

## **Development Control Committee**

### **5 April 2023**

#### **Planning Application DC/22/2107/FUL – The New Croft, Chalkstone Way, Haverhill**

<b>Date registered:</b>	13 December 2022	<b>Expiry date:</b>	10 February 2023 EOT 26 April 2023
<b>Case officer:</b>	Amy Murray	<b>Recommendation:</b>	Approve application
<b>Parish:</b>	Haverhill Town Council	<b>Ward:</b>	Haverhill East
<b>Proposal:</b>	Planning application – creation of a 3G Artificial Grass Pitch (AGP) with landscape bund, perimeter fencing, hardstanding areas, storage container, floodlights, access footpath with fence and bollard lighting, acoustic fence and footpath link to north-west		
<b>Site:</b>	The New Croft, Chalkstone Way, Haverhill		
<b>Applicant:</b>	Mr Peter Betts		

**Synopsis:**

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and associated matters.

**Recommendation:**

It is recommended that the committee determine the attached application and associated matters.

**CONTACT CASE OFFICER:**

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## **Background:**

**This application is before Development Control Committee because the application is on land owned by West Suffolk Council. The site is rented to Haverhill Community Sports Association who operate the New Croft site.**

**Haverhill Town Council have adopted a 'neutral stance'.**

**The application is recommended for APPROVAL by Officers.**

**The application was subject to a full re-consultation as the red line was amended to include a footpath to the north-west which provides a link to Samuel Ward Academy car park.**

**A site visit is scheduled to take place on Monday 3 April 2023.**

## **Proposal:**

1. Planning permission is sought for a 3G artificial grass pitch (AGP) with associated development, including a steel storage container, six 15m high floodlights, landscape bund and footpath link to the neighbouring Samuel Ward Academy car park. The pitch measures 106m x 70m and provides the following pitches:
  - a. 100m x 64m 11v11 youth pitch
  - b. Two 63.8m x 46m 9v9 pitches
  - c. Two 55m x 37m 7v7 pitches
  - d. Four 37m x 27m 5v5 pitches
2. The majority of the perimeter fencing will be 4.5m high, with an area to the south-east measuring 6m in height due to an additional ball stop fence.
3. The landscape bund and acoustic fence are located along the north-west boundary and are proposed to mitigate noise impacts. The bund is 1.5-2m in height and the acoustic fence is 15m in length and 2m in height.
4. Parking is provided on-site which has 125 parking spaces. However, the applicant has also proposed to use the neighbouring car park at Samuel Ward as an overflow car park after school hours, which has a capacity of 112 spaces. This is an informal arrangement.
5. The proposed opening hours for the new pitch are:  
0800-2200 hours Monday-Friday  
0800-2000 hours Saturday and Sunday

## **Application supporting material:**

6. The following documents have been submitted in support of the application:
  - Topographic survey
  - Location plan
  - Proposed block plan
  - Existing and proposed block plan
  - Proposed layout

- Proposed elevations (floodlights, fencing and storage container)
- Existing lighting scheme
- Proposed lighting scheme
- Bund plan and sections
- Parking plan
- Proposed drainage plan
- Proposed drainage strategy
- Design and Access Statement
- Lighting assessment
- Lighting specification
- Sports lighting statement
- Noise Management Plan
- Preliminary Ecological Appraisal
- Proposed materials
- Reduction of Obtrusive Light
- Drainage Strategy
- Drainage exceedance flows
- Flood Risk Assessment 2016
- Construction Management Plan
- Noise Impact Assessment
- Parking Assessment

#### **Site details:**

7. New Croft is located to the north-east of Haverhill and comprises a clubhouse, playing fields, 3G pitch, enclosed grass football pitch and stands. It is accessed off Chalkstone Way. The New Croft provides sports and football facilities which can be hired by the community. It has two member clubs - Haverhill Rovers FC and Haverhill Borough FC. The clubhouse is also hired out for other purposes, such as yoga and fitness.
8. To the north of New Croft is Samuel Ward Academy, to the east is Westfield Primary Academy, to the south is a residential area off Chalkstone Way and to the west is another residential area, which includes Churchill Avenue. The nearest residential neighbour to the proposed development is 38.5m away at 22, Churchill Avenue.
9. The existing area proposed for the AGP currently comprises two grass pitches, which are not always useable during wetter months of the year.
10. The site is not located within a conservation area and the existing buildings on and adjacent to the site are not listed. The site is located within Flood Zone 1, although there is a history of surface water flooding.

#### **Planning history:**

11.

<b>Reference</b>	<b>Proposal</b>	<b>Status</b>	<b>Decision date</b>
SE/08/1344	Regulation 3 Application – Erection of (i) single storey clubhouse/community changing room facility (ii) provision of football ground; associated training pitch & 3no. community	Application Granted	19 December 2008

use pitches (iii) Erection of  
seated covered stand &  
standing covered stand &  
2no. dugouts

### **Consultations:**

12. The consultation responses set out below are a summary of the responses received. Full copies of consultation responses are available to view online through the Council's public access system using the link below:

[Planning portal- DC/22/2107/FUL](#)

### **Environment & Transport – Highways**

13. The Highway Authority has reviewed the parking assessment and parking plan and has no objection to the proposal.

### **Private Sector Housing and Environmental Health (PHH)**

14. 06.01.2023- PHH responded to the application with recommended conditions to secure the proposed floodlight specification, compliance with ILP Guidance Notes for the Reduction of Obtrusive Light 2021 and restrictions on the use of the floodlights. PHH also recommended conditions to restrict construction hours, hours of operation, construction of the fencing to reduce rattling and compliance with the submitted noise management plan and code of conduct. The hours of operation recommended by PHH are as follows:

0900-2100 hours Monday-Friday  
0900-2000 hours Saturday and Sunday

(The proposed opening hours are:  
0800-2200 hours Monday-Friday  
0800-2000 hours Saturday and Sunday)

In addition, queries were raised regarding discrepancies in the proposed bund height. The applicant sought to address PHH's concerns so that the proposed hours could be considered acceptable. This included the addition of a 15m long, 2m high acoustic fence on the north-west corner, which is closest to the nearest residents (located on Chalkstone Way). An amended noise impact assessment was provided accordingly.

17.01.2023- PHH responded to the re-consultation, however, their concerns regarding the opening hours remain. They acknowledge that the maximum predicted sound level at 22 Chalkstone Way has been reduced to 60 dB (a target noise level provided by PHH to the applicant) and that it is an existing site with similar facilities in the immediate vicinity. However, their concern is that the response to sound can be subjective and is affected by many factors, both acoustic and non-acoustic. For example, it can be affected by the margin by which a sound exceeds the background sound level, its absolute level, time of day and change in the acoustic environment, as well as local attitudes to the source of the sound and the character of the neighbourhood.

