

**[05]** Full Planning Permission

S/086/01714/ 23

**APPLICANT:** Horncastle Education Trust,

**VALID:** 29/08/2023

**AGENT:** Surfacing Standards Limited,

**PROPOSAL:** Planning Permission - Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, acoustic fencing, hardstanding areas, storage container, floodlights, access footpath and associated bund.

**LOCATION:** QUEEN ELIZABETHS GRAMMAR SCHOOL, WEST STREET, HORNCastle, LN9 5AD

## **1.0 REASONS FOR COMMITTEE CONSIDERATION**

1.1 The application has been subject to considerable local interest and has also been subject to a committee call in request by Councillor Campbell-Wardman and Councillor Avison as local ward members.

## **2.0 THE SITE AND SURROUNDINGS**

2.1 The site is located to the north side of Horncastle within the grounds of Queen Elizabeth's Grammar School. The application site comprises a roughly rectangular parcel of land presently set out as a grass football pitch within a wider area of grassed playing fields used by the Grammar School. Residential properties to the north along Upland Close and Elsom Way, and Lincoln Road & Lunn Close to the west on back on to site and playing field area. The land immediately to the south benefits from an extant planning permission for 52 dwellings (application number S/086/01083/14 refers) with clearance works having been undertaken. A line of mature trees runs close to the western boundary at the rear of properties on Lincoln Road. More generally, the boundary treatments consisting of a mix of hedges of varying sizes run the length the southern and western boundaries across several properties. To the north the common boundaries are not so well landscaped but defined by a mix of hedges and timber fences (less than 2m in height). The northern limits of the Horncastle Conservation Area encompass a small frontage element of the school site. The site is located within an area of low flood risk (FZ1) although areas of higher flood risk exist to the south and east of the site.

## **3.0 DESCRIPTION OF THE PROPOSAL**

3.1 The proposal would involve the construction of an 3G Artificial Grass Pitch (AGP) with a surface area of 97m x 61m to accommodate football across several age groups including men's football (although it should be noted that sporting use would not be solely limited to football). The playing surface would comprise of a 3G artificial turf pitch surface containing a 50mm pile carpet partially in-filled with silica sand and granulate rubber. The AGP

would be surrounded by 4.5 metre high perimeter fencing with a 1.2m high rebound panel incorporated into the lower section of the fence. A hard surface spectator area would be created on the eastern boundary of the AGP along with a storage unit, all of which would be enclosed within the 4.5m high perimeter fence. Six flood lighting columns, with a height of 13 metres, would be constructed along the eastern and western boundaries of the AGP. The proposal also proposes the construction of a 1.7m high bund and acoustic fence to three boundaries of the site. A 3 metre wide access pathway would be constructed from the south east corner of the AGP to the school buildings. The existing long jump area along the eastern boundary would remain unaffected. The provision of a new AGP is intended to also provide increased community usage in comparison to the existing grassed playing field, for benefit of the school, local football clubs, partner organisations and other sports clubs in the surrounding area. That is confirmed in the submitted Design and Access Statement (DAS).

#### **4.0 CONSULTATION**

- 4.1 Set out below are the consultation responses that have been received on this application. These responses may be summarised, and full copies are available for inspection separately. Some of the comments made may not constitute material planning considerations.

##### **Publicity**

- 4.2 The application has been advertised by means of a site notice, press notice and adjoining neighbours have been notified in writing.

##### **Consultees**

- 4.3 HORNCastle TOWN PARISH COUNCIL - support the project in principle. Consider that issues of lighting, noise, drainage be addressed through determination of the application. It was requested that a re-consideration of usage hours and noise impact be undertaken.
- 4.4 LCC HIGHWAYS AND LEAD LOCAL FLOOD AUTHORITY - No objection. Note that this proposal is for creation of a 3G Artificial Grass Pitch and the access and parking arrangements remain unchanged; therefore, it is considered that the proposals would not result in an unacceptable impact on highway safety.
- 4.5 ENVIRONMENTAL SERVICES (Environmental Protection) - Conditional support subject to hours of operation, construction detail (fencing) and Noise Barrier being erected at a uniform height of 2.5m a top an earth bund of 1.7m.
- 4.6 ENVIRONMENTAL SERVICES (Drainage) - Drainage details

considered acceptable. No reference made in respect of any historic flooding.

