



St Edmundsbury
BOROUGH COUNCIL

WORKING PAPER 1

Development Control Committee 8 January 2015

Planning Application DC/14/0470/FUL Land South West of The Bull, The Street, Troston, Bury St. Edmunds, Suffolk

Parish: Troston Parish Council **Committee Date:** 4 December 2014

App. No: DC/14/0470/FUL **Date Registered:** 17 March 2014

Expiry Date: 12 May 2014

Proposal: Planning Application - Change of use of Agricultural land to Amenity/ Recreational village use (Resubmission of SE/13/0820/FUL) as amended by revised plans received on 11th September 2014 reducing the overall extent of proposed amenity space

Site: Land South West of The Bull, The Street, Troston, Bury St Edmunds

Applicant: Greene King

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.

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Background:

This application was removed by Officers from December DC Committee following the publication of the agenda, following revisions to the Government's National Planning Policy Guidance which called into question the extent to which S106 contributions could be sought on this scheme and the two related schemes. This point has now been clarified and the application is represented with clarification provided where necessary within the main report.

This application is presented to DC Committee nominally since there are comments from Troston Parish Council (set out in more detail below) who initially objected to the proposal but who now offer cautious support subject to ensuring that the village gets upgraded play facilities in exchange for relinquishing the existing facilities.

The application must also be considered in conjunction with applications submitted under references DC/14/0507/OUT and DC/14/0474/FUL which are elsewhere on this agenda. DC/14/0507/FUL is in particular, relevant and noting the reasons for that application being referred to DC Committee this one is presented as well noting the obvious relationship between the two.

The application is recommended for APPROVAL subject to the signing of a S106.

Application Details:

1. Full planning permission is sought for the change of use of the land from agricultural farmland to amenity and recreational space.
2. Access is proposed through the site of The Bull (see DC/14/0507/OUT). An additional access is indicated as being provided from Livermere Road, however that is outside of this application site and does not form part of this proposal.
3. The proposal contains the relocation of the existing power cable, the provision of a senior football pitch, the provision of an older children's amenity and play space and the provision of soft landscaping generally within and around the site.

Amendments:

4. There have been amendments received to this application since submission, which have been subject to full reconsultation. These amendments have led to the reduction in the overall space being provided to exclude an area of land adjacent to Livermere Road that has ostensibly been 'set aside' to be considered for affordable housing use in the future. Any such proposal does not form part of this proposal and would need to be assessed, on its merits, at the appropriate time.

Site Details:

5. The application site is presently in use as agricultural farm land. It is classified as grade 4. The site contains an existing power line and pole that run through the site. It is proposed that this be buried around the perimeter of the site.
6. The site is located adjacent to the defined settlement boundary for the village of Troston, located to the south of Livermere Road. The site is surrounded on the north and, partially, on the east side by residential development, and also on the east side by the existing public open space within Troston. To the south east and south west the site is bounded by existing farm land contiguous with the application site.

Application Supporting Material:

7. Application forms, design and access statement, planning statement and plans.

Planning History:

8. There is some incidental planning history relating to site.

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Consultations:

9. Troston Parish Council – initially objected to the proposal (albeit they have noted that if the objections set out below can be overcome then they would be minded to support), included in full as follows

We Object for Two Reasons

In the absence of full details relating to the adequate provision of recreational facilities to replace those that would be lost as a result of the above proposals, Troston Parish Council has no alternative but to object to the above planning applications.

However, if the conditions and obligations outlined below were to be included in any planning consent, we would be minded to support the application.

Our objection has two reasons:

Reason One: The proposal is in breach of planning policy and therefore should not be granted planning permission unless there is a net gain for the village.

The development of a total of 10 houses on the site of Troston's recreation ground (two as a result of application DC/14/0474/FUL and eight as a result of application DC/14/0507/OUT) is in breach of the St Edmundsbury Core Strategy. This states (in paragraph 4.58) that for infill villages such as Troston, "only infill development comprising single dwellings or small groups of five homes or less within the designated housing settlement boundary would be permitted."

The fact that the proposed development is in breach of policy is confirmed in a letter which St Edmundsbury chief executive Ian Gallin sent to Troston Parish Council on April 9. This said: "The Core Strategy (C.S.) is clear, that infill in small settlements should be limited to 5 dwellings or less. The scheme, as you point out, fails to accord with this element of the C.S. and this is a factor which will weigh against the scheme."

However, we feel that this objection could be counterbalanced by ensuring that there is an improvement in open space provision in line with St Edmundsbury policy for open spaces (see below).