It is accepted in the submitted NIA that there would be a moderate change in noise levels for the worst affected residents. PHH contends that just how moderate this is actually perceived by nearby residents would be

influenced by the hours of use and that the reduced hours recommended by them would inevitably have less of an impact than the hours proposed by the applicant.

### **Green Space and Heritage**

15. "The installation of a second 3G Artificial Grass Pitch (AGP) on the New Croft Playing Field is referenced in the Football Foundation's West Suffolk Local Football Facilities Plan (LFFP). It is also referenced in our Playing Pitch and Outdoor Sports Facilities Assessment February 2022.

From a community sports perspective the facilities and training offered at the Haverhill Sports Associations site has been extremely successful and the need for an additional 3g facility is clearly made. If this were not the case then the Football Foundation would not be willing to invest further resources into the site.

Notwithstanding the above success, and proven need for the facility, car parking on the grass verges outside of the venue by those using the current facility has been flagged as an issue of concern. The LFFP makes reference to car parking being 'an issue'. The planning application makes reference to the current number of parking spaces and indicates that no additional capacity will be created. The fact that there is no acknowledgement of the challenges associated with the current offsite parking issues, linked to this popular facility, will be of concern to some in the local community.

The New Croft Playing Fields, formally known as the Chalkstone Playing Fields, has for many years been set out for pitch sports. The new 3g pitch will replace two existing grass pitches (1 x 11v11 sized pitch and 1 x 5v5 sized pitch), so there are no additional pitches being created on site. The replacement artificial football pitch will mean that the site will be capable of carrying more games over the season, as 3g artificial pitches are more durable than grass pitches."

### **Sport England**

16. "Summary: Sport England raises no objection to this application which is considered to meet exception 5 of our adopted Playing Fields Policy, subject to a condition relating to hours of use.

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (in particular Para. 97), and against its own playing fields policy, which states:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

1. all or any part of a playing field, or

2. land which has been used as a playing field and remains undeveloped, or
3. land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'

Sport England's Playing Fields Policy and Guidance document can be viewed via the below link:

[https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing\\_fields\\_policy](https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy)

#### *Assessment against Sport England Policy*

The proposal seeks to convert a grass football pitch to a 3G floodlit facility that will provide the following pitches:

- 2) 100m x 64m 11v11 youth pitch
- 3) Two 63.8m x 46m 9v9 pitches
- 4) Two 55m x 37m 7v7 pitches
- 5) Four 37m x 27m 5v5 pitches

There will be a 4.5m high perimeter fence and six floodlight columns.

Opening hours will be:

0800-2200 hours Monday-Friday

0800-2000 hours Saturday and Sunday

I have consulted the Football Foundation and Suffolk FA on the proposal, and they comment as follows:

'This proposal is a priority project for football, identified within the Local Football Facility Plan, and as such is being supported by the Football Foundation and Suffolk FA. There is a significant deficit of 3G FTPs across the authority, and the single pitch currently in situ is oversubscribed and unable to meet current demand. We are therefore fully supportive of the proposal.'

The proposal clearly meets exception 5 of our playing fields policy, in that it will provide a facility that will help the development of football in the Haverhill area and is identified in the West Suffolk LFFP.

#### **Conclusions and Recommendation**

Given the above assessment, Sport England does not wish to raise an objection to this application as it is considered to meet exception 5 of the above policy. The absence of an objection is subject to the following condition being attached to the decision notice should the local planning authority be minded to approve the application:

Hours of Use as set out in the planning statement.

0800-2200 hours Monday-Friday

0800-2000 hours Saturday and Sunday

If you wish to amend the wording of the recommended condition(s), or use another mechanism in lieu of the condition(s), please discuss the details with the undersigned. Sport England does not object to

amendments to conditions, provided they achieve the same outcome and we are involved in any amendments.”

## **Ramblers Association**

17.No objection

## **Lead Local Flood Authority**

18.03.01.2023- The LLFA initially issued a holding objection as they required further information regarding the site investigation and how the groundwater levels were identified. Additionally, the drainage strategy did not include features to achieve the four pillars of sustainable drainage systems (water quality, water quantity, amenity and biodiversity).

In response to these comments, the agent provided trial hole data, exceedance flow directions, greenfield run-off rate estimation, micro drainage calculations and an updated drainage strategy document.

19.01.2023- The LLFA removed their holding objection and recommended planning conditions to secure the strategy for the disposal of surface water and flood risk assessment, submission of a drainage verification report and submission of a Construction Surface Water Management Plan (CSWMP).

## **Place Services - Ecology**

19.“We are satisfied that there is sufficient ecological information available for determination of this application.

The Preliminary Ecological Appraisal (BJ Collins, November 2022) has assessed the site as having low ecological value, with some boundary features illuminated by existing street and flood lighting, stating “The artificial turf pitch sits close to the western and northern boundary hedgerows that contain habitats of limited value to commuting and foraging bats, connectivity across this linear feature is significantly impacted by high levels of existing artificial illumination.” The submitted CEMP includes a brief section on biodiversity, in Section 7, which includes details relating to fencing, storage of materials and covering trenches.

We are satisfied the submitted lighting documents sufficiently demonstrate that the proposed new artificial lighting will not spill on to the surrounding boundary features or cause upward illumination. The proposals also include the provision of a landscape bund along the western side of the sports pitch, this will further reduce light spill. Furthermore, the Preliminary Ecological Appraisal (BJ Collins, November 2022) has also included a review of the provided lighting documents, which has not highlighted any potential impacts to protected and or Priority species from the proposed lighting scheme. Therefore, subject to the lighting plans not altering and causing light spill on to the surrounding boundary features, we have no objection to the proposed lighting plans.

This provides certainty for the LPA of the likely impacts on designated sites, protected and Priority species & habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

The mitigation measures identified in the Preliminary Ecological Appraisal (BJ Collins, November 2022) and the Construction & environmental Management Plan (CEMP) (SIS Pitches, November 2022) should be

secured by a condition of any consent and implemented in full. This is necessary to conserve and enhance protected and Priority species particularly Hedgehogs and breeding birds.