- 4.7 ENVIRONMENTAL SERVICES (Contamination) - not aware of any UK legislation or policy that prohibits the construction of a 3G pitch due to contaminated land. However, the 3G pitch installation should follow the manufacturer's recommendations. Guidance is also available for testing and maintaining 3G pitches to ensure they pose the least possible environmental risk. Informative included regards the use of imported soil to create the embankments if required following the ground works.
- 4.8 HISTORIC ENVIRONMENT OFFICER - The applicant seeks planning permission for the creation of a 3G artificial grass pitch with fencing and floodlights. The site is not listed, nor within the Horncastle Conservation Area, but has numerous listed buildings to the south of it. Overall, the proposal is supported in principal, as it is not deemed that there would be a harmful impact on the nearby listed buildings along West Street.
- 4.9 HERITAGE LINCOLNSHIRE - It is considered that the site offers a potential for archaeological remains to be present based on the extent and type of remains recorded in the vicinity. Insufficient information is available at present with which to make any reliable observation regarding the impact of this development upon any archaeological remains. It is recommended that an archaeological evaluation be carried out.
- 4.10 HORNCASTLE HERITAGE AND HISTORICAL SOCIETY - Support. Concerns raised regards hours of operation potential light and noise pollution, access outside of school hours, archaeological works and need for the facility.
- 4.11 STREET SCENE - Request a condition to ensure the Arboricultural Impact Assessment and Tree Protection Plan are complied with as described.
- 4.12 SPORTS ENGLAND - Conditional Support to cover construction management and details of a Community Use Scheme.
- 4.13 LINCOLNSHIRE POLICE - Lincolnshire Police do not have any objections to this development.
- 4.14 WITHAM THIRD DRAINAGE BOARD - The site is within the Witham Third District Internal Drainage Board area. Under the terms of the Land Drainage Act. 1991 the prior written consent of the Board is required for any proposed temporary or permanent works or structures within any watercourse including infilling or a diversion. Including the outfall from the surface water drainage system.

### **Neighbours**

- 4.15 A total of 38 representations have been received.  
22 representations from 18 different addresses have been received

raising objection on the grounds of:

- Noise impact on neighbours;
- Loss of privacy for neighbours;
- Light pollution;
- Traffic issues – parking provision, access arrangements;
- Ecological impacts;
- Drainage concern;
- Health and safety concerns through the use of rubber crumb/infill;
- Alternative locations and facilities should have been considered;
- Management of the facility outside of school hours;
- Hours of operation considered to excessive;
- Potential for anti social behaviour;

4.16 16 representations of support have been received on the grounds of:

- Provides a needed local facility,
- Benefit to the school and local community,
- Potential to increase participation in sport,
- Provides an all year-round facility,
- Benefit to local sports groups.

4.17 The Ward Councillor is aware of the application via the Weekly List.

4.18 Additional re-consultation with neighbours and the Town Council has been undertaken, the responses of which shall be included on the supplementary planning committee papers.

## **5.0 RELEVANT SITE HISTORY**

5.1 No direct history relating to the application site. However, it should be noted there is an extant permission for 52no. dwellings approved under LPA Ref S/086/1083/14 immediately south.

## **6.0 PLANNING POLICY**

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan comprises of the East Lindsey Local Plan (adopted 2018), including the Core Strategy and the Settlement Proposals Development Plan Document; and any made Neighbourhood Plans. The Government's National Planning Policy Framework (NPPF) is a material consideration.

### **East Lindsey Local Plan**

SP1 - A Sustainable Pattern of Places - *(Establishes Horncastle as a Town which can support additional growth).*

SP2 - Sustainable Development - (*Mirrors NPPF presumption in favour of sustainable development*).

SP10 - Design - (*Advises that schemes will be supported where the layout, scale, massing, height and density reflect the character of the surrounding area*).

SP11 - Historic Environment - (*Seeks to Preserve or enhance heritage. Proposals will be supported which do not harm any locally significant archaeological site. Appropriate evaluation, recording or preservation in situ is required and should be undertaken by a suitably qualified party*).

SP16 - Inland flood Risk (*All new development must show how it proposes to provide adequate surface water disposal, including avoiding impacting on surface water flow routes or ordinary watercourses*).

SP22 - Transport and Accessibility - (*Supports development in or adjoining towns, large and medium villages where it is accessible to key facilities*).

SP24 - Biodiversity and Geodiversity - (*Development proposals should seek to protect and enhance the biodiversity and geodiversity value of land and buildings and minimise fragmentation and maximise opportunities for connection between natural habitats. The Council will protect sites designated internationally, nationally, or locally for their biodiversity and geodiversity importance, species populations and habitats.*)

SP26 - Open Space, Sport and Recreation (*Development resulting in the loss of indoor or outdoor sports and recreational facilities or open spaces will only be supported where the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss*).

## **Horncastle Neighbourhood Plan**

Policy 1: Sustainable Development Principles; (*Planning permission will be granted for development where it can be shown that such development would support the continued viability of Horncastle by providing infrastructure associated with leisure, recreational pursuits, community, education, and medical facilities in and adjoining the town*).

Policy 2: Design Principles for New Development (*New development will be supported where it demonstrates consideration of local character in terms of street types, building detailing, colours, shapes and materials, landscaping and relationships between public and private spaces and how these might be used*).