Reason Two: The proposal, even if limited to five houses and therefore within planning policy, does not offer adequate like for like recreational facilities with what the village has at present.

Troston's existing recreational area (where the proposed housing is to be built) is well located and has adequate play facilities for the current population of the village. It is a safe zone, within the housing settlement, where parents can feel comfortable to leave their children to play unsupervised. The village, backed by The Parish Council, has no desire to see the existing play area moved. The site has the protected status of a designated recreational open space.

Action to address Reason One?

Bearing in mind that the development would breach adopted planning policy (and certainly pushing the boundaries of what, in general planning terms, would be acceptable in an infill village) St Edmundsbury is in a strong position to impose tough planning obligations on potential developers of the sites.

In this context we feel it essential that planners follow St Edmundsbury planning policy for open spaces (as explained in para 2.2.1 of Supplementary Planning Document for Open Space, Sport and Recreation Facilities, adopted December 2012). This states that planners should "encourage improvements in open space provision and provide good quality, accessible facilities and that new housing development makes appropriate provision for new and improved facilities".

This clearly goes beyond ensuring that where a recreational open space is built on, alternative provision should merely be provided on a "like-for-like" basis. In practical terms, the Parish Council wants to see the imposition of planning conditions and obligations that will ensure the following:

- a) The area marked "junior children amenity space", and coloured in dark and light green on the plan, should be appropriately landscaped and fenced off. Play areas on the new recreation ground under application DC/14/0470/FUL should similarly be appropriately surfaced to current safety standards and fenced off from the remainder of the site.*
- b) The remainder of the site under DC/14/0470/FUL should be appropriately landscaped, grassed over and properly fenced off from surrounding land. A full size football pitch, with posts and nets, should be provided with a playable surface.*
- c) All overhead power cables running across the site should be removed or diverted (see below).*
- d) Provision should be made for the funding of changing rooms.*

- e) Provision should be made not only for the replacement of existing play equipment where this cannot be relocated, but for extra play equipment to be installed at the developer's cost to cater for increased demand as a result of families moving into the new houses.
- f) Replacement facilities should be in place before new development commences (as stated in Sport England's comments on the application.)
- g) Appropriate vehicular access from the new playing field to Livermere Road should be provided and fully incorporated into any planning permission.

Action to address Reason Two?

The proposal, even if limited to five houses and therefore within planning policy, does not offer adequate like for like recreational facilities with what the village has at present. Our main concern here is twofold:

- a) *No provision is made in the application to landscape the whole of the site of the new recreation ground to be handed over to the parish council. True, the PC would benefit from gaining potential use of a larger recreational site in terms of area than it currently has - but the whole site under application number DC/14/0470/FUL is of little use unless properly grassed over and landscaped, which must be a condition of any planning consent.*
- b) *The high voltage power cables that currently run across the new recreation ground are a dangerous hazard on a playing field which may well be used for flying kites and model aircraft. Furthermore, the pole in the centre of the field renders its useless as a full size football pitch.*

Other issues

- 1) *There is currently a ditch running between the site of the two proposed dwellings under application DC/14/0474/FUL and the road. This ditch becomes overloaded in heavy rainfall and can flood the road. Villagers are worried that if simply piped, without thought of the flood of water from heavy rain, this waterway will back up and cause flooding to houses in nearby Church Lane.*
- 2) *Greene King has pledged to pass ownership of all recreational areas to the Parish Council. This needs to be legally put in place before planning permission is granted.*
- 3) *Obligations should be put in place to ensure that all recreation facilities to be provided by developers should be completed not only before any building begins, but also any areas are fenced off from the public in anticipation of building at some future date.*
- 4) *The area under DC/14/0470/FUL which has been allocated for future social housing should be incorporated within the area to be designated as the new recreational open space.*

Conclusion

In the absence of satisfactory details relating to the adequate provision of recreational facilities to replace those that would be lost as a result of the above proposals, Troston Parish Council has no alternative but to object to the above planning applications.

We feel that our objection to the scheme on the basis that it breaches policy for infill villages could be counterbalanced by ensuring that there is a clear and defined improvement, not merely like-for-like, in open space provision in line with St Edmundsbury policy for open spaces.

If the conditions and obligations outlined above were to be included in any planning consent, we would be minded to support the application.