Additionally, no biodiversity enhancement measures are identified in the documents provided. We recommend that, to secure net gains for biodiversity, as outlined under Paragraph 174d and 180d of the National Planning Policy Framework 2021, reasonable biodiversity enhancement measures will need to be provided. The bespoke biodiversity enhancement measures should be outlined within a Biodiversity Enhancement Strategy and should be secured by a condition of any consent. It is recommended that this could also include provision of bird boxes, log piles and native species rich hedgerow planting. Additionally, the proposed landscape bund could be seeded with a native wildflower grassland seed mix.

This will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006."

The response from Place Services concludes that impact will be sufficiently minimised, subject to conditions to secure the submitted Preliminary Ecological Appraisal and submission of a biodiversity enhancement strategy.

### **West Suffolk Council Property Services**

20. The Property Services team shared concerns regarding the parking issues around the site and users of New Croft using the grass verges along Chalkstone Way. They consulted with Parking Enforcement who stated that they believe people park on the grass verge to avoid parking charges on the site and that the problem is worse on Saturdays when there are home games. They also shared anecdotal concerns that the gate to the overflow parking on the site is often closed. The property team conclude their response stating:

"In summary Property Services would like to see the club's existing car park fully utilised, their existing over flow car parking available when required and this path to Samuel Ward additional overflow car parking constructed with a formal agreement made with the school for the path, which I presume will pass onto their land at some point, and for use of the parking spaces, together with a planning condition that no parking should take place on the grass verges on Chalkstone Way outside the ground."

### **SCC Archaeological Service (SCCAS)**

21. "This site lies in an area of archaeological potential recorded on the County Historic Environment Record (HER). Archaeological investigations east of the proposed site have recorded two later Bronze Age cremations and an unenclosed settlement comprising three circular buildings dating from the middle Iron Age (HER number: HVH 072). A coaxial field system dating from the late Bronze Age – middle Iron Age, with occupation evidence dating from the middle Iron Age comprising storage pits and two post-built structures (HVH 099) and isolated pits and parallel ditches dating from the late Bronze Age – Early Iron Age (HVH 059). As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated



with the development have the potential to damage or destroy any archaeological remains which exist.

There are no grounds to consider refusal of permission in order to achieve preservation in situ of any important heritage assets. However, in accordance with the National Planning Policy Framework (Paragraph 205), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed."

The response from SCCAS goes on to recommend conditions to secure a programme of archaeological work in accordance with an approved Written Scheme of Investigation and submission of site investigation and post investigation assessment.

## **Representations: Town Council**

22.11.12.2022- The Town Council originally objected to the scheme stating: "Whilst members of the Town Council support the concept of this application, they have major concerns over parking and loss of open community space.

Highways: There are already major problems with parking in and around the site, with vehicles parking illegally on the grass verges and dangerously on the highway. The proposed 125 spaces are not enough to alleviate this problem.

Loss of Public Amenity: The loss of the community open space, primarily used for recreational use by the residents of the Chalkstone Estate since the early 1970's, will have a major detrimental effect on local resident's health and wellbeing, access to opportunities for informal activities close to home and for play and social interaction."

15.02.2023- The Town Council removed their objection, stating: "Following the meeting of the planning working party last night (14th February 2023), members resolved to withdraw all objections raised on the 20th December 2022.

Therefore, following commitments and assurances by the applicant to address issues raised by the Town Council and other consultees, please accept this as notification of the Town Council's support of application DC/22/2107/FUL."

13.03.2023- Following the re-consultation of the application, the Town Council responded as follows:

"Although the Town Council are submitting a NETURAL stance, they wish to emphasise that the conditions agreed regarding acoustic fencing, floodlights, and parking are enforced."

## **Ward Members**

23.Councillor John Burns has raised strong concerns regarding the following:

Existing parking issues and users of New Croft parking on grass verges.  
Potential residential amenity impacts as a result of noise and light spillage.  
Loss of land that is currently available for the community.

Conflict between members of the public and cars with HGVs during construction and potential loss of parking spaces during this time.

Following the re-consultation, Councillor Pat Hanlon commented as follows:

"I would like to give my full support, as the pathway in the re-consultation will help to alleviate the parking in and around the Hamlet Croft area."

**Local Representations:**

24. Two objections have been received from residents of Churchill Avenue.

They have raised the following concerns:

Noise from ball impacts and shouting can already be heard from the existing pitch which is further away than the proposed pitch.

Current issues with users of the site parking on grass verges

Parking at Samuel Ward after school hours will result in further noise impacts from shouting, slamming doors, revving engines, stereos.

**Policy:**

25. On 1 April 2019 Forest Heath District Council and St Edmundsbury Borough Council were replaced by a single authority, West Suffolk Council. The development plans for the previous local planning authorities were carried forward to the new Council by regulation. The development plans remain in place for the new West Suffolk Council and, with the exception of the Joint Development Management Policies Document (which had been adopted by both councils), set out policies for defined geographical areas within the new authority. It is therefore necessary to determine this application with reference to policies set out in the plans produced by the now dissolved St Edmundsbury Borough Council.

The following policies of the Joint Development Management Policies Document and the St Edmundsbury Core Strategy 2010 & Vision 2031 have been taken into account in the consideration of this application:

Core Strategy Policy CS2 - Sustainable Development

Core Strategy Policy CS3 - Design and Local Distinctiveness

Policy DM2 Creating Places Development Principles and Local Distinctiveness

Policy DM6 Flooding and Sustainable Drainage

Policy DM20 Archaeology

Policy DM42 Open Space, Sport and Recreation Facilities

**Other planning policy:**

26. National Planning Policy Framework (NPPF)

The NPPF was revised in July 2021 and is a material consideration in decision making from the day of its publication. Paragraph 219 is clear however, that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the revised NPPF. Due weight should be given to them according to their degree of consistency with the Framework; the closer the policies in the plan to the policies in the Framework; the greater weight that may be given. The

policies set out within the Joint Development Management Policies have been assessed in detail and are considered sufficiently aligned with the provision of the 2021 NPPF that full weight can be attached to them in the decision making process.

**Other Documents of Relevance:**

27. Football Foundations West Suffolk Local Football Facilities Plan (LFFP).  
[West Suffolk Local Football Facilities Plan](#)

Playing Pitch and Outdoor Sports Facilities Assessment February 2022  
[Playing Pitch and Outdoor Sports Facilities Assessment February 2022](#)

**Officer comment:**

28. The issues to be considered in the determination of the application are:

- Principle of Development
- Impact on character and appearance
- Highways
- Neighbouring amenity
- Drainage and flood risk
- Archaeology
- Ecology

**Principle of Development**

29. Policy CS1 of the St Edmundsbury Core Strategy document states that the towns of Bury St Edmunds and Haverhill will be the main focus for new development to direct development to more sustainable locations. The site is located in the settlement boundary of Haverhill and is therefore considered a sustainable location for growth.

