

## **Planning Committee**

**11 September 2018**

### **Regulation 3 Application**

**Application No: WSCC/028/18/WP**

**Single Storey Extension to Existing School Comprising 3 No. Classrooms, Hall, Kitchen & Ancillary Accommodation, Additional Parking & External Works**

**Crawley Down Village Church of England Primary School, Hophurst Drive, Crawley Down, RH10 4XA**

**Report by Head of Planning Services**

**Local Member: Mrs Heidi Brunsdon**

**District: Mid-Sussex**

#### **Executive Summary**

Planning permission is sought for the installation of a single storey extension to increase pupil numbers at Crawley Down Village C of E School. The development comprises three classrooms, a hall, a kitchen and ancillary accommodation, as well as additional parking and external works.

The report provides a generalised description of the site and a detailed account of the proposed development, and appraises it against the relevant policy framework from national to local level, along with other material considerations.

The main policies of relevance to this application are policies DP1, DP3, DP21, DP29, DP37 and DP39 of the Mid-Sussex District Plan (2014-2031), paragraphs 11, 38, 41, 47, 55, 94, 97, 108-11 and 130-131 of the National Planning Policy Framework 2018 (NPPF).

No objections were received from any statutory consultees. However, 16 representations were received, eight objecting to the proposal and eight representations in support. The main concerns relate to properties being omitted from original plans, building arrangement and height, proximity to residential boundaries, insufficient transport infrastructure causing congested roads, increased levels of noise and light, and possibility of vermin from the kitchen. Those in support state that the expansion is needed to provide sufficient classroom space, has been well designed, would provide more adequate facilities, and allow for additional pupil entry, and an increase in jobs for the village.

#### **Consideration of Key Issues**

The main material considerations in relation to this application are whether:

- the development meets an identifiable need;
- the location, design, and impacts on residential amenity are acceptable; and
- the impacts on highway capacity and road safety are acceptable.

#### ***Need for the Development***

The Local Education Authority (LEA) has identified a need to provide additional places at Crawley Down Village Primary School, increasing the yearly intake from 45 pupils to 60, thereby increasing the school roll. The development is considered to accord with the relevant Development Plan policies by providing additional, required school places and great weight is given by the NPPF and DCLG school policy to meeting this need. It is concluded that there is a need for the development

### ***Location, Design, and Impacts on Residential Amenity***

The proposed new extension and netball court are considered to be appropriate in siting, scale and appearance. Furthermore, their location and usage would not result in a significant adverse impact on local residents, taking into account existing noise levels and that the court would not be used outside daylight hours. As such, it is considered that the development is acceptable with regards to its location, design, and impacts on residential amenity.

### ***Impacts on Highway Capacity and Road Safety***

The increase in pupil numbers and additional temporary vehicular movements from construction are considered to be acceptable and can be appropriately managed through the Travel Plan and a Construction Management Plan respectively. As such, the development would not have an unacceptable impact on highway capacity and road safety and so accords with Development Plan policies.

### **Conclusion**

Planning permission is sought for a single storey extension, with a 1.5 storey hall element, to the existing school comprising of two reception classrooms and one key stage classroom as well as two group rooms, a SEN office, hygiene rooms, hall, kitchen, ancillary accommodation, additional parking and external works. This would enable the school to accommodate an increase in pupil numbers. Overall, it is concluded that the extension and associated works are required, that the location and design of the built elements are acceptable, that the proposal would not result in significant adverse impacts on residential amenity, highway capacity and road safety, and that it is acceptable in all other regards.

### **Recommendation**

That planning permission be granted subject to the conditions and informatives set out in **Appendix 1** of this report.

## **1. Introduction**

- 1.1 This report relates to an application for planning permission at Crawley Down Village C of E Primary School in Mid Sussex for the installation of a single storey extension to the existing school comprising three classrooms, a hall, kitchen, and ancillary accommodation, as well as the provision of additional parking, a netball court and external works. The works are required to allow for an increase in pupil numbers at the school from 1.5 forms of entry (315 pupils) to 2 (420 pupils).

## **2. Site and Description**

- 2.1 The school, on a site of approximately 0.6 hectares, is located within the village of Crawley Down, which is approximately 1.75 miles west of East Grinstead and 2.5 miles to the east of Crawley (see **Appendix 2 - Location Plan**). The northern boundary of the site is bordered by the residential road Hophurst Drive with 14 houses abutting the northern boundary and the Crawley Down Health Centre abutting the north-western boundary. Residential properties lie to the east and west of the site in Hillside and Bowers Place respectively. To the south of the site is a large wooded area, with a disused side gate to the school grounds to the south-west.
- 2.2 The existing school contains a single storey brick building, originally constructed in 1851, along with more recent additions of generally one and 1.5 storey height, occupying the north-eastern portion of the site. The school is accessed from its north-eastern corner, with 15 parking spaces in this area designated for staff parking. The school's playing fields are to the south and west. All vehicular and pedestrian access to the school is from Hophurst Drive to the north.
- 2.3 The school is not within an area subject to any ecological, landscape or historic designations, and is not within in area at increased risk of flooding.