10. A further consultation with the Parish Council was undertaken following the receipt of amended plans. Their further comments, which indicate that they are now 'minded to support' the scheme, are included below –

As stated in our earlier formal objection to planning applications DC/14/0470/FUL, DC/14/0474/FUL and DC/14/0507/OUT, Troston Parish Council is minded to support the proposals so long as certain conditions are met. The latest revisions, while in many respects an improvement on the earlier applications, do not address all of our anxieties and therefore many of the comments in our formal objection are still valid.

However, we are keen to see the proposed development progressed as rapidly as possible and we welcome Greene King's offer (first described in letters to the Parish Council dated 5th November 2012 and 2nd January 2013) to:

- 1. Transfer the freehold of the field on which the new play areas and football pitch will be located at nil cost to the Parish simultaneous to the completion of the sale of the development site together with full rights of access. (Officer Note – the ownership of the land cannot be controlled through the planning process. However the use of the land can be controlled and it is plainly reasonable to ensure that the replacement provision is made available, prior to the redevelopment of the existing space coming forward. This will ensure that responsibility for this is placed on the developer / landowner, not on the Parish Council).*
- 2. Oblige the purchaser of the remaining agricultural land to erect a post and wire fence to the boundary. (Officer Note – a condition is proposed requiring a suitable form of boundary treatment to be provided).*
- 3. Place a restricted covenant on the Bull Public House that it should be regarded as a community asset and will continue as a Public House as soon as possible. (Officer Note – an application can be made to seek the recognition of The Bull as such an asset. However, this is not relevant to the determination of this application since the public house is not proposed to be altered as part of this proposal other than a rationalisation of its car park).*
- 4. Make a condition of the sale that the Developer will be responsible for getting the power cable moved, landscaping and preparing the play areas and football pitch before the commencement of building homes. (Officer Note – see conditions in relation to DC/14/0470/FUL – this is a conditional requirement. it is also a condition requirement that DC/14/0470/FUL is provided in its entirety before any development commences on this site).*
- 5. Provide sufficient funds to enable like-for-like or better play equipment including matting and laying out to approved standards. (Officer Note – as with point 4, this is self policing. It is a conditional requirement of this development that the open space and equipment be provided, in accordance with a scheme to be agreed by the Local Planning Authority, prior to the loss of the existing equipment).*
- 6. Offer on licence to the Parish the part of the field which might be used at some future date for social housing. (Officer Note – this cannot reasonably be conditioned or otherwise controlled through the planning process. Any proposal to use land outside the application site for other purposes such as affordable housing will require planning permission in the normal manner).*
- 7. Pay a contribution of £500 including VAT towards the Parish's legal costs.*

We remain concerned, however, about the lack of detail on the various costs involved and nature of the legally binding agreements on who makes what contribution when. Such details must be included in all planning conditions set down by the planning authorities if the applications are given the go-ahead – otherwise there is a real danger that the village recreational facilities will end up being of a lower standard than they are at present. (Officer Note – this cannot reasonably be conditioned).

Our enquiries, to five leading play equipment providers, indicates that the minimum sums to be about:

Play equipment (only the roundabout can be safely moved) £35,000

Preparation of play area £2,500

Levelling and seeding field including football pitch £12,000

Moving power cable £25,500

Landscaping £5,000

Total £80,000

Probably much of the groundwork could be most economically tackled by the Developer and cost estimates can only be based on commercial judgements made at the time of negotiations with Greene King's Agents. While we are minded to accept the applications DC/14/0470/FUL, DC/14/0474/FUL and DC/14/0507/OUT we would have to oppose plans if they fail to ensure the village gets upgraded play facilities in exchange for relinquishing its existing recreational facilities – particularly bearing in mind that the proposed development is in breach of planning policy for infill villages.

11. Environment Agency – Have reviewed the information submitted and have no objection to the proposed development because the change of use will not result in an increase in the risk of surface water runoff.
12. Suffolk County Council Archaeological Service – We would have no objection to the change of use of the area of agricultural land to a recreation area. However, if there were plans to carry out any substantial landscaping or groundworks, then we would also have a requirement for archaeological investigation in this area. *(Officer Note – it is not considered that the proposal will lead to substantial landscaping or groundworks, when compared with the present use of the land).*
13. Environmental Health: Domestic and Pollution – no objection.
14. Sport England – Raise no objections but offer detailed comments which are considered in more detail below.
15. Environmental Health: Contaminated Land – No objection and no conditions are required. The risk from contaminated land is low.
16. Suffolk Wildlife Trust – No objections subject to the recommendations of the ecological report being implemented. Also recommend that the detailed design of the proposal includes for ecological enhancements, as required by the NPPF.
17. Leisure Services – No objections, but detailed comments made, and considered in more detail below.

