

Application Number: 23/10067 Full Planning Permission

Site: THE BURGATE SCHOOL, SALISBURY ROAD, BURGATE,
FORDINGBRIDGE SP6 1EZ

Development: Refurbishment of Artificial Grass Pitch (AGP) consisting of: new fencing, replacement of 8 column floodlighting system with 6 column LED system plus 2 no. street lights to existing access path replacement of sand filled carpet with 3G system, new end goal recess areas; new spectator area; new maintenance storage container

Applicant: The Burgate School

Agent: MUGA UK Ltd

Target Date: 10/04/2023

Case Officer: Stephen Belli

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

1. Matters of principle including policy implications.
2. Design and impact on the character and appearance of the local and wider area including designated landscapes
3. Impact on residential amenities of adjacent neighbours, in terms of lighting, noise and privacy.
4. Access, car parking provision and highway safety
5. Ecology and impact on protected species

The application can be delegated.

2 SITE DESCRIPTION

The site is located within the settlement boundary of Fordingbridge as shown in the adopted New Forest Local Plan 2016-2036. The site comprises an existing all weather hockey pitch located within the playing fields of the Burgate 11-18 secondary school. The school operates as a co-educational academy school not under Local Education control, catering for around 1100 pupils. The school is located in the northern part of Fordingbridge immediately to the south and west of Strategic Housing Site 18, and to the east of Strategic Sites 16 and 17. The site is bordered to the east by the Metis Homes development of 63 dwellings currently under construction; to the north and west by further school playing fields; and to the south

by an access road and car parking facilities with other buildings to the south.

Access to the site is via an existing privately maintained school road which indirectly accesses the A338 Ringwood to Salisbury road to the east. The existing site enjoys mature tree screening to the north, east and western boundaries but is more open to the south with this boundary facing other school buildings and car parking.

There are no Listed Buildings within the immediate vicinity of the site. There are however two areas of protected landscape with the New Forest National Park lying to the east bordering the A338, and the Cranborne Chase AONB to the west.

3 PROPOSED DEVELOPMENT

The development is for full planning permission for the removal and replacement of the existing hockey pitch with a full-size (106 metres x 70 m) artificial grass pitch (AGP) which is to be marked out so as to provide for one full size football pitch and options for 8 other pitch variants dependant on numbers per side from 5v5 to 9v9 up to 11v11. The pitch can be divided also in half to allow match play on each half. To go with the new pitch the existing 8 no. floodlights will be replaced with 6 no. 15 m high new floodlights using the latest low impact technology as well as two smaller normal height lighting standards to light the way from the pitch to the car park and new changing facilities. The changing facilities are shown illustratively in a new pavilion building which will provide for full match day official use as well as players, and in addition is to provide a small community hall. This building will be the subject of a separate application in due course.

In terms of construction the new pitch will be similar in size to the existing pitch and there will only be a need for minor changes in land profile. The existing mature tree screening will not be affected by the new pitch development. The new pitch will also be contained by a new 4.5m high green mesh fencing together with a kick board at a lower level. The fence and posts are intended to be isolated from each other to reduce noise impact of any balls hitting the fence.

Finally, the plans include spectator and other hardstanding areas around the pitch as well as metal containers for the storage of sports equipment.

The layout and design of the new pitch has been designed in accordance with the latest design guidance published by Sport England as have the new floodlights.

4 PLANNING HISTORY

00059632 Construct floodlit all weather pitch – approved 4 March 1997

A series of other applications relating to school building extensions, car parking and other school facilities

5 PLANNING POLICY AND GUIDANCE

Local Plan Part 2: Sites and Development Management

Policy DM2 Nature conservation, biodiversity and geodiversity

Local Plan Review 2016-2036 Part One: Planning Strategy

Policy STR1 Achieving sustainable development

Policy STR2 Protection of the countryside, Cranborne Chase AONB, and New Forest National Park

Policy STR3 Strategy for locating new development

Policy ENV3 General design guidance

Policy ENV4 Landscape character, quality, and dark skies

Site specific policies contained in the strategic housing site allocations for Sites 16,17 & 18 which require formal pitch provision on site or via a contribution from all developers with off site provision instead.