### 3. **Relevant Planning History**

- 3.1 Planning permission was granted in 2006 for the construction of new single storey teaching and community facilities (application ref. WP/835/06) to expand the original school, Crawley Down Junior School, to form Crawley Down Primary School.
- 3.2 Also in 2006, planning permission was granted for a retrospective application for the installation of a single storey modular building (ref no. WSCC/058/18/WP).
- 3.3 In 2016, permission was granted for the construction of a new single storey modular building, which has been fully implemented (ref no. WSCC/033/16/WP).

### 4. **The Proposal**

- 4.1 Planning permission is sought for a single storey extension, with a 1.5 storey hall element, to the west of the existing school building comprising three classrooms as well as two group rooms, a hall, Special Educational Needs office, hygiene rooms, kitchen, and ancillary accommodation, along with additional parking and external works (see **Appendix 3: Site Layout Plan**). The total area of the new build is approximately 733m<sup>2</sup>. A netball court and associated hardstanding are also proposed.
- 4.2 The extension would be flat-roofed to a maximum height of 5.8m and coloured mainly with a white render, with red and blue render features and some timber panelling.
- 4.3 The proposed netball court would be situated to the west of the proposed extension. It would be surrounded with a 3m high weld mesh on the northern, southern and western sides and a partial mesh side facing the extension.

4.4 This development is being proposed to accommodate an extra 15 students per annum, totalling an increase of 105 students. In total, the school would increase from 315 pupils to 420 pupils, a 1.5 form entry school to a 2 form entry school.

## 5 **Environmental Impact Assessment (EIA)**

5.1 The need for EIA has been considered in relation to this application in accordance with the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 ('the EIA Regulations').

5.2 The development does not fall within either Schedule 1 or 2 of the EIA Regulations and is not considered likely to have the potential for significant environmental effects within the meaning of the regulations. Therefore, an EIA is not required.

## 6. **Policy**

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the statutory development plan unless material considerations indicate otherwise (as confirmed in paragraph 2 of the National Planning Policy Framework (NPPF)). For the purposes of the application, the statutory development plan comprises of the Mid-Sussex District Plan 2014-2031.

6.2 The key policies in the development plan, which are material to the determination of the application, are summarised below. In addition, reference is made to relevant national planning policy guidance and other policies that guide the decision-making process and which are material to the determination of the application.

### **Mid-Sussex District Plan 2014-2031 (2018)**

6.3 The key policies in the Plan that are material to the determination of the application, are summarised below:

- Policy 1 – Sustainable Economic Development
- Policy 3 – Village and Neighbourhood Centre Development
- Policy 21 – Transport
- Policy 29 – Noise, Air and Light Pollution
- Policy 37 – Trees, Woodland and Hedgerows
- Policy 39 – Sustainable Design and Construction

### **National Planning Policy Framework (2018)**

6.4 The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The Framework does not form part of the development plan but is a material consideration in determining planning applications, and helps guide decision-makers as to what matters are material to the decision-making process.

6.5 For this application, the key relevant paragraphs in the NPPF are considered to be as follows:

11 (Presumption of sustainable development); 38 (Favour of sustainable developments); 41 (Use of pre-application); 47 (Planning Law in application determination); 55 (Use of conditions); 94 (School places & associated architecture); 97 (protecting existing open space, sports and recreational buildings and land, including playing fields); 108-111 (Promoting sustainable transport when considering development proposals); 130-131 (Good design).

## 7. Consultations

7.1 **Mid-Sussex District Council:** No objections; does not consider the relativity of the proposal in relation to nearest residents to be to a harmful degree. The Environment Health Officer recommends the imposition of conditions relating to construction hours, delivery hours, burning of materials, dust emissions, and levels of noise.

7.2 **Worth Parish Council:** Supportive of the proposal.

7.3 **Sport England:** No objection subject to the attachment of a condition relating to a community use agreement.

7.4 **WSCC Highways:** No objection; does not consider the development would have a 'significant' impact on the operation or safety of the highway network. Recommends the imposition of conditions relating to car parking & cycle spaces, a construction management plan and a travel plan.