18. Tree, Landscape and Ecology Officer – No objections, subject to the imposition of conditions.

Representations:

19. At the time of publication of this report no letters of representation have been received.

Policies:

Development Plan

20. The following policies of the Replacement St Edmundsbury Borough Local Plan 2016 and St Edmundsbury Core Strategy December 2010 have been taken into account in the consideration of this application:

Replacement St Edmundsbury Borough Local Plan 2016

Policy L4: Standards of Open Space and Recreation provision. This Policy states that proposals for the provision of new playing fields and sports facilities should be accompanied by a demonstration of need.

Policy T5 states that parking provision for the parking of vehicles, including cycles, will be required in accordance with the adopted Parking Standards.

St Edmundsbury Core Strategy December 2010

Policy CS2 – This policy deals with Sustainable Development, specifically the protection and enhancement of natural resources and sustainable design of the built environment.

Policy CS3 – Proposals for new development must create and contribute to a high quality, safe and sustainable environment.

Policy CS13 Rural Areas - Development outside the settlements defined in Policy CS4 will be strictly controlled, with a priority on protecting and enhancing the character, appearance, historic qualities and biodiversity of the countryside while promoting sustainable diversification of the rural economy.

Other Material Considerations

21. The emerging Development Management Policies document must also be given appropriate weight, noting that the Inspector's comments have been received following the examination in summer 2014 and are presently being consulted upon. The outcome of this is that considerable weight can now be attached to these policies. The following policies are particularly relevant to the consideration of this application.
22. Policy DM5 – Development in the Countryside. This protects the countryside from unsustainable development and includes supporting the principle of essential small scale facilities for outdoor sport or recreation or other uses of land which preserve the openness, appearance and character of the countryside.
23. Policy DM42 – Open Space, Sport and Recreation Facilities. This policy supports proposals for the provision, enhancement and / or expansion of

amenity, sport or recreation open space or facilities, subject to compliance with other policies.

24. The Central Government planning guidance contained within the National Planning Policy Framework is a material consideration, as are the Suffolk Advisory Parking Standards adopted in 2002.

Officer Comment:

25. The issues to be considered in the determination of this application are:
- Principle of Development
 - Layout and Impact upon Character and Appearance
 - Impact upon Amenity
 - Other matters

Principle of Development

26. This application seeks planning consent for the change of use of the agricultural land to the south-west of the application site for the residential development (being considered under DC/14/0507/OUT), to provide replacement playing field and play area facilities for the village. The site is noted as being grade 4 land, at the lower end of the scale, and cannot be considered 'best and most versatile'. Whilst the loss of the land for agricultural purposes is therefore a factor which weighs against the proposal this loss is more modest noting the relatively small area of land to be lost, and noting the poorer quality of the land.
27. In relation to the provision of new open space this proposal raises a number of planning issues. On the one hand, Local Plan Policy L4 requires a demonstration of need to be made before new play and open space is proposed. Plainly there is no 'need' here beyond the loss of the existing space for residential purposes (subject to planning permission being granted under DC/14/0507/OUT). However, this policy position is altered somewhat by the positive wording of emerging Policy DM42, upon which material weight can be given, which does not support such a demonstration of need as being required. Noting that DM42 has been through Examination and the Inspector has concluded that it is compliant with the NPPF it is considered that this policy should be given primacy and that no evidence of need is necessary in this context.
28. Sport England is satisfied that in principle this application site can meet their exception policy E4 relating to the provision of replacement playing fields, subject to a requirement for the playing field to be provided to a suitable quality to ensure it is fit for purpose for senior and recreational football to meet Sport England/FA requirements.
29. Sport England have recommended that a ground conditions assessment is undertaken by a sports turf specialist/agronomist who can recommend a scheme for preparing the playing fields to the required specification. The recommended scheme should then be implemented.
30. Sport England also recommends that the precise location and layout of the pitch is also agreed via condition.
31. Sport England's only further comment with regard to the proposed new playing fields is the lack of associated changing facilities and car parking.

However Sport England accept that the current sports area does not possess any dedicated ancillary facilities. The site will benefit from use of the car parking provision available within The Bull. The lack of changing facilities is noted, but can be accepted as being satisfactory, when assessed strictly against policy, noting the requirement for equivalent provision, and noting the present lack of such facilities.