Relevant Legislation

Planning and Compulsory Purchase Act 2004

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “where in making any determination under the planning Acts, regard is to be had to the development

Relevant advice

National Planning Policy Framework 2021

- Section 2 Achieving sustainable development and the tests and presumption in favour Including tilted balance
- Section 8 Promoting healthy and safe communities.
- Section 15 Conserving and enhancing the natural environment

6 PARISH / TOWN COUNCIL COMMENTS

Fordingbridge Town Council

Recommend PERMISSION under PAR3 as this application provides an excellent sports facility and associated benefits for Fordingbridge; both for pupils at The Burgate School and for the local community.

Fordingbridge Town Council would like to see the community use included in a legal agreement and to have sight of the agreement as it moves through the legal process.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Cranborne Chase & West Wiltshire Downs AONB : No objections raised on landscape grounds but some concerns regarding the assessment of light pollution and its impact on the International Dark Skies Reserve.

Further information and a reduction in lighting noted and welcomed and objections now withdrawn.

HCC Highways: No objections

NFDC Ecologist\; I do not have any substantive objections to the proposed development. I welcome the fact that the tree lines around the pitch are to be protected and there will be no works outside of the existing boundary to the north east or west, so see no issues in that regard. It should be noted that two badger setts were recorded within 40-50m of the application site as part of the adjacent housing development. Given the nature of the works being largely confined to the existing footprint in this location I do not have any appreciable concerns about impacts on badger, however, I would recommend that a pre-construction badger walkover survey is undertaken and should be secured by condition.

The boundary vegetation was planted as a visual screen when the pitch was built and as such has always been subject to lighting. The proposed lighting provides betterment on the existing scenario as shown in the submitted lux plots and this is welcomed. On this basis I do not object to the proposed development. I do however note the representation made by Cranbourne Chase AONB who raises concerns on the lighting strategy. I would be supportive of the recommendations in his representation provided the pitch remained fit for purpose, these would clearly deliver a larger betterment for nocturnal wildlife but for the aforementioned reasons (vegetation always been subject to lighting and was planted for this purpose & betterment for light spill) I would not insist on these measures to support the application.

NFDC Environmental Health (Pollution) : Detailed comments relating to noise and lighting impact are submitted. Consideration has been taken of local objections and the current pitch provision and the application has been judged against latest advice on noise and lighting produced by Sport England and the WHO. Notes the existing hours of use and the intended hours and acknowledges greater intensity of use is likely. That said there are no objections from a policy point of view.

Clarification required on the lighting model taking into account the comments of the AONB partnership. If a more stringent lighting zone is to be adopted then the condition needs to be amended to reflect that.

Regarding construction impact the CEMP submission is noted and accepted and should be conditioned. Other conditions recommended.

Note submission of amended lighting plan to comply with more stringent zone E1 which is supported. Further note amended times of operation for the pitch and floodlighting which is also supported.

NFDC Tree Team: To the east of the existing pitch is an Area Tree Preservation Order. To north and west is a bank with mixed species trees that consist of small stature native species that were planted as part of the landscaping scheme when the original pitch was constructed.

The replacement pitch will be further from the protected trees to the east than the existing pitch and therefore an improvement to the relationship with these trees. The proposed pitch will extend to the north, but within the footprint of what is currently a concrete path so there would be no excavation into the bank. The extension of the pitch to the south may impact a group of trees on the southwest corner. But this

group consists of mainly small elm suckers and are not considered a constraint to development.

Overall, this proposal will have limited impact on trees within the site. The small number of trees that may be affected are not considered a constraint to development and therefore I have no objection on tree grounds.

