

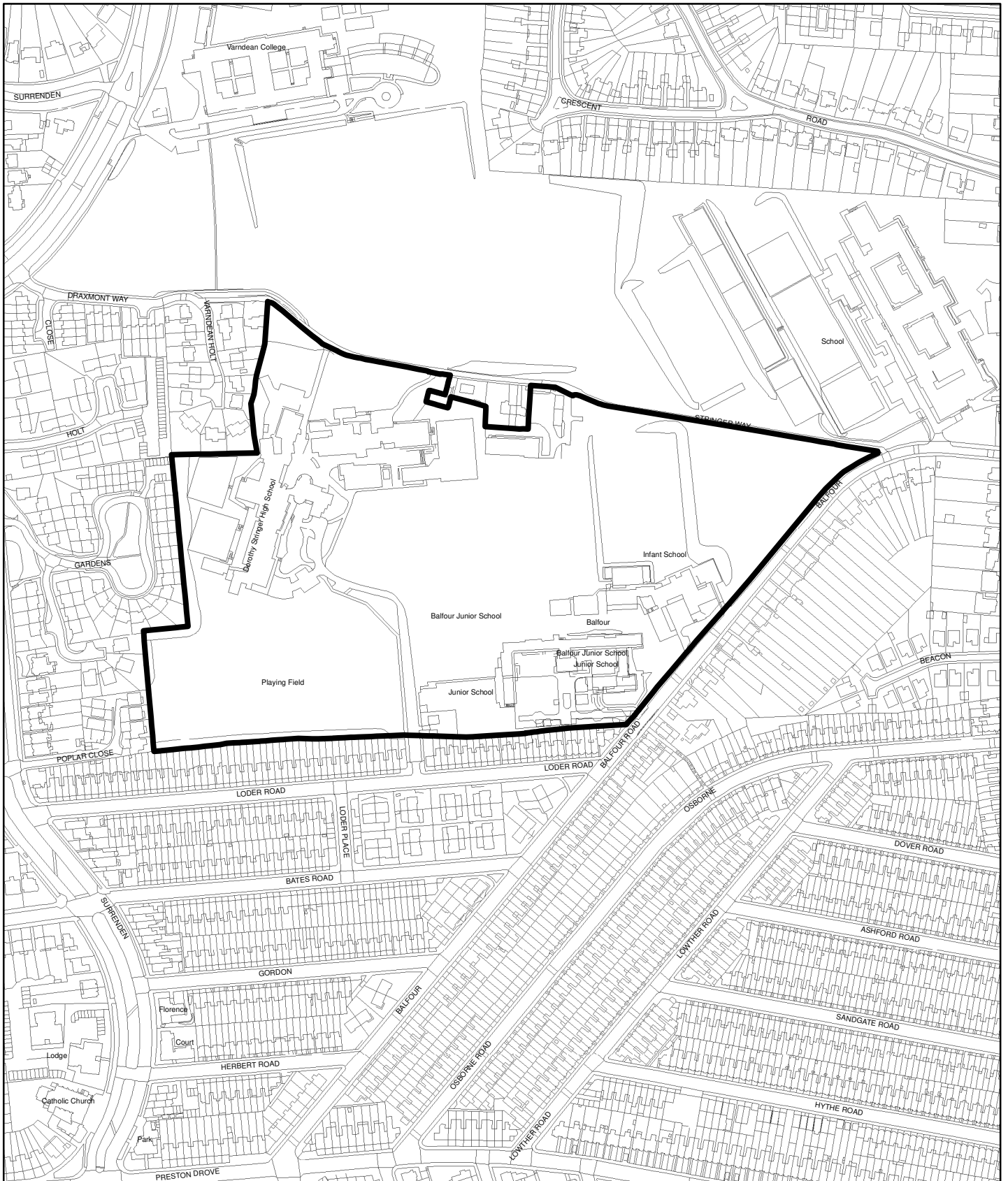
ITEM A

**Dorothy Stringer High School, Loder Road,
Brighton**

**BH2014/00697
Full planning**

14 MAY 2014

BH2014/00697 Dorothy Stringer High School, Loder Road, Brighton



**Brighton & Hove
City Council**



Scale: 1:4,000

PLANNING COMMITTEE LIST- 14 MAY 2014

<u>No:</u>	BH2014/00697	<u>Ward:</u>	WITHDEAN
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Dorothy Stringer High School Loder Road Brighton		
<u>Proposal:</u>	Installation of an artificial turf pitch with associated fencing and floodlighting, incorporating landscaping works.		
<u>Officer:</u>	Jason Hawkes Tel 292153	<u>Valid Date:</u>	10 March 2014
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	09 June 2014
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	Surfacing Standards, 1a Perth House, Corbygate Business Park, Corby, NN17 5JG		
<u>Applicant:</u>	Ros Stephen, Dorothy Stringer High School, Loder Road, Brighton, BN1 6PZ		

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves to **GRANT** planning permission subject to the Conditions and Informatives set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site relates to a large section of playing fields for the Dorothy Stringer School. The school has approximately 1650 students and has a specialism as a sports college. The school is comprised of a number of large brick built buildings and is part of a larger campus which includes Balfour Primary School, Varndean High School and Varndean College. Dorothy Stringer School is located on the west side of the site. The school includes a vehicular access from Loder Road. The access is adjacent to a playing field and a row of trees which includes 2 mature Elm trees which are both covered by a tree preservation order (TPO). The Elm trees are part of the National Elm Collection.
- 2.2 The playing field includes an area which is currently used for cricket practice. The site steps up from west to east. This reflects the topography of the site which means Varndean School is sited at a much higher ground level than the Dorothy Stringer School.
- 2.3 There is an on site butterfly haven and nature area to the north of the school buildings. The campus is enclosed by residential properties to the south, east and west.

