

Application Number	23/00621/FUL
Site Address	Perdiswell Leisure Centre, Bilford Road, Worcester, WR3 8DX
Description of Development	Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, storage container, floodlights, an access footpath and associated bund
Expiry Date	14 September 2023
Applicant	Worcester City Council
Agent	Mr Michael Eastman
Case Officer	Dale Jones
	dale.jones@worcester.gov.uk
Ward	Claines Ward
Reason for Referral to Committee	Council Own Application (outside of the Delegated process)
Web link to application	https://plan.worcester.gov.uk/Planning/Display/23/00621/FUL
Recommendation	The Corporate Director - Planning and Governance recommends that the Planning Committee gives delegated authority to grant planning permission pursuant to Regulation 3 of The Town and Country Planning General Regulations 1992 (as amended) subject to a no objection response from the Local Highway Authority and the conditions set out in section 9 of this report.

1. Background

- 1.1 The application was registered on 20 July 2023 and was due for a decision on 14 September 2023. An extension of time for the determination of the application has been requested and secured until 31 October 2023.
- 1.2 The application has been referred to the Planning Committee as the applicant is Worcester City Council.

2. The site and surrounding area

- 2.1 The application site relates to **Perdiswell Leisure Centre**, which is located to the north of Worcester, within Perdiswell Park to the north of the B4482 Bilford Road. It is located along the existing leisure centres north-western boundary. The site is located at the urban fringe of the city and is categorised mainly by mid-20th century domestic development of terraced and semi-detached, two storey houses.
- 2.2 In terms of the site context, Bilford Road, between the Droitwich Road to the west and Barbourne Brook to the east, acts as the transition between urban built form and the wider countryside. The application site is located 1.5 miles north-east of Worcester City Centre. Worcester Shrub Hill station is located 1.3 miles to the south-east of the site. There are bus services that pass along Bilford Road. The site is designated as Green Space and is situated adjacent to the Canal Conservation Area on its towpath side.
- 2.3 **Site Constraints**
- Contaminated Land
 - Green Space
 - Air Quality Management Area (AQMA)
 - Flood Risk Zone 2
 - Landfill Buffer (250m)
 - Adjacent to Conservation Area

3. The proposals

- 3.1 Planning permission is sought for the proposed creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, storage container, floodlights, an access footpath and associated bund.
- 3.2 The proposal at Perdiswell Leisure Centre entail the creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, storage container, floodlights, an access footpath and associated bund. The (U15/16s pitch, would measure 97m x 61m) and would be sited on existing playing field land which has been marked out for an adult and u9/10s football pitch. The proposed playing field layout would see the 2no u7/8s and 1no U15/16 natural turf pitches being marked out on remaining playing field area alongside the proposed AGP.
- 3.3 In detail, the application comprises the following elements:
- Artificial Grass Pitch (AGP) pitch surface with 3G artificial grass to accommodate a football pitch sized 97m x 61m (including 3m run-offs) designed to accommodate a variety of youth football pitches and training areas.
 - Macadam hardstanding viewing areas and goal storage areas.
 - 1.2m high pitch perimeter barrier fencing to the artificial grass perimeter, to segregate the pitch playing area from surrounding macadam areas.
 - 4.5m high fencing to the perimeter of the facility.
 - 6x13 metre high floodlighting columns.
 - Provision of a Maintenance / sports equipment store located within the fenced facility enclosure.
 - 2-metre-wide access pathway connecting to the northeast of the leisure centre.
 - 3m wide access road connecting to the access road within the site.
 - Bunding along the perimeter of the playing field to the south and east
- 3.4 The application requests opening hours of: Monday to Friday: 09:00 to 22:00 hours
Saturday & Sunday: 09:00 to 22:00 hours.

- 3.5 The applicants have advised (inter alia) that this application seeks planning permission to create a new external Artificial Grass Pitch (AGP) to contribute to the improvement of sporting and recreational facilities at Perdiswell Leisure Centre. The provision of a new AGP would (if permitted) provide increased usage in comparison to the existing grassed playing field, for benefit of the leisure centre, local football clubs, partner organisations and other sports clubs in the surrounding area, via pre-arranged and structured access. The new AGP would offer a variety of football pitches and training areas within the same enclosed playing space to support development plans into grassroots football. In accordance with The Football Association's (FA) current technical guidance, the aspiration is to introduce multiple pitch markings to gain the maximum football developmental outcomes and benefit from the site footprint.
- 3.6 In accordance with Article 15 (7) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), full details of the application have been published on the Council's website. As such, Members will have had the opportunity to review the submitted plans and documents to familiarise themselves with the proposals prior to consideration and determination of the application accordingly.

4. Planning Policy

- 4.1 The Town and Country Planning Act 1990 ('the Act') establishes the legislative framework for consideration of this application. Section 70(2) of the Act requires the decision-maker in determining planning applications/appeals to have regard to the Development Plan, insofar as it is material to the application/appeal, and to any other material consideration. Where the Development Plan is material to the development proposal it must therefore be considered. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application/appeal to be determined in accordance with the Plan unless material considerations indicate otherwise.
- 4.2 The National Planning Policy Framework (NPPF - 2023) is also a significant material consideration. At paragraph 12 the NPPF confirms that:
- 'The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making.'*
- 4.3 This is further reflected in South Worcestershire Development Plan policies SWDP 6 and SWDP 24 which seek to protect and enhance designated and non-designated heritage assets and guide against development that would cause substantial harm to the significance of any heritage asset and policy SWDP 21 which sets generic design principles for development proposals.
- 4.4 Policy SWDP 21 requires that all development will be expected to be of a high design quality and integrate effectively with its surroundings and that development proposals must complement the character of the area.
- 4.5 Furthermore, SWDP 21 advises that proposals should respond to surrounding buildings and the distinctive features or qualities that contribute to the visual and heritage interest of the townscape, frontages, streets and landscape quality of the local area and states that the scale, height, and massing of development must be appropriate to the setting of the site and the surrounding landscape character and townscape, including existing urban grain and density.
- 4.6 The Development Plan comprises:

- The South Worcestershire Development Plan (SWDP) which was adopted February 2016, and;
- The Worcestershire Waste Core Strategy, which was adopted on December 2012.

South Worcestershire Development Plan

4.7 The following policies of the SWDP are relevant to the proposal:

SWDP 1 - Overarching Sustainable Development Principles
 SWDP 4 - Moving Around South Worcestershire
 SWDP 5 - Green Infrastructure
 SWDP 6 - Historic Environment
 SWDP 13 - Effective Use of Land
 SWDP 21 - Design
 SWDP 22 - Biodiversity and Geodiversity
 SWDP 24 - Management of the Historic Environment
 SWDP 29 - Sustainable Drainage Systems
 SWDP 31 - Pollution and Land Instability
 SWDP 38 - Green Space
 SWDP 39 - Provision for Green Space and Outdoor Community Uses in New Development

Supplementary Planning Documents

4.8 The following Supplementary Planning Documents are relevant to the application proposals:

• Design Quality SPD

The Design Quality SPD was adopted on 5th March 2018 and replaces the previous Supplementary Planning Guidance Note 3: Design (SPG3). Both documents encourage high standards of design for development proposals in accordance with the aims and interests that the NPPF seeks to protect and promote in this regard.