Sport England: Initially expressed some concern over the loss of the hockey pitch and the lack of a open space strategy. However, they note the overall improvement in facilities for football and rugby and the shortage of such provision in the town and the wider area. Sport England therefore supports this proposal subject to conditions which require a community use agreement to be part of any planning permission, and that further information is submitted to confirm the use of the pitch for mini rugby and rugby training.

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

For: 0

Against: 2

- One letter received from the owner of plots 20-27 on the Burgate Acres site. Whilst we support the principle of the development we are concerned regarding the hours of operation until 10pm on weekends. We are concerned about noise impact on young families and would request an 8pm curfew is more appropriate for this location as it will be adjacent to residential gardens.
- One letter received from a local resident on the new Augustus Park estate to the west of the site raising concern over the level of floodlighting and the impact on their property. Also concerned about noise impact from late use of the pitches.

10 PLANNING ASSESSMENT

Principle of development

NPPF section 8 states the following relevant to this application. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

In addition, NPPF paras 98-99 refer to a need to protect existing sports and recreation facilities, emphasises the importance of sport and recreation for general health, and supports opportunities for new or improved provision.

In spatial terms as the site lies within the settlement boundary there is generally an acceptance in principle to new development subject to consideration of the environmental impact and the tests and definition of sustainability as set out within the Development Plan Policy STR1 and the NPPF. Environmental considerations can

therefore outweigh the position of the site within the development boundary. Added to this the site is well placed to serve the new residential population arising from the housing strategic sites. The site is close enough to facilitate sustainable travel options to these sites.

The Local Plan strategic allocations for both Site 16 and Site 18 suggested formal pitch provision within those sites. However, on further detailed consideration at application stage it has become apparent that the use of either of those sites for floodlit playing pitches would be inappropriate in landscape terms. The use of both sites would also be problematic in providing reasonable access and car parking without undue landscape and other site impacts. It has therefore been determined that off-site provision would be a more appropriate solution to providing such necessary facilities. The current school site given its excellent relationship to two of the strategic sites and within easy reach of site 16 is therefore worthy of support.

Whilst the pitch will primarily be a football pitch the upgraded surface which includes a shock pad will allow for mini rugby at a junior level as well as adult and junior rugby training..

With regard to the provision of sports facilities there is therefore general and specific support both within local and national policy guidance and the Development Plan.

Sport England have referred in their detailed response to the loss of a hockey pitch facility. However, they note the much-increased potential usage from the new pitch and a localised switch away from hockey provision, particularly since the loss of the town hockey club. They are concerned regarding the lack of a playing pitch strategy but nevertheless recognise the likely support of the Football Foundation and the Rugby Football Union and in this respect support the current application.

The existing hockey pitch was the subject of an earlier grant of planning permission in 1997 which was followed by a successful grant application from the Sports Council. The grant approval was subject to a Community Use Agreement (CUA) entered into between the school, the Sports Council and the District Council in January 1998. That agreement ran for 21 years and has now expired. The CUA required a minimum of 40 hours of community use outside school use times.

New CUA

Sports England have not objected to the application subject to a new CUA being included as a condition of permission, or conversely if grant aid has been granted by the sports governing body through the terms of such grant aid. A CUA also complies with Local Plan policy aspirations to ensure maximum benefit from new formal sports provisions associated with the strategic site developments. The applicants have included a draft CUA which sets up the management arrangements, targets for community use, times of use, management of the facility, marketing, pricing policy and promotion to local sports and community groups, setting up aims and objectives, cost of fuels to run the facility, future funding and sinking fund. The CUA follows a model template set up by the governing body. In addition, the CUA includes a monitoring and review process. The duration of the agreement unlike the previous CUA is intended to be for so long as the school facilities are provided in accordance with any planning permission. The draft agreement can form the basis of a final

agreement but will need further input from officers before doing so and potentially a legal advice as well. Accordingly, it is recommended that any permission should be conditional on an agreement being concluded and completed prior to the use of the facility being taken up.