3 RELEVANT HISTORY

BH2013/03280: Dorothy Stringer School, Loder Road. Installation of an artificial turf pitch with associated fencing and floodlighting, incorporating

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alteration to internal access and landscaping works. Refused 16th December 2013 for the following reasons:

- The proposed development would result in the loss of two healthy and mature Elm trees which form part of the National Elm Collection and are covered by a tree preservation order. The trees make an important contribution to the visual amenity of the area. The loss of the trees would be materially harmful to the character and appearance of the area and to the objectives of the National Elm Collection. The proposal is therefore contrary to policies QD1, QD2 and QD16 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD06: Trees & Development Sites.
- Insufficient information has been submitted to demonstrate that the impact of the use of the pitch and the proposed floodlighting will not have a negative impact on the neighbouring amenity, by reason of light pollution and noise disturbance. The proposal is therefore contrary to policies QD27 and SU9 of the Brighton & Hove Local Plan.

BH2012/03335: Dorothy Stringer High School, Loder Road. Erection of single storey modular classroom. Approved July 2013.

BH2010/00988: Replacement of existing single storey Pre-School Nursery building with new single storey building. Approved June 2010.

BH2007/04621: Dorothy Stringer High School, Loder Road. Proposed drama studio extension on first floor over roof of caretakers office. Approved March 2008.

BH2007/01685: Dorothy Stringer High School, Loder Road. Additional car parking on site of demolished canteen. Refused August 2007.

BH2005/06283: Dorothy Stringer School, Loder Road. Additional car parking on site of demolished canteen. Refused March 2006.

BH2003/02831/FP: Dorothy Stringer High School, Loder Road. Construction of fire engine access road (Retrospective). Approved October 2003.

BH2001/02115/FP: Dorothy Stringer High School, Loder Road. Construction of single storey nursery school. Approved February 2002.

BH2001/02112/FP: Dorothy Stringer High School, Loder Road. Construction of new sports block, changing facility art block & 3 storey classroom block. Approved 2002.

4 THE APPLICATION

- 4.1 Planning permission is sought for the construction of an artificial turf pitch. The pitch is proposed to mainly replace a central field. The proposed pitch (including the fencing) would be approximately 86m x 56m. The proposal includes perimeter fencing, 15m high floodlighting and a storage container.
- 4.2 The scheme includes 2m high acoustic fencing along the south elevation of the football pitch alongside the fencing for the pitch. 1.8m high acoustic fencing is also proposed on the playing field alongside the boundary with 29-129 Loder Road and 1-7 Poplar Close. The proposal includes the relocation of cricket nets to the south west corner of the playing fields.
- 4.3 The scheme requires the part removal of the clump of semi-mature trees located adjacent the swimming pool. Excavation works are required which

comprise the removal of earth and chalk. The removed chalk is to be used for new butterfly havens around the campus.

- 4.4 The pitch is mainly for football and will allow up to 9-a-side football as well as football training, coaching and other recreational usage for other sports, such as hockey.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours: One hundred and twelve (112)** letters of representation have been received (**see appendix for list**) objecting to the application.

- 5.2 The grounds of objection are as follows:

- The scheme would result in a serious impact on residential amenity. The scheme would result in light pollution for miles around as well as an increase in noise disturbance from increased traffic and use of the artificial pitch. The use of the pitch late into the evenings and weekends will also result in a significant noise impact and loss of outlook on adjacent properties.
- The application will involve destroying healthy mature trees which provide potentially important native habitats for birds, insects, reptiles and bats. The trees contribute to the network of green corridors joining the city to the South Downs National Park and should be protected. The loss of the trees planted as part of a landscaping condition under BH2001/02115/FP is regrettable.
- The scheme will exacerbate parking and traffic problems in the area and could result in a danger to pedestrians and additional pollution through car fumes.
- The 1.8m acoustic fencing will have little effect in reducing noise and will result in difficulties for residents. The blocking in of the pitch will also change the appearance of the site and give it an industrial feel. The fencing will stop access to the playing fields.
- The pitch would reduce open space available for students at the school. The loss of the green space is resisted.
- The proposal would spoil the view over the playing fields. The money for this use should be spent elsewhere.
- The scheme is not significantly different to the previous refused scheme.
- The submitted application includes inaccuracies and anomalies.
- The use of an artificial pitch is inappropriate and has low ecological value.
- There are five 3G floodlit pitches which are available to hire within 5 miles of the school. With these pitches nearby, the proposed pitch is unjustifiable.
- The butterfly havens are a cheap way of dumping chalk. No details are given of the appearance of the butterfly havens. The use of the pitch will also affect wildlife, especially at night.
- The pitch will prevent water flow beneath and restrict gaseous exchange. The scheme could result in flooding of adjacent houses.
- The use will result in an increase in litter.
- The travel plan makes no comment about the possible increase in traffic to the school due to the increased use of the ATP.

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- There is concern that the scheme could result in anti-social behaviour and crime.
 - This local amenity should not be used for commercial gain. The benefits to the local community are challenged given its potential impact on adjacent properties.
- 5.3 **One hundred and forty seven (147)** letters have been received (**see appendix for list**) supporting the proposal.
- 5.4 The scheme is supported on the following grounds:
- The current grounds are virtually unusable throughout the autumn and winter. The scheme offers wider curriculum opportunities for the school and the adjacent schools as well after school clubs. The benefits to the school are undeniable.
 - This will promote an active lifestyle for the school and all the community, including local clubs. The scheme would promote the benefits of an active lifestyle to the health and well-being of people in the city.
 - There is no other all weather pitch in the area and a shortage of similar facilities in the city.
 - The area will be screened and add to the butterfly havens across the city. The school intends that the local environment will be enhanced, including the planting of trees. The school intends to re-use the displaced chalk on site to create a rich network of surrogate habitats. The school has had great success with its Butterfly Haven and this scheme will fund further havens.
 - The facility will dovetail with government policy to promote physical exercise and sport as a way to develop good health and fight obesity.
 - The scheme is far enough away from the nearest housing to be acceptable.
- 5.5 **Balfour Primary School:** Support. The provision of the facility will create an invaluable asset to the schools locally and the wider community in providing supporting facilities and opportunities as well as providing a legacy for sport in the City as a whole.
- 5.6 **Stanford Junior School:** Support. The development will have significant benefits for Dorothy Stringer pupils and will also benefit many other students from partner schools.
- 5.7 **Hertford Junior School:** Support.
- 5.8 **Preston Park & Fiveways Local Action Team:** Object:
- The use of the pitch by Dorothy Stringer students will be limited.
 - There has been no open debate between members of the community and the school and sparse information was circulated.
 - There is no significant support for this scheme for this to be a community facility.
 - The protected Elms are still endangered as the development is within their protected root area.
 - The scheme results in a loss of privacy, light pollution, environmental damage, loss of trees and a reduction in biodiversity.

