

**Site Address: North Oxfordshire
Academy, Drayton Road, Banbury**

14/00695/F

Ward: Banbury Hardwick

District Councillor: John Donaldson, Tony Ilott and
Nicholas Turner

Case Officer: Rebekah Morgan

Recommendation: Approval

Applicant: North Oxfordshire Academy

Application Description: Synthetic sports pitch and flood lights to replace existing grass sports pitch.

Committee Referral: Major

Committee Date: 10th July 2014

1. Site Description and Proposed Development

- 1.1 North Oxfordshire Academy is a secondary school and sixth form located on the northern side of Banbury. The site comprises of a number of buildings, all-weather sports pitches, car parking and playing fields.
- 1.2 The application site forms a section of playing field occupying the southwest corner of the school site. The site area measures approximately 1.06 hectares.
- 1.3 The application seeks consent for a synthetic sports pitch measuring approximately 90m x 50m, with associated fencing and 8 no. 15m high floodlight columns.

2. Application Publicity

- 2.1 The application has been advertised by way of neighbour letter, site notice and press notice. The final date for comment was the 5th June 2014. One letter has been received as a result of the consultation, the key points raised were:
 - Visual nuisance to local residents
 - Extended periods of noise in the evening (potentially as late as 10pm)
 - Concerns over vehicles parking on the Stratford Road
 - Highway safety
 - Light pollution

3. Consultations

- 3.1 **Banbury Town Council:** No objections

Cherwell District Council Consultees

- 3.2 **Conservation Officer:** No objections.
- 3.3 **Anti-social behaviour manager:** No comments received.
- 3.4 **Head of Health and Recreation:** No comments received.

Oxfordshire County Council Consultees

- 3.5 **Highways Liaison Officer:** "It is noted that the football pitch that is the subject of this application is on the southern edge of the North Oxfordshire Academy site immediately adjacent to the A422 Stratford Road. Further information supplied

subsequent to the planning application indicates that the incidence of overspill lighting onto the carriageway of the A422 Stratford Road would be negligible. The proposal is unlikely to have a significant adverse impact on the highway network.

A Construction Traffic Management Plan will be required. The plan will need to: identify proposed construction vehicle access arrangements; identify sequential construction phases and; identify the daily number and type of vehicles that can be expected to access the site for each phase of construction identified in the Feasibility Report; present a layout plan of the construction site showing the various provisions to include parking, storage, offices and welfare, hard standing and wheel wash; identify provisions for the segregation of construction activities and existing uses; demonstrate how construction activity will be managed so as to not interfere with the operation and safety of the school”.

3.6 **Minerals Officer:** No comments received.

3.7 **Rights of Way Officer:** No comments received.

3.8 **Drainage Officer:** No comments received.

Other Consultees

3.9 **Sport England:**

It is understood that the site forms part of, or constitutes a playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010 (Statutory Instrument 2010 No. 2184), in that it is on land that has been used as a playing field within the last five years, and the field encompasses at least one playing pitch of 0.2 ha or more, or that it is on land that is allocated for use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement.

Sport England has therefore considered the application in the light of its playing fields policy. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy seeks to protect all parts of the playing field from development and not just those which, for the time being, are laid out as pitches. The policy states that:

“Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field or allocated for use as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the specific circumstances applies.”

“Reason: Development which would lead to the loss of all or part of a playing field, or which would prejudice its use, should not normally be permitted because it would permanently reduce the opportunities for participation in sporting activities. Government planning policy and the policies of Sport England have recognised the importance of such activities to the social and economic well-being of the country.”

It is proposed to construct a synthetic, 3G FIFA 1* and IRB compliant, football and rugby pitch in the south-west corner of the playing field at North Oxfordshire Academy. The proposed pitch would have a total playing area measuring 106m x 70m, with a principal playing area measuring 100m x 64m. The proposed playing surface would be a long pile (60mm) 3G type of surface with rubber crumb filling and an IRB compliant shockpad to enable rugby practice.