With regard to need for the new facility and whilst the Council does not have an up to date playing pitch strategy it is evident from the planning statement submitted that there are a significant number of football and rugby teams in Fordingbridge who would benefit from the ability to use the pitch for match play as well as training. In addition, Fordingbridge Rugby Club also fully support the new pitch as this will allow them to use the pitch for training and junior match play given the inclusion of a shock pad within the new pitch surface. Added to that the new CUA will also encourage other community usage by non-competitive clubs, younger and veteran age users, and those users with disabilities. A CUA should also include the management of the pitch and setting up of a 'sinking fund' collected from payments made by users such that monies will be available in the future for the maintenance and eventual replacement of the playing surface.

Highway safety and car parking

Access to the site is via the existing vehicular access point off Salisbury Road. The A338 at this point has a 40 mph speed limit but the access road to the school which comes off the A338 then drops to a lower speed limit. The proposed site lies adjacent to an internal access road which serves other buildings and the car park for staff. It is intended that the car park and main access can be made available for community use. The Highway Authority have considered the access provisions and have no objections. Access has been planned to be inclusive for those with disabilities. The school is also committed to encouraging green travel and shared transport/minibuses for community use. The site is located close to the strategic housing sites which will benefit from improved and pedestrian links.

In terms of car parking the school site currently has 113 parking spaces and 2 disabled user spaces plus secure cycle provision. Parking is available within the school site and there is therefore no requirement for users to park on adjoining residential streets. The site contains parking for minibuses and outside the site there are coach drop off and parking points if needed outside school times. Given the need to make provision for community use parking and the fact that the car park owned by the school is not within the red line application site it is considered necessary to require a plan to be submitted and approved showing such car parking areas designated for community use, including any overspill parking if necessary.

A temporary construction access is to be provided and a vehicle compound for contractors along with an area for material storage directly to the south of the new pitch. The site will be segregated from school use during construction and deliveries will avoid peak school times. A Construction and Environment Management Plan has been submitted which covers the construction and deals with access provisions as well as limiting noise and dust etc. to avoid any harmful local impact. This CEMP can be conditioned as part of any approval.

Impact on character and appearance of the area

Policies STR2 and ENV4 of the Local Plan seek to protect local landscape character, green infrastructure, protected landscapes including their settings, and dark skies, Policy ENV3 further states that development should contribute positively to local

distinctiveness, quality of life and enhance the character and identity of the locality by creating buildings, streets, places and spaces that are functional, appropriate in appearance and attractive. New development should be accessible for those with different needs with realistic levels of car parking, and attractive and appropriate green spaces.

In this case there are two designated protected landscapes within the vicinity of the site as well as an internationally designated Dark Sky Reserve within Cranborne Chase AONB. The New Forest National Park Authority and the Cranborne Chase AONB Partnership have not objected on landscape grounds. The earlier concerns regarding the impact on dark skies has also now been resolved by adoption of a more stringent lighting control category being used for the assessment of the application.. From a landscape point of view the site is well contained by the existing vegetation and is seen in context with the existing school buildings. It is considered overall that there are no adverse impacts on local landscape and character grounds and the policy requirements of the Local Plan have been met.

The existing landscaping around the pitch will be protected from harm during the development. The existing bund to the east of the pitch represents an interface with the adjoining new residential development. A further strengthening of the planted bund would be beneficial and this can be conditioned both for landscape and residential amenity reasons.

Environmental Impact on local area and local residential amenities

The impact falls into two main areas i.e., noise and light disturbance.

a) Lighting impact

The new floodlights will be an improvement in terms of the existing light spillage of the lights installed back in 1998. The new floodlights have been designed at an optimum height to reduce glare outside the pitch and for users of the pitch. The use of the pitch for football and rugby as opposed to hockey will require a less intensive lighting level which together with the improved design and reduced number of floodlights will assist to reduce the impact. The application has been supported by a detailed technical assessment which demonstrates light contours which are restricted to the immediate area around the pitch. The new lighting will also have no upward light spill thereby protecting dark skies. The reduction in lighting to a higher environmental zone standard taking into account the international dark skies reserve will help to further reduce impact. The new lighting system will also be fully controllable such that when parts of the pitch are not being used those lights can be switched off.