30. Chapter 8 of the NPPF (2021), provides support for the promotion of healthy communities and the provision of social and recreational places to improve people's health and well-being. Policy DM42 of the Joint Development Management Policies Document (2015), states that proposals for the provision, enhancement and/or expansion of amenity, sport or recreation open space will be permitted subject to compliance with other Local Plan policies. Additionally, Strategic Objective D of the St Edmundsbury Core Strategy seeks to maintain and develop leisure facilities, commensurate with the level of housing growth to meet the needs of residents and visitors to the district, and the Haverhill Vision, 2031 document aspires to promote active leisure participation as a way of achieving good health. New Croft is identified in the Haverhill Vision document as an important sports facility.

31. This proposal seeks to enhance the sports provision at New Croft by providing an additional all-year-round artificial grass pitch (AGP). The requirement for an additional 3G pitch on the New Croft Playing Field is referenced in the Football Foundation's West Suffolk Local Football Facilities Plan (LFFP) and the West Suffolk's Playing Pitch and Outdoor Sports Facilities Assessment February 2022. The West Suffolk's Playing Pitch and Outdoor Sports Facilities Assessment sets out the current and future needs for outdoor sports facilities and identifies New Croft as a potential site for a further 3G pitch.

32. Furthermore, demand for these facilities is emphasised in the response from Sport England, which states:

"I have consulted the Football Foundation and Suffolk FA on the proposal, and they comment as follows:

'This proposal is a priority project for football, identified within the Local Football Facility Plan, and as such is being supported by the Football Foundation and Suffolk FA. There is a significant deficit of 3G FTPs across the authority, and the single pitch currently in situ is oversubscribed and unable to meet current demand. We are therefore fully supportive of the proposal.'

*33. Existing use of the site*

A further material consideration when assessing the principle of development is the existing use of the. As the site currently comprises two grass football pitches, Sport England was consulted and has considered the application in accordance with the National Planning Policy Framework and against its own playing fields policy, which states:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'

34. Sport England conclude that they have no objection to the proposal as it clearly meets exception five of their playing fields 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."

35. Concern has been raised by the Town Council that the existing grass football pitches that will be replaced with the 3G pitch have historically been used by local residents and will no longer be available for community use. However, there will still be three other grass football pitches available on the New Croft site. Additionally, given the demand indicated above and the fact that this pitch is usable all year round, this solution is considered an enhanced sports provision for the wider community.

36. In summary, subject to compliance with other relevant planning policies (which are discussed below), it is considered that the principle of development is established in local and national planning policy. In addition, it is recognised that there is a demand for this type of facility in the District.

## **Impact on character and appearance**

- 37.Paragraph 130 of the NPPF requires development to be visually attractive and to be sympathetic to local character. Policy CS5 requires proposals to demonstrate an understanding of local context and to be designed to a high standard. Policy DM2 requires all proposals to recognise and address key features of an area and to create or maintain a sense of place.
- 38.The extent of the proposed pitch, including footway, storage areas and dugouts measures 113m x 78.5m. The majority of the perimeter fencing will be 4.5m high, with an area to the south-east measuring 6m in height due to an additional ball stop fence. The fence will be typical dark green mesh fencing. To the north-west is a landscape bund measuring 1.5-2m in height and 6.6m in depth and an acoustic fence measuring 2m in height and 15m in length. To the south-east a footpath is proposed which leads from the entrance to the site to the proposed pitch. Along this path will be a 0.5m high knee rail fence and there will be 1m high bollard lighting. There will also be a footpath linking the site to the neighbouring Samuel Ward site to the north-west and six 15m high floodlights will surround the pitch.
- 39.The context of the site includes an existing 3G pitch of a similar size located to the south-east of the proposed AGP. The existing pitch has six floodlights. In front of the proposed pitch are further grass football pitches which run adjacent to Chalkstone Way. To the rear are Samuel Ward Academy buildings, to the west is the car park for Samuel Ward Academy and to the south-east is Westfield Primary Academy. The pitch is set back from Chalkstone Way by 68m.
- 40.Given the site context, which includes existing education development and sports facilities, as well as the siting of the development which is set back from the road and contained against existing boundaries, no adverse impacts on the surrounding character and appearance of the area is considered to arise in relation to the proposed built form of the development.
- 41.The proposed floodlighting is also considered acceptable in this context as the lighting plan indicates that light spillage will be minimal. In addition, the floodlighting will be contained against existing buildings and adjacent to an existing pitch which also has floodlighting. Furthermore, a condition is recommended to restrict the hours of use of the flood lights and to ensure that they are only used when daylight is fading, thereby reducing the visual impacts of the floodlighting further.
- 42.In summary, the proposal is considered to comply with policy CS3 of the St Edmundsbury Core Strategy, policy DM2 of the Joint Development Management Policies Document and the NPPF (2021), with particular reference to chapter 12- *Achieving well-designed places*.

## **Highways**

- 43.The proposed artificial grass pitch will utilise the existing access off Chalkstone Way. There are 125 spaces at the New Croft site. A 'parking eye' system is in operation, where users must register their vehicle license plate to avoid parking charges. Along Chalkstone Way are double yellow lines to prevent parking.

