposal would allow views through and maintain the open character of this part of the site.

New flood lighting is proposed to serve the new and existing courts and would not be an unexpected feature associated with courts in general. The new lighting columns would have an increased height of 2m in comparison with the existing floodlights. Whilst this would represent an increase in terms of the heights of the proposed columns, due to the slimline nature of the columns and the limited public views achieved of them no objection is raised in this regard.

Whilst the proposed new facilities would result in almost entirely developing the existing undeveloped playing field area on the site, the land would continue to be used for outdoor recreation and would make best use of the space available allowing for use all year round. Furthermore, sizeable gaps would be retained to all sensitive boundaries and due to the nature of the proposal the open character of this part of the site would be retained.

The surfacing of the staff car park located just to the north of the sports hall is also proposed to be altered from a reinforced concrete to a more robust permeable paving surface. There would be no increase proposed to the size of the parking area and a more permanent hardsurface is also likely to result in an improved visual impact and as such no concern is raised in this regard.

### Flood Risk

A Flood Risk Assessment and Surface Water Drainage Strategy has been submitted with the application and confirms that the site is at risk of flooding from surface water runoff and groundwater flooding at surface level. The report then goes on to state that the primary risk of flooding arises from surface water runoff. Should flooding occur, the report concludes that surface water flooding would occur first along the boundary of the site adjacent to the railway line and between the existing sports hall and the MUGA, with other areas of the site flooding only during rainfall events more extreme than that which occur once in 100 years.

The report asserts that surface water flooding caused by short duration-high intensity rainfall events would only be likely to result in flooding at the site for a period of less than two hours and with regard to safe egress the report suggests that during such intense rainfall it is unlikely the facilities proposed would be in use but that the facilities could be evacuated safely.

The proposed drainage strategy for the site would ensure that off-site discharge is limited as close as practicable to greenfield rates by means of infiltration or the use of an attenuation tank as necessary. A condition is therefore recommended to ensure that the development is carried out in accordance with the details submitted of the proposed drainage strategy.

## Neighbouring amenity

The nearest neighbouring dwellings to the proposed development are located along the northern and southern boundaries of the site.

The proposed MUGA would be set away from the northern boundary of the site by between 6.3m and 17m to the nearest neighbouring boundary to the north which varies due to the angled boundary line. Due to the ground levels of the site which drop from east to west, the MUGA would be set into the ground up to 0.82m across one half of its length, whilst the western end which has a greater distance to the nearest neighbouring dwellings would be raised by up to 0.6m. The proposed set down would therefore reduce the apparent height of the enclosure when viewed from the north and reduce its overall impact.

A distance of approximately 34m would separate the rear wall of the nearest neighbouring dwellings to the north from the proposed MUGA and as such is considered to be a suitable separation distance to reduce the impact of the proposed development. The proposed MUGA would be constructed with dark green weld mesh fencing which is a fence type acknowledged to result in reduced noise levels created from vibrations when the fence is hit by balls, in comparison to chainlink fencing and as such is preferable for such installations.

A 2.5m high acoustic barrier is also proposed which would extend the existing acoustic fence along the entire length of the north eastern boundary of the site in order to mitigate against an increase in noise. This fence would be set away from the north-east boundary of the site by between 1m and 9.8m, for approximately 42m of its 54m length with only approximately 12m being located within 1m of the northern boundary of the site. Due to the garden depths of the properties within Tormead Road that back on to the site and the existing trees / hedges which are located along the northern boundary as well as the small amount of additional planting proposed, it is not considered that the proposed acoustic fence would result in any overbearing impact on neighbours.

Due to the proposed set back of the acoustic fence from the northern boundary of the site, a triangular buffer zone would be created. This area would be fenced off and accessed only by maintenance staff. This will prevent any spectators from gathering along this boundary and becoming a source of potential noise.

The use of weld mesh fencing, the separation distances proposed, together with the position of a 2.5m acoustic fence and the creation of a buffer zone along the northern boundary, would, when, in combination of the proposed hours of operation 07:30 - 18:30 Monday to Fridays with no use proposed on weekends, would prevent any material impact on the occupants of these nearby residents with regard to noise.