32. Leisure Services have advised that the level of open space provision being proposed for this development is significantly more than it is replacing and almost doubles the size of the existing provision in the village and provides the opportunity to increase the range of recreational activities currently offered.
33. The opportunity to bury the high wattage power lines that would divide the new proposed open space and offsetting this cost against the required commuted sum should be taken. The burying of these power lines would significantly enhance the play value of the new space in respect of formal sports provision and informal recreation by removing a potential hazard to some forms of play and young people.
34. The only other point worth noting, is that this is not a site that the Parks Service would adopt and maintain, as with the current provision in the village that responsibility should fall upon the Parish Council and for that reason the above comments would require their support in moving this proposal forward. In this regard the comments of the Parish are noted, as is their confirmation that they are content to adopt the space and thereafter maintain them. A contribution towards such of £2,500 is proposed and will be necessary within the S106 Agreement that will be required to support both this development and that being considered under DC/14/0507/OUT.
35. Accordingly, and balancing all these factors, it is considered that the principle of this development can be supported, subject to a consideration of the points of detail.

Design and Impact upon Character and Appearance

36. The site is presently in use for agricultural purposes so, inevitably, there will be a material change in its appearance and its setting. The provision of landscaping and other features within the site, as well as the provision of boundary fencing and / or hedging will all affect the present open character that the site presents and the value that it adds in framing the rural village setting of Troston.
37. The site is surrounded on two sides by the village and Livermere Road and, in this context, it is considered a suitable location for a development of this nature. The open space itself will continue to present a suitable setting for the village, enhanced by the additional soft landscaping proposed. Beyond the site, the land will remain as open farmland, thereby perpetuating the open and rural village setting to Troston.
38. The submission includes a proposed layout for the older children's amenity area, including the provision of a 'haystack climber' and the relocation of the existing zip wire play feature. These are of modest scale and a suitable appearance and can be accommodated within the site without material detriment.

39. Accordingly, it can be concluded that whilst there will be a notable change in the intrinsic appearance of the land itself, that this impact can be considered acceptable, balancing all matters.

Impact upon Amenity

40. The site is located adjacent to existing residential dwellings on 'Garden Fields'. It will also be in close proximity to proposed dwellings under consideration through DC/14/0507/OUT. The use of the land for recreational purposes has some potential to be prejudicial to amenity by reason of the noise arising from the use of the land. However, in this context, and noting the relationship and distance between, it is not considered that any such incidences of noise or amenity impact would be so detrimental so as to justify a refusal of permission, balancing all matters.

Other Matters

41. The scheme utilises access off Livermere Road, through the existing public house car park. However, neither this access, nor that shown to be provided off Livermere Road are within the application site boundary. The site will therefore rely on access being provided through the site being considered under DC/14/0507/OUT. Both applications will need to be approved in order for a suitable access to be achieved, noting that this is the case anyway and that, irrespective of the outcome of this application, it will only be built if approval is also granted under DC/14/0507/OUT. This matter is considered self policing therefore and that a suitable access can be provided for the proposed open space.
42. In relation to biodiversity the scheme has been supported by suitable pre-submission survey work. This matter has been scrutinised by the Council's Tree, Landscape and Ecology Officer. In order to ensure that it is satisfactory from a biodiversity perspective conditions will be needed in relation to a lighting scheme, a landscape planting strategy, as well as ecological enhancements being secured through conditions. It will also be necessary to condition the recommendations of the submitted ecological surveys.
43. With these conditions imposed it is considered that the ecological and biodiversity related implications of this development will be satisfactory.
44. There are no other reasons to restrict the grant of planning permission.

Conclusion:

45. The application seeks to provide an enhanced amenity and public open space area for the village and, in principle, this can be supported. It raises no issues of detail that would preclude its development.
46. Members should note the relationship between this application and DC/14/0507/OUT (and with DC/14/0474/FUL). However, this application can be considered alone, on its own merits, noting, as set out above, that it will only be developed if approval is also granted under DC/14/0507/OUT.

Recommendation:

47. That subject to the signing of a S106 Agreement to provide for a maintenance sum for the site, that planning permission be granted subject to the following CONDITIONS:

1. Time limit – outline (01B)
2. Compliance with plans (14FP)
3. Prior to commencement of any development a scheme for the burying and / or re-routing of the existing overhead power cable through the site, and for the removal of the existing pylon, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include timescales for the undertaking of the works. The development shall thereafter proceed in accordance with this scheme and with any timescales agreed within it. Reason: In the interests of ensuring suitable replacement play provision.

4. The older children's amenity space as shown on drawing CH-BLTSTN-A1, including the provision of the 'haystack climber' and the zip wire play facility, shall be provided prior to the first use of the site by members of the public.