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- The scheme also results in the likelihood of anti-social behaviour and the change of use of the playing fields to a commercial business use.
- 5.9 **Brighton & Hove's Wildlife Forum:** Object:
- The submitted Environmental Assessment contains inaccuracies and fails to identify wildlife and habitat corridors within the site.
 - The Council is urged to seek advice as to whether the scheme would preserve the roof protection zone of the Elm trees to be retained on site.
 - The floodlighting over long hours will be disruptive to local biodiversity.
 - The school's desire to have an ATP at any cost regardless of local objections raises concern.
 - The landscape scheme submitted is sketchy and lacking in detail.
 - The scheme is contrary to local and national policies.
- 5.10 **East Sussex Fire & Rescue Service:** No objection.
- 5.11 **East Sussex County Ecologist:** Comment: The level of ecological surveys submitted is not sufficient to inform mitigation, compensation and enhancement. A further biodiversity report is required to assess the likely impacts of the scheme.
- 5.12 **Southern Gas Networks:** No objection. Records indicate that this location includes gas pipes owned by Southern Gas Networks. A copy of the plans and the gas safety booklet should be passed to the applicant for their information.
- 5.13 **Southern Water:** No objection. Subject to no development or new tree planting to be located within 3 metres either side of the centreline of the public sewer crossing the site and all existing infrastructure. Existing infrastructure should be protected during the course of construction works. The applicant needs to ensure that arrangements exist for long term maintenance of the Sustainable Urban Drainage Systems to be installed.
- 5.15 **Sport England:** No objection. Subject to no development commencing until a community use agreement has been submitted to and approved in writing by the Local Planning Authority.
- 5.16 **Sussex Police:** No objection. Due to the increase in legitimate access to the school's grounds, the risk opportunist theft could increase. The crime prevention adviser refers to the document Secured by Design Schools Documents 2010 for advice regarding siting, access, use and security.
- 5.17 **UK Power Networks:** No objection.
- Internal:**
- 5.18 **Arboricultural Section:** No objection. The proposed artificial turf pitch involves the partial loss of a group of mixed tree planting. No objection is raised to this loss. Subject to a suitable Arboricultural Method Statement, the scheme would also preserve the protected Elm trees. Overall, the Arboricultural Section has no objection to the proposals in this application subject to a condition requiring the

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submission of an Arboricultural Method Statement and landscaping scheme to submitted and approved by the Local Planning Authority in writing.

5.19 Environmental Health: No objection.

Noise: The applicant has submitted an Acoustic Report which examines the potential noise impact of the development. The report recommends that to avoid the likelihood of noise disturbance in line with British Standard 4142, mitigation of a 2m acoustic fence to the south side of the artificial pitch and a 1.8m close boarded fence along the southern eastern edge of the school premises is required.

Light: The applicant has submitted light surveys and has addressed the previous concerns raised by the Environmental Health Officer regarding glare from individual lamps of the floodlights. This has been achieved by reducing the number of lamps from 16 to 12. This reduces potential for glare. The proposed hours of use have also been reduced to 07:00 to 21:00 Monday to Friday and 09:00 to 18:00 Saturdays, Sundays and Bank Holidays.

Given the reduction in the number of floodlights, reduced size pitch and noise mitigation measures, the scheme has addressed the previous reasons for refusal and is deemed acceptable subject to conditions.

5.20 Policy Section: No comment.

5.21 Sports Facilities / Sports Development: Support. The scheme improves the opportunity for pupils to engage in sport and physical activity.

5.22 Sustainable Transport: No Objection subject to the following:

No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved by the Local Planning Authority. The CEMP shall include details of measures to mitigate disturbance during demolition and construction works from noise and dust, plant and equipment and transport movements in addition to details of temporary external lighting to be installed at the site and measures to prevent light spillage. The development shall be carried out in compliance with the approved CEMP unless otherwise approved in writing by the Local Planning Authority.

5.23 The development hereby permitted shall not be occupied until a School Travel Plan for the development has been submitted and approved by the Local Planning Authority. The School Travel Plan shall be approved in writing by the Local Planning Authority prior to the occupation of the development hereby permitted.

5.24 To comply with the Brighton & Hove Local Plan 2005 policies TR1 and QD28 and the Council Interim Guidance on Developer Contributions approved by Cabinet on the 17th February 2011 the Applicant is expected to make a financial contribution of £46,500 to help finance off-site highway improvement schemes.

6 MATERIAL CONSIDERATIONS

- 6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that “If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”
- 6.2 The development plan is:
- Brighton & Hove Local Plan 2005 (saved policies post 2007);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (Adopted February 2013);
 - East Sussex and Brighton & Hove Minerals Local Plan (November 1999); Saved policies 3,4,32 and 36 – all outside of Brighton & Hove;
 - East Sussex and Brighton & Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only – site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.
- 6.3 The National Planning Policy Framework (NPPF) is a material consideration.
- 6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF.
- 6.5 The Brighton & Hove City Plan Part One (submission document) is an emerging development plan. The NPPF advises that weight may be given to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies to the policies in the NPPF.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton & Hove Local Plan:

TR1	Development and the demand for travel
TR7	Safe development
TR8	Pedestrian routes
TR14	Cycle access and parking
TR19	Parking standards
SU2	Efficiency of development in the use of energy, water and materials
SU10	Noise nuisance
SU13	Minimisation and re-use of construction industry waste
QD1	Design – quality of development and design statements
QD2	Design – key principles for neighbourhoods
QD15	Landscape design
QD16	Trees and hedgerows
QD17	Protection and integration of nature conservation features

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QD26	Floodlighting
QD27	Protection of Amenity
HO19	New community facilities
SR17	Smaller scale sporting and recreational facilities
SR20	Protection of public and private outdoor recreation space

Supplementary Planning Guidance:

SPGBH4 Parking Standards
Interim Guidance on Developer Contributions

Supplementary Planning Documents:

SPD03 Construction & Demolition Waste
SPD06 Trees & Development Sites
SPD08 Sustainable Building Design
SPD11 Nature Conservation & Development

Brighton & Hove City Plan Part One (submission document)

SS1 Presumption in Favour of Sustainable Development

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the principle of the proposed development; impact on trees and nature conservation the visual impact; impact on neighbouring residential amenity, noise, floodlighting, transport implications and the benefit of the facilities both to the school and the community.
- 8.2 The scheme follows a scheme for an 11-a-side football pitch (ref: BH2013/03280) which was recently refused on two grounds: the loss of 2 protected mature elm trees and the potential impact of the scheme on the amenity of adjacent properties.