Policy 4: Historic Environment (*protecting and respecting the*

*existing Conservation Area and Listed Buildings in accordance with district wide policies).*

*Policy 8: Improve Green Infrastructure (existing open spaces identified in Map 3 and in the Green Infrastructure Study: How to Create a Green Wheel for Horncastle 2014 and listed in East Lindsey's Green Infrastructure Audit and the Sports and Recreation Audit 2013 will be protected and retained in accordance with East Lindsey District Council policy).*

*Policy 14: Reducing the Risk of Flooding (proposals within the flood sensitive areas will be required to demonstrate its ability to manage surface water run-off which, unless evidenced, should be self-sufficient to the site).*

### **National Planning Policy Framework**

Section 2 Achieving sustainable development,

Section 4 Decision-making,

Section 8 Promoting Healthy and safe communities,

Section 11 Making Effective use of land,

Section 12 Achieving well-designed and beautiful places,

Section 15 Conserving and enhancing the natural environment,

Section 16 Conserving and enhancing the historic environment.

### **Background documents**

East Lindsey Local Football Facilities Plan - established a requirement for four full sized 3G Football Turf Pitches (FTP'S). This equates to a shortfall of three full sized 3G FTPs across the district.

Noise Policy Statement for England (NPSE) - provides clarity on current policies and practices to enable noise management decisions to be made.

Planning Practice Guidance

Institution of Lighting Professionals - Guidance Note GN01/21 - The Reduction of Obtrusive Light

## **7.0 OFFICER ASSESSMENT OF THE PROPOSAL**

### **Main Planning Issues**

7.1 The main planning issues in this case are considered to be:

- **Principle of development**
- **Impact on the character and appearance of the area**
- **Impact on residential amenity**
- **Impact on the highway network**
- **Flood risk and surface water drainage**
- **Other matters (Archaeology, Ecology, & Contamination)**

### **Principle of development**

7.2 This proposal seeks to provide a new sports resource for the community of Horncastle and the surrounding area. The proposed 3G pitch is located within the confines of the school itself along the western perimeter bordering a number of residential properties and gardens. As such, the key policy relating to the principle of the development is considered to be SP26 Open Space, Sport and Recreation. This Policy seeks to support development that facilitates the Council's aspiration to increase participation in sports and physical activity. Furthermore, the policy indicates a desire to safeguard, expand, enhance and promote access to sports and recreational facilities and open spaces. The policy equally seeks to resist the loss of such facilities unless certain criteria are met. Those criteria are that:

- *The building or land has been demonstrated to be redundant for a sports use through a robust and up to date assessment of need and has been marketed for at least 12 months at a price that reflects its condition and market value, or*
- *The building or land is to be replaced by improved facilities offering equivalent provision that helps meet the sporting/recreational needs of the District and optimises access by sustainable transport modes, or*
- *The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.*

7.3 For this proposal, the application site forms part of a wider school playing field with historic use of the land as a football pitch. The application seeks permission to develop the site as an all weather Artificial Grass Pitch (AGP) as an improved facility of equivalent provision. It is considered that this facility would not only be commensurate in land use terms with the established use of the site but would represent an improved facility for the school and wider community, supporting the Council's aspirations to meet the sporting/recreational needs of the district.

7.4 The supporting Planning Statement highlights this need in greater detail, taking reference from the East Lindsey Local Football Facilities Plan (LFFP) (a detailed report that maps out the football facilities needed across every local authority area in England). Currently there is only one existing full-sized (11v11) 3G Football

Turf Pitch (FTP) in East Lindsey. This is at Wainfleet Road Playing Fields (*Skegness Town FC*) which is 21 miles away from Horncastle. There is no current Playing Pitch Strategy and, therefore on the basis that there are 139 teams in East Lindsey, that report identifies a requirement for four full sized 3G FTPs equating to a shortfall of three full sized 3G FTPs across the district. Additionally specific provision gaps in Louth, Mablethorpe and Horncastle are highlighted due to the scale of the settlements and the number of FA affiliated football clubs.

- 7.5 Sports England as a statutory consultee have advised that a condition be attached to any planning approval to secure a Community Use Scheme Prior to the development being brought into use. Such a Scheme should include details of pricing policy, hours of use, access by non-members, management responsibilities and a mechanism for review. The detail would require agreement in consultation with Sports England to ensure that the development provided the wider benefit to the community and not just the school. In recognition of the above observations, and commitment by the applicant to deliver such wider benefits, it is considered that the principle of development would comply with the requirements of Policy SP26 resulting in an improved facilities that would help meet the sporting/recreational needs of the District.