The facility would be enclosed by fencing (3m and 5m in height with a rebound mesh

to the lower 1.2m) with gates for access. The purposes of the fencing would be to retain balls within the playing area, to allow spectators to view the game safely and to prevent contamination of the playing surface with mud and material from outside the playing area.

The proposal also includes 8 x 15m high columns with 16 floodlights in order to provide a maintained luminance level of 200Lux on the playing surface. This would be suitable for football, up to and including the club level of play.

It is proposed to make the facility available for community use outside of normal school hours.

The site of the proposed artificial grass pitch currently accommodates a good quality, natural turf, full-size football pitch and a cricket pitch, including part of its outfield.

There is an existing artificial grass pitch (measuring 100m x 55m) with floodlights on another part of the school site. The principal playing area of this pitch is sand filled, which provides an acceptable surface for competitive hockey and is suitable for football training. The facility was built in 1998 and refurbished in 2009.

In considering the current proposal, Sport England has consulted the relevant National Governing Bodies (NGBs) for the main pitch sports. The views of each are summarised below:

1. The Football Association (FA) has highlighted the development of 3G pitches as a priority in its National Facilities Strategy for 2013-15 and that, at present, there are only two full-size 3G pitches in the county at Oxford City Football Club and Carterton Community College, both almost 30 miles from the site.

There is a considerable lack of playing and training facilities in the Banbury area and the Council's Playing Pitch Strategy (2008) identified a need to create 9 new junior pitches and 2 mini-soccer pitches to address the existing shortfall, as well as meet the needs of the game until 2026. The proposed facility would help to address such needs.

While there is a clear need to increase the number of grass pitches in the town and in the district, the flexibility and the number of games that would be possible on a full-size floodlit 3G pitch would outweigh the loss of the existing natural grass pitch. The applicant would need to ensure that the proposed pitch is FIFA tested within the required time periods and remained on the FA's 3G register to ensure it could be used for competitive fixtures as well as for training.

As the school already has a good working relationship with local football clubs and has expressed a keen interest to expand on this, a new 3G pitch would provide a much needed playing and training facility for the 100+ affiliated teams that play within a 5 mile radius of the site. A new 3G facility would also support the Council and County FA's plans to grow recreational formats of the game and encourage more adults to participate.

The County FA would also be keen to explore the opportunity to use the proposed facility as a venue for its coach education programme.

2. The Rugby Football Union (RFU) has commented that Banbury RFC is a thriving club with a membership of over 400. The club is currently developing a new clubhouse, which will be a catalyst to extending links with local schools. The club has 9 pitches which are well maintained. The proposed 3G pitch at North Oxfordshire Academy does not feature in the RFU's strategic plan or county facilities plan, but would be useful for growing rugby in the area. The local rugby

development officer has shown written support for the scheme.

3. The England and Wales Cricket Board (ECB) has advised that the Oxfordshire Cricket Board currently undertake development work at the school via Banbury Cricket Club and the 'Chance to Shine' programme. In order to continue to meet such needs, the relocated non-turf pitch would need to meet the specification contained in its 'TS6 – Performance Standards for Non-Turf Cricket Pitches Intended for Outdoor Use' and 'ECB recommendations for junior cricket'. This guidance is available to download from:

<http://www.ecb.co.uk/development/facilities-funding/facilities-guidance-and-project-development/ts6-performance-standards-for-non-turf-cricket-pitches,1574,BP.html>

<http://www.ecb.co.uk/ecb/directives-guidelines/ecb-recommendations-for-junior-cricket,501,BP.html>

Additionally, the ECB recommends that, in the siting of non-turf wickets between winter sports pitches, a buffer zone of 2 metres is allowed. This is required to preserve the integrity of the non-turf pitch and prevent spectators standing on it which has "a seriously detrimental effect on the levels".

In light of the above, it is considered that the proposed development has the potential to fulfil the circumstances described in exception E5 of Sport England's Planning Policy Statement. That is to say:

"The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields."