Principle of Development:

- 8.3 Policy SR17 of the Local Plan states planning permission will be granted for smaller scale new sporting and recreation facilities provided that:
- it involves either the expansion of existing facilities or the provision of new facilities located close to the communities that they are intended to serve;
 - they have good pedestrian and cycle links and are well served by public transport; and
 - intensification of facilities would not have a harmful impact on the local environment either visually (including artificial lighting), through additional noise and disturbance or impact on the natural environment.
- 8.4 New facilities should be located close to the communities they are intended to serve in order to reduce the length of journeys needed to get to them and school sites are well suited to provide additional community recreation facilities. Educational sites should play an important role in the location and provision of new facilities through the development of community sports programmes.

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- 8.5 Policy SR20 is concerned with protecting public and private outdoor recreation space and states permission will not be granted for development on areas of outdoor recreation space other than that which is incidental and appropriate to the respective recreation uses unless it can be demonstrated that the land is not an important open space under the terms set out in Policy QD20 and particular attention should be paid to the retention of playing fields.
- 8.6 In this instance the proposal would enhance sports and recreation facilities for the benefit of pupils of the school and the wider community. Unlike the existing playing fields, the proposed pitches could be used throughout the year. Such facilities encourage children to play sports and lead active lifestyles. Outside of school hours the proposed facilities would provide a useful resource for local sports clubs and groups and the location within a residential area is appropriate for serving the local community.
- 8.7 As well as providing all year round facilities for the Dorothy Stringer School, the new pitch would offer facilities for the other schools and college within the Varndean campus. The facility would allow sports to be undertaken when the indoor facilities are being used for exams. The applicant has stated that the pitch would also cater for the city wide School Games Organiser competitive programmes and provide for the training and development of city wide coaching, Duke of Edinburgh programmes and Sport Leaders courses.
- 8.8 Albion in the Community are in partnership with the Dorothy Stringer School and intend to work with the school to further foster these links with the aid of the new pitch. Albion in the Community would provide and develop programmes to engage and improve the quality of life of the local community through coaching sessions for children of all abilities. The Dorothy Stringer School is a specialist sports school and has existing changing facilities to accommodate the proposed pitch.
- 8.9 The Design & Access Statement indicates that the pitch would for the most be part used by the school and for community purposes. The pitch would be rented out in the evenings and weekends.
- 8.10 Sport England has raised no objection to the scheme subject to a community use agreement being in place. Brighton & Hove City Council Sports Facilities Team support the proposal as it improves the opportunity for pupils and residents to engage in sport and physical activity.
- 8.11 The proposal meets the requirements of policies SR17 and SR20 in that it provides new sporting facilities close to the community and has good pedestrian and cycle links. In accordance with policy SR17, this amended scheme has addressed the potential impact of the proposal on the amenity of adjacent residential properties and addressed the impact on the natural environment (as outlined below).
- Impact on trees:**
- 8.12 Policy QD16 of the Brighton & Hove Local Plan relates to the retention and protection of existing trees on site. Supplementary Planning Document 06:

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Trees and Development Sites (SPD6) outlines guidance for developers on the retention of trees on development sites.

- 8.13 Should this application be granted consent, the scheme would mainly affect two distinct groups of trees and bushes. The first group relates to a clump of four groups of mixed species of semi-mature trees located adjacent to sports centre and swimming pool building. The trees have all been planted close together and none are likely to mature into fine specimens, having been grown as screening / clumps. These trees were planted as part of a landscaping scheme required under condition 6 of application BH2001/02112/FP. That scheme was for the construction of a new sports block, changing facility art block & 3 storey classroom block.
- 8.14 The Arboricultural Section does not object to the partial loss of this group. The loss of these trees is regrettable as they do have some amenity value. The trees partly shield the view of the swimming pool extension from the south and east of the site and also have some biodiversity value. However, the trees are semi mature and the proposal includes a landscaping plan which indicates over 30 replacement trees. These replacement trees would mainly be sited along the entrance and adjacent the proposed artificial pitch. Having regard to the age of the trees and the comments of the Arboriculturist, no objection is raised to the partial loss of this group of trees.
- 8.15 The second group of trees and bushes affected by this development are located adjacent the vehicular access to the site. These trees separate the Dorothy Stringer School from Balfour Junior School. These groups of trees include 2 mature Elms located in a visually prominent position at the end of the group of trees.
- 8.16 These trees are fine specimens. Not only are they covered by Tree Preservation Order, but they help to make up Brighton & Hove's National Elm Collection. Brighton & Hove has always had a high population of Elm trees and currently has over 17,000. These were originally planted in large numbers by the Victorians and Edwardians. This was because of the trees' tolerance to the thin chalk soil and salty winds. Elm Trees also house elm-dependent White-letter Hairstreak butterflies, a species which has been on the decline in areas that have suffered with Elm Disease.
- 8.17 The two Elm trees in question have been categorised as A1 in the Arboricultural Consultant's tree survey. This means they are of high quality with an estimated remaining life expectancy of at least 40 years and are particularly good examples of their species.
- 8.18 The previous scheme for an artificial pitch proposed the loss of the Elm trees. The loss of trees was required to accommodate the proposed football pitch. Given the importance of the Elm trees, their loss was resisted and the previous scheme was refused on these grounds. To overcome this concern, the current scheme has reduced the size of the proposed football pitch so that it would not significantly affect the Elm trees. The pitch has been reduced in size from 107m x 76.5m to 86m x 56m. . This reduces the use of the pitch from a 11-a-

side pitch to a 9-a-side pitch. The pitch would now be outside the crown span of the trees and located more than 10m from the trunks of the trees.