#### **Impact on the character and appearance of the area**

- 7.6 SP10 of the East Lindsey Local Plan together with Policy 2 of the Horncastle Neighbourhood Plan (HNP) seek to support well-designed sustainable development, which maintains and enhances the character of the District's towns and where the layout, scale, massing, height and density reflect the character of the surrounding area.
- 7.7 The application site is within the confines of the existing school grounds, with the main building complex located further to the south and east back towards West Street. The application site borders a number of residential properties with a mature tree line providing some degree of screening for those residents along Lincoln Road. The boundary treatments consist of a mix of hedges of varying sizes along the southern and western boundary, whilst to the north the common boundaries are not so well landscaped defined by a mix of hedges and timber fences.
- 7.8 The submitted Design and Access statement identifies similar schemes elsewhere already in-situ to give precedent examples of how the development could be accomplished. It is acknowledged that the proposed replacing of an open grass playing pitch with a 3G FTP will impact the appearance of the area to some degree. That impact would be nuanced through the appearance of an alternative surface treatment but appear more prominent through the provision of a 1.7m high earthwork embankment on three sides to enclose the pitch. Furthermore,



noise mitigation measures are proposed atop the embankment in the form of acoustic fencing of varying heights, peaking at 4.2m above the existing ground level. Environmental Health Officers have advised of the need for a consistent height to the acoustic fence, to better mitigate noise impacts (see section below). That detail would need to be secured by use of planning condition, but given the distances involved and the established landscaping it is not considered that the visual impact would be unduly harmful to amenity of neighbouring properties to the west (Lincoln Road, Lunn Close and Elsom Way). Those elements of the proposal would be more noticeable from the rear gardens of Upland Close and the as yet undeveloped scheme to the south. It is considered that for the rear outlook from those properties, the bund and acoustic fencing may appear somewhat incongruous to the more open character of the sports field as presently laid out. However, although not consistent with that broad character and certainly noticeable from dwellings on Upland Close were a 12m gap would separate their common boundaries from the acoustic fencing. It is considered that further mitigation in the form of additional landscaping and treatment of the fencing with an agreed recessive colour scheme would help assimilate the proposal and reduce its visual prominence to an acceptable and reasonable level. A similar relationship would exist in relation to the as yet undeveloped housing site to the south, but this can equally be mitigated to an acceptable degree.

- 7.9 Subject to the appropriate mitigation details mentioned above being secured and implemented it is considered the development would not have an unduly harmful upon the character of the area and would comply with the aims of SP10; namely the provision of on-site landscaping to integrate the development into its wider surroundings.
- 7.10 A further impact on the character of the area would potentially arise from the proposed flood lighting element of the scheme. In character terms, the site sits within the urban area of Horncastle with lighting a defining characteristic of the wider area, including that from residential properties and the school itself. A lighting assessment submitted with the application confirms there will be no excessive light spillage from the floodlights themselves such that impact on character is unlikely to be adverse. The supporting columns for the lighting, although proposed of a height of 13m would be of a slender and simple form such that they would not be a strident or overly dominant feature within the scheme itself or to views external to the site. Similarly, the proposed storage container by virtue of its limited scale and location within the AGP would not adversely impact on the character of the area.
- 7.11 Overall, when considered in the context of an established school sports facility, it is considered that the proposal would not be seen as incongruous - indeed, such facilities are relatively common within schools nowadays and so would have an acceptable impact on the character of the area and comply with requirements of SP10 of the East Lindsey Local Plan and Policy 2 of the Horncastle Neighbourhood Plan (HNP).

**Impact on residential amenity**

- 7.12 SP10 together with the NPPF seeks to secure a high standard of amenity. SP10 advises that development will be supported if it is designed to minimise glare and light spillage, it does not unacceptably harm the rural or dark-sky character of a settlement or landscape or any nearby residential amenity. The Framework also addresses the need to mitigate against and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life, whilst also limiting the impact of light pollution from artificial light on local amenity, (para.191).
- 7.13 The two main factors which have the potential to negatively impact the surrounding amenity are the levels of noise and lighting produced from the use of the proposal.

#### Noise

- 7.14 The application is supported by a Noise Impact Assessment which was revised during the application process to address concerns raised by the authority's noise consultant (Acoustic Associates). The report claims a 'No Observed Adverse Effect Level' (NOAEL) which is the lowest of all of the criteria for noise impact as advised in the Noise Policy Statement England. Both the externally appointed consultant and colleagues in Environmental Health queried that position, considering the proposals to instead, fall within a Lowest Observed Adverse Effect Level (LOAEL) which, by definition is the level above which adverse effects on health and quality of life can be detected.
- 7.15 Additional noise monitoring was therefore requested to establish a baseline of the current noise climate for the site, with the suggested mitigation having been predicted by reference to evidence from use of similar pitches elsewhere. That assessment and mitigation however, only fully addressed potential impacts at ground floor level, and not comprehensively for adjacent 2 storey properties. In particular, the assessment didn't address full implications of the two storey properties along Upland Close. The predicted noise levels showed the development would remain within the recommended World Health Organisation (WHO) guidance level tolerances for acceptability, however the changes particularly in the late evening between 20:00 & 21:00 hrs would be clearly perceptible, having raised concern with Environmental Health Officers.
- 7.16 In consultation with Environmental Health, the broader impacts from the development are considered acceptable, but subject to a number of conditions including a 2.5m high acoustic fence on top of a 1.7m embankment, restrictions on later hours of use, construction details and a restriction of hockey use. The latter is due to the significantly different noise climate which can occur owing to the ball hitting the backboard of a goal and the perimeter boards making them the main noise sources. The cumulative outcome from imposition of these conditions is considered by EHO colleagues to enable/ensure reduced noise disturbance to a level that would accord with objectives for adopted policy and paragraph 191