It is acknowledged that this part of the site could currently be used more intensively than it currently is by the school which would subsequently result in an increase in noise and disturbance to neighbouring residents, it is also accepted that the proposed development would result in an intensification of activity, and as such the provision of an acoustic fence is considered appropriate in order to mitigate noise close to dwellings.

The tennis / netball court would be set off the boundary by approximately 14m, with a further 1.7m to the nearest point to the side wall of the closest dwelling. Whilst the proposed court would be located slightly closer to the nearest neighbouring dwelling than the existing courts, the shorter elevation would back onto the rear / side of the plots of neighbouring dwellings and a separation distance of 14m would be retained to the shared boundary. Whilst the submitted plans show the new court to have chain link fencing, it is considered that the impact on balls hitting the fence could result in an adverse impact on the occupants of the nearest neighbouring

dwelling approximately 15.7m away, which has only a small rear garden and as such occupants of this property would be more sensitive to noise. A condition is therefore recommended that the enclosure for the court be constructed using weld mesh in line with that of the MUGA.

A Noise Impact Assessment was submitted by the applicant which concludes that with the proposed mitigation measures in place, the resultant noise will be within the WHO Guideline Level for outdoor living areas within the gardens of the neighbouring properties. It goes on to state that activity noise from the extended netball / tennis courts is expected to be slightly higher than the noise generated by the use of the existing court area but is not expected to have a significant additional noise impact. The Council's Environmental Health Officers have assessed the proposal and the report and raise no objections in this regard subject to the imposition of conditions.

Flood lighting is proposed to serve the MUGA and would be located on six 10m columns on the perimeter of the MUGA. Whilst The floodlights serving the MUGA would not be directed towards neighbouring dwellings, the levels required in order to provide a uniformed lighting level across the MUGA would result in light spill into the gardens of three properties within Tormead Road.

"Guidance notes for the reduction of light pollution" by The Institution of Lighting Engineers suggests that within small town centres or urban locations lighting levels maximum light trespass outside of the area intended to be lit should be limited to a maximum of 30 lux. A measurement of 1 lux is equal to the illumination of a one metre square surface that is one metre away from a single candle.

The proposed development would result in some light spillage into neighbouring gardens. The light trespass decreases with distance from the light source with the majority of the 17m light trespass limited to below 25 lux and reaching below 5 at roughly the centre of the 23m deep neighbouring garden and as such no light spill would reach the houses themselves. However, the light spill levels at a distance of 2-3m into two neighbouring gardens over the north-east boundary of the site would be up to 50 lux. This would be for a small part of the rear-most part of these neighbouring gardens largely comprising of hedges / trees. Beyond this confined area, light levels are shown to reduce down to 25 lux within a distance of 7m over the boundary; as such the guidance level of 25 lux would largely be met.

The limited level of light spillage into neighbouring gardens would not have a significant effect on neighbouring amenity. This would be further mitigated by the restriction placed on the operational hours preventing any late evening operation.

The Council's Environmental Health Officer has assessed the information submitted and accepts the findings, they raise no objection to the development based on the restrictions to the operation recommended by condition.

Flood lighting is also proposed for the new court with 8 floodlights at 8m in height being proposed, 2m taller than the existing lighting columns. Due to the separation distance to neighbouring dwellings and the slimline nature of the columns no overbearing impact would occur. Again, the lighting would be directed onto the courts, but some light spill would occur across the south-west boundary of the site. This trespass would be limited to 5 lux and extend up to 2m across the northern corner of the dwelling itself but would be below the 10 lux level for light reaching windows. Furthermore, no objection has been raised by the Council's Environmental Health Officer. The applicants intend to use the floodlights only until 18:30 Monday to Friday at the latest and as such due to their limited use during the early evening, which will be controlled by condition and which would not extend into unsociable hours, on balance the impact is considered to be acceptable.