7.5 **WSCC Trees and Woodlands Officer:** No objection subject to condition regarding tree protection, replacement planting and a method statement.

7.6 **WSCC Flooding:** No Objection. Recommends the imposition of conditions relating to Surface Water Drainage Scheme and Thames Water Sewage Confirmation

7.7 **WSCC Archaeology:** No comment.

7.8 **Local Member Heidi Brunsdon:** No comment.

## 8. Representations

8.1 The application was publicised in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Publicity consisted of the erection of site notices located around the application site.

8.2 In total, representations were received from 16 people consisting of eight objections and eight in support. The main concerns relate to lack of properties shown on plans, building height, location of build and proximity to housing boundaries, insufficient transport infrastructure, levels of noise and light pollution, and possibility of vermin. Support was raised relating to increased

amounts of classrooms and facilities, design of the building, creation of jobs, and local parents being able to send children to a closer school due to increasing spaces.

## 9. **Consideration of Key Issues**

9.1 The main material considerations in relation to this application are whether:

- the development meets an identifiable need;
- the location, design, and impacts on residential amenity are acceptable; and
- the impacts on highway capacity and road safety are acceptable

### ***Need for the Development***

9.2 The school currently caters for 315 students aged 4-11 years of age with an admission rate of 45 pupils per year. The 'West Sussex: Planning School Places' document, prepared by the Local Education Authority, has identified that there are insufficient places in the school and highlights a need for an increase in the school roll by half a form of entry. Therefore, it is proposed to increase pupil numbers by 15 pupils per year, making the school a two-form entry school with 60 pupils per year group. The increase in pupil numbers would be gradual, year on year, starting from September 2019, allowing the school to accommodate 420 pupils in total.

9.3 There is, therefore, an identified need for the present development, to provide further accommodation and facilities to allow for the increase in pupils.

9.4 Paragraph 94 of the NPPF states that "*It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement and to development that will widen choice in education*". Furthermore, the DCLG Policy Statement – Planning for schools development (2011) directs local authorities to "*give full weight and thorough consideration to the importance of enabling the development of state-funded schools in their planning decisions*".

9.5 *The Local Education Authority (LEA) has identified a need to provide additional places at Crawley Down Village Primary School, increasing the yearly intake from 45 pupils to 60, thereby increasing the school roll. The development is considered to accord with the relevant Development Plan policies by providing additional, required school places and great weight is given by the NPPF and DCLG school policy to meeting this need. It is concluded that there is a need for the development*

### ***Location, Design, and Impacts on Residential Amenity***

9.6 The proposed development falls within the built-up area boundary of Crawley Down, as identified in the Mid Sussex Local Plan (2018), and would be located within the north of the school site adjoining the existing school buildings to the west.

9.7 The new extension would be sited to the west of the existing school, approximately 9 metres from the northern residential boundary (and

approximately 19m from their façade), on an area presently used as a hard play area and playing field. The new hall element, with floor to ceiling windows on its northern façade standing at approximately 5.8m in height, would face out towards number 27 Hophurst Drive.

- 9.8 Representations were received noting that the location of the hall in relation to the housing to the north would be unacceptable. However, given the distance from residential properties and the existing screening provided on the boundary with close-boarded fencing and soft landscaping, it is considered that the hall would not significantly affect the amenity of nearby residents. In addition, the hall would, in the main, only be used during school hours for school activities.
- 9.9 The proposed netball court would be situated approximately 8 metres to the west of the proposed extension and would be surrounded by a 3 metre high fence on its northern, western and southern side. Representations were received commenting on the potential increase in noise levels arising from use of the court and an increase in nuisance due to balls escaping the school grounds. However, the area is currently being used as a school playing field, so the increase in noise and disturbance resulting from the installation of the court would not be significant, particularly given the distance to residential properties and the fact that it would not be lit so would not be used during 'unsociable' hours.
- 9.10 Although there may be some disturbance and increase in noise impact outside of normal school hours, the impact on the amenity of surrounding properties would not be sufficient to warrant refusal of the proposed development. In addition, any adverse impacts also need to be weighed against the significant community and health benefit that the facilities would provide for the local area.
- 9.11 Given that primary school age pupils are going to be the main users of the court, the three metre fence is also considered acceptable.
- 9.12 Sport England has raised no objection to the proposed development subject to a Community Use Agreement being agreed and implemented that would allow the use of the court and playing fields outside school hours.
- 9.13 The extension to the bin store at the north east of the site as well as the creation of four more parking spaces are considered to be acceptable and would not have a significant impact on residential amenity.
- 9.14 *The proposed new extension and netball court are considered to be appropriate in siting, scale and appearance. Furthermore, their location and usage would not result in a significant adverse impact on local residents, taking into account existing noise levels and that the court would not be used outside daylight hours. As such, it is considered that the development is acceptable with regards to its location, design, and impacts on residential amenity.*

### ***Impacts on Highway Capacity and Road Safety***

- 9.15 The development would result in an increase of pupil numbers from 315 to 420 student places, albeit over an extended period of time. Representations raised

concerns about the increase in on-road parking and use that could result from the increase in pupil numbers.