The Design Quality SPD is consistent with the planning policies in the SWDP.

• Planning for Health in South Worcestershire SPD

The Planning for Health SPD primarily focuses on the principal links between planning and health. It provides guidance and interpretation of the SWDP from a public health perspective.

The SPD addresses following nine health and wellbeing principles:

- Sustainable development
- Urban form
- Design and the public realm
- Housing and employment
- Age-friendly environments for the elderly and those living with dementia
- Community facilities
- Green infrastructure and play spaces/recreation
- Air quality, noise, light and water management
- Active travel
- Encouraging healthier food choices

Other Material Considerations

- 4.9 The following documents are relevant to the application proposals. Due to their status as evidence or guidance they cannot be given full weight.

Worcestershire's Local Transport Plan (LTP4) 2018 – 2030

The National Planning Policy Framework (2023) (NPPF):

- 4.10 The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. This is defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 4.11 On 6 March 2014 the Government published National Planning Practice Guidance (NPPG) to compliment the NPPF. It has been revised and updated in the meantime and comprises, amongst other matters, Air quality, Design, Housing and economic land availability assessment, Noise, Travel plans, Transport assessments and statements in decision-taking, Flood risk and coastal change, Use of planning conditions, Flexible options for planning permissions, and Planning obligations. Similarly in October 2019 the Government published the National Design Guide.

5 Planning History

- 5.1 Relevant planning history includes the following records:

P12M0470 - General regulations application for extension to existing sports centre to provide a projectile hall, changing facilities, toilets, showers, store and first aid room. Application under regulation 4 (1) of the Town & Country Planning regs. 1st resolution: The amenities and recreation committee at their meeting of 8th September 1982 resolved to seek planning permission in accordance with article 4 (1) of the Town & Country planning general regulations 1976. Development committee resolve to carry out development 16/11/82. Approved. 16/11/1982.

P96E0420 - Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the erection of entrance extension, rear dressing room and toilet extensions and the provision of additional car parking. Approved. 04/11/1997.

P03E0189 - Erection of a single storey extension to provide team changing rooms. Approved. 22/05/2003.

P12M0470 - Outline application for erection of leisure centre with associated access and 415 space car park. Approved. 21/10/2013.

P15M0061 - Construction of a community sports stadium (4419 capacity), along with a floodlit all-weather 3G pitch; secure cycle storage provision; installation of two 20,000 litre below ground rainwater harvesting tanks and associated drainage infrastructure; landscaping and boundary treatments. Refused. 26/07/2017.

P15M0061 - Reserved matters approval of siting, design, external appearance and landscaping (pursuant to outline planning permission P12M0470) for the erection of a two storey extension to leisure centre to provide a 25 metre 8-lane competition swimming pool, learner pool with movable floor, changing village, spectator seating to main pool, cafe, stores and office accommodation at ground floor, a gymnasium at first floor and 415 space car park at Perdiswell Leisure Centre, Bilford Road. Approved. 21/05/2015.

P16E0256 - Provision of two exit filter lanes; re-siting of coach parking bays and cycle storage/motorbike parking area to the rear of the coach parking bays; 24 no. 'parent and child' parking spaces within south car park; extension of column line and erection of 3 no. additional columns on a splayed line; enlargement of brise soleil ; minor adjustment to rear ground floor plant room roller shutter and adjacent personnel door to suit the internal layout (west elevation); adjustment to first floor plant louvre; re-location of main pool escape doors (East to South elevation); omission of 6 no. roof lights above the first floor spin studio (East elevation), adjustment to window size to ground floor staff room, (East elevation); adjustment to the main entrance glazing elevation (East elevation; levelling of existing ramped lobby to internal floor level by staff room), and addition of new ramp to external paved area. Approved. 03/06/2016.

6 Consultations

6.1 Formal consultation has been undertaken in respect of the application. The following comments from statutory and non-statutory consultees and interested third parties have been received in relation to the original and amended proposals and are summarised as follows:

Neighbours and other third-party comments

6.2 A total of four representations have been received in response to the Councils public consultation exercise, in objection to the application. The comments and objections received are outlined below:

- no objections to the development of the Perdiswell Leisure Centre's facilities but do object to the increased operating hours at the weekend as suggested in the Planning Application, from 8pm to 10pm. These later closing times will obviously increase the noise levels from the 3G pitch and the car park at this time of the day.
- Finances could be spent on grassed pitches and investment used on other projects.
- Environmental impact of artificial surfaces.
- Highways safety and convenience impact during any proposed construction period are a concern.
- EV Charging facilities and would be expected.
- The proposal seems to be going against such positive forward strives and proposes destroying natural land and replacing it with artificial.
- Additional noise and disturbance would be harmful.
- Increase in traffic would be harmful.
- The cinder path across the old golf course running from the Old Elizabethan's park entrance to the wooded path running north-south, this needs extending to connect with the Centre's car park to allow use by wheelchair users. This should be added to the scheme.
- Are the current and new facilities able to cope with the increasing interest in female football; changing room, toilets, etc.?
- Who are the other partner organisations? Do Worcester City Football have any involvement?

- Harmful light pollution, including the adverse impact on birds, wildlife and the general environment.
- Cannot see that the existing CCTV coverage will provide sufficient coverage of the new 3G facility and the storage container. The lamp standards would provide appropriate mounting facilities for extra cameras.
- Health impacts: we are facing a crisis in health and environment so we must protect areas that are crucial for both.
- The application appears to imply no maintenance requirements are needed!
- Exercise is free currently and there are concerns that it can become monetarised via such proposals.
- The Planning Application appears to ignore its own comment from para a4.11: "With the current natural turf surface, the pitch becomes unusable during periods of inclement weather each winter with pitch waterlogging. This causes a number of issues during the winter term due to limited usage of the playing field." Therefore, it is vitally important that proper provision is made to ensure the new facility is useable throughout the year (as designed)!

6.3 The following **statutory and non-statutory responses** have also been received:

6.4 **Archaeology Adviser** – No objection subject to the imposition of a planning condition to secure a programme of archaeological work, noting (inter alia) that given the scale of the development, and the possible archaeological potential, the likely impact on the historic environment caused by this development may be offset by the implementation of a conditional programme of archaeological works.

6.5 **Local Highways Authority (LHA)**: In their initial response dated 7 August 2023, the LHA had requested the deferral of the application, noting (inter alia) that the Local Highway Authority therefore submits a deferral until evidence of the existing and proposed car parking usage, has been provided.