44. There is also an informal arrangement with neighbouring Samuel Ward Academy whereby users of New Croft are allowed to use the Samuel Ward car park outside of school hours. The Samuel Ward car park has a capacity of 112 spaces. The proposal has been amended during the course of the application (and was subject to a full re-consultation), to include a footpath link between the site and Samuel Ward Academy car park. It is considered that the footpath link will encourage users of New Croft to park in the car park at Samuel Ward Academy at peak times.
45. However, it should be noted that the arrangement with Samuel Ward is an informal agreement, which could be revoked at any time and cannot be secured by planning condition. Therefore, whilst an assessment of the Samuel Ward parking has been included for completeness, this proposal will need to be judged based on the parking provision at New Croft only.
46. The planning application is supported with a parking assessment and a parking plan. The parking plan indicates 125 parking spaces at the New Croft site and 112 spaces at the neighbouring car park at Samuel Ward Academy.
47. The parking assessment is based on parking surveys for both Samuel Ward and New Croft carried out on a Thursday and a Saturday (when Haverhill Rovers Football Club had a home fixture), in January 2023, between 8am and 9pm. It provides a simple vehicle count of the number of cars using both car parks. The results are summarised as follows:
- Thursday**
- New Croft- ample capacity with the maximum cars recorded being 70
  - Samuel Ward- reached a peak of 128 cars (capacity is 112) between 14.45-15.00 and then drops off significantly (after school pick up time).
- Saturday**
- New Croft- peak was between 15:45 – 16:00 with a total of 108 parked vehicles.
  - Samuel Ward- peak was between 9:30am – 9:45am with a total of 25 parked vehicles.
48. Notwithstanding the spare capacity at New Croft indicated above, the Officer is aware that there have been ongoing issues with users of New Croft parking on the grass verges along Chalkstone Way, which requires driving across pavements and results in erosion of the grass verge. Although it is understood from the applicant that signage and fencing may be installed to help prevent this in future.
49. The parking assessment then examines the anticipated number of additional vehicles as a result of this development (which is estimated at 52 vehicles) and adds this to the existing use identified in the parking surveys. The report concludes that the additional vehicles on a weekday can be accommodated at the New Croft site. However, when there is a home football match, the New Croft site does not have enough parking spaces and, in this scenario, 35 cars would need to park at Samuel Ward Academy.
50. As stated above, in terms of assessing this planning application, the provision at Samuel Ward cannot be secured and therefore a worst-case

scenario should be considered. In this case, when forecasting the parking requirement for the proposed 3G pitch, there would not be enough parking spaces for potentially up to 35 cars at the site and these users may therefore utilise areas around the site to park their vehicles.

51. The Highway Authority has been consulted on the proposal and has no objection, noting that there is no accident history in the area. Paragraph 111 of the NPPF states that:

“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”

52. Unacceptable impacts on highway safety or severe cumulative impacts on the road network are clearly not considered to arise by the Highway Authority in this case. Notwithstanding this, it is noted that the lack of sufficient parking on site could result in around 35 vehicles trying to park near to the site at peak times (for example, on a Saturday afternoon when Haverhill Rovers are playing a match at the adjacent stadium). This may result in cars parking on grass verges / on double yellow lines (which could be enforced against by the Civil Parking Enforcement team). Therefore, it is concluded that a moderate degree of highways related harm may arise as a result of this proposal, which weighs against the scheme in the planning balance but not at a level that is considered would justify a refusal of planning permission.

53. The planning application is also supported with a Construction and Environmental Management Plan (CEMP). This document was amended during the course of the planning application to ensure that the proposed construction hours align with the construction hours proposed by PHH. The CEMP Indicates that the site compound will be located adjacent to the clubhouse. Concern has been raised that there may be possible conflict between construction vehicles and members of the public using the clubhouse. It is expected that there will be disruption during construction and the operators will need to manage this with users of the site. The CEMP is generally acceptable and can be secured by planning condition.

### **Neighbouring amenity**

54. Chapter 12 of the NPPF sets out national policy in relation to achieving well designed places and paragraph 130 of the NPPF (2021) outlines six criteria which planning policies and decisions should meet to deliver well-designed places. This paragraph includes specific reference to amenity and well-being, stating that developments should:

“create places that are safe, inclusive and accessible and which promotes health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine that quality of life or community cohesion and resilience.”

55. Policy DM2 accords with the principles of the NPPF (2021), stating that development should not adversely affect the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated; and/or residential amenity.

56.The planning application proposes the following opening hours:

0800-2200 hours Monday-Friday  
0800-2000 hours Saturday and Sunday

57.The nearest residential properties are located off Chalkstone Way and Churchill Avenue. 22 Churchill Avenue is the nearest with a separation distance of 46m between them and the proposed pitch itself. The key neighbouring amenity considerations in this case is light pollution from the floodlights and noise from ball impacts, shouting and whistles.

58.The planning application is supported with a Noise Impact Assessment (NIA) and proposes noise mitigation measures, including a landscape bund and acoustic fence.

59.The first part of the NIA examines the predicted equivalent continuous sound level (LAeq) – this is the method to describe sound levels that vary over time, resulting in a single decibel value. The report refers to World Health Organisation (WHO) guidelines for community noise and concludes the following:

“According to the WHO guidance, moderate annoyance is caused by noise levels exceeding **50 LAeq(T) dB externally** and **35 LAeq(T) dB internally**. Therefore, where noise levels from the proposed development do not exceed 50 LAeq(T) dB externally and 35 LAeq(T) dB internally, the effect is below the Lowest Observed Adverse Effect Level and will have no adverse effect. The noise level of the AGP may be noticeable but not intrusive and is considered acceptable in planning terms.”

60.The predicted noise level (LAeq) at the façade/ garden of 22 Churchill Avenue (the worst affected property) is **47 dB** and the report concludes that:

“The predicted noise levels at the nearby residential properties are below the proposed criterion of 50 dB LAeq (1 hour) derived from WHO1999 as being the threshold for the onset of moderate community annoyance.”

61.The assessment goes onto predict that an *internal* equivalent noise level at the worst-case dwelling (22 Churchill Avenue) will be **32 dB LAeq (1 hour)**. Again, this is below the WHO guidance of **35 LAeq(T) dB internally** (WHO guidance states that to enable casual conversation indoors during daytime, the sound level of interfering noise should not exceed 35 dB LAeq).

62.In terms of long-term impact, the report concludes that there will be a moderate impact for 22 Churchill Avenue.

63.The report also provides an assessment of *maximum* noise levels generated by AGP activity, rather than LAeq/ equivalent noise levels only. This includes noise from voice, whistle, and ball impact. In terms of established guidance in relation to maximum noise levels, the report states:

“There are no specific noise criteria for maximum noise levels from this type of noise during the day. There is a night-time maximum noise



criterion of 45dB L<sub>Amax</sub>(fast) for bedrooms at night in BS8233:2014 and WHO1999. With sound reduction through an open window this would equate to 60dB L<sub>Amax</sub>(fast) outside a dwelling.

64. During the daytime, a higher maximum noise level is likely to be permissible but is not stated in any relevant guidance documents. The difference between the daytime and night-time equivalent noise criteria in both WHO and BS8233:2014 is 5 decibels, it may therefore be that a 5 decibel increase to the maximum noise level is appropriate. This produces a 60 dB L<sub>Amax</sub> (fast) + 5dB assessment criteria of 65 dB L<sub>Amax</sub> (fast)."