of the NPPF in securing acceptable amenity levels. Furthermore, a Noise Management Plan outlining the measures that will be put in place including a noise complaints procedure can be secured by condition to further minimise the potential for adverse impact and ensure commitment to consider further mitigation should that be necessary.

### Light

- 7.17 The provision of floodlights has the potential to negatively impact the amenity of surrounding dwellings. Comment on the suitability of the lighting structures themselves in design terms has been made earlier in this report. The submitted plans and lighting assessment have been able to demonstrate that a lighting scheme can be installed that would safeguard against any significant or unduly adverse light spill in the immediate area. Environmental Health have also confirmed that position making a request that the lights are turned on only during hours of use and installed in compliance with the ILP guidance document.

### General Amenity

- 7.18 Sports England have requested a condition be imposed to control the construction phase of the development through a construction management plan to provide details in relation to the necessity for compound areas, plant and machinery use, storage of materials and hours of work. Given the relationship to immediate neighbours this is not unreasonable and considered necessary.

### **Impact on the highway network**

- 7.19 The school has provision for 62 car parking spaces and 3 disabled spaces within its grounds. Concerns have been raised by residents in respect of that current parking provision and whether the development, if approved, would exacerbate the situation.
- 7.20 Although those concerns are noted, it is considered that the development proposed does not propose an expansion of the sports area for the school but seeks to enable an alternative type of sporting facility in lieu of an existing grass football pitch facility. The recognition that the site is already used for sports provision informed the LCC Highways response in assessing that there would be no adverse impact on the highway network and in accepting the appropriateness of the current parking provisions. In other words, although the provision of flood lighting may enable additional and later hours of use, the intensity of site use at peak times will not noticeably alter. At those later times, in practical terms, the car parking areas are likely to be less well used and available for use by those using the 3G facility. Furthermore, transport data provided within the Design and Access Statement advises the car parking facilities as adequate and not materially impacted by this proposal.

### **Flood risk and surface water drainage**

- 7.21 SP16 requires all new development to show how it proposes to provide adequate surface water disposal including avoiding impact on surface water flow routes or ordinary watercourses. Surface water on the site would be directed by a UPVC perforated carrier and lateral pipe drains installed underneath the AGP. The granular pitch substrate is intended to provide onsite containment and attenuation within the granular sub-base (limited at a discharge rate based on the 1 in 100 year storm event including a 40% allowance for climate change), before connecting to an existing culverted drain to the south east of the pitch. The Council's Drainage Officer is satisfied with the details provided, subject to the imposition of a condition to secure the surface water strategy and detail.

### **Other matters**

#### **Archaeology**

- 7.22 Strategic Policy 11 of the East Lindsey Local Plan Core Strategy aims to secure the continued protection and enhancement of heritage assets in the district and support proposals that preserve and enhance heritage assets and their setting and the special character, appearance and setting of conservation areas. This advice is reiterated in paragraphs 194-198 of the NPPF which relates to proposal which affect heritage assets and paragraphs 199-204 which provide guidance on considering potential impacts on the significance of designated and non-designated assets.
- 7.23 Archaeological investigations have recovered evidence of Iron Age and Roman occupation around Horncastle. Archaeological trial trench evaluation immediately south of the proposal site identified undated linear features and pits, along with finds including small quantities of Roman and medieval pottery. It is considered that the site offers a potential for archaeological remains to be present based on the extent and type of remains recorded in the vicinity.
- 7.24 Heritage consultees have therefore recommended that an archaeological mitigation strategy be implemented. This should initially include geophysical survey, to be followed by a programme of archaeological trial trenching to determine the presence, absence, significance, depth and character of any archaeological remains which could be impacted by the proposed development. Further archaeological mitigation work may be required if archaeological remains are identified in the evaluation and as such it is necessary to impose conditions to deal with this accordingly. As one of these conditions is a pre-commencement condition, agreement of the applicant has been appropriately secured.