- 8.19 The Council's Arboriculturist has commented that the proposed pitch is now a sufficient distance from the proposed development to allow them to be protected during the course of the development, thus ensuring their retention post-development.
- 8.20 Having regard to the retention of the Elm trees, the proposal is considered appropriate in respect of its impact on existing trees on site. This is subject to the submission of a detailed Arboricultural Method Statement to be submitted and approved by the Local Planning Authority prior to commencement of works. The statement will outline all proposed tree protection measures during the course of the development. A further condition is recommended requiring a detailed landscape scheme to be submitted and approved by the Local Planning Authority. Subject to these conditions, the scheme is considered to be in accordance with policy QD16 and SPD6.

Design:

- 8.21 Policies QD1 & QD2 of the Brighton & Hove Local Plan states that all proposals must demonstrate a high standard of design and make a positive contribution to the visual quality of the surrounding area.
- 8.22 The installed appearance of the artificial pitch would be a green coloured grass playing surface with white and blue coloured line markings. The appearance of the pitch would be dominated by the proposed fencing and floodlights. Perimeter fencing is required around all sides of the pitch to provide a ball-stop. The fencing would be open steel mesh fencing and is 4.5m around the whole of the pitch. The scheme includes floodlighting around the pitch to facilitate its use during evenings and throughout the winter months. Eight floodlighting columns are proposed to a height of 15m. Four floodlights are proposed to the north and south sides of the pitch. The scheme includes a viewing area within the fencing to the north. This area includes a storage container for sports equipment.
- 8.23 The proposed pitch would replace part of Dorothy Stringer's School's natural grassed field. The area of development runs from the lower level to the west to a higher level to the east and is in front of existing school buildings, including a swimming pool. The area is mostly grass and includes a practice area for cricket wickets. This area is to be relocated within the school grounds. To facilitate the development, the scheme includes extensive ground works to level the site. This would mainly involve the removal of soil and chalk from the east side of the site and its reuse for new butterfly havens within the Varndean Campus. The scheme includes natural grass banking around the perimeter of the pitch to slope back to the existing ground levels.
- 8.24 The pitch itself is large measuring 86m in length and 56m in width. It would form a dominant structure in the campus and would be highly visible in the area. There are other outdoor sports pitches within the wider Varndean campus. The existing pitches are significantly smaller than this proposed pitch. Whilst substantial in size, given the setting of the school and the overall campus, the

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scheme is not considered to significantly detract from the visual amenity on the campus or of the area.

- 8.25 The pitch would be set against the backdrop of the school and would be a significant distance from the nearest residential properties. The nearest residential properties on Loder Road lie to the south of the site and would be over 100m from the proposed pitch. As such the perimeter fencing for the proposed pitch is not considered unduly harmful to neighbours' outlook and would not have an overbearing impact.
- 8.26 The proposed acoustic fencing would be along the south facing perimeter fencing of the football pitch. This fencing would be 2m high. Additional acoustic fencing is proposed adjacent the boundary of the playing field in the south west corner of the campus to a height of 1.8m. This fencing would not significantly detract from the appearance of the campus.
- 8.27 The school playing fields are used for sport, and in this context, together with the variety of building forms within the school campus, it is not considered the appearance of the artificial pitch and lighting columns would be incongruous or detrimental to visual amenity. Given the site context within the school playing fields and Varndean campus, the proposal would not stand out as an inappropriate addition and is appropriate in terms of its design.

Impact on Amenity:

- 8.28 Policy QD27 states that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing and/or adjacent users, residents, occupiers or where it is liable to be detrimental to human health.
- 8.29 Policy SU10 states that proposals for new development will be required to minimise the impact of noise on the occupiers of proposed buildings, neighbouring properties and the surrounding environment.
- 8.30 The proposed development could affect residential amenity in two ways: noise and disturbance from people arriving and leaving and taking part in sport, and the light being emitted from the proposed floodlights. The assessment of the amenity impact is focussed on the use of the proposed pitches outside of school hours – in the evenings and at weekends – because during the school day the pitches would be used by pupils of the school as the existing playing fields are used. It is though also acknowledged that the facilities would result in an intensification of the use during the school day.
- 8.31 It is anticipated that sports use of the proposed artificial pitches would produce noise from spectators and participants shouting and perhaps the sound of a referee's whistle. Noise created from the use of the proposed pitch will undoubtedly increase to the overall levels of noise that neighbours already experience.
- 8.32 Concern was raised in the previous scheme that the potential noise impact of the proposed football pitch had not been fully addressed. To address this

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concern, the current scheme includes a full acoustic assessment of the potential noise impact of the proposed use. In order to establish current noise levels on site, measurements have been undertaken at the edge of a similar facility at Hayesbrook School in Tonbridge, Kent. Noise monitoring has also been undertaken at Dorothy Stringer School and at the nearest affected residential properties on Loder Road and at Varndean Cottages.

- 8.33 The report concludes that the proposal would not have a significant noise impact on the Varndean Cottages houses to the north. However, it will be necessary to erect a 2m acoustic screen to the southern side of the fencing of the football pitch and 1.8m acoustic screen along the southern and south eastern boundary of the school premises in order to significantly reduce the level of noise attributable to the proposed football pitch. The Environmental Health Officer agrees with these findings and has no objection to the proposal subject to the installation of the proposed acoustic fencing as indicated on the plans.
- 8.34 The comments of the Environmental Health Officer take into account the hours of use of the proposed pitch which are Monday to Friday 7am – 9pm and Saturday, Sundays and Bank Holidays 9am-6pm. This is reduction in the proposed hours of use when compared to the previous scheme for the larger pitch.
- 8.35 At a height of 1.8m, the acoustic fencing adjacent the residential properties would not detrimentally affect the amenity of the adjacent properties in respect of loss of light or outlook. The fencing would not restrict access to the playing fields for residents on Loder Road, it would alter the route of access. This is considered to be acceptable.
- 8.36 Policy QD26 of the Local Plan applies to proposals for floodlighting and states proposals for floodlighting are required to keep to the minimum necessary level of light intensity and to an appropriate number, height, design and size of structures and fittings necessary to minimise light pollution and harm to amenity. Floodlighting which creates significant illumination beyond those areas requiring illumination or will result in detriment to amenity or to sensitive areas and their settings will not be permitted.
- 8.37 The previous scheme was partly refused on the grounds that the application had not fully addressed concerns raised regarding the proposed floodlighting and its potential impact on adjacent properties. The previous scheme included information which for the most part met the standards from the Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light.' But had some omissions. This is the nationally recognised guidance document for lighting performance.
- 8.38 The current scheme again includes appropriate lighting reports and the issue regarding potential glare has been addressed in two ways. Firstly, whereas the previously application required 16 lamps inside their luminaire, the current scheme for a smaller pitch only requires 12 lamps inside their own luminaires. The Environmental Health officer has commented that that fewer lamps means

less potential for glare. Secondly, the reduction in the original operation hours is also a consideration.