Officer Note: Since that time, the applicants have provided further parking capacity details to the LHA. Whilst the LHA 'deferral' comment still stands at this time, it is noted that no objections have been raised subject to the applicants evidencing any additional (parking) demand, therefore data from a formal parking accumulation study will be required prior to commencement of development. This approach is reflected in the recommendation and within the highways section of the officer report below.

6.7 **Worcestershire Regulatory Services (WRS) (Contaminated Land)** – No objections, subject to conditions.

6.8 **Sport England (SE)**: Had initially raised concerns in August 2023. However, the Applicants provided additional justification to SE to justify the proposals. SE have recent responded on 7 September 2023 to advise that they raise no objections to the planning application, noting (inter alia) that: Sport England does not wish to raise an objection to this application as it is considered to meet exception 5 of the above policy. The absence of an objection is subject to conditions being attached to the decision notice should the local planning authority be minded approving the application.

6.9 **Canals and Rivers Trust (CRT)**: Have advised that they have no comments to make on this application.

6.10 **Worcestershire Regulatory Services (Air Quality)**: has reviewed available records and documents and have no adverse comments in this respect.

- 6.11 **WCC Landscape Officer:** Has noted that the site is entirely 'green network' so all those SWDP policies apply. Even as a community facility it would still need a comprehensive landscape scheme/planting plan/biodiversity enhancement to address the setting, which could also apply to/take heed of the bigger masterplan. The bunds look rather artificial when wildflower margins and tree planting might be more sustainable and visually useful/significant for the scheme. However, no objections in principle to such community provision but more aspects are needed. (Officer response: these matters are explored both within the report and the attached landscaping conditions).
- 6.12 **South Worcestershire Land Drainage Partnership:** No objection, subject to a planning condition to secure final design details of the proposed routes and points of discharge for the restricted surface water discharge from the site have been submitted to and approved in writing by the Local Planning Authority.
- 6.13 **Worcestershire Regulatory Services (Nuisance):** Has provided the following comments:
- The noise report 10330/AW dated 07/06/23 has been reviewed. The likely noise from the facility should be within guidance levels at residential property adjacent to a sports centre. A Noise Management Plan is provided which should be utilised to further minimise complaints. The various lighting plans indicate that the proposed lighting equipment and operation should not cause unreasonable disturbance from light spillage during use. The proposed hours of operation are acceptable.
- 6.14 **WCC Conservation Officer:** Raises no objections to the planning application, noting (inter alia) that it is considered that this proposal will have a neutral impact upon the conservation area.
- 6.15 Members have been given the opportunity to read all representations that have been received in full. At the time of writing this report no other consultation responses have been received. Any additional responses received will be reported to members verbally or in the form of a late paper, subject to the date of receipt.
- 6.16 In assessing the proposal due regard has been given to local resident's comments as material planning considerations. Nevertheless, I am also mindful that decisions should not be made solely based on the number of representations, whether they are for or against a proposal. The Localism Act has not changed this, nor has it changed the advice that local opposition or support for a proposal is not in itself a ground for refusing or granting planning permission unless it is founded on valid planning reasons.

7. Planning Assessment

- 7.1 Policy SWDP1 of the South Worcestershire Development Plan sets out overarching sustainable development principles and these are consistent with the Framework. The various impacts of the development must be assessed, and the benefit and adverse impacts considered, to establish whether what is proposed is sustainable development. Taking the above matters into account Officers consider the main issues raised by the proposal relate to the principle of development and whether the development would be sustainable, having regard to the 3 dimensions of sustainability set out in the Framework: economic, social, and environmental.

The Principle of Development

- 7.2 Paragraph 92 of the NPPF 2023 is relevant on the matter of 'Promoting Healthy and Safe Communities' where it notes (inter alia) that:

Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and

c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

7.3 In relation to Open Space & Recreation, Paragraph 99 of the NPPF, 2023 notes that:

'Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

c) the development is for alternative sports and recreational provision.'

7.4 Policy SWDP 38 (B) of the SWDP explains that "Development of Green Space will not be permitted unless the following exceptional circumstances are demonstrated:

i. The proposal is for a community / recreational use that does not compromise the essential quality and character of the Green Space; or

ii. An assessment of community and technical need (using recognised national methodology where appropriate) clearly demonstrates that the Green Space is surplus to requirements; or

iii. Alternative / replacement Green Space of at least equivalent value to the community has been secured in a suitable location."

7.5 The proposed use of the development is considered to comply with Policy SWDP 38 (B)(i) of the SWDP subject to the proposal not compromising the quality and character of the **Green Space**, the impact of the development upon the character and appearance of its surroundings is discussed further in this report.

7.6 Policy SWDP 39 (c) explains (inter alia) that:

"Requirements for new and improved formal sports pitches will be assessed on a case-by-case basis using the most up-to-date available evidence".

7.7 In terms of 'need' on an individual case level, the Council's Playing Pitch Strategy 2022 amended (hereafter referred to as the 'PPS') identifies that within the sub-area the site

is located within that there are shortfalls in the following pitch sport/types; football adult 0.5 Match Equivalent Session (MES), football youth 11v11 4 MES, football youth 9v9 3 MES, football mini soccer 5v5 3.5 MES and 3no 3G pitches. Furthermore, the PPS identifies that the Perdiswell Leisure Centre site contains 5no adult football pitches with 0.5 spare capacity, 1no football mini soccer 7v7 pitch played to capacity and 1no adult rugby pitch with the spare capacity. It should be noted that the spare capacity identified at the site was discounted due to the site being within the flood zone.

- 7.8 Following consultation with Sport England, they have concluded that they are comfortable that the proposal is of appropriate design and that these proposals would help meet a strategic need as identified within the Council's Playing Pitch Strategy (PPS) (access for affiliated clubs secured via community use agreement condition) whilst also accommodating additional pitches at the site which are not currently marked out.
- 7.9 Furthermore, Sport England have also advised that in relation to 3G pitch provision the PPS identifies that the Perdiswell Leisure Centre site as a priority site to meet the need for full size 3G pitches in the sub area. The PPS states "a full size 3G pitch is considered by the FA to measure at least 100 x 64 metres (106 x 64 metres including run offs); however, for the purposes of this report, all pitches measuring over 94 x 55 metres (exclusive of run offs) are considered to be full size due to the amount of demand they can accommodate."
- 7.10 By way of further justification in terms of the need, Sport England also note (in their follow-up consultation response) that the submitted Design and Access with Planning Statement document states a community use agreement with key partners will be established and managed on a formal basis with it following Sport England's template to be secured via a planning condition. It also acknowledged that the applicant has been in dialogue with the Football Foundation and the County FA regarding the proposal with the parties being in support of the development and the design of facility meeting the governing bodies guidance.
- 7.11 For the reasons outlined above, the principle of the development is considered acceptable, and compliant against the noted planning policies.