Reason: In the interests of ensuring continuity of play provision, in accordance with the requirements of Local Plan Policy L5 and the NPPF.

5. Boundary treatments (12B).

6. Construction Hours (14D – 08:00 18:00 Monday to Friday, and 08:00 – 13:00 Saturday, with no working on a Sunday or Bank Holiday)

7. Details of hard landscaping, and implementation (23J)

8. Details of soft landscaping, and implementation (23C)

9. The trees shown on the submitted landscape drawing (3382-D-2, Rev B) to be retained shall be protected in the manner shown on Hayden's 'Tree Survey, Arboricultural Impact Assessment Preliminary Arboricultural Method Statement & Tree Protection Plan' report dated 12th March 2014 (reference 3382 -D Revision B) or shall be fenced as described below, (and the Local Planning Authority shall be advised in writing that the protective measures/fencing have been provided) before any equipment, machinery or materials are brought onto the site for the purposes of development and shall continue to be so protected during the period of construction and until all equipment, machinery and surplus materials have been removed from the site.

Where possible the fencing shall be erected outside the 'Root Protection Area' (RPA) defined by a radius of $dbh \times 12$ where dbh is the diameter of the trunk measured at a height of 1.5m above ground level and shall consist of robust wooden stakes connected by robust wooden cross members to a height of not less than 1.2 metres. Where fencing can not be erected outside the RPA an arboricultural method statement shall be submitted and approved in writing in accordance with the relevant condition. Within the fenced area no work shall take place; no materials shall be stored; no oil or other chemicals shall be stored or disposed of; no concrete, mortar or plaster shall be mixed; no fires shall be started; no service trenches shall be dug; no soil shall be removed or ground level changed at any time, without the prior written consent of the Local Planning Authority.

Reason: To ensure that the most important and vulnerable trees are adequately protected during the period of construction.

10. Prior to the commencement of development a scheme of ecological enhancements, including timescales for the delivery and provision of any such enhancements, to be provided in conjunction with the development shall be submitted to and approved in writing by the Local Planning Authority. Any such scheme as may be agreed shall thereafter be implemented. Reason: In the interests of ecological enhancement in accordance with the requirements of the NPPF.

11. Prior to occupation, a "lighting design strategy for biodiversity" for the entire site shall be submitted to and approved in writing by the local planning authority. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority. Reason: In the interests of protecting biodiversity on and around the site in accordance with the requirements of the NPPF.

12. All ecological measures and/or works shall be carried out in accordance with the details contained in the Phase 1 Ecological Assessment dated 10th September 2013 (reference 704,EC/LRS,TP/10-09-13/V1) and the Reptile and Bat Surveys Report dated 09th June 2014 (reference 850,EC/TP,AD/09-06-14/V1 as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This shall also include a re-survey of T15 prior to its removal to check for the presence of bats. Reason: In the interests of protecting biodiversity.

13. No development shall take place until:

a) A detailed assessment of ground conditions of the land proposed for the new playing field land shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and

b) Based on the results of this assessment to be carried out pursuant to (a) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. This scheme should also indicate proposed pitch markings (including adequate safety run-offs) for the site which should meet Sport England/NGB recommended guidelines, as set out in Sport England's guidance document 'Natural Turf for Sport' (2011).

The works shall be carried out in accordance with the approved scheme within a timescale to be first approved in writing by the Local Planning Authority.

Reason: To ensure that site surveys are undertaken for new or replacement playing fields and that any ground condition constraints can be and are mitigated to ensure provision of an adequate quality playing field.

14. Notwithstanding the submitted site plan, prior to work commencing on site a detailed pitch layout plan shall be submitted to and approved in writing by the local planning authority. The plan shall indicate pitch(es) to meet Sport England/FA guidelines as set out in Sport England technical guidance document 'Natural Turf for Sport' (2011), with regard to pitch sizes and safety run-off areas. The approved scheme shall thereafter be implemented in accordance with the details contained within this scheme. Reason; To

ensure that new pitches are provided to sizes (including safety run-offs) to meet Sport England/FA guidelines

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

Alternatively, hard copies are also available to view at Planning, Planning and Regulatory Services, St. Edmundsbury Borough Council, West Suffolk House, Western Way, Bury St. Edmunds, Suffolk.

The development plan policies and National Planning Policy Framework referred to in this report can be viewed via the following link:

<http://svr-cms-01/westsuffolk/DevPlanPol.html>

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