However, the submitted Site Location Plan (drawing numbered 010 Rev. A) provides an indication only, rather than full details, of the proposed pitch layout for the playing field. A plan is required to show the pitch layout with safety margins, the position of the fencing, gates and the floodlight columns around the new artificial grass pitch, and the route of the access path from the changing accommodation to the new pitch. It is noted in section 15 of the submitted specification that the exact location of the access path has yet to be confirmed. Additionally, the plan needs to show the boundary of the relocated cricket pitch drawn correctly. It is considered, in principle, that there is sufficient space within the site to accommodate the pitches that have been illustrated on the submitted plan. Therefore, the most appropriate way to address the missing details would be by way of a planning condition.

This being the case, **Sport England does not wish to raise an objection to this application, subject to the following conditions** being attached to the decision notice (if the Council is minded to approve the application):

1. Further Information Required

No development shall commence until a plan of the site has been submitted to and approved in writing by the local planning authority [after consultation with Sport England] to show the layout of sports pitches including safety margins, the position of the fencing, gates and the floodlight columns around the new artificial grass pitch and the route of the access path from the changing accommodation to the new pitch. The artificial grass pitch and the re-located cricket pitch shall not be constructed other than in accordance with the approved details.

Reason: To ensure that the development and the retained natural grass sports pitches are fit for purpose and sustainable and to accord with development plan

policy **.

Informative: The applicant is advised that the design and layout of the sports facilities should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England and the National Governing Bodies for Sport. Particular attention is drawn to:

1. Artificial Surfaces for Outdoor Sport (Sport England, 2013)
<http://www.sportengland.org/media/228585/artificial-surfaces-for-outdoor-sports-2013.pdf>
2. Comparative Sizes of Sports Pitches & Courts (Sport England, 2011).
<http://www.sportengland.org/media/30685/Comparative-Sizes-Checklist-April-2011.pdf>
3. Third Generation Football Turf Guidance (The FA). <http://www.thefa.com/my-football/football-volunteers/runningaclub/yourfacilities/technicalstandards>
4. The FA Guide to Pitch and Goalpost Dimensions (Metric) (The FA).
<http://www.thefa.com/my-football/football-volunteers/runningaclub/yourfacilities/technicalstandards>
5. TS6 – Performance Standards for Non-Turf Cricket Pitches Intended for Outdoor Use (ECB). <http://www.ecb.co.uk/development/facilities-funding/facilities-guidance-and-project-development/ts6-performance-standards-for-non-turf-cricket-pitches,1574,BP.html>
6. ECB recommendations for junior cricket (ECB).
<http://www.ecb.co.uk/ecb/directives-guidelines/ecb-recommendations-for-junior-cricket,501,BP.html>

2. Community Use Agreement

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 Local Planning Authority. The agreement shall apply to the artificial grass pitch and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used at any time other than in strict compliance with the approved agreement.

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

Informative: Guidance on preparing Community Use Agreements (including a template) is available from Sport England at <http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/community-use-agreements/>.

3. Management and Maintenance Scheme

Before the artificial grass pitch is brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The scheme shall include measures to ensure replacement of the playing surface at the end of its useful life. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the artificial grass pitch.

Reason: To ensure that the new facility is capable of being managed and maintained to deliver a facility that is fit for purpose, sustainable and to ensure

sufficient benefit to the development of sport [and to accord with Development Plan Policy **].

If you wish to amend the wording of the conditions or use another mechanism in lieu of the conditions, please discuss the details with the undersigned. Sport England does not object to amendments to conditions, provided they achieve the same outcome and it is involved in any amendments.

If your Authority decides not to attach the above conditions, Sport England would wish to maintain/lodge a statutory objection to this application. Should your Authority be minded to approve this application without the above conditions, then in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, and the DCLG letter of 10 March 2011, the application should be referred to the National Planning Casework Unit.