- 8.39 Taking into account the amendments to the scheme and the submitted details, the lighting levels and potential glare is considered to be acceptable and would not detrimentally affect the amenity of any adjacent residential properties.
- 8.40 Having regard to the amended details and reports submitted and subject to conditions, the scheme is deemed appropriate in respect of its impact on the amenity of adjacent residential properties.

Sustainable Transport:

- 8.41 In accordance with policy TR1, any development should provide for the demand for travel it creates and maximise the use of public transport, walking and cycling.
- 8.42 The applicant is proposing to retain the existing pedestrian routes within the site. Pedestrian access to the site can be achieved from Loder Road from the south, Stringer Way to the north east and Draxmont Way to the north west. The majority of pedestrian routes within the site are segregated from other road users and are deemed acceptable.
- 8.43 The applicant states that there are currently 35 cycle parking spaces on site. These are located close to the car parking areas and near the proposed sport pitch and are therefore deemed acceptable to cater for any additional demand occurring outside of school hours.
- 8.44 The maximum car parking standard for a D2 (sport pitch) land use is 1 car space per 2 players at the busiest period plus 1 car space per 5 spectator positions. The applicant intends to retain the existing car parking provision of 89 car parking spaces including 4 disabled parking spaces. Given that these are existing car parking spaces the Highway Authority would not object to the proposed car parking provision. Given the level of car parking available and the demand generated by this development it is unlikely to result in overspill car parking on the adjacent highway.
- 8.45 The applicant hasn't submitted a Transport Statement in support of this application that details a forecast of the likely trip generation associated with this proposal or any modal split data as to how people will travel to the site. The trips associated with the operation of the ATP during school times are already taken account of as they are associated with the operation of the school. The use outside of school times associated with other schools and community use may increase the trips above existing levels as there could be more people partaking in activities at any one time than is currently the case. This is because of the improvement in the quality of the facilities could encourage people to relocate from other sites within the city to this one and because the flood lights enable continuous use of the site throughout the year. Even taking account of the fact that the school currently hires out their sports hall and pitches and the potential for divert trips from other facilities there is considered to be an increase in trips as a result of this development.

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- 8.46 Given the scale of the development it is forecast that there could be an increase in total person trips associated with this development. The Highway Authority would therefore look for this to be mitigated by the applicant funding off-site highway works. To comply with the Brighton & Hove Local Plan 2005 policies TR1 and QD28 and the Council Interim Guidance on Developer Contributions approved by Cabinet on the 2nd February 2012, the Transport Team has recommended a financial contribution of £46,500.
- 8.47 As this scheme is for a community use and does not increase the number of children on site or result in overspill of parking onto the surrounding streets, it would be unreasonable for the Local Planning Authority to request this contribution for this scheme.
- 8.48 The applicant has submitted a Travel Plan dated October 2012. As a result of this application the applicant must produce an updated Travel Plan which takes account of the Council's latest School Travel Plan guidance and the fact that there could be increased use of the facility in the evening. The School Travel Plan must promote sustainable forms of travel to community users. Measures that should be included are the provision of public transport information at the point of booking and relevant transport information on any promotional material or website. If recommended for approval, an updated Travel Plan could be required by condition.
- 8.49 Subject to the submission of Travel Plan, the scheme is deemed appropriate in terms of its demand for travel and highway considerations.

Sustainability and Biodiversity / Ecology:

- 8.50 Policy SU2 of the Brighton & Hove Local Plan requires new development to demonstrate a high level of efficiency in the use of water, energy and materials.
- 8.51 Policy SU13 and Supplementary Planning Document 03 on Construction and Demolition Waste seek to reduce construction waste and require a Waste Minimisation Statement demonstrating how elements of sustainable waste management have been incorporated into the scheme in order to reduce the amount of waste being sent to landfill.
- 8.52 Policy QD18 of the Brighton & Hove Local Plan relates to the protection of protected species and states that measures will be required to avoid any harmful impact of a proposed development on such species and their habitats.
- 8.53 The change in levels from the excavation work gives the school the opportunity to take advantage of the underlying chalk material. This material attracts and offers support to a diverse flora and many rare species such as butterflies. The school has an existing butterfly haven located to the north of the school. The butterfly haven at the Dorothy Stringer School has launched the 'Big Butterfly Count' in previous years and is recognised as a great success. The school are understandably proud of their biodiversity achievements and are an established Local Wildlife Site. The school intends to reuse the excavated chalk to create a

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3 new butterfly havens within the campus. These new butterfly havens will add to the biodiversity of the area.

- 8.54 The scheme includes the removal of a number of trees within the site to accommodate the proposed pitch. The area of trees to be removed is not included in the Dorothy Stringer Wildlife Area. To compensate for the removal of the trees, the applicant is proposing extensive landscaping.
- 8.55 The previous biodiversity achievements and intentions of the school are recognised. However, the loss of the existing areas of woodland needs to be fully considered in respect of their potential ecological benefits. The East Sussex County Ecologist has commented that the level of ecological surveys is not sufficient to inform appropriate mitigation, compensation and enhancement.
- 8.56 Consequently, a condition is recommended requiring the submission of further ecological surveys to ascertain the use of the site by protected species and to inform appropriate mitigation has been submitted prior to commencement of development for the approval of the Local Planning Authority. Subject to this condition, the scheme is deemed appropriate in respect of its impact on nature conservation.

9 CONCLUSION

- 9.1 The proposed pitch would provide enhanced sporting facilities for the school and would improve the opportunity for pupils and residents to engage in sport and physical activity. The proposal is also considered appropriate in respect of its design and impact on trees and would not significantly affect the amenity of any adjacent residential properties.