- 9.16 The school is only accessible from the north via Hophurst Drive. There are no parking restrictions in place, other than two 'School Keep Clear' road markings covering the two accesses. .
- 9.17 The development may result in some increase in the number of vehicles travelling to the school to drop off/pick up pupils. However, a School Travel Plan would seek to reduce these numbers by encouraging non-vehicle travel, and the increased vehicle numbers are during predictable periods of the day, outside of the peak traffic hours. Any loss of parking would similarly be short-lived and would, at any rate, relate to parking that is available to the public, rather than dedicated parking for residents.
- 9.18 The Highway Authority have noted the increase in school placements over the projected period and raised no objection to the proposal, having taken the 'School Travel Plan' into account and the initiatives to promote sustainable transport methods.
- 9.19 Although there may be some impact during the construction period, this would be managed through a condition requiring the submission and approval of a Construction Management Plan.
- 9.20 Therefore, in terms of highway capacity and road safety, it is not considered that the development would result in any significant, detrimental impacts on the highway network, subject to a Construction Management Plan, implementation of the School Travel Plan, and construction of cycle and car parking (and the retention of such).
- 9.21 *The increase in pupil numbers and additional temporary vehicular movements from construction are considered to be acceptable and can be appropriately managed through the Travel Plan and a Construction Management Plan respectively. As such, the development would not have an unacceptable impact on highway capacity and road safety and so accords with Development Plan policies.*

### **Other Material Considerations**

- 9.22 A number of representations have mentioned the consideration of locating the proposed extension to a different area of the school site, namely on the school field. However, the County Planning Authority can only consider what is being proposed and whether it is acceptable in planning terms. Further, the siting of the extension on the school field would result in a loss of part of the playing field and would be contrary to Sport England's Playing Field Policy and Guidance March 2018.
- 9.23 Although the development would include the removal of 11 trees surrounding the application site, the WSCC Tree Officer has no objection subject to conditions regarding tree protection and replacement planting.

## **10. Overall Conclusion and Recommendation**

- 10.1 Planning permission is sought for a single storey extension, with a 1.5 storey hall element, to the existing school comprising of two reception classrooms and one key stage classroom as well as two group rooms, a SEN office, hygiene rooms, hall, kitchen, ancillary accommodation, additional parking and external works. This would enable the school to accommodate an increase in pupil numbers.
- 10.2 Overall, it is concluded that the extension and associated works are required, that the location and design of the built elements are acceptable, that the proposal would not result in significant adverse impacts on residential amenity, highway capacity and road safety, and that it is acceptable in all other regards.
- 10.3 It is **recommended**, therefore, that planning permission be granted subject to the conditions and informatives set out at Appendix 1.

## 11. **Crime and Disorder Act Implications**

- 11.1 There are no implications. The Sussex Police Crime Prevention Design Advisor has provided detailed crime prevention advice which has been communicated to the applicant.

## 12. **Equality Act Implications**

- 12.1 The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers considered the information provided by the applicant, together with the responses from consultees and the representations made by third parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

## 13. **Human Rights Act Implications**

- 13.1 The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the County Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic well-being of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.
- 13.2 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.

13.3 The Committee should also be aware of Article 6, the focus of which (for the purpose of this committee) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