From the applicant details, ownership certificate and recent site history, Sport England understands that the application (in whole or part) is local authority owned land/land currently used by an educational institution as playing field/ has at any time in the five years before the application been used by an educational institution as a playing field.

The absence of an objection to this application in the context of the Town and Country Planning Acts, does not in any way commit Sport England's or any National Governing Body of Sport's support for any related application for grants funding.

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s). We would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice.

Finally, Sport England is aware that an application (14/00080/F) for planning permission for a single-storey pre-school building on another part of the school playing field is due to be considered by the Council's Planning Committee on Thursday, 19 June 2014. Paragraphs 5.4 to 5.10 of the Committee report consider the loss of playing field land. Paragraphs 5.7 and 5.10 refer to the proposed 3G artificial grass pitch as a "replacement" facility. Strictly speaking, neither application proposes replacement of playing field land that would be lost to development. For the avoidance of doubt, Sport England's policy does not allow for a reduction in the area of a playing field with retention of the same number of pitches. This is intensification. It is not to be interpreted as replacement because the area of the playing field is reduced.

However, the proposed 3G artificial grass pitch and floodlights does have the potential to mitigate the loss of the area of the playing field on which the pre-school building would be erected. Paragraph 5.8 of the report is therefore correct to indicate that the proposed developments taken together have the potential to fulfil the circumstances described in exception E5 of Sport England's playing fields policy.

First, there needs to be a resolution to approve both applications, subject to appropriate conditions. Second, there needs to be a formal mechanism to link the applications and ensure that the artificial grass pitch is provided within an appropriate time period. Once these are in place, Sport England would be in a position to withdraw its objection to the application numbered 14/00080/F.

4. Relevant National and Local Policy and Guidance

4.1 Development Plan Policy

Adopted Cherwell Local Plan (Saved Policies)

C28: Layout, design and external appearance of new development

4.2 Other Material Policy and Guidance

National Planning Policy Framework

Proposed Submission Local Plan Incorporating Proposed Changes (March 2013)

The draft Local Plan has been through public consultation and although this plan does not have Development Plan status, it can be considered as a material planning consideration. The plan sets out the Council's strategy for the District to 2031. The policies listed below are considered to be material to this case and are not replicated by saved Development Plan policy:

BSC 10: Open Space, Outdoor Sport and Recreation Provision

5. Appraisal

5.1 The key issues for consideration in this application are:

- Relevant Planning History
- Principle of the development and impact on playing field
- Visual Amenity and impact on the setting of the Conservation Area
- Neighbouring Amenity
- Highway matters

Relevant Planning History

5.2 14/00080/F: Single storey pre-school building (Application pending decision).

Principles of the development and impact on playing field

5.3 The proposed development would be situated on existing playing fields. Although the development is for a replacement sports facility, it is still considered a loss of playing fields and must meet the criteria set out in Sport England policies.

5.4 Sport England is a statutory consultee for applications where land has been used as a playing field at any time in the last 5 years and remains undeveloped; or has been allocated for use as a playing field in a development plan; or involves the replacement of the grass surface of a playing pitch on a playing field with an artificial surface. Sport England opposes development on playing fields in all but exceptional circumstances. These exceptional circumstances are where, in the judgement of Sport England:

E1 A carefully quantified and documented assessment of current and future needs has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport.

E2 The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use.

E3 The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of, or inability to make use of any playing pitch (including the maintenance of

adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facility on the site.

E4 The playing field or playing fields which would be lost as a result of the proposed development would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of the development.

E5 The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.