10 EQUALITIES

- 10.1 The proposal would allow suitable access for people with disabilities.

11 PLANNING OBLIGATION / CONDITIONS / INFORMATIVES

11.1 Regulatory Conditions:

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.
- 2) The development hereby permitted shall be carried out in accordance with the approved drawings listed below.
Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Existing Site Location	01		3 rd March 2014
Block Plan of Site	02		3 rd March 2014
Proposed Location Plan	03	01	21 st March 2014
Proposed ATP Plan	04	01	21 st March 2014

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Isometric View	05		3 rd March 2014
Elevations	06		3 rd March 2014
Floodlighting Scheme	07		3 rd March 2014
Landscaping Plan	08	01	21 st March 2014
ATP Storage Container	09		3 rd March 2014
Section A-AA and B-BB	10		3 rd March 2014
Section C-CC and D-DD	11		3 rd March 2014
Topographical Survey	T1		3 rd March 2014

- 3) The 2m acoustic screen shall be installed to the south side of the artificial turf pitch and the 1.8m closed boarded fence at the southern and south-eastern edge of the school premises shall be installed as shown on the Proposed Location Plan (drawing no.03) prior to the use of the artificial pitch. The acoustic fencing shall be retained as such thereafter.
Reason: To safeguard the amenities of the locality and to comply with policy QD27 of the Brighton & Hove Local Plan.
- 4) All Floodlight Masts, Lamps and Luminaires shall be installed, operated and maintained in strict accordance with the specification and details contained in the report from Surfacing Standards Ltd, Project Code SSL1519, dated 3rd March 2014.
Reason: To safeguard the amenities of the locality and to comply with policy QD27 of the Brighton & Hove Local Plan.
- 5) The artificial turf pitch hereby permitted shall not be used except between the hours of 07.00 to 21.00 on Monday to Friday and between the hours of 09.00 to 18.00 on Saturdays, Sundays and Public Holidays.
Reason: To safeguard the amenities of the locality and to comply with policy QD27 of the Brighton & Hove Local Plan.
- 6) No development shall commence on site until a detailed scheme which provides for the retention and protection of adjacent trees to be retained has been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details.
Reason: To protect the trees in the vicinity of the site, in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.
- 7) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing and planting of the development.
Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.
- 8) No development shall commence until an ecological survey has been submitted to and approved by the Local Planning Authority. The survey shall ascertain the use of the site by protected species and outline appropriate mitigation measures. The scheme shall be implemented in accordance with the agreed details.
Reason: To ensure appropriate nature conservation measures and in accordance with policy QD18 of the Brighton & Hove Local Plan.
- 9) Prior to the use of the artificial pitch a detailed scheme outlining the community use of the proposed pitch shall be submitted to and approved

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by the Local Planning Authority. The development shall be implemented in accordance with the agreed details.

Reason: To ensure access to the facilities is secured for the benefit of the wider community and in order to comply with policy SR17 of the Brighton & Hove Local Plan.

- 10) Notwithstanding the submitted plan, prior to the use of the artificial pitch a Travel Plan shall be submitted to and agreed in writing by the Local Authority. The scheme shall be carried out in accordance with the details contained therein and the applicant shall engage with the Council Travel Plan Coordinator to ensure regular monitoring of the Travel Plan takes place for the lifetime of the development.

Reason: To ensure the promotion of safe, active and sustainable forms of travel and comply with policies TR1 and TR4 of the Brighton & Hove Local Plan.

- 11) All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

11.2 Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One (submission document) the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
2. This decision to grant Planning Permission has been taken:
 - (i) having regard to the policies and proposals in the National Planning Policy Framework and the Development Plan, including Supplementary Planning Guidance and Supplementary Planning Documents:
(Please see section 7 of the report for the full list); and
 - (ii) for the following reasons:-

The proposed pitch would provide enhanced sporting facilities for the school and would improve the opportunity for pupils and residents to engage in sport and physical activity. The proposal is also considered appropriate in respect of its design and impact on trees and would not significantly affect the amenity of any adjacent residential properties.

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3. The applicant should be aware that whilst the requisite planning permission may be granted, this does not preclude the department from carrying out an investigation under the Environmental Protection Act 1990, should any complaints be received.
4. The crime prevention adviser refers the applicant to the document Secured by Design Schools Documents 2010 for advice regarding siting, access, use and security.
5. Given the proximity of the development to gas pipes, the applicant is advised to contact Southern Gas Networks prior to the commencement of works.
6. Given the proximity of public foul sewer and water distribution mains within this site the applicant is advised to contact Southern Water prior to the commencement of works. No development or new tree planting to be located within 3 metres either side of the centreline of the public sewer crossing the site and all existing infrastructure. Existing infrastructure should be protected during the course of construction works. The applicant needs to ensure that arrangements exist for long term maintenance of the Sustainable Urban Drainage Systems to be installed.
7. The Travel Plan shall include such commitments as are considered appropriate, and should include as a minimum the following initiatives and commitments:
 - (i) Promote and enable increased use of walking, cycling, public transport use, car sharing, and car clubs as alternatives to sole car use:
 - (ii) Increase awareness of and improve road safety and personal security:
 - (iii) Undertake dialogue and consultation with adjacent/neighbouring tenants/businesses:
 - (iv) Identify a nominated member of staff or post to act as Travel Plan Co-ordinator, and to become the individual contact for the Local Planning Authority relating to the Travel Plan.
 - (v) Identify a monitoring framework, which shall include a commitment to undertake an annual staff and pupil travel survey, for at least five years, or until such time as the identified targets are met, to enable the Travel Plan to be reviewed and updated as appropriate. Annual surveys should be submitted to the Council's School Travel Plan Officers:
 - (vi) A commitment to reduce carbon emissions associated with school travel:
 - (vii) Identify targets focussed on reductions in the level of staff and parent car use:
8. Detailed guidance can be obtained on the Council's website <http://www.brighton-hove.gov.uk/content/parking-and-travel/travel-transport-and-road-safety/school-travel-plans#STP%20guidance>.