#### **Ecology**

- 7.25 The Ecological Assessment submitted with the application advises

that the recreational grounds due to its use and management has only limited ecological value. Most of the area is close mown amenity turf maintained for sports activities. It is only at the edges, and the NE corner, in particular, where there is any ecology of value. Here a few native species occur (*Crepis capillaris*, *Carduus nutans*), none of great value for nectar seeking bees, butterflies and other invertebrates. Flood lighting could have an impact on sensitive species. Extensive native flora is absent in this well-managed landscape and even the boundary hedge has little vegetation along the base. Thus, this urban habitat offers few opportunities for pioneer species to allow insects such as bees and butterflies to find food and shelter or refuges for small mammals (hedgehogs) concluding the site has minimal ecological value.

- 7.26 The site survey and subsequent desk top study of the surrounding areas indicates that the application site is not in an area of high risk for any specific species or sensitive habitats. The only area of concern is for bats and the design and location of the facility demonstrate that this should have minimal effect on this species. As the proposal includes an acoustic bund, a Preliminary Working Method Statement (PWMS) has been proposed to ensure any wildlife present is not affected by the proposal which can be controlled via condition. Further recommendations were made that a landscape scheme of native wildflowers be considered in support of the application to help provide both amenity and wildlife benefit.
- 7.27 Subject to the development proceeding in accordance with the submitted Precautionary Working Method Statement (PWMS) it is considered that the proposal would satisfy adopted policy and the NPPF.
- 7.28 It should be noted that one of the recommendations made within the Preliminary Working Method Statement (PWMS) was the request for a Arboricultural Impact Assessment and Root Protection Plan to be submitted for consideration to protect the existing tree line along the western boundary of the site. Both have been submitted with the application, which in consultation with the Arboricultural officer are considered acceptable and the details can be secured via condition to ensure compliance with SP24 in the Local Plan.

### **Contamination/Pollution**

- 7.29 Concerns have been raised regarding the environmental impact from the development. Environmental Health were consulted hold no reservations with the development beyond the inclusion of an informative regards the use of imported soil in the construction of the embankments/bunds. Third party comments have also raised concern regards the surface materials and use of 'rubber crumb', however such surfaces are still be constructed in the UK and although it is not disputed their maintenance in long term may become difficult, this is commercial decision for the developer to take and not a planning matter.

- 7.30 The Football Foundation follows European Technical Guidance since 2020, installing containment measures on all its funded pitches, which will need to be constructed in line with FIFA's Quality Concept for Football Turf – Handbook of Requirements (October 2015). Therefore, the authority has no objection on the grounds of wide environmental impact from the development
- 7.31 A Construction Environmental Management Plan (CEMP) has also been submitted providing a comprehensive list of mitigation measures and monitoring procedures for the construction phase of the development to minimise any negative environmental impacts, which can be secured via condition.

## **8.0 CONCLUSION**

- 8.1 The proposed artificial grass pitch would meet overall planning aims and objectives and help facilitate the Council's aspiration to increase participation in sports and physical activity. In this case although an existing grass pitch will be lost, the proposed artificial grass pitch will provide enhanced facilities for the school and some community use. More specifically, the proposal would help address a recognised need identified through the East Lindsey Local Football Facilities Plan.
- 8.2 The proposal is further supported by Sports England subject to a Community Use Scheme being secured, and no formal objections raised by any of the statutory consultees.
- 8.3 The siting, scale and appearance of the proposed artificial grass sports pitch is considered acceptable and appropriate in principle, within the existing school grounds. The proposal would be appropriate to the character of the area and would not cause demonstrable harm to residential amenity. Concern regarding residential amenity impacts including lighting and noise is acknowledged but can be suitably addressed through mitigation measures including a restriction on the hours of use.
- 8.4 Other technical considerations are also acceptable or can be managed by condition. The pre-commencement conditions have been agreed with the applicant's agent.
- 8.5 With appropriate conditions in place the scheme would comply with the Local Plan, Horncastle Neighbourhood Plan and the National Planning Policy Framework as a whole.
- 8.6 This conclusion has been arrived at having taken into account all other relevant material considerations, none of which outweigh the reasons for the officer recommendation made below.

## **9.0 OFFICER RECOMMENDATION**

- 9.1 Approve subject to the following conditions.

**RECOMMENDATION:** Approve

subject to the following conditions:

1. Full Permission  
The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.  
  
Reason: In order to comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall only be undertaken in accordance with the following approved plans and particulars submitted with the planning application;

Plan No. SC104 02 (Site Location Plan)  
Received by the LPA on 29/08/2023.

Plan No. SC104 03 Rev. 02 (Proposed Site Plan)  
Received by the LPA on 08/02/2024.

Plan No. SC104 04 Rev. 02 (Proposed AGP Plan)  
Received by the LPA on 08/02/2024.

Plan No. SC104 05 Rev. 02 (Proposed Elevations)  
Received by the LPA on 08/02/2024.

Plan No. SC104 06 (Flood lighting Scheme)  
Received by the LPA on 29/08/2023.