Whilst it is noted that one letter of objection has been received it is considered that the proposal will reduce existing light issues and that it fulfils all national guidance on sports pitch lighting. The proposals therefore comply with local policy requirements. It will be necessary to impose conditions on switch off times and further discussions have taken place regarding the intended hours of operation – see report below.

b) Noise impact

The applicants have submitted a noise impact assessment and noise management plan both of which have been considered in more detailed by the Council.

Noise impact arises from match play and spectator involvement as well as with training. Noise can also take place through traffic movements to the site and

participants and spectators leaving the site.

As part of planning requirements, neoprene isolators will be fitted to the perimeter ball stop fencing to avoid fence rattling noise associated with balls impacting on the perimeter ball stop fencing or the fence itself. The applicants state that fence panels will be checked during routine weekly maintenance and tightened if necessary.

The applicants also point out that hockey usage incurs a greater level of noise through the ball being hit by sticks and the ball hitting rebound boards than that associated with football or rugby.

The noise management plan recommends a number of restrictions on use such as only pre booked lettings, ensuring the number of users is appropriate for the match or training needs, provision of a code of conduct to limit excessive noise and use of inappropriate language from participants and spectators, and the setting up of a complaints procedure which can include a future ban on offending clubs or participants.

All that said and noting the comments of the NFDC EHO, there are a number of new residential properties now under construction directly to the east of the site. The owner of some of these new units has expressed concern about late night noise. There is clearly a difference now between the position when the original planning permission was granted when there was only one property adjacent to the pitch compared with the position now with a new estate being constructed. The bar for consideration of the impact on residential amenity is lower than statutory nuisance and a balanced consideration is needed in this case. The application submission suggests a use extending up to 10pm on weekends and holidays. This being based on the earlier planning permission including a condition that floodlighting would be switched off at 10pm on all days. The CUA in place as part of the grant aid approval for the hockey pitch required the cessation of activity for community use by 10pm on school days and by 8pm on school holidays and weekends. This in effect curtailed the use making the later finishing time for floodlighting being tempered.

Discussions have now taken place with the applicant to seek a balance between optimum use and the need to protect local amenity. Agreement has now been reached to use the pitch and floodlights for the following times -

Monday-Friday 8am to 10pm

Saturday, Sunday and Bank Holidays 9am to 6pm

These agreed hours will provide an acceptable balance and will be conditioned. Community use will therefore be possible in school term time from around 6pm to 10pm every week day and on weekends and Bank Holidays between 9am and 6pm. Outside school term time the pitch will be available for community use every week day between 8am to 10pm. This will be more than sufficient to meet with the grant aid test on community use and satisfy the Local Plan requirements.

On Site Biodiversity and protected species

The Wildlife and Countryside Act 1981 protects wildlife on development sites and confirms it is an offence to injure, kill or disturb wildlife species and their nests or habitats. Development Plan policy, Government advice and emerging legislation all require an enhancement to on site biodiversity wherever possible.

In accordance with Policy DM2: Nature conservation "*Development proposals will be*

expected to incorporate features to encourage biodiversity and retain and, where possible, enhance existing features of nature conservation value within the site.”

The Council's ecologist has assessed the application and its implications both for protected species on the ground and bats impacted by floodlighting. In both cases the Ecologist has no objections subject to a pre-commencement walkover survey. Lighting levels can be conditioned as part of the EHO's requirement which can double up to support wildlife protection and provides a betterment of the existing lighting position.

11 CONCLUSION

The proposed new sports pitches and floodlights application is supported by local and national policy guidance. The proposal has full local support from local sports clubs and is likely to be supported by the Football Foundation in a future application for grant aid given the pre applications discussion and established need now demonstrated. The proposal fulfils a demonstrated need to provide for new formal playing pitches as required by the Local Plan strategic housing site policies and to fulfil an existing shortage in such provision.