65. The predicted levels for the worst affected dwelling are as follows (at ground floor façade):

Voice: 52 dB L<sub>AFmax</sub> (Churchill Avenue)

Whistles: 67 dB L<sub>AFmax</sub> (Churchill Avenue)- a 'no whistle' policy after 19.00hrs is recommended to reduce impacts from whistles.

Ball Impact: 61 dB L<sub>AFmax</sub> (Churchill Avenue)- predicted to be 60 dB L<sub>AFmax</sub> with the acoustic fence.

66. The report concludes that:

"Based on the IEMA guidelines, the proposals result in a Moderate change in noise levels to the worst-case residential houses to the northwest on Churchill Avenue during the proposed hours of use. Despite this, the internal and external levels within these dwellings will be acceptable." and "With regards to planning policy, we would expect that the development would potentially be noticeable but not intrusive and would result in 'no observed adverse effect'. This is defined in the NPPG as 'Noise can be heard but does not cause any change in behaviour or attitude. The proposals can slightly affect the acoustic character of the area but not such that there is a perceived change in the quality of life.'"

67. PHH has reviewed the proposal and accept that in acoustic terms, it could be argued that the proposal is acceptable. However, how people respond to sound is subjective and is influenced by factors such as the margin by which a sound exceeds the background sound level. In this case, the fact that there will be a moderate noise impact on nearby residents is undisputed, but the acceptability of this moderate impact will be influenced by the hours of operation- the longer and later the noise impacts, the less acceptable the noise levels are. PHH states, therefore, that the proposed hours should be reduced slightly to remove noise impacts between 08.00- 09.00hrs and 21.00-22.00hrs:

Proposed hours:

0800-2200 hours Monday-Friday

0800-2000 hours Saturday and Sunday

PHH recommended hours:

0900-2100 hours Monday to Friday

0900-2000 hours Saturday and Sunday

68. It is considered that this reduction in hours is justified and will help to reduce noticeable noise impacts on residents from whistles, shouting and ball impacts at sensitive times of day, such as first thing in the morning

and late in the evening. After further consultation with PHH, it is also considered reasonable to extend the restricted weekend hours to include bank holiday and public holidays.

69. Clearly, noise impacts on nearby residents weighs against the proposal in the planning balance. Planning conditions to secure reduced opening times, a no whistle policy after 7pm and the proposed bund and acoustic fence will help to reduce impacts. In addition, a noise management plan and code of conduct has been provided by the applicant (noting that this document states the proposed opening times rather than the reduced opening time, a planning condition has been recommended requesting that this is submitted to and approved in writing by the LPA prior to first use). Further to note is that the design and access statement requests a condition to allow extended opening times for match days. Notwithstanding the noise impacts above and the 'no whistle' policy after 7pm recommended by the acoustic consultant, this is no longer required by the applicant.
70. A further potential impact on residential amenity is light spillage. However, the submitted lighting assessment indicates that the light levels experienced by nearby residents will be less than 1 lux. Planning conditions to secure the lighting details submitted and the hours of use of the floodlights have been recommended.
71. Concerns have also been raised regarding the noise arising from the additional use of the Samuel Ward car park. Whilst the proposed parking provision at Samuel Ward is an informal arrangement and cannot be assessed as a parking solution that can be secured in this case, it is considered that the anticipated, additional parking at Samuel Ward car park is likely to be acceptable in terms of noise impacts. It is already a well-used car park serving a busy secondary school, the additional use is not considered to adversely impact neighbouring amenity.

### **Drainage and flood risk**

72. Policy DM6 (Flooding and Sustainable Drainage) requires all proposals for new development to detail how on-site drainage will be managed so as not to cause or exacerbate flooding elsewhere. The site is located in flood zone 1 and therefore has a low risk of river or sea flooding. It does, however, have a history of surface water flooding.
73. This planning application is supported with a strategy for the disposal of surface water (dated 12th January 2023, ref: SIS028-09-00) and a Flood Risk Assessment (dated 13th December 2016, ref: 5003-UA008973-UU41R-04). Additionally, site assessment information, including trial hole data, exceedance flow directions, greenfield run-off rate estimation and micro drainage calculations was provided during the course of the planning application.
74. In this case, the surface of the synthetic turf area of the AGP will be permeable, with the underlying stone sub-base acting as an attenuation/storage area for surface water. Additionally, a perforated drainage system will be installed underneath the pitch base and will connect to the existing outfall chamber to the southeast of the site.

75. SCC as the Lead Local Flood Authority (LLFA) reviewed the submitted documents and initially objected to the scheme as they required further information regarding the site investigation and how the groundwater levels were identified. Additionally, the drainage strategy did not include features to achieve the four pillars of sustainable drainage systems (water quality, water quantity, amenity and biodiversity). The requested information was provided by the agent and the LLFA removed their holding objection subject to planning conditions to secure the strategy for the disposal of surface water and flood risk assessment, submission of a drainage verification report and submission of a Construction Surface Water Management Plan (CSWMP). The requirement for a CSWMP is a pre-commencement condition and imposition of this condition has been agreed with the agent.

### **Archaeology**

76. Joint development management policy *DM20 – Archaeology*, states that proposals will not be acceptable if there would be a material adverse effect on Scheduled Ancient Monuments or other sites of archaeological importance, or their settings. It goes on to state that on sites of archaeological interest, or of potential archaeological importance, that appropriate measures, such as site investigations and recording of the heritage asset should be secured.

77. SCC Archaeology Service has reviewed the proposal and states:

"This site lies in an area of archaeological potential recorded on the County Historic Environment Record (HER). Archaeological investigations east of the proposed site have recorded two later Bronze Age cremations and an unenclosed settlement comprising three circular buildings dating from the middle Iron Age (HER number: HVH 072). A coaxial field system dating from the late Bronze Age – middle Iron Age, with occupation evidence dating from the middle Iron Age comprising storage pits and two post-built structures (HVH 099) and isolated pits and parallel ditches dating from the late Bronze Age – Early Iron Age (HVH 059). As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

78. There are no grounds to consider refusal of permission in order to achieve preservation in situ of any important heritage assets. However, in accordance with the National Planning Policy Framework (Paragraph 205), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed."

79. The response from SCCAS goes on to recommend conditions to secure a programme of archaeological work in accordance with an approved Written Scheme of Investigation and submission of site investigation and post investigation assessment. The condition relating to the programme of archaeological work/ Written Scheme of Investigation is a pre-commencement condition and imposition of this condition has been agreed with the agent.