Michael Elkington  
Head of Planning Services

**Background Papers:** As set out in Section 6.

**List of Appendices**

Appendix 1 – Conditions

Appendix 2 – Site & Location Plan

Appendix 3 – Proposed Site Layout Plan

Contact: Benjamin Marshall, ext. 27692

## **Appendix 1: Conditions and Informatives**

### **COMMENCEMENT**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

### **APPROVED PLANS**

2. The proposed development shall not take place other than in accordance with the particulars of the application and the approved plans:
  - Location & Site Plan (dwg. ref TSP630 PL01 – Rev C);
  - Proposed Site Layout (dwg. ref TSP630 PL02 – Rev C);
  - Proposed Floor Layout (dwg. ref. TSP630 PL03 – Rev A);
  - Proposed Elevations (dwg. ref.TSP630 PL04 – Rev. A);
  - Detailed Planting Plan Sheet 1 (dwg. ref. LLD1417-LAN-DWG-200 Rev 3);
  - Detailed Planting Plan Sheet 2 (dwg. ref. LLD1417-LAN-DWG-201 – Rev 3);
  - Tree Retention & Protection Plan (dwg. ref. LLD1417-ARB-DWG-002 – Rev 1);
  - Detailed Plant Schedule and Specification (ref. LLD1417-LAN-SCH-001);
  - Tree Constraints Plan (dwg. ref. LLD1417-ARB-DWG-001– Rev 1);
  - Soft Landscape Layout (dwg. ref. LLD1417-LAN-DWG-100 – Rev 3);
  - External Lighting Layout (dwg. ref. 18044 DG XX 00 DR E 6350 S2 Rev. P1);

save as varied by the conditions hereafter.

Reason: *To secure a satisfactory development*

### **CONSTRUCTION HOURS**

3. Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times:
  - Monday – Friday 08:00 - 18:00 Hours
  - Saturday 09:00 - 13:00 Hours
  - Sundays and Bank/Public Holidays no work permitted

Reason: *to protect the amenity of local residents.*

### **DELIVERIES**

4. Deliveries or collection of plant, equipment or materials for use during the demolition/construction phase shall be limited to the following times:

- Monday to Friday: 08:00 - 18:00 Hours
- Saturday: 09:00 - 13:00 Hours
- Sundays and Bank/Public Holidays: None permitted

Reason: *To protect the amenity of local residents*

### **BURNING OF MATERIALS**

5. No burning of demolition/construction waste materials shall take place on site.

Reason: *to protect the amenity of local residents from smoke, ash, odour and fume.*

### **DUST**

6. Demolition/Construction work shall not commence until a scheme for the protection of the existing neighbouring properties from dust has been submitted to and approved in writing by the County Planning Authority. The scheme as approved shall be operated at all times during the construction phases of the development.

Reason: *to protect the amenity of local residents from dust emissions.*

### **CONSTRUCTION MANAGEMENT PLAN**

7. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the County Planning Authority. Thereafter, the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

The Plan shall also consider vibration from construction work, including the compacting of ground. The approved Plan shall be adhered to throughout the construction period

Reason: *In the interests of highway safety and the amenities of the area.*

## **NOISE**

8. The noise rating level of any operational ventilation or air conditioning plant or machinery hereby permitted shall be at least 10dB below the existing background noise level at the nearest residential facade. All measurements shall be defined and derived in accordance with BS4142: 2014. The results of any assessment and details of any mitigation measures shall be submitted to the County Planning Authority upon request.

Reason: *To safeguard the amenities of the local residents.*

## **SURFACE WATER DRAINAGE**

9. Development shall not begin until a scheme of surface water drainage has been submitted to and approved in writing by the County Planning Authority. Thereafter, the drainage details shall be implemented in full as approved.

Reason: *To safeguard the local environmental amenity and that of the local residents.*

## **THAMES WATER**

10. Development shall not begin until confirmation has been received from Thames Water that the proposed changes/connections to the existing foul sewer network are acceptable

Reason: *To safeguard the local environmental amenity.*

## **PARKING**

11. *Car parking space (details approved)*  
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: *To provide car-parking space for the use.*

12. *Cycle parking*  
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved in writing by the County Planning Authority.

Reason: *To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.*

## **TRAVEL PLAN (Approved Document)**

13. Upon the first occupation/commencement of use, the Applicant shall implement the measures incorporated within the approved travel plan. The Applicant shall thereafter monitor, report, and subsequently revise the travel plan as specified within the approved document.

Reason: *To encourage and promote sustainable transport.*

## **COMMUNITY USE AGREEMENT**

14. Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the County Planning Authority, and a copy of the completed approved agreement has been provided to the County Planning Authority. The agreement shall apply to the MUGA and playing fields and include details of pricing policy, hours of use, access by non-school users management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement."

Reason: *To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy.*

## **Informatives**

- A. In accordance with paragraph 38 of the National Planning Policy Framework, the County Planning Authority has approached the determination of this application in a positive and creative way, and has worked proactively with the applicant by:
- Providing pre-application advice;
  - Seeking amendments early on in the application process to see if a sustainable solution can be agreed;
  - Discussing issues of concern as early as possible, including those raised by consultees and third parties;
  - Giving them the opportunity to provide further information/changes to overcome material impacts;
  - Working with consultees

As a result, the County Planning Authority has been able to recommend the grant of planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development.

- B. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance. Please note that the granting of this planning permission does not exempt the operator from liability for any statutory nuisance (e.g. noise or artificial light) caused as a result of the extension and/or use of the building.