Plan No. SC104 07 (Proposed AGP Drainage Layout)  
Received by the LPA on 29/08/2023.

Plan No. SC104 08 (Proposed AGP Drainage Strategy)  
Received by the LPA on 29/08/2023.

Plan No. SC104 09 (Playing Field Layout)  
Received by the LPA on 29/08/2023.

Plan No. SC104 10 (Bund Section)  
Received by the LPA on 29/08/2023.

  

Plan No. AEL-18793-TCNLP (Tree constraints Layout Plan)  
Received by the LPA on 29/08/2023.

Plan No. AEL-18793-TCP (Tree constraints Plan)  
Received by the LPA on 29/08/2023.

Plan No. AEL-18793-TPP (Tree Protection Plan)  
Received by the LPA on 29/08/2023.

Plan No. AEL-18793-TSP (Tree shadow Plan)  
Received by the LPA on 29/08/2023.

Plan No. AEL-18793-TWP (Tree work Plan)  
Received by the LPA on 29/08/2023.

Design and Access Statement. Received by the LPA on 29/08/2023.

Appendix A (Proposed lighting scheme)  
Received by the LPA on 29/08/2023.

Appendix B (LED Flood lighting data Sheet)  
Received by the LPA on 29/08/2023.

Appendix C (ILP Guidance notes)

Received by the LPA on 29/08/2023.  
Appendix D (Sports Lighting statement)  
Received by the LPA on 29/08/2023.  
Appendix E (Proposed Materials)  
Received by the LPA on 29/08/2023.  
Appendix F (Drainage Strategy)  
Received by the LPA on 29/08/2023.  
Appendix G (Noise Management Plan)  
Received by the LPA on 29/08/2023.  
Appendix H (Noise Impact Assessment)  
Received by the LPA on 29/08/2023.  
Appendix I (Arboricultural Report)  
Received by the LPA on 29/08/2023.  
Appendix O (Preliminary Ecological Appraisal)  
Received by the LPA on 29/08/2023.  
Appendix Q (Construction Environmental Management Plan)  
Received by the LPA on 29/08/2023.

Reason: For the avoidance of doubt and the interests of proper planning.

3 The development hereby permitted shall only be available for use between the following hours:

- 09:00 - 20:30, Monday – Friday with 15 mins for wind down activities, and there shall be no activity or use after 20:45
- 09:00 - 18:00, Saturday – Sundays and Bank Holidays with 15 mins for wind down activities, and there shall be no activity or use after 18:15

Reason: In the interests of the amenity of local residents. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan and the National Planning Policy Framework.

4 The flood lighting hereby approved shall not be operated after 20:45 on Mondays to Fridays and 18:15 on Saturdays, Sundays, and Bank Holidays.

Reason: In the interests of the character and appearance of the area in which the development it is set, and the amenity of local residents. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan and the National Planning Policy Framework.

5 The flood lighting hereby permitted shall be installed, maintained and operated in accordance with following details as submitted, with the exception of hours of use highlighted with Sports Lighting statement:

- Sports Lighting Statement Rev-1 produced by Surfacing Standards Limited
- Proposed Lighting Scheme - produced by Surfacing Standards Limited



- ILP Guidance note 01/21
- Optivision LED gen 3.5

Reason: In the interests of the character and appearance of the area in which the development it is set, and the amenity of local residents. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan and the National Planning Policy Framework.

- 6 Prior to the development hereby permitted first being brought into use, details of a planting scheme of trees, hedges and/or shrubs on the northern and southern boundaries of the site including details of positions, heights on planting and species shall be submitted to and approved in writing by the Local Planning Authority. The scheme so approved shall be carried out in its entirety prior to the development first being brought into use, or in line with a timetable/phasing strategy agreed in writing by the Local Planning Authority. All trees, hedges and/shrubs shall be maintained by the owner or owners of the land on which they are situated for a minimum of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Reason: To ensure that appropriate landscaping is provided to integrate the site into the local area. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan.

- 7 Notwithstanding the approved plans, the development hereby approved shall be completed and operated in accordance with the following noise attention mitigation measures:
- Prior to the development first being brought into use an acoustic fence measuring 2.5m in height shall be erected on top of the 1.7m earth embankment as shown on Drawing No.SC104 03 Rev.2. The cumulative effect of those works shall be finished to a height of no less than 4.2m above existing ground level. The Fence and embankment shall be maintained and retained thereafter at the heights specified and in good condition at all times when the facility is available for use.
  - No hockey practice or hockey matches shall be undertaken on the artificial Grass Pitch (AGP) at any time.
  - The construction of the perimeter fencing shall include the fitting of neoprene isolators located between the panels and the posts at the point where the panels of the facility join and overlap at the posts, as described in Section 9.5. of the Acoustic Consultants Ltd Report Reference 10386/AW Version 1.0B.
  - Prior to the first use of the development hereby approved, a Noise Monitoring Officer shall be appointed in accordance with the approved Noise Management Plan. Contact details for the Noise Monitoring Officer shall be notified to the Local Planning Authority on appointment. At all times when the facility is in use, it shall be operated in accordance with the Noise Management Plan, with the exception of the hours of use controlled separately via condition 3.