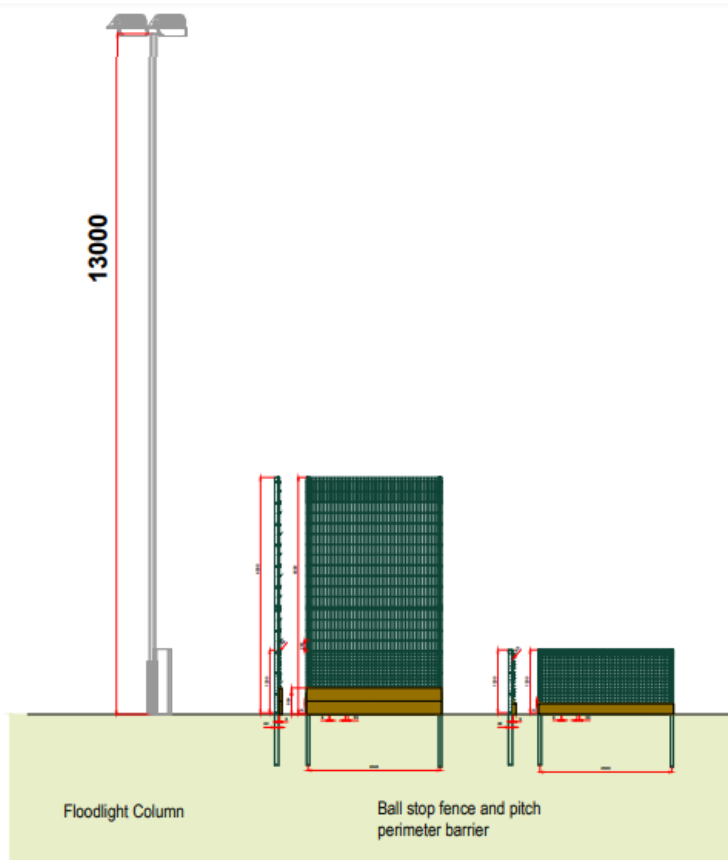
Design and visual impact

- 7.12 The NPPF confirms that the Government attaches great importance to the design of the built environment, and notes that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 7.13 Paragraph 126 of the NPPF highlights that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve, and that good design is a key aspect of sustainable development, creating better places in which to live and work and helping make development acceptable to communities.
- 7.14 Policy SWDP 21 – 'Design' is relevant and requires all new development to be of a high-quality design which integrates effectively with its surroundings, in terms of form and function, whilst also reinforcing local distinctiveness.
- 7.15 In terms of the scale, the following dimensions of the proposed development should be

noted that the proposed height of new open steel mesh barrier fencing around the synthetic turf pitch perimeter will be 4.5m to the perimeter of the facility itself with a further 1.2m high fence within the perimeter separating the spectator area from the playing area. The proposed height of the floodlighting columns would be 13.0 metres from ground level. The proposed height of the steel storage container would be 2.59 metres. The elevations of both elements are illustrated further within the images below.

7.16 Regarding detailed design, the appearance of the playing surface would comprise a 3G artificial turf containing a 50mm pile and partially in-filled with silica sand (for stability) and granulate rubber (for performance), coloured grass green. The applicants have confirmed that the surface type is credited as 'preferred football surface' and 'surface for high level competition / training' within Sport England's guidance document 'Selecting the Right Artificial Surface for Hockey, Football, Rugby League and Rugby Union' Issue 002 / December 2010.

7.17 The finish of the perimeter ball stop fencing would be polyester powder coated (RAL6005 Moss Green in colour), all supported with an intermediate post system and entrance gates of matching colour. The 1.1m high fencing type would be steel open mesh fencing containing a 66x50mm rebound aperture to the internal pitch perimeter barrier. In terms of noise mitigation, the applicants have clarified that the fence panels proposed would be insulated from the posts using neoprene washers to be fitted to every fence post / mesh fixing point to aid noise reduction and acoustic attenuation by reducing rattle and vibration from ball impacts. Furthermore, the panels would be fixed onto posts with 8mm galvanised security bolts to (U shape) brackets containing threaded inserts and neoprene washers (inserts) to reduce panel rattle and vibration from ball impacts.



7.18 The appearance of the hard standing areas (i.e., those areas outside perimeter of the pitch and goal storage areas) would be grey / black coloured porous asphalt. The appearance of the new maintenance store would be steel, powder coated RAL 6005 moss green to match the perimeter fence. The appearance of the new artificial lighting

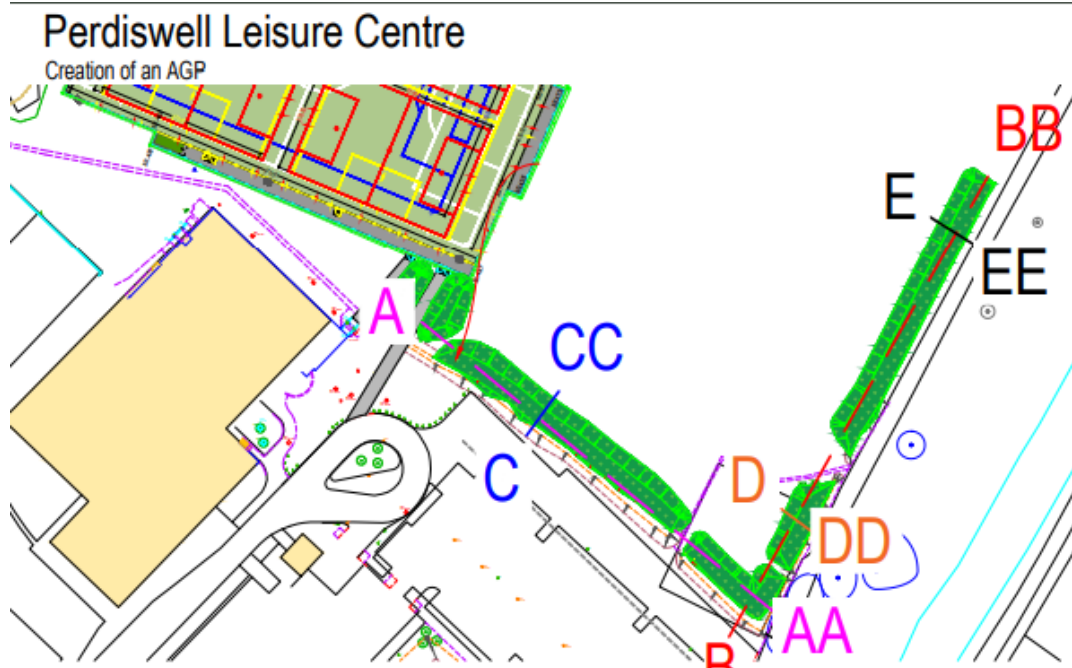
system would comprise six (6no.) slimline 13.0m high sectional hinged steel masts finished galvanised (Z275) self-coloured, mounted with slimline LED luminaires and fittings finished raw aluminium (as illustrated in the above image).