### **Ecology**

80. Section 40 of the Natural Environment and Rural Communities Act (NERC Act) states that the Local Planning Authority must “in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”. Additionally, the National Planning Policy Framework (2021), at paragraph 8c and Chapter 15, states that LPAs have a duty to protect and enhance sites of valued landscapes, biodiversity or geological value and soils when determining planning applications. At a local level, this is exhibited through policies CS2, DM10, DM11 and DM12.
81. The planning application is supported by a Preliminary Ecological Appraisal (PEA) and a Construction and Environmental Management Plan (CEMP). Place Services has provided comments on the submitted documents on behalf of the Council.
82. The PEA concludes that the site has low ecological value and notes that some boundary features are illuminated by existing street and flood lighting. The report states:
- “The artificial turf pitch sits close to the western and northern boundary hedgerows that contain habitats of limited value to commuting and foraging bats, connectivity across this linear feature is significantly impacted by high levels of existing artificial illumination.”
83. Place Services is satisfied the submitted lighting documents sufficiently demonstrate that the proposed new artificial lighting will not spill onto the surrounding boundary features or cause upward illumination, noting also that the landscape bund along the western edge of the sports pitch will further reduce light spillage. Furthermore, the PEA also includes a review of the submitted lighting documents and this does not highlight any potential impacts to protected and/ or Priority species from the proposed lighting scheme.
84. Therefore, subject to securing the lighting details and the lights not causing light spill on to the surrounding boundary features, Place Services has no objection to the proposed lighting plans.
85. In addition, the mitigation measures identified in the PEA and CEMP should be secured by condition to conserve and enhance protected and Priority species particularly Hedgehogs and breeding birds.
86. With regards to biodiversity enhancement measures, these are not identified in the submitted documents. Therefore, to secure net gains for biodiversity, in accordance with Paragraph 174d and 180d of the National Planning Policy Framework (2021), a Biodiversity Enhancement Strategy, including reasonable biodiversity enhancement measures, should be secured by condition. Place Services recommend that biodiversity measures could include provision of bird boxes, log piles and native species rich hedgerow planting. Additionally, the proposed landscape bund could be seeded with a native wildflower grassland seed mix.
87. In summary, the ecological impacts of the proposal are considered acceptable subject to securing the mitigation measures and/ or works identified in the PEA and CEMP and the submitted lighting details.

**Conclusion:**

- 88.Planning permission is sought for a 3G artificial pitch with associated development, including a steel storage container, six 15m high floodlights, landscape bund and footpath link to the neighbouring Samuel Ward Academy car park.

The proposed opening hours for the new pitch are:

0800-2200 hours Monday-Friday

0800-2000 hours Saturday and Sunday

- 89.The principle of development is acceptable, and the scheme will provide a high-quality sports facility in an area where there is a deficit of 3G pitches. The current facility is oversubscribed and unable to meet current demand. Clearly, enhanced sports facilities will contribute positively to the health and wellbeing of the community.

- 90.The impacts on the character and appearance of the area, flood risk, archaeology and ecology are all considered acceptable, subject to conditions. However, the highways and neighbouring amenity impacts weigh against the scheme in the planning balance.

- 91.Parking is provided on-site which has 125 parking spaces. However, the applicant also proposes to use the neighbouring car park at Samuel Ward as an overspill car park after school hours, which has a capacity of 112 spaces. This is an informal arrangement and cannot be secured by planning condition. Based on the parking assessment, the lack of sufficient parking on site could result in around 35 vehicles trying to park near to the site at peak times (for example, on a Saturday afternoon when Haverhill Rovers are playing a match at the adjacent stadium). The Local Highway Authority has not objected and unacceptable impacts on highway safety or severe cumulative impacts on the road network are not considered to arise.

- 92.With regards to neighbouring amenity, it is accepted by both the noise consultant and Public Health and Housing that there will be a moderate noise impact on nearby residents, particularly at 22, Churchill Avenue. The noise impacts include those from shouting (52 dB LAFmax outside the property), whistles (67 dB LAFmax) and ball impacts (60 dB LAFmax). Whilst, in acoustic terms, these maximum noise levels and the equivalent continuous sound level may comply with accepted standards, it is considered by PHH that these would be far more tolerable if the proposed hours were reduced slightly to avoid sensitive times, such as first thing in the morning and late in the evening (as well as securing a no whistle policy after 7pm). Therefore, the following amended hours are proposed:

0900-2100 hours Monday to Friday

0900-2000 hours Saturday, Sunday, public holidays and bank holidays

This amendment is considered reasonable to ensure that the noise impacts of the proposal are reduced to an acceptable level for nearby residents.

- 93.When considering the benefits and disbenefits of the scheme, it is concluded by Officers that the benefits of a much needed, all-weather pitch outweigh the moderate neighbouring amenity and highways harm. Overall, the principle and detail of the development is considered to be

acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework. It is therefore recommended for approval.

### Recommendation:

94. It is recommended that planning permission be **APPROVED** subject to the following conditions:

- 1 The development hereby permitted shall be begun not later than three years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents, unless otherwise stated below:

Reason: To define the scope and extent of this permission.

Reference number	Plan type	Date received
01 REV 01	Topographic survey	13 December 2022
06 REV 00	Lighting layout	6 December 2022
07 REV 00	Drainage plans	6 December 2022
09 REV 00	Drainage strategy	12 January 2023
(-)	Lighting details	5 December 2022
Lighting	Specification	5 December 2022
Noise Mgmt Plan	Plan	5 December 2022
(-)	Ecological survey	5 December 2022
(-)	Materials	5 December 2022
Reduction of Obtrusive Light	Lighting details	5 December 2022
12 REV 00	Drainage plans	12 January 2023
(-)	Drainage strategy	12 January 2023
(-)	Flood risk assessment	12 January 2023
(-)	Construction method statement	10 February 2023
(-)	Noise report	10 February 2023
05 REV 01	Proposed elevations	10 February 2023
02 REV 02	Location plan	16 February 2023
03 REV 02	Block plan	14 February 2023
04 REV 02	Proposed layout	14 February 2023
07 REV 00	Lighting layout	6 December 2022
10 REV 02	Site layout	24 February 2023
11 Rev 01	Sections	14 February 2023
13 REV 00	Parking layout	10 February 2023

- 3 The strategy for the disposal of surface water (dated 12th January 2023, ref: SIS028-09-00) and the Flood Risk Assessment (dated 13th December 2016, ref: 5003-UA008973-UU41R-04) shall be implemented as approved in writing by the local planning authority. The strategy shall thereafter be managed and maintained in accordance with the approved strategy.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development, in accordance with policies DM6 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 4 No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the LPA. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP shall include: Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include:-
- i. Temporary drainage systems
  - ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses
  - iii. Measures for managing any on or offsite flood risk associated with construction

Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses in line with the River Basin Management Plan, in accordance with policies DM6 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 14 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 5 Within 28 days of practical completion of the development hereby approved, a surface water drainage verification report shall be submitted to the Local Planning Authority, detailing and verifying that the surface water drainage system has been inspected and has been built and functions in accordance with the approved designs and drawings. The report shall include details of all SuDS components and piped networks in an agreed form, for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure that the surface water drainage system has been built in accordance with the approved drawings and is fit to be put into operation and to ensure that the Sustainable Drainage System has been implemented as permitted and that all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as required under s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk with the county of Suffolk <https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/flood-risk-asset-register/>

- 6 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (BJ Collins, November 2022) and the Construction and Environmental Management Plan (SIS Pitches, November 2022) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To conserve and enhance protected and Priority species and allow

the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with policies DM11 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 7 Prior to first use, a Biodiversity Enhancement Strategy for protected and Priority species prepared by a suitably qualified ecologist shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:
- a) Purpose and conservation objectives for the proposed enhancement measures;
  - b) detailed designs or product descriptions to achieve stated objectives;
  - c) locations, orientations and heights of proposed enhancement measures shown on appropriate maps and plans (where relevant), including timings of installation;
  - d) persons responsible for implementing the enhancement measures; and
  - e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter."

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2021 and s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with policies DM11 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 8 No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. The scheme of investigation shall include an assessment of significance and research questions; and:
- a. The programme and methodology of site investigation and recording.
  - b. The programme for post investigation assessment.
  - c. Provision to be made for analysis of the site investigation and recording.
  - d. Provision to be made for publication and dissemination of the analysis and records of the site investigation.
  - e. Provision to be made for archive deposition of the analysis and records of the site investigation.
  - f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
  - g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the



Local Planning Authority.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policy HC9 of Replacement St Edmundsbury Borough Local Plan 2016, Policy CS2 of St Edmundsbury Core Strategy 2010 and the National Planning Policy Framework (2021).

- 9 Prior to first use, the site investigation and post investigation assessment shall be completed and submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under condition 7 and the provision made for analysis, publication and dissemination of results and archive deposition.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policy HC9 of Replacement St Edmundsbury Borough Local Plan 2016, Policy CS2 of St Edmundsbury Core Strategy 2010 and the National Planning Policy Framework (2021).

- 10 The development shall be carried out in accordance with the approved Construction and Environmental Management Plan (SIS Pitches, November 2022 received by the local planning authority on 10 February, 2023) throughout the construction period.

Reason: To ensure the satisfactory development of the site and to protect the amenity of occupiers of adjacent properties from noise and disturbance, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement to ensure that appropriate arrangements are put into place before any works take place on site that are likely to impact the area and nearby occupiers.

- 11 The use shall not commence until the area(s) shown on Drawing No. 13 REV 00 for the purposes of manoeuvring and parking of vehicles has been provided and thereafter the area(s) shall be retained and used for no other purpose.

Reason: To ensure that sufficient space for the on-site parking of vehicles is provided, in accordance with policy DM2 and DM46 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 9 and 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 12 No external lighting other than that which forms part of the development hereby permitted and shown on the Lighting Assessment, Lighting Details

and Sports Lighting statement (appendix E) documents; shall be provided within the application site.

Reason: To prevent light pollution and protect the amenities of occupiers of properties in the locality, in accordance with policy DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies and to safeguard the visual amenities of the locality and the ecological value of the area, in accordance with policies DM2 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 13 The lighting system design will comply with recommendations published within ILP Guidance Notes for the Reduction of Obtrusive Light 2021 (Appendix C). On completion of the installation, the system will be tested and commissioned to ensure the LUX levels submitted as part of this application are achieved and not exceeded.

Reason: To prevent light pollution and protect the amenities of occupiers of properties in the locality, in accordance with policy DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies and to safeguard the visual amenities of the locality and the ecological value of the area, in accordance with policies DM2 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 14 Operating hours of the lighting system shall be limited to only between Monday to Friday from 09:00 - 21:00hrs and Saturday, Sunday, public holidays and bank holidays from 09:00 - 20:00hrs and shall be used only at the times of the year when daylight is fading or it has gone dark.

Reason: To prevent light pollution and protect the amenities of occupiers of properties in the locality, in accordance with policy DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies and to safeguard the visual amenities of the locality and the ecological value of the area, in accordance with policies DM2 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 15 Demolition or construction works shall not take place outside 08:00 hours to 18:00; hours Mondays to Fridays and 08:00; hours to 13:30; hours on Saturdays and at no time on Sundays, public holidays or bank holidays.

Reason: To protect the amenity of occupiers of adjacent properties from noise and disturbance, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies.

- 16 Operating hours of the development hereby approved shall be limited to: Monday to Friday: 0900- 2100 hours  
Saturday, Sunday, public holidays and bank holidays: 0900-2000 hours

Reason: To protect the amenity of occupiers of adjacent properties from noise and disturbance, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies.

- 17 The development hereby approved will operate a 'no-whistle policy' beyond 7pm on any day, from which time onwards no whistles will be used.

Reason: To protect the amenity of occupiers of adjacent properties from noise and disturbance, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies.

- 18 In accordance with the submitted noise impact assessment (Reference: 9990/SF/DO, Version Rev C, dated 10.02.2023), all fencing for the artificial grass pitch shall be fixed to the support posts with a neoprene isolator installed to fully isolate the panels from the posts and a maintenance regime shall ensure panels do not become loose so as to reduce the 'rattling' noise associated with ball impacts on metal fencing.

Reason: To protect the amenity of occupiers of adjacent properties from noise and disturbance, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies.

- 19 Prior to first use of the artificial grass pitch (AGP) hereby approved a Noise Management Plan and Code of Conduct shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenity of occupiers of adjacent properties from noise and disturbance, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies.

- 20 Prior to first use the landscape bund and acoustic fence, as shown on plans 11 REV 01 and 05 REV 01, shall be installed and thereafter shall be retained and maintained in accordance with the approved details unless the written consent of the Local Planning Authority is obtained for any variation.

Reason: To protect the amenity of occupiers of adjacent properties from noise and disturbance, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies and to safeguard the ecological value of the area, in accordance with policies DM2 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

### **Documents:**

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online [DC/22/2107/FUL](https://www.westsuffolk.gov.uk/DC/22/2107/FUL)