- 5.5 This application has also been submitted in response to concerns raised on application 14/00080/F (Proposed playgroup building) and the loss of playing field require for that development. Therefore, when considering the proposed synthetic sports pitch in this application, it must meet Policy E5 – the provision needs to be of sufficient benefit to outweigh the detriment caused by the loss of playing fields for the proposed pre-school and the loss of playing field for the proposed sports pitch.
- 5.6 The proposed development is for a 3G artificial grass pitch with floodlights. The documentation submitted suggests that the pitch will provide a high quality facility that is lacking in this part of Oxfordshire. Therefore, improving the quality of sports pitch provision on this site.
- 5.7 The application documents have been scrutinised by Sport England as part of their assessment of the proposal and the relevant national governing bodies have been consulted by Sport England. Sport England has provided lengthy comments which are set in full in paragraph 3.9. The comments make reference to the type of facility proposed and why it is considered to be of a sufficient standard to meet identified needs in the local area.
- 5.8 In relation to the loss of planning field that the proposed synthetic sports pitch would be built on, Sport England has concluded that “it is considered that the proposed development has the potential to fulfil the circumstances described in exception E5 of Sport England’s Policy Statement”. Sport England raise no objection to this part of the proposal, subject to a number of planning conditions set out in their response.
- 5.9 When considering the loss of playing field that would result from the proposed pre-school, Sport England has concluded that the proposed 3G artificial grass pitch and floodlights does have the potential to mitigate the loss of the area of the playing field on which the pre-school building would be erected. Therefore the proposed developments taken together have the potential to fulfil the circumstances described in exception E5 of Sport England’s playing fields policy.
- 5.10 Sport England have stated that first there needs to be a resolution to approve both applications subject to appropriate conditions and secondly a formal mechanism to link the two developments to ensure the artificial pitch is provided within an appropriate timescale. Once both of these are in place, Sport England would be in a position to withdraw its objection to application 14/00080/F.
- 5.11 Legal advice is being sought with regards to the mechanism used to link the two developments and members will be updated at committee with details of that mechanism.

Visual Amenity and impact on the setting of the Conservation Area

- 5.12 The application site is located within an existing school site but on the edge of the built up limits of Banbury. Therefore, the proposed development is likely to be visible both along the main road and from longer distance vantage points across the open countryside.
- 5.13 The boundary of the site with the Stratford Road has an existing line of mature planting which would provide some natural screening of the proposal. The existing trees are estimated to be between 6-10m in height; the proposed fencing for the pitch would have a maximum height of 5m and the floodlights a height of 15m. The fencing is unlikely to be clearly visible from the main road, however the floodlight columns would, especially in the evening when in use.
- 5.14 The applicants propose 8 floodlight columns (4 on either side of the pitch) They would be set approximately 5m away from the site boundary and approximately 10m away from the public highway. Similar floodlights are used on pitches located on the eastern side of the school site adjacent to the Stratford Road and Warwick Road. These do not appear overly prominent or out of keeping within the setting of the school and your officers consider the proposal would be of a similar impact.
- 5.15 The application site abuts the boundary of the Drayton Conservation Area with a public right of way adjacent to the southwest corner of the application site and heading in a north-westerly direction towards Drayton. The built up limits of Drayton are approximately 200m from the site. Although there is a slight slope, the land levels do not change significantly between the application site and Drayton.
- 5.16 As with the road elevations, existing mature planting along the western boundary of the site would provide natural screening limiting the views from Drayton and the surrounding countryside. The most visible element of the scheme would be the floodlights.
- 5.17 With regard to the flood lighting, they are two key considerations; the overall height of the columns and their visibility when in use.
- 5.18 The width of the columns range from 0.3-0.1m and the span of the lights at the top is 2.5m. The proposal includes 8 no. columns. Although the individual columns would be 15m in height, they would be substantially screened by existing planting and would not appear overly prominent within the context of the school site. The columns would be viewed with the backdrop of the existing school buildings.
- 5.19 The main concern is the visibility when the lights are in use during the evenings. It is acknowledged that the light spill would be contained within the application site, however the use of the lights would clearly make the development more prominent especially from longer distance views.
- 5.20 Your officers do not consider this to be detrimental as when viewing the development from the west, the development would sit against the urban edge of Banbury and therefore is unlikely to appear overly prominent in this setting.
- 5.21 A planning condition has been recommended to ensure the floodlights are turned off after an appropriate time in the evening; this will ensure any visual impact is limited to when the pitch is in use and prevent the lights being left on overnight.
- 5.22 The Council's Conservation Officer has raised no objection to the proposal. They have advised they do not consider that the near-by Drayton Conservation Area would be unduly affected by the proposal.