Reason: In the interests of the amenity of local residents. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan and paragraph 191 of the National Planning Policy Framework.

- 8 Notwithstanding condition 7, the acoustic fencing hereby approved shall be painted or stained in a recessive colour that is to be submitted for agreement in writing by the Local Planning authority prior to its erection. The acoustic fence, as approved shall be so installed, retained and maintained thereafter.

Reason: In the interests of the visual amenity. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan and the National Planning Policy Framework.

- 9 All surface water from the development hereby approved must be collected and discharged into the existing surface water system in accordance with the details shown on the Proposed AGP Drainage Layout Plan (Plan No.SC104 07) & Proposed AGP Drainage Strategy (Plan No.SC104 08). If it is found that there is insufficient capacity in the existing system then an alternative scheme for the discharge of surface water must be submitted to and approved in writing by the Local Planning Authority and that scheme must be fully implemented before the development is brought into use.

Reason: To ensure the development is not at risk of flooding and does not increase the risk of flooding elsewhere. This condition is imposed in accordance with SP16 of the East Lindsey Local Plan and the National Planning Policy Framework.

- 10 Prior to the first use of the development hereby permitted, a community use agreement shall be submitted to and approved in writing by the Local Planning Authority. The agreement shall 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 or operated otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility, to ensure wider public benefit through increased participation in sports and physical activity in accordance with SP26 of the East Lindsey Local Plan.

- 11 The development shall be completed in strict accordance with the Preliminary Working Method Statement detailed in the ecological appraisal produced by Kenneth Coyne dated July 2023.

Reason: To ensure conservation of local biodiversity in accordance with SP24 of the East Lindsey Local Plan and the National Planning Policy Framework.

- 12 The proposed development shall be carried out in full accordance with the

Arboricultural Impact Assessment and Tree Protection Plan Ref: AEL-18793-TPP dated 23 July 23 submitted by Apex Environmental, and shall be adhered to for the duration of construction works.

Reason: To ensure the character of the local landscape is maintained and enhanced. This condition is imposed in accordance with SP10 and SP23 of the East Lindsey Local Plan.

- 13 No development shall take place until a Construction Management Plan and Method Statement for construction of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The clearance and construction works shall be carried out in accordance with the approved details unless otherwise agreed in writing. The statement shall provide for:

- the routing and management of construction traffic
- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- the works/contractors' compound
- the erection and maintenance of security hoarding
- wheel cleaning facilities;
- measures to control the emission of dust and dirt during construction;
- details of noise reduction measures
- a scheme for recycling/disposing of waste resulting from demolition and construction works
- the hours during which machinery may be operated, vehicles may enter and leave, and works may be carried out on the site.
- A scheme for the removal of the works/contractors' compound and the restoration of the land on which it is situated.

Reason: In the interests of highway safety and the amenity of nearby residents. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan and paragraph 135 of the National Planning Policy Framework.

- 14 The development hereby permitted shall be undertaken in accordance with the mitigation measures and monitoring procedures for the construction phase of the development set out in Construction Environment Management Plan produced by S&C Slatter dated August 2023. The development shall be completed in strict accordance with this plan at all times.

Reason: To safeguard amenity and impacts on the environment during the construction stage of the proposed development. This condition is imposed in accordance with section 15 of the National Planning Policy Framework.

- 15 No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the following:

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
2. A methodology and timetable of site investigation and recording
3. Provision for site analysis
4. Provision for publication and dissemination of analysis and records
5. Provision for archive deposition
6. Nomination of a competent person/organisation to undertake the work.

The scheme of archaeological investigation must only be undertaken in accordance with the approved details.

Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with paragraph 211 of the National Planning Policy Framework.

- 16 The archaeological site work must be undertaken only in full accordance with the approved written scheme referred to in the above Condition. The applicant will notify the Local Planning Authority of the intention to commence at least fourteen days before the start of archaeological work in order to facilitate adequate monitoring arrangements.

Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with paragraph 211 of the National Planning Policy Framework.

- 17 A report of the archaeologists findings shall be submitted to the Local Planning Authority and the Historic Environment Record Officer at Lincolnshire County Council within 3 months of the works hereby given consent being commenced unless otherwise agreed in writing by the Local Planning Authority; and the condition shall not be discharged until the archive of all archaeological work undertaken hitherto has been deposited with the County Museum Service, or another public depository willing to receive it.

Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with paragraph 211 of the National Planning Policy Framework.