- 7.19 In terms of the site context, the application site is set back at considerable distance from residential properties and set in the context of the existing leisure centre and existing outdoor sporting pitches. However, given the public-right-of-way across the land, the proposals would be read from a variety of public vantage points.
- 7.20 In visual amenity terms, the material type, colour scheme and noise dampening solutions would ensure that the resultant development would read as a subordinate addition to the leisure centre development, whilst the recessive colours would help the proposed pitch, fencing and storage facilities assimilate carefully into the natural environment. In terms of the proposed flood lights, it is accepted that whilst the height of the masts would result in features which are prominent within the site itself, standing above the pitches, however, they are necessary to provide artificial lighting for the planned use of the facility after dusk and in the darker winter months, and would be read as ancillary additions within the sports complex and not as alien additions, whilst the slim-line designs are noted to help alleviate their visual impact.
- 7.21 The existing and proposed bunds by way of extension would also help assimilate and mitigate the proposals into their natural environment, inclusive of the naturally grassed recreational fields beyond, with the proposed bunds illustrated below:



Existing Playing Field Layout

Proposed Playing Field Layout



7.22 It is considered that the new hard surfacing alongside associated fencing and new artificial turf would have a negligible impact upon the surroundings, given its finish and location of development. Whilst it is noted the proposal would introduce a new containment feature for storage of equipment, the overall height and scale of this feature and its position is not considered to impact upon the character of the landscape and that of the wider quality of the Green Space, and subject to further detail pursuant to soft-landscaping, officers raise no objections to the proposal in visual amenity terms.

7.23 Finally, in terms of maintenance, the applicants have noted that the leisure centre is currently managed by Freedom Leisure on behalf of Worcester City Council. The Council intends to lease the new artificial grass facilities to Freedom Leisure. The contract with Freedom Leisure for operation of the Council's leisure centres commenced on 1/12/2015 and terminates on the 30/11/2025. However, the contract includes provision for a 3- or 5-year extension period. Negotiations regarding the extension with the Freedom Leisure will take place during the autumn 2023. The leisure operator currently manages the two small sided 5-a-side artificial grass pitches located at the site with bookings co-ordinated by their management team using the scuba electronic booking system. The site currently opens from 06.00 Monday to Friday and from 07.00 at weekends. It is noted that the Duty Manager team would conduct daily inspections of the facility to ensure appropriate safety and security measures are in place and the facility will be monitored via CCTV cameras on the main building linked back to the central control point in the leisure centre management office.

7.24 It is considered that subject to the imposition of planning conditions requiring submission of further details of proposed planting including details of species, seed mixes, numbers of plants, sizes at planting and density / spacing and conditions to secure materials, and details of the proposed fencing, it is considered that the impact on the surrounding area would be limited, and the proposal would comply with the above detailed policies, comprising policies SWDP21 and SWDP25 and Paragraph 130 of the NPPF (2023).

Access and Highway Safety

7.25 Policy SWDP 1: Overarching Sustainable Development Principles states (inter alia):

A. When considering development proposals, the Local Authority will take a positive approach that reflects the presumption in favour of sustainable development contained

in the National Planning Policy Framework. It will always work jointly and proactively with applicants to find solutions that mean proposals can be approved wherever possible and to secure development that improves economic, social and environmental conditions in south Worcestershire.

7.26 SWDP 4: Moving Around South Worcestershire (Part A) states:

Proposals must demonstrate that: the layout of development will minimise demand for travel, they offer genuinely sustainable travel choices, they address road safety, and they are consistent with the delivery of the Worcestershire Transport Plan objectives.

7.27 New development should have regard to the design criteria and principles set out in Manual for Streets, Worcestershire County Council's Local Transport Plan, and Worcestershire County Council's Highways Design Guide.' SWDP 21 ix. stipulates that traffic from the proposed development should have safe access and there should be capacity in the road network to accommodate the generated traffic.

7.28 In particular part D of the policy states that priority will be given to improving public and community transport provision, walking and cycling infrastructure. Furthermore, policy SWDP 21 ix states that design and layouts should maximise opportunities for pedestrian and cycle linkages to the surrounding area and local services and should be generally accessible for all users, including those with disabilities the proposal meets these objectives.

7.29 Paragraph 111 of the NPPF states that: "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe".

7.30 Policy SWDP 4 and the NPPF sets out to reduce the reliance on the private car which in turn tackles climate change and promotes the use of sustainable modes of transport. The NPPF and the requirement of legislation states that the decisions should be made in accordance with the Development Plan unless material circumstances indicate otherwise.

Existing site characteristics and connectivity

7.31 The proposed development site is located to the north of Worcester, to the north of the B4482 Bilford Road. It is located along the existing leisure centres north western boundary. There is a network of footways and shared-use paths connecting the site with the wider area. A controlled pedestrian crossing is located across Bilford Road at the access to Perdiswell Primary School, 350m west of the site. Uncontrolled (dropped kerb and pedestrian refuge) crossing facilities are provided immediately to the west of the site and west of Wordsworth Avenue.

7.32 In terms of sustainable transport options, National Cycle Network Route 45 provides the closest national cycle route to the site and runs along the towpath parallel to the Worcester and Birmingham Canal, providing connections to Worcester and Droitwich.

7.33 Bus stops are located at regular intervals along Bilford Road with a stop in either direction located within 50m of the access. Service 36 is available from these stops which provides services throughout Worcester, at a peak frequency of one bus every hour. A bus shelter with seating and timetable information is available for eastbound services and flag and pole stop for westbound services. Bus stops served by route 39 are located 480m east of the site on Bilford Road.

Access

7.34 Access to the site would be provided via the existing right turn priority junction with

Bilford Road. The existing access currently serves Perdiswell Leisure Centre and its associated car parking. The exit provides two lanes with dedicated left and right turn lanes. Pedestrian access would also be taken from the primary vehicular access, where a minimum of 2.1m footways are provided along both side of the carriageway. It is noted that 'Splitter islands' are provided on both the access and Bilford Road. Additional 'informal' pedestrian and cycle access is provided from the surrounding public open space and canal towpath along the eastern boundary.

- 7.35 The applicants have clarified that the site will continue to be serviced as per the existing leisure centre, noting (inter alia) that the access and car park design are suitable to accommodate a refuse vehicle, with the largest vehicle anticipated to regularly access the site and allows vehicles to turn within the site such that they can enter and exit in a forward gear.

Parking provision

- 7.36 The applicants have clarified that the existing Perdiswell Leisure Centre provides a total of 385 parking spaces including:

30 disabled spaces; 2 coach parking and a coach set down bay; 19 motorcycle and 40 bicycle spaces and a total of 24 Parent and Child spaces.

- 7.37 The applicants have acknowledged that a large proportion of the car parking bays are allocated for visitors to the existing leisure centre. On that basis, a parking accumulation model has been produced to determine the likely number of car parking spaces required on site throughout the day. As such, a 12-hour traffic survey (0700-1900) was undertaken at the Leisure Centre access. This information provides a daily trip rate profile of arrivals and departures. This information has been supplemented by trip rates derived from TRICS to extend to the existing closing time of 10PM.
- 7.38 The parking accumulation model illustrates that the highest accumulation of cars within the proposal is currently **156** and occurs between 1700-1800.
- 7.39 The applicants have advised (inter alia) that 385 customer car parking spaces are provided, with the results indicating that there is sufficient capacity to meet the anticipated peak demand as parking utilisation does not surpass 178 spaces or 46% occupation. This suggests an over provision of 207 spaces, with the site being able to absorb the additional demand created by the provision of the proposed sporting facilities in this case.
- 7.40 The LHA have not raised any objections to the principle of the proposed development (consultation response dated 7 August 2023), although they requested deferral based on the need to have clarification as to the intensification of use and associated parking demand.
- 7.41 The LHA noted (inter alia) that the submitted D&A Statement notes that the provision of a new AGP will provide increased usage in comparison to the existing grassed playing field, for benefit of the leisure centre, local football clubs, partner organisations and other sports clubs in the surrounding area, and whilst it is acknowledged that the surfacing and floodlighting of the 3G pitch would facilitate extended usage into the evenings and into the winter months, there is likely to be an intensification of use compared to the existing provision particularly if, for example, the improved facilities which are to FA standards, will enable Perdiswell to host competitions which it might not be able to do currently. As such, the LHA need to understand the parking demand when the peak usage of the 3G pitch is coincident with peak leisure centre usage.
- 7.42 The LHA have further advised that the assessment of the parking needs to be evidence based, and Officers would need to be able to review data from a formal parking

accumulation study from a reputable source, which covers the peak times of demand, both main leisure centre which we know is weekday evenings and weekend mornings and the likely peak times of demand of the 3G pitch. This study has been commissioned by the Applicant and will be submitted prior to the consideration of this application by the Planning Committee.

- 7.43 As such, Officers consider that subject to a resolution to grant consent, and pre-commencement agreement to parking capacity data, no concerns are raised on the grounds of highways safety.
- 7.44 The proposal is therefore considered to comply with the relevant requirements of policies SWDP 4 and 21 and the NPPF.

Biodiversity and Trees

- 7.45 Part F of Policy SWDP 22: Biodiversity and Geodiversity is relevant, which states that:

"Development should, wherever practicable, be designed to enhance biodiversity and geodiversity (including soils) conservation interests as well as conserve on-site biodiversity corridors / networks. Developments should also take opportunities, where practicable, to enhance biodiversity corridors / networks beyond the site boundary."

- 7.46 Paragraph 174 of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by (amongst others): minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

- 7.47 Paragraph 180 states that when determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

- 7.39 Paragraph 185 of the NPPF states that planning decisions should also ensure that new development is appropriate for its location considering the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should (amongst others) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

- 7.40 The Councils Landscape Officer has not raised any objections regarding any harm in ecology or landscape character terms, subject to conditions, noting that on the matter of bunding, they and some of the surrounding land both sides could be planted and managed as wildflower meadow, so it could all be part of the biodiversity of the scheme, and/or also incorporate tree planting which would give shelter to the use as well the other benefits. They could form part of significant landscape belts which both shelter and achieve a good setting in this area of former airfield that has always been open and windswept in nature. As such, Officers consider that the matter of landscaping can be secured by way of an appropriately worded planning condition.

Flood Risk and Drainage

- 7.41 SWDP 28: Management of Flood Risk is relevant, which states (inter alia):

A. To minimise the impacts of and from all forms of flood risk the following is required:

- i. Other than sites allocated in this Plan all development proposals must clearly demonstrate that the Sequential Test, as set out in the latest version of the Strategic Flood Risk Assessment (SFRA), has been applied.
- ii. If the Sequential Test has been satisfied, development proposals, other than those allocated in this Plan, must also satisfy the Exception Test in all applicable situations as set out in the latest version of the SFRA.
- iii. Site specific Flood Risk Assessments (FRAs), informed by the latest version of the SFRA, where:

The development proposal is over 1ha in size. The development proposal includes land in Flood Zones 2 and 3 (as defined by the latest Environment Agency mapping). The development proposal (includes Flood Zone 1) affects land where evidence, the SFRA, indicates there are records of historic flooding or other sources of flooding, e.g., due to critical drainage problems, including from ordinary watercourses and / or a need for more detailed analysis.

- 7.42 Section 14 of the NPPF covers the issue of meeting the challenge of climate change, flooding, and coastal change. Paragraph 167 of which states that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment.
- 7.43 In terms of the existing context, it is noted that the nearest water feature is Barbourne Brook (Main River) which flows through a large diameter culvert through the golf course to the west of the site. Existing site surface water drainage has restricted discharge itself to Barbourne Brook via the 600mm diameter public surface water sewer.
- 7.44 The South Worcestershire Land Drainage Partnership have raised no concerns subject to the imposition of a planning condition, noting (inter alia) that the Applicant should follow a sustainable approach to surface water management (SuDS).
- 7.45 As such, subject to a planning condition to secure a suitable scheme for surface water drainage, no objections are raised regarding flood risk and sustainable drainage and is therefore considered to adhere with the provisions of policy SWDP28 of the South Worcestershire Development Plan 2016 and the NPPF.

Residential Amenity

- 7.46 Regarding the policy context, policy SWDP 21 requires that new development does not have a significant adverse effect on neighbouring amenity. This is consistent with paragraph 130 of the NPPF that requires planning policies and decisions, amongst other matters, to ensure a high standard of amenity for existing and future users of land and buildings.
- 7.47 The proposed sports facility would be located at some considerable distance from the nearest neighbouring dwellings, including along Bilford Avenue to the south-east which would be separated by 161m, and Friesland Close to the north-east, which would be separated by approximately 216m. Such extensive separation distances would ensure that neighbouring amenity is not compromised in terms of light pollution from the proposed lighting columns or in terms of noise and disturbance.
- 7.48 It should also be noted that the application has been reviewed by the Worcester Regulatory Services Nuisance Officer who has raised no objections, noting that the

likely noise from the facility should be within guidance levels at residential property adjacent to a sports centre. A Noise Management Plan has been provided which should be utilised to further minimise complaints. The various lighting plans indicate that the proposed lighting equipment and operation should not cause unreasonable disturbance from light spillage during use. The proposed hours of operation are acceptable.

- 7.49 It is therefore considered that these extensive separation distances, together with careful management of the facility, which can be controlled by way of planning condition (in terms of adherence with the submitted noise management plan), could offer robust and reasonable safeguards to ensure that the amenities of residents are not adversely compromised by the proposed development. Accordingly, the proposed development is in compliance with the provisions of paragraph 130 of the NPPF, and with policy SWDP 21.