The site is well located to serve both the needs of the new population resulting from those development sites as well as the wider town. The proposal enjoys good vehicular access and parking and the applicants have agreed to enter into a community use agreement which within environmental parameters can maximise community use and provide for greater involvement in sport and the health benefits that go with that. There are no significant environmental issues or objections that outweigh the potential benefits and the balance on this occasion is one of approval subject to conditions.

12 OTHER CONSIDERATIONS

Human rights

In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights. Whilst it is recognised that there may be an interference with these rights and the rights of other third parties, such interference has to be balanced with the like rights of the applicant to develop the land in the way proposed. In this case it is considered that the protection of the rights and freedoms of the applicant outweigh any possible interference that may result to any third party.

Equality

The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty *inter alia* when determining all planning applications. In particular the Committee must pay due regard to the need to:

- (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

13. RECOMMENDATION

Granted Subject to Conditions

Proposed Conditions:

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 of the Planning and Compulsory Purchase Act 2004.

2. The development permitted shall be carried out in accordance with the following approved plans:

MUK2835-02 rev I Proposed layout
MUK2835-03 rev E Proposed site plan
MUK2835-04 rev E Location plan
MUK2835-07 rev D Tree and environmental protection plan
MUK2835-08 rev C Proposed line marking plan
MUK2835-09 rev A Retaining structure detail
MUK2835-10 Proposed fence elevations
MUK2835-18 Proposed container elevations

STD DWG 15 m floodlights with 2 no. FL11 LED
STD DWG 15 m floodlights with 3 no. FL11 LED
STD DWG 6 m street lights
FL11 floodlight details
SL21 street light details
HLS 5432 rev 3 Floodlight details and light contour plan

Proposed materials schedule dated 6 January 2023
Construction Environment Management Plan rev 1 dated 2 February 2023
Calculux lighting report dated 20 March 2023

Reason: To ensure satisfactory provision of the development.

3. Prior to any construction works taking place on site including any removal of the existing hockey pitch a pre-construction walkover of the site to check for badger activity and to ensure that there are no harmful impacts from the construction shall be undertaken by a competent ecologist. A written report shall be submitted to and agreed in writing with the Local Planning Authority prior to any works taking place and the development shall be carried out in

accordance with the report and any mitigation/protection measures that are recommended.

Reason: In the interests of avoiding harm to protected wildlife species in accordance with policy DM2 of the New Forest Local Plan Part 2 2014

4. Prior to any construction works taking place on site including any removal of the existing hockey pitch all tree protection fencing and other environmental protection measures as shown on plan MUK28350-07 rev D shall be installed and maintained for the duration of the works.

Reason: To ensure that all trees intended for retention are protected during the course of the development in accordance with New Forest Local Plan 2020 policies ENV3 and ENV4.

5. No development shall commence until details of how the design and layout of the Artificial Grass Pitch (AGP) will comply with World Rugby (WR) Regulation 22 have been submitted to and approved in writing by the Local Planning Authority. The AGP shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with New Forest Local Plan 2020 policies STR1, ENV3 and policies relating to strategic housing sites SS16, SS17 & SS18.

6. Use of the development shall not commence until a community use agreement prepared in consultation with Sport England and the Local Planning Authority 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 (AGP) and ancillary facilities (changing; toilets; car parking) and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement in place including any future amendments that may be agreed between the operators of the pitch and the Local Planning Authority and other interested parties.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with New Forest Local Plan 2020 policies STR1, ENV3, and policies relating to strategic housing sites SS16, SS17 & SS18.

7. Prior to the use of the site a community use car parking area shall be provided in accordance with a plan to be submitted to and agreed in writing with the Local Planning Authority. The car parking area shall include at least four parking spaces dedicated to persons with disabilities and mini bus parking bays as appropriate. All car parking as shown shall be retained in perpetuity to serve the new playing pitch and associated facilities for so long as the playing pitch remains on site.