- 5.23 The proposed development would not have a detrimental impact on visual amenity or the setting of the Conservation Area. The proposal complies with government guidance contained within the National Planning Policy Framework and Policy C28 of the adopted Cherwell Local Plan.

Neighbouring Amenity

- 5.24 The application site is situated approximately 50m away from the nearest residential property and the indicated position of the sports pitch would be approximately 55m away. It is acknowledged that there is a resolution to approve the outline planning application (13/00444/OUT) for residential development on the opposite side of Stratford Road. It is anticipated that the nearest dwellings are likely to be more than 30m away from the proposed pitch.
- 5.25 With regard to impact on neighbouring amenity, two main issues need to be considered: noise generated by the proposed development and impact of the floodlights on residential amenity.
- 5.26 The level of noise generated by the proposed sports pitch is not likely to increase significantly in comparison to the existing use of the playing field, however the surfacing of the pitch and the proposed floodlights would allow use all year round and later into the evenings.
- 5.27 The existing residential properties and the future residential development would be situated a sufficient distance from the proposed pitch as not to cause detriment to residential amenity during sociable hours. However to ensure this a condition is recommended to restrict the evening use of the synthetic pitch and lighting in the late evening on any week day.
- 5.28 The floodlights themselves can often cause concerns regarding the potential for light spill. Drawing number E01 demonstrates the projected light spill from the floodlight columns and your officers are satisfied that this demonstrates that light spill onto residential properties would not occur.
- 5.29 The proposed development would not cause harm to neighbouring amenity and accords with the core principles of the National Planning Policy Framework.

Highway Matters

- 5.30 With regards to potential light spill onto the carriage way, the local highway authority considers this to be negligible and has advised the floodlights would not cause harm to highway safety.
- 5.31 The local highway authority has raised no objection to the proposed development subject to a condition requiring a construction traffic management plan (CTMP). The proposed condition has been recommended along with a planning note to set out the requirements of the CTMP.
- 5.32 The proposed development would not have a detrimental impact on highway safety and complies with government guidance contained within the National Planning Policy Framework.

Engagement

- 5.33 With regard to the duty set out in paragraphs 186 and 187 of the Framework, no problems or issues have arisen during the application. It is considered that the duty to be positive and proactive has been discharged through the efficient and timely determination of the application.

6. Recommendation

Approval, subject to:

a) The applicants entering into an appropriate legal agreement to the satisfaction of the District Council to link the proposed development with application 14/00080/F.

b) the following conditions:

1. The works to which this consent relates shall be begun not later than the expiration of three years beginning with the date of this consent.

Reason - To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the following plans and documents: Application forms, justification statement, feasibility statement and drawings numbered: 010, NSNOA001 and E01.

Reason - For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with Government guidance contained within the National Planning Policy Framework.

3. Prior to the commencement of the development full details of the fencing to enclose the pitch shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved details, prior to the first use of the pitch.

Reason - To ensure the satisfactory appearance of the completed development and to comply with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

4. Prior to the commencement of the development hereby approved, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme for landscaping the site shall include:-

- (a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas,
- (b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,
- (c) details of the hard surface areas, including pavements, pedestrian areas, reduced-dig areas, crossing points and steps.

Reason - In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development and to comply with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with BS 4428:1989 Code of Practice for general landscape operations (excluding hard surfaces), or the most up to date and current

British Standard, in the first planting and seeding seasons following the occupation of the building(s) or on the completion of the development, whichever is the sooner. Any trees, herbaceous planting and shrubs which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the current/next planting season with others of similar size and species.