### Impact on protected species

A Preliminary Ecological Appraisal was submitted with the application and found that the site had potential to provide habitat for bats, nesting birds and hedgehogs. To avoid impact on nesting birds and hedgehogs the report details mitigation measures such as works being carried out outside of bird nesting season and to carry out hand searches and phased clearance of shrubs and dense vegetation with compensation through species-rich, wildlife friendly landscaping. A condition is therefore recommended to ensure the works on site are carried out in accordance with the mitigation measures and the enhancements to the site outlined with the report.

Following the findings of the Preliminary Ecological Appraisal, a Bat Survey Report was submitted and confirms the presence of roosting bats in the eastern elevation of the sports hall. It goes on to state that due to the proposed increased artificial lighting, the light spill would result in direct and indirect disturbance to bats and / or their resting place and that without mitigation the proposals would disturb and modify the characteristics of the existing roosts. The report goes on to say that the external construction works would not result in any direct or indirect disturbance. The impact of artificial lighting extending until after sunset was also identified as having a negative impact at site level. To mitigate against this acknowledged harm to bats the artificial lighting would be limited to between 07:30 and 18:30 or until sunset during the months when bats are most active and the sun sets before 18:30, this would then enable the continued use of the roost contained within the existing sports hall. A condition is therefore recommended to control the use of the artificial lighting proposed on site.

### Impact on trees

An Arboricultural Impact Report and Method Statement has been submitted with the application. The report identifies two poor quality trees would need to be removed to facilitate the development, along with some minor pruning works to moderate and low quality trees to provide adequate clearance for the installation of the proposed development and the tree protection fencing; the remaining trees would be retained and protected throughout the course of the works. Along the western boundary of the site, some of the development would be located within the root protection area of trees, any works involving encroachment into to this area would be carried out by hand and under arboricultural supervision.

The proposed development would therefore result in very little impact on the trees on site which are located predominantly along the boundaries of the site and as such the proposal would not result in any adverse impact in this regards subject to the imposition of a condition requiring the works to be carried out in accordance with the submitted arboricultural report.

### Highway / parking considerations

No additional parking spaces are proposed as a result of this application and no new vehicle accesses are proposed.

The school states that there would no competitive fixtures on the MUGA given that the MUGA does not meet the required pitch size and there would also be no increase in the number of pupils as a result of the proposed development. It is understood that the school currently transports children off-site every afternoon for training and as such the provision of facilities on school grounds would remove / reduce this need and the vehicle movements associated with it.

It is noted that there are issues with congestion around the School at drop off and collection times; however this is not attributed to Tormead School alone. The provision of sporting facilities on site may result in staggering the collection times and may result in a small reduction in congestion around the local road at this time.

A School Travel Plan has also been submitted with this application and seeks to improve the sustainability of travel to and from the site. This document identifies that the school has good access to the existing walking, cycling and public transport networks and that staff and pupils will be encouraged to use modes of transport other than the car. The measures and initiatives recommended within the Plan include promoting the use of public transport, car sharing, walking and cycling and the provision of information to help facilitate these measures which are considered by the submitted report to be sufficient to encourage staff and pupils of the school to travel in a sustainable manner resulting in minimizing the need to travel by private car given the accessible location of the school.

The School Travel Plan will continue to be live document which will be monitored and reviewed. The Travel Plan will be monitored annually by the applicant over a three-year period with the objective to provide on-going improvements. The Travel Plan would then be reviewed by the County Highway Authority.

No objection has been raised to the proposed development by the County Highway Authority with regard to highway safety, capacity or on policy grounds.

### **Conclusion.**

There is no in principle objection to the proposed development which would provide improved sporting facilities at the school in line with one of the aims of the NPPF. The proposed development would not be out of character in this educational setting, and subject to compliance with conditions would not result in any adverse impact on protected species and result in some enhancements to the biodiversity value of the site. The proposal would also not result in any adverse impact on trees or have any material impact on highway / parking considerations. However, the proposal would result in some light spillage towards neighbouring dwellings and which is identified as an adverse impact of the development; however, taking into consideration the limited use of the floodlights in the evenings and the additional planting proposed, the level of spillage is considered acceptable in this regard. On balance therefore, the proposed development is recommended for approval, subject to the imposition of conditions.