Reason: To ensure sufficient car parking is provided in the interests of

highway safety and to promote full recreational use of the facility hereby approved.

8. The development permitted shall be carried out in accordance with the following approved documents and thereafter maintained in perpetuity:

- a. Noise Impact Assessment Proposed Artificial Grass Pitch
- b. Noise management Plan Rev B
- c. Code of Conduct issued by Burgate school
- d. Code of Conduct Handbook issued by the FA
- e. Approved floodlighting scheme (ref: HLS5432 REV3)
- f. CEMP (REV 1)

Reason: To ensure the development causes no harmful effects on amenity or environmental matters and to accord with Policy EMV3 of the New Forest Local Plan Part 1 Planning Strategy

9. All perimeter fencing of the pitch shall be acoustically isolated from the support posts in accordance with the plans and details submitted. All isolation mounts shall be subject to weekly inspection and maintained to ensure that they remain effective in reducing noise impact.

Reason: To ensure the development causes no environmental harmful effects and to accord with Policy ENV3 of the New Forest Local Plan 2020 Part 1 Planning Strategy.

10. The floodlighting hereby permitted shall not exceed the maximum values of vertical illuminance on properties in accordance with Environmental Zone E1 of the Institute for Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light (GN01:2021) at the facade of any residential premises (2 lux pre-curfew & up to 0.1 lux post curfew).

Reason: To ensure the development causes no environmental harmful effects and to accord with Policy ENV3 of the New Forest Local Plan 2020 Part 1 Planning Strategy.

11. No use shall be made of the approved sports pitch nor shall the approved floodlighting be switched on, at any time other than between the hours of 8am to 10pm Monday to Friday, and 9am to 6pm on Saturday, Sunday and Bank Holidays. Unused parts of the pitch/es shall not be illuminated.

Reason: To ensure the development causes no harmful impacts on residential amenity or other environmental impacts and to accord with Policy ENV3 of the New Forest Local Plan 2020 Part 1 Planning Strategy.

12. Within one month of the commencement of development a detailed tree and soft landscaping scheme shall be submitted for approval to the Local Planning Authority showing new tree planting along the eastern boundary as well as other soft landscaping intended for the site. The landscaping so

approved shall be implemented in the first planting season following commencement of development with any trees shrubs or other plants which die, become damaged or diseased within 5 years of planting being replaced with the same species unless otherwise agreed in writing with the LPA.

Reason: In the interests of the character and appearance of the development and local area in accordance with Policies ENV3 and ENV4 of the New Forest Local Plan 2020 Part 1 Planning Strategy, and to provide an effective visual screen between the new pitch and dwellings to the east.

Notes for inclusion on certificate:

1. In accordance with paragraph 38 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council takes a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome by giving clear advice to applicants.

In this case all the above apply. Negotiations took place with regard to hours of operation of the pitch and amended plans submitted in respect of lighting. The application as now amended is considered acceptable.

2. The applicant is advised that the design and layout of the AGP should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, National Governing Bodies for Sport.

3. Artificial grass pitches - rugby only: The applicant is advised that the pitch should be built in accordance with RFU guidance note 7: Artificial Rugby Turf and tested bi-annually by an accredited testing laboratory in order to achieve and maintain World Rugby Regulation 22.

Artificial grass pitches - football only: The applicant is advised that the pitch should be tested in accordance with The FA standard code of rules and be registered on the FA Register for 3G Football Turf Pitches.

The applicant is advised that for any football match play to take place the pitch should be built in accordance with FIFA Quality Concept for Football Turf - FIFA Quality or International Match Standard (IMS) as a minimum.

4. Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplications/> For artificial

grass pitches it is recommended that you seek guidance from the Football Association/England Hockey/Rugby Football Union on pitch construction when determining the community use hours the artificial pitch can accommodate.

Decision

Further Information:

Stephen Belli

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