Heritage

- 7.50 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("PLBCAA") provides that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.51 Section 72(1) of the PLBCAA provides that in the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of (amongst others) the planning Acts, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 7.52 Policy SWDP 6: Historic Environment states (inter alia) that:
- A. Development proposals should conserve and enhance heritage assets, including assets of potential archaeological interest, subject to the provisions of SWDP 24. Their contribution to the character of the landscape or townscape should be protected to sustain the historic quality, sense of place, environmental quality and economic vibrancy of south Worcestershire.
 - B. Development proposals will be supported where they conserve and enhance the significance of heritage assets, including their setting.
- 7.53 Policy SWDP 24: Management of the Historic Environment is also relevant and states that:
- A. Development proposals affecting heritage assets will be considered in accordance with the Framework, relevant legislation and published national and local guidance.
 - B. Proposals likely to affect the significance of a heritage asset, including the contribution made by its setting, should be accompanied by a description of its significance in sufficient detail to allow the potential impacts to be adequately assessed. Where there is potential for heritage assets with archaeological interest to be affected, this description should be informed by available evidence, desk-based assessment and, where appropriate, field evaluation to establish the significance of known or potential heritage assets.
 - C. The sympathetic and creative reuse and adaptation of historic buildings will be encouraged. Such proposals, and other proposals for enabling development that provide a sustainable future for heritage assets identified as at risk, will be considered in accordance with SWDP 24 A.
 - D. Where a material change to a heritage asset has been agreed, recording and

interpretation should be undertaken to document and understand the asset's archaeological, architectural, artistic or historic significance.

- 7.54 The scope of the recording should be proportionate to the asset's significance and the impact of the development on the asset. The information and understanding gained should be made publicly available, as a minimum through the relevant Historic Environment Record and where appropriate at the asset itself through on-site interpretation.
- 7.55 It is one of the core principles of the NPPF that heritage assets should be conserved in a manner appropriate to their significance. Chapter 16 of the NPPF, at paragraph 195, sets out that the local planning authority should identify and assess the particular significance of any heritage asset. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 7.56 Paragraphs 199-208 set out the framework for decision making in applications relating to heritage assets and this assessment takes account of the relevant considerations in these paragraphs. In considering the application of the legislative and policy requirements, the first step is for the decision-maker to consider each of the designated heritage assets which would be affected by the proposed development in turn and assess whether the proposed development would result in any harm to the heritage asset.
- 7.57 In terms of the heritage context, the application site is unlisted and not situated within a conservation area. However, bunding along the site perimeter to the south and east, which is proposed to be augmented, adjoins The Canal conservation area on its towpath side. It enjoyed use by aircraft from as early as 1914, becoming Worcester's Aerodrome between 1937-9. Also used by the RAF between 1938 and 1945, thereafter the site was used as a public open space, and, more recently, the site of a Sports & Leisure Centre for the City.
- 7.58 In terms of the impacts on the noted assets which are sited adjacent to the application site, the Council's Conservation Officer has advised (inter alia) that viewed from the canal towpath, the proposed Artificial Grass Pitch would be sited beyond an existing grass one; itself already located behind a bund, whose crests the application proposes to extend, also noting that the impact of the proposed additional pitch upon the Canal conservation area would be very slight, and it is considered that this proposal will have a **neutral impact** upon the conservation area. In heritage terms, the proposed development therefore complies with Policies SWDP6, and SWDP24 of the SWDP, the South Worcestershire Design Supplementary Planning Document (2018), the Planning (Listed Buildings and Conservation Areas) Act (1990) and the NPPF (2023).
- 7.59 It is considered that, as revised, this proposal would have a neutral impact upon the conservation area. In line with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, in assessing the proposals hereby under consideration, special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area. Subject to the imposition of conditions regarding the submission of details of materials and landscaping, it is considered that the proposed development would adhere to the provisions of SWDP policies 6 and 24.

Human Rights Issues

- 7.60 Article 8 of the Human Rights Act 1998 (as amended) states that everyone has the right to respect for his private and family life. A public authority cannot interfere with the exercise of this right except where it is in accordance with the law and is necessary (amongst other reasons) for the protection of the rights and freedoms of others. Article

1 of Protocol 1 of the Act entitles every natural and legal person to the peaceful enjoyment of his possessions.

- 7.61 The law provides a right to deny planning permission where the reason for doing so is related to the public interest. Alternatively, having given due consideration to the rights of others, the local planning authority can grant planning permission in accordance with adopted policies in the development plan.
- 7.62 As part of the consideration of this application, human rights issues have been considered in so far as they are relevant. It is considered that an appropriate balance between the interests and rights of the applicants (to enjoy their land subject only to reasonable and proportionate controls by a public authority in the public interest) and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties) has been achieved with conditions controlling the development where necessary.

Material considerations.

- 7.63 Members attention is drawn to the fact that the applicants have provided further parking capacity details to the Local Highways Authority. Whilst the LHA 'deferral' comment still stands at this time, it is noted that no objections have been raised subject to the applicants evidencing any additional (parking) demand, therefore data from a formal parking accumulation study will be required prior to commencement of development. This 'conditional' approach is reflected in the recommendation and within the highways section of the officer report. The need to report this item to committee in advance of the parking data assessment is based on a requirement to ensure that planning consent is in place to secure the necessary FA permissions.
- 7.64 The applicants have advised (inter alia) that that they are continuing to work with Officers and the Local Highways Authority (LHA) to resolve the outstanding parking survey information, and an independent parking accumulation survey has since been undertaken and that work is being conducted this month (October 2023), with the aim of the report being available to the Highways Officer to make a decision by the deadline of 31st October.
- 7.65 If a no objection response is received from the LHA by that date then that will allow the Council's funding bid to the Football Foundation to be scrutinised by their internal peer review group at their meeting scheduled for 13th November, which then approves the bid to be discussed at the Football Foundation funding decision panel hearing scheduled for the 15th January 2024. If the funding bid is approved at that meeting the project timeline will remain on track with completion of the installation due in time for the new facility to open in readiness for winter training from October 2024. If no decision is forthcoming by the 31st October then the bid won't be considered at the meeting on 13th November and therefore will delay the decision panel hearing from January to April 2024, therefore delaying the project by up to three months.
- 7.66 That would result in the facility opening date being delayed until January 2024 and would result in local football teams having to use other venues for their winter training requirements, and as an example Worcester City Youth FC the partner club based at the site currently have to train at six separate venues, three of which are located outside the city in Droitwich, Malvern and Pershore which adds travelling time for parents and children, plus additional costs and increased carbon footprint. It may also result in the approved contractor having to revise and increase their original costings due to the time delay.
- 7.67 Officers consider that the above reasoning and justification is sufficiently robust and to assist in meeting the required deadline, have recommended that the Planning Committee gives delegated authority to grant planning permission pursuant to

Regulation 3 of The Town and Country Planning General Regulations 1992 (as amended) subject to a no objection response from the Local Highway Authority and the conditions set out in section 9 of this report. It is felt that that these circumstances warrant this approach.

8. Conclusion and planning balance

- 8.1 The proposed development would result in some economic benefits, including employment during construction, and thereafter for maintenance purposes. For this role of sustainable development, the balance would clearly be in favour of granting planning permission.
- 8.2 Regarding the social and environmental roles, the scheme would deliver enhanced sporting facilities, that would enable sporting participation across the seasons and in the darker evening hours for a range of ages and participants. This is a factor that is also afforded significant weight. Furthermore, the need has been clearly identified, and is supported following extensive consultation with Sport England, who have raised no objections subject to the imposition of planning conditions, inclusive of a community use agreement.
- 8.3 Regarding adverse impacts, harms have been identified in terms of the additional lighting proposed, and potential noise and disturbance in terms of the incentivisation of the use. However, these matters are tempered by the fact that the site is set well back at considerable separation distance from the nearest noise sensitive receptors. Whilst the objectors' comments have been given due consideration, Officers are of the opinion that the benefits of the proposals outweigh any negative impacts.
- 8.6 Policy SWDP 21 of the SWDP requires that new development does not have a significant adverse effect on neighbouring amenity. The siting and nature of the development is not considered to adversely impact upon the residential amenities enjoyed by neighbours.
- 8.7 In terms of parking provision and highways safety, the comments of the Local Highways Authority are noted, regarding the need to have clarification as to the intensification of use and associated parking demand, to demonstrate that the proposed development would not result in displaced parking and unsafe highways conditions in the surrounding network, therefore officers support the proposals from a highways safety perspective subject to the submission of appropriate parking survey details, and a no objection response from the Local Highways Authority.
- 8.8 All comments received as part of the consultation process, and which raise material planning considerations have been considered in the assessment of the proposed development. Having regard to the totality of the policies in the SWDP and the NPPF, it is considered that the proposal comprises sustainable development in terms of the social, economic and environmental roles.
- 8.9 Overall, it is considered that the proposal constitutes an environmentally, socially and economically sustainable form of development that accords with the Development Plan and the NPPF, when taken as a whole, and planning permission should therefore be granted.

9. RECOMMENDED CONDITIONS

- 9.1 In the event that Members are minded granting planning permission, the following conditions are recommended:

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

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out and completed in accordance with the following approved plans and associated documents and the specifications and recommendations contained therein, except where otherwise stipulated by conditions attached to this permission:

Plans:

01; 02; 03; 04; 05; 06; 07; 09; 09 Rev 01 and 10.

Documents:

Sports Lighting Statement (5 July 2023); Appendix E - Proposed Materials and Appearance; Drainage Strategy (5 July 2023); Tree Constraints Plan (Rev A); AEL-18768-TCNLP; Tree Protection Plan (Rev C); Arboricultural Report BS5837:2012; Geophysical Survey Report (6 July 2023); Proposed Lighting Scheme (3 July 2023); Noise Management Plan; Noise Impact Assessment (Reference: 10330/AW); Design and Access with Planning Statement (5 July 2023) and Transport Assessment (Reference number 108791).

Reason: For the avoidance of doubt and to secure a satisfactory form of development in accordance with policy SWDP 21 of the South Worcestershire Development Plan and aims and objectives of the National Planning Policy Framework.

3. No superstructure works shall take place until samples and full particulars of all external facing materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

Reason: To ensure a satisfactory external appearance of the development and that high quality materials and finishes are used, in accordance with Policy SWDP 21 of the South Worcestershire Development Plan (2016).

4. The demolition and development hereby approved shall not commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. This shall include but not be limited to the following: -
 - a) Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway;
 - b) Details of site operative parking areas, demolition and development material storage areas and the location of site operatives' facilities (offices, toilets etc);
 - c) Working hours for demolition and construction
 - d) Arrangements and hours for deliveries

The measures set out in the approved Plan shall be carried out and complied with in full during the demolition and construction of the development hereby approved. Site operatives' parking, material storage and the positioning of operatives' facilities shall only take place on the site in locations approved in writing by the Local Planning Authority.

Reason: To ensure the provision of adequate facilities and in the interests of highway safety and residential amenity, so as to comply with policies SWDP 4 and 21 of the South Worcestershire Development Plan, the Worcestershire County Council Streetscape Design Guide (July 2022) and the requirements of the National Planning Policy Framework.

5. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. The applicant is advised to immediately seek the advice of an independent geo-environmental consultant experienced in contaminated land risk assessment, including intrusive investigations and remediation.

No further works should be undertaken in the areas of suspected contamination, other than that work required to be carried out as part of an approved remediation scheme, unless otherwise agreed by the Local Planning Authority, until requirements 1 to 4 below have been complied with:

1. Detailed site investigation and risk assessment must be undertaken by competent persons in accordance with the Environment Agency's 'Land Contamination: Risk Management' guidance and a written report of the findings produced. The risk assessment must be designed to assess the nature and extent of suspected contamination and approved by the Local Planning Authority prior to any further development taking place.
2. Where identified as necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
3. The approved remediation scheme must be carried out in accordance with its terms prior to the re-commencement of any site works in the areas of suspected contamination, other than that work required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.
4. Following completion of measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval of the Local Planning Authority prior to the occupation of any buildings on site.

Reason To ensure that the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecosystems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

6. (A) No development shall take place until a programme of archaeological work, including a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1) The programme and methodology of site investigation and recording. 2) The programme for post investigation assessment. 3) Provision to be made for analysis of the site investigation and recording. 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation. 5) Provision to be made for archive deposition of the analysis and records of the site investigation. 6) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

(B) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: In accordance with the requirements of paragraphs 194 and 205 of the National Planning Policy Framework 2012 (as amended) and SWDP 6 & 24 of the South Worcestershire Development Plan 2016.

7. Use of the development shall not commence until: (a) certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf – FIFA Quality or equivalent International Artificial Turf Standard (IMS) and (b) confirmation that the facility has been registered on the Football Association’s Register of Football Turf Pitches have been submitted to and approved in writing by the Local Planning Authority.

8. Reason: To ensure the development is fit for purpose and sustainable, provides sporting benefits and to accord with Development Plan policies SWDP 38 and SWDP 39 of the South Worcestershire Development Plan. No development shall take place until final design details of the proposed routes and points of discharge for the restricted surface water discharge from the site have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be completed before the development hereby approved is first brought into use.

Reason: To ensure that the development is properly drained, avoiding flood risk and pollution in accordance with Policies SWDP 28, 29 & 31 of the South Worcestershire Development Plan.

9. Use of the development shall not commence until a landscaping scheme (including species type) with timings for planting implementation, regime for establishment and on- going five-year maintenance shall be submitted to and approved in writing by the Local Planning Authority.

The landscaping scheme shall be completed in accordance with the approved details and no later than during the first planting season following practical completion of the development and retained for the lifetime of the development. Any trees or shrubs which die, are removed or become seriously damaged or diseased within five years from the completion of the landscaping works shall be replaced in the next planting

season with the same species or an approved alternative as agreed in writing by the Local Planning Authority.

Reason: To ensure the appearance of the development is acceptable and to ensure the provision of an adequate standard of amenity space in accordance with the requirements of policies SWDP 21, SWDP 22 and SWDP 25 of the South Worcestershire Development Plan (2016).