Reason - In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development and to comply with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

6. Prior to the commencement of development hereby approved, a Construction Traffic Management Plan (CTMP) shall be submitted and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework

7. The floodlights hereby permitted shall be used only in connection with the sporting activity taking place at the grounds and not at any other time for any other purpose and shall be turned off when that activity has ended and shall not be left on overnight.

Reason - In order to safeguard the amenities of the area and to comply with Policy ENV1 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

8. That the areas 3G synthetic pitch shall not be used between the hours of 21.00hrs and 08.00hrs.

Reason - To protect the living amenities of the nearby residential properties and to comply with Policy ENV1 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

9. No development shall commence until a plan of the site has been submitted to and approved in writing by the local planning authority [after consultation with Sport England] to show the layout of sports pitches including safety margins, the position of the fencing, gates and the floodlight columns around the new artificial grass pitch and the route of the access path from the changing accommodation to the new pitch. The artificial grass pitch and the re-located cricket pitch shall not be constructed other than in accordance with the approved details.

Reason: To ensure that the development and the retained natural grass sports pitches are fit for purpose and sustainable and to accord with the National Planning Policy Framework.

10. 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 Local Planning Authority. The agreement shall apply to the artificial grass pitch and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used at any time other than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility, to

ensure sufficient benefit to the development of sport and to accord with the National Planning Policy Framework.

11. Before the artificial grass pitch is brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The scheme shall include measures to ensure replacement of the playing surface at the end of its useful life. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the artificial grass pitch.

Reason: To ensure that the new facility is capable of being managed and maintained to deliver a facility that is fit for purpose, sustainable and to ensure sufficient benefit to the development of sport [and to accord with the National Planning Policy Framework.

Planning Notes

1. In pursuant of condition 4, proposed landscaping should focus on enhancing the existing planting along the south and west boundaries of the site to reduce the visual impact of the proposal.

2. In pursuant of Condition 6, the Local Highway Authority has advised that the CTMP should be prepared in accordance with Oxfordshire County Council guidelines.

3. In pursuant of condition 9, the applicant is advised that the design and layout of the sports facilities should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England and the National Governing Bodies for Sport. Particular attention is drawn to:

1. Artificial Surfaces for Outdoor Sport (Sport England, 2013)

<http://www.sportengland.org/media/228585/artificial-surfaces-for-outdoor-sports-2013.pdf>

2. Comparative Sizes of Sports Pitches & Courts (Sport England, 2011).

<http://www.sportengland.org/media/30685/Comparative-Sizes-Checklist-April-2011.pdf>

3. Third Generation Football Turf Guidance (The FA). <http://www.thefa.com/my-football/football-volunteers/runningaclub/yourfacilities/technicalstandards>

4. The FA Guide to Pitch and Goalpost Dimensions (Metric) (The FA).

<http://www.thefa.com/my-football/football-volunteers/runningaclub/yourfacilities/technicalstandards>

5. TS6 – Performance Standards for Non-Turf Cricket Pitches Intended for Outdoor Use (ECB). <http://www.ecb.co.uk/development/facilities-funding/facilities-guidance-and-project-development/ts6-performance-standards-for-non-turf-cricket-pitches,1574,BP.html>

<http://www.ecb.co.uk/development/facilities-funding/facilities-guidance-and-project-development/ts6-performance-standards-for-non-turf-cricket-pitches,1574,BP.html>

6. ECB recommendations for junior cricket (ECB).

<http://www.ecb.co.uk/ecb/directives-guidelines/ecb-recommendations-for-junior-cricket,501,BP.html>

4. In pursuant of Condition 10, the applicant's attention is drawn to guidance on preparing Community Use Agreements (including a template) is available from Sport England at <http://www.sportengland.org/facilities-planning/planning-for->

[sport/planning-tools-and-guidance/community-use-agreements/](#)

STATEMENT OF ENGAGEMENT

In accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No 2) Order 2012 and paragraphs 186 and 187 of the National Planning Policy Framework (March 2012), this decision has been taken by the Council having worked with the applicant/agent in a positive and proactive way as the decision has been made in an efficient and timely way.