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Dorothy Stringer High School, Loder Road

Ref: BH2014/00697

Appendix: List of addresses of objections and support

Objections		
Number/Name	Road	City/Town
57	Ashford Road	Brighton
108, 128, 158, 166(x2), 174,182, 184(x3)	Balfour Road	Brighton
6	Beacon Close	Brighton
11(x3)	Belle Vue Cottages	Brighton
77	Chester Terrace	Brighton
19	Compton Avenue	Brighton
31	Cuthbert Road	Brighton
8	Draxmont Way	Brighton
Crank Barn	Ditchling Common	Ditchling
49	Ditchling Crescent	Brighton
369	Ditchling Road	Brighton
111	Ewart Street	Brighton
26	Exeter Street	Brighton
19, 35	Friar Crescent	Brighton
3, 16, 30, 32, 34, 37, 44, 55, 32, 34, 37, 44, 55	Friar Road	Brighton
25	Green Ridge	Brighton
5(x2), 17, 23(x2), 27(x2), 28, 33, 34, 35, 43, 43B, 50, 59(x2), 65, 73, 91, 99(x2), 105(x2), 109(x5), 111, 119, 121, 127, 149, 151, 153	Loder Road	Brighton
61(x2), 69a, 81, 91, 149, 201	Osborne road	Brighton
37	Park Crescent Road	Brighton
14	Redvers Road	Brighton
63	Rugby Road	Brighton
Flat 27	Shanklin Court	Brighton
21	Surrenden Holt	Brighton
54, 115, 137, 147	Surrenden Road	Brighton
113	Waldegrave Road	Brighton
4, 24(x2), 33(x2), 36(x2)	Whittingehame Gardens	Brighton
104	Woodbourne Avenue	Brighton
4(x2), 6, 7, 9(x4), 17	Varndean Holt	Brighton
1, 2	Vardean Cottages, Stringer Way	Brighton

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Support		
Name/Number	Street	City/Town
36	Argyle Road	Brighton
40	Ashford Road	Brighton
12 (x2), 146	Balfour Road	Brighton
27	Barnett Road	Brighton
6	Barnfield Gardens	Brighton
88, 99	Bonchurch Road	Brighton
42	Bates Road	Brighton
32, 33D, 46, 48 (x2), 79	Beaconsfield Villas	Brighton
59	Braeside Avenue	Brighton
27	Bristol Gate	Brighton
59	Carlyle Street	Brighton
76	Cedar Drive	Southwater, Horsham
3	Chailey Avenue	Rottingdean
29C	Chichester Place	Brighton
17	Clermont Road	Brighton
4, 14, 15, 24	Clermont Terrace	Brighton
9, 17	Clyde Road	Brighton
16	Cobden Road	Brighton
35	Coldean Lane	Brighton
6 (x2), 66	Compton Road	Brighton
28	Cornwall Gardens	Brighton
49	Cuckmere Way	Brighton
1, 3	D'Aubigny Road	Brighton
27	Westcombe, Dyke Road	Brighton
86A, 139 (x2), 177, 184, 419	Ditchling Road	Brighton
19	Dover Road	Brighton
20	Down Terrace	Brighton
148C	Dyke Road	Brighton
Flat 31	Sussex Court, Eaton Road	Hove
2	Eastwoods, Ditchling Road	Brighton
19 (x2)	Edburton Avenue	Brighton
134	Elm Grove	Brighton
6	Fircroft Close	Brighton
7 (x2)	Florence Road	Brighton
6	Frederick Street	Brighton
97	Freshfield Road	Brighton
16, 157	Freshfield Street	Brighton
32	Greenfield Crescent	Brighton
46	Hamilton Road	Brighton
42	Hampden Road	Brighton
34 (x2), 36	Harrington Road	Brighton
4, 53, 77, 129	Hartington road	Brighton
92, 146, 180 (x2)	Havelock Road	Brighton

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49	Heather Close	Bournemouth
54	Hendon Street	Brighton
23	Herbert Road	Brighton
77	Hevers Avenue	Horley, Surrey
1	Highfield Crescent	Brighton
62	Hollingbury Park Avenue	Brighton
88	Hollingbury Road	Brighton
96, 118, 147	Hollingdean Terrace	Brighton
18	Howard Road	Brighton
62	Islingword Street	Brighton
26	Jevington Drive	Brighton
19	Kingsley Road	Brighton
19	Larkfield Way	Brighton
37 (x2), 38	Loder Road	Brighton
Timbers	London Road	Brighton
54 (x2)	Lowther Road	Brighton
8	Lucerne Road	Brighton
17	Mackie Avenue	Brighton
83 (x2)	Maldon Road	Brighton
36, 131	Maresfield Road	Brighton
4 (x2)	Matlock Road	Brighton
29	Mayo Ct, Mayo Road	Brighton
Flat 3, 16	Montpelier Terrace	Brighton
15	Mornington Mansions	Hove
49 (x2)	Old London Road	Brighton
7 (x2), 28, 148, 181, 195	Osborne Road	Brighton
16 (x3)	Overhill Gardens	Brighton
3	Parachial Terrace	Brighton
9	Parkmore Terrace	Brighton
9 (x2)	Pelham Square	Brighton
7	Poplar Close	Brighton
19	Port Hall Street	Brighton
149	Preston Drove	Brighton
11	Prince Regent's Close	Brighton
43 (x2)	Princes Road	Brighton
236	Queens Park Road	Brighton
24 (x2)	Queens Park Rise	Brighton
42	Reigate Road	Brighton
11	Rotherfield Close	Brighton
74, 67	Roundhill Crescent	Brighton
2, 15 (x2), 47, 66	Rugby Road	Brighton
49, 95 (x2)	Springfield Road	Brighton
37	Sackville Road	Hove
Homeleigh	South Road	Brighton
28, 68	Southdown Avenue	Brighton
94	Southover Road	Brighton
111	Stammer Park Road	Brighton

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Flat 14, 20	Stanford Avenue	Brighton
41	Stanford Road	Brighton
17, 46, 99	Surrenden Road	Brighton
28B	Sutherland Road	Brighton
111	Tarring Road	Worthing
7A	Varndean Road	Brighton
15	Vere Road	Brighton
32, 44, 74A, 75, 111	Waldegrave Road	Brighton
9	Walmer Crescent	Brighton
16	Walpole Terrace	Brighton
41	Withdean Crescent	Brighton