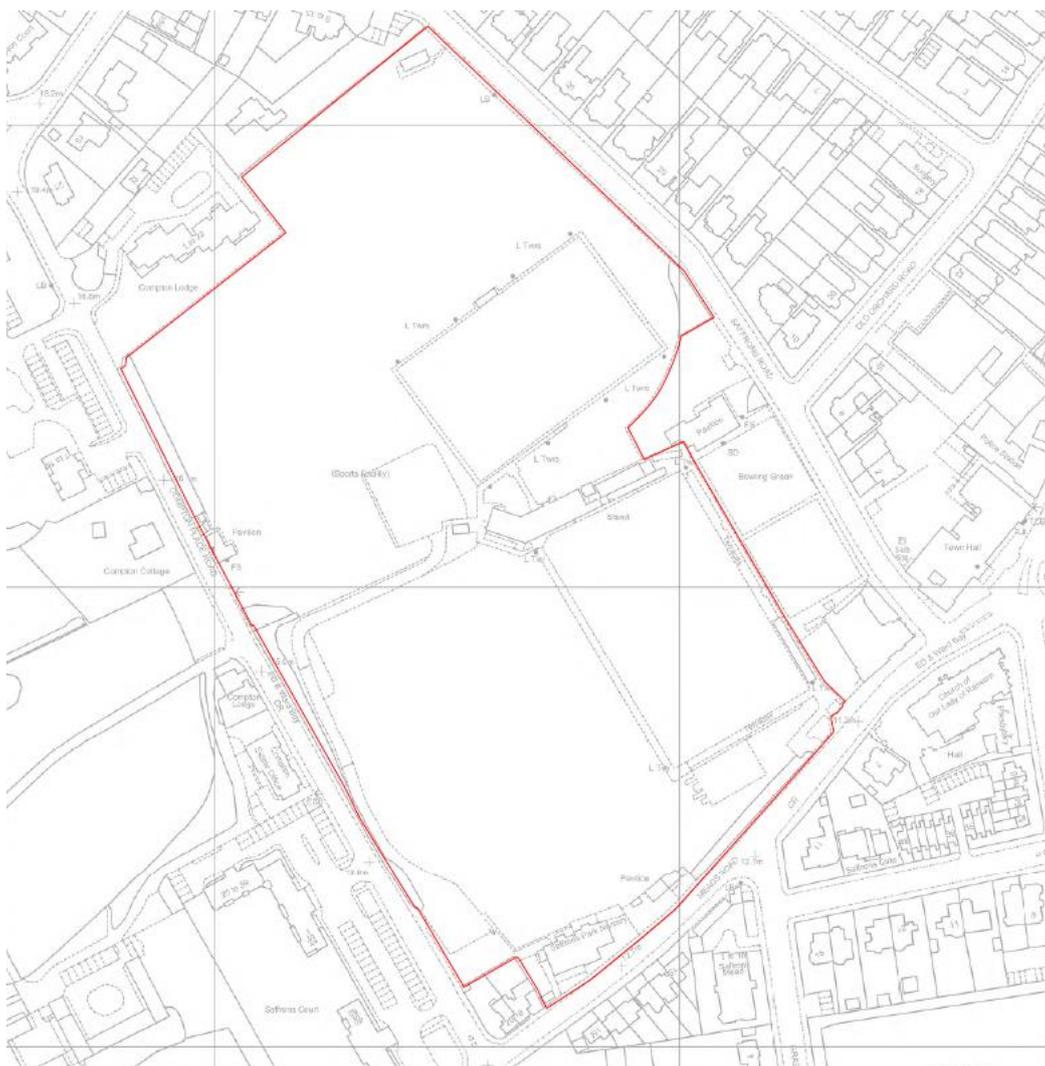


Report to: Planning Applications Committee
Date: 21 August 2023
Application No: 230105
Location: Saffrons Sports Club, Compton Place Road, Eastbourne
Proposal: Erection of 3no. covered Padel courts, 1no. open Padel court and extension to existing pavilion with additional car parking
Applicant: Mr Roger Myall
Ward: Upperton
Recommendation: Grant planning permission subject to conditions
Contact Officer: **Name:** Chloe Timm
E-mail: chloe.timm@lewes-eastbourne.gov.uk

Site Location Plan



1.	Executive Summary
1.1	The application is being presented to the Planning Committee due to the level of representations received following public notification of the application.
1.2	The application seeks planning permission for the erection of 3no covered padel courts, 1no outdoor padel court, extension to the existing club house, new café and amended car park layout.
1.3	Eastbourne Saffrons Sports Club currently provides facilities for sporting activities of football, hockey, cricket, and croquet.
1.4	The development is sympathetic to the surrounding built and natural environment as well as the amenities of neighbouring residents and would provide a new sporting activity, providing choice for the local community.
1.5	The proposal is found to acceptable in planning policy terms and would not have a detrimental impact on the amenities of residential occupiers that surround the site or harm the visual amenity of the area.

2.	Relevant Planning Policies
2.1	<p><u>National Planning Policy Framework</u></p> <p>2. Achieving sustainable development</p> <p>4. Decision making</p> <p>6. Building a strong, competitive economy</p> <p>8. Promoting healthy and safe communities</p> <p>9. Promoting sustainable transport</p> <p>11. Making effective use of land</p> <p>12. Achieving well-designed places</p> <p>15. Conserving and enhancing the natural environment</p> <p>16. Conserving and enhancing the historic environment.</p>
2.2	<p><u>Eastbourne Core Strategy 2006-2027:</u></p> <p>B1: Spatial Development Strategy and Distribution</p> <p>B2: Creating Sustainable Neighbourhoods</p> <p>C2: Upperton Neighbourhood Policy</p> <p>D1: Sustainable Development</p> <p>D2: Economy</p> <p>D3: Tourism and Culture</p>

	<p>D5: Housing</p> <p>D7: Community Sport and Heath</p> <p>D8: Sustainable Travel</p> <p>D9: Natural Environment</p> <p>D10: Historic Environment</p> <p>D10a: Design.</p>
2.3	<p><u>Saved polices of the Eastbourne Borough Plan 2001-2011:</u></p> <p>HO2: Predominantly Residential Areas</p> <p>HO20: Residential Amenity</p> <p>NE4: Sustainable Drainage Systems</p> <p>NE14: Source Protection Zone</p> <p>NE18: Noise</p> <p>NE28: Environmental Amenity</p> <p>UHT1: Design of New Development</p> <p>UHT2: Height of Buildings</p> <p>UHT4: Visual Amenity</p> <p>UHT7: Landscaping</p> <p>TR2: Travel Demands</p> <p>TR6: Facilities for Cyclists</p> <p>TR11: Car Parking</p> <p>LCF2: Resisting the Loss of Playing Fields.</p>
2.4	<p><u>Eastbourne Employment Land Local Plan (ELLP- adopted 2016)</u></p> <p>Policy EL1 – Economy and Employment Land.</p>
2.5	<p><u>Supplementary Planning Documents and other relevant guidance</u></p> <p>Sustainable Building Design SPD</p> <p>Trees and Development SPG</p> <p>Sustainability in Development</p> <p>Local Employment and Training</p> <p>Local Employment and Training SPD</p> <p>EBC Sustainability in Development TAN</p> <p>EBC Biodiversity Net Gain TAN</p> <p>EBC Electric Vehicle Charging Points TAN</p>

3.	Site Description
3.1	Saffrons Sports Club occupies a large site on the edge of the town centre, bounded by Meads Road, Saffrons Road, and Compton Place Road.
3.2	Sporting facilities within the site include football, cricket, and hockey, as well as being home to Compton Croquet Club. Some of this sporting activity is under floodlights. There is an existing club house and car park centrally located within the site. Along the southern boundary is Saffrons Park Nursery, which provide a day nursery and pre-school services.
3.3	The main access to the site is via Compton Place Road, access points also exist along Saffrons Road, although these are not regularly used.
3.4	Adjoining to the south-east of the Saffrons Sports site is the Grade II listed building known as Caffyns Garage and opposite on Meads Road is Grade II Listed Our Lady of Ransom Church, on the junction of Saffrons Road and Grove Road is the Grade II listed Eastbourne Town Hall and
3.5	The application site does not fall within a conservation area, however, does adjoin the Saffrons Conservation Area.
3.6	<u>Site Constraints</u> Predominantly Residential Area Source Protection Zone Archaeological Notification Area.

4.	Proposed Development
4.1	The application is seeking permission for the erection of 3no indoor padel courts, 1no outdoor padel court, extension to the existing clubhouse, provision of a new café, alterations to the outdoor area to provide an outdoor terrace and new layout for the car parking area to provide additional parking facilities.
4.2	Vehicular access to the padel courts will remain as the current situation with access via Compton Place Road, pedestrian access will also be available via Saffrons Road, adjacent to the hockey pitch.
4.3	The padel courts will be located centrally within the Saffrons Sports Club site. The 3no. indoor courts will consist of a 25m by 42m structure with a maximum height of 10.5m.
4.4	South of the indoor padel courts will be 1no outdoor tournament court with enclosed a mix of mesh and glass panels approx. 3.9m high.
4.5	Extension to the existing club house will be single storey with a flat roof, approximately 7m by 7.2m with a height of 3m. The extension will provide an extension to the existing bar area and clubroom.

4.6	A new outdoor terrace area will be created known as 'Saffrons Yard' which will include a capsule café open to the public, not just those visiting the site to use the sports facilities.
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5.	Relevant Planning History:
5.1	950014: Erection of an extension to existing changing rooms. Planning Permission, Approved Conditionally 25/07/1995.
5.2	020089: Proposed building to provide changing facilities, together with proposed terracing adjacent to Meads Road frontage. Planning Permission, Approved Conditionally 22/04/2002.
5.3	050415: Demolition of existing clubhouse and changing rooms, and the erection of a new clubhouse adjacent to football stand/changing rooms and formation of new car parking and turning area. Planning Permission, Approved Conditionally 12/09/2005.
5.4	080249: Erection of scoreboard building. Planning Permission, Approved Conditionally 03/06/2008.
5.5	090323: Retrospective application for retention of lamp post with two lights adjacent to central car park, together with proposal to install low-level bollard lighting to existing access road. Planning Permission, Approved Conditionally 14/08/2009.
5.6	090693: Discharge of conditions 2 and 3 attached to planning permission EB/2009/0424 (Retrospective application for retention of lamp post with two lights adjacent to central car park, together with proposal to install low-level bollard lighting to existing access road). Approval of Condition, Discharged 16/06/2010.
5.7	130144: Single storey structure (Scoreboard). Planning Permission, Approved Conditionally 03/05/2013.
5.8	130334: Discharge of conditions 2 (materials), 3 (underground services and 4 (tree protection) of permission EB/2013/0146(FP) for the provision of a single storey structure (scoreboard). Approval of Condition, Discharged 30/07/2013.
5.9	141068: Installation of a water saving tank at rear of Eastbourne Town F.C club room. Planning Permission, Approved Conditionally 14/04/2015.
5.10	141218: Provision of a new access road using the existing road as a base. Planning Permission, Approved Conditionally 23/12/2014.
5.11	141374: Provision of new dug out and store to the side of the hockey pitch. Planning Permission, Approved Conditionally 19/12/2014.

5.12	150725: Discharge of condition 3 (route for vehicles and storage area) of permission 141374 for the provision of new dug out and store to the side of the hockey pitch. Approval of Condition, Discharged 06/08/2015.
5.13	161114: Replace wooden windows and doors to the Croquet Club Pavilion with uPVC windows and doors; replace upvc cladding to the seating/viewing area; installation of two windows to the rear of the building; and replacement of remaining cladding to building with timber cladding. Planning Permission, Approved Conditionally 21/12/2016.
5.14	171350: Demolition of existing dugout and erection new spectator stand. Planning Permission, Approved Conditionally 24/01/2018.
5.15	171381: Application for approval of details reserved by condition 4 (details of proposed cladding) of planning permission granted 21 December 2016 for the replacement of wooden windows and doors to the Croquet Club Pavilion with uPVC windows and doors and replacement of cladding (Ref: 161114) - Proposed use of wood grain effect upvc horizontal cladding to replace existing wooden cladding. Approval of Condition, Discharged 16/01/2018.

6.	Consultations:
6.1	<p><u>ESCC Archaeology:</u></p> <p>The proposed development is of archaeological interest due to its location partially within an Archaeological Notification Area associated with 18th century country house and stables at Compton Place. This replaced an earlier, 17th century house but also lies within the extent of the medieval Bourne Place, and it is possible that (non-urban) activity associated either with medieval or later occupation here may extend into the proposal site. Further afield, there are scatters finds of prehistoric, Roman, and medieval material within c. 500m of the site that suggest at least transient activity from these periods in the wider area.</p> <p>In the light of the potential for impacts to heritage assets with archaeological interest resulting from the proposed development, the area affected by the proposals should be the subject of a programme of archaeological works. This will enable any archaeological deposits and features that would be disturbed by the proposed works, to be either preserved in situ or, where this cannot be achieved, adequately recorded in advance of their loss. These recommendations are in line with the requirements given in the NPPF (the Government's planning policies for England).</p>
6.2	<p><u>Eastbourne Society:</u></p> <p>Whilst the Eastbourne Society fully welcomes the introduction of Padel tennis to the Saffrons Sports Ground it does have serious concerns</p>

	<p>regarding the proposed location and impact upon neighbouring residential properties, including Compton Lodge, Linkswood, Saffrons Court, and Compton Croquet Club. The proposal is for three Padel courts housed within a single large structure situated on the edge of the Compton Croquet Club's lawns, plus one tournament court and associated parking. The society wishes for the following aspects to be reconsidered:</p> <p>Noise – The siting of the Padel courts alongside the croquet lawns would mean that the sound of the loud noise created by the Padel players would not only be audible to nearby residential properties but also seriously distract and impact upon the croquet players concentration. Therefore, suitable sound insulation must be considered on all sides of the structure and parking areas bearing in mind the increased number of vehicles, especially the side facing the croquet lawns.</p> <p>Appearance – White is the proposed colour for the large roof making it highly visible in the public realm. Consideration should be given to choosing a colour more sympathetic to the fine surrounding landscape of the sports grounds. A suitably high fence would be necessary to act as a visual barrier to all sides, particularly between the croquet lawns and the parking area, and to visually screen moving and parked vehicles. In the long term a hedge would be preferable but would take many years to mature.</p> <p>Drainage – Rainwater runoff from the roof structure will be considerable and sufficient drainage will be required to minimise any impact to the foundations of the croquet lawns.</p> <p>Access – Situated directly alongside the croquet lawns 3 and 4 the proposed siting Padel court structure, and parking arrangements, would remove the current access route to the croquet club's mowing equipment, am removal of grass cuttings from the club's site to the Saffrons Road entrance. At least eight feet width is required.</p>
6.3	<p><u>Sport England:</u></p> <p>Having consulted with the Football Foundation and England Hockey, Sport England is now able to withdraw its previous holding objection since there is sufficient information to demonstrate that the existing football and hockey pitches and ancillary facilities would not be adversely affected by the proposal. That being the case, the proposal is considered to meet exception 5 of Sport England's Playing Field Policy that is,</p> <p>'The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.</p>
6.4	<p><u>East Sussex Highways:</u></p> <p>Response dated 18 April 2023</p>

Comments

Development Proposal

The site is located on Compton Place Road and currently consists of a sports facility. The application seeks planning permission for the erection of 3no. covered Padel courts, 1no. open Padel court and an extension to the existing pavilion, with additional car parking.

Trip Generation

The submitted trip generation calculates that there will be approximately 10-14 additional movements during the development peak hours generated by the proposed development. It is noted and accepted that these trips are unlikely to occur during the network peak hours, and the impact these trips would have on the local highway network is likely to be mitigated. The County Council is therefore satisfied the proposal is not considered to result in a significant impact on the local highway network.

Access

The site has existing access from Compton Place Road, and this is to remain the same as part of the proposed development. This is acceptable.

Car Parking

The proposed development will consist of 1,410sqm of D2 use. The proposed development is to have 58 car parking spaces, which is an increase of 24 spaces compared to the existing site.

In accordance with the County Council's parking guidance, 1 space per 2 players at the busiest period plus 1 space per 5 spectator positions are required to serve the development. The expected increase in players and visitors as a result of the proposed court is unclear. However, the increase in parking spaces appears appropriate to the scale of development.

However, the applicant does not appear to provide provision for disabled parking. Disabled parking space requirements are 3 spaces or 6% of the total parking provision, whichever is greater. A minimum of 4 accessible parking spaces should be provided based on the proposed level of parking. Accessible routes should also be provided for disabled users from the car parking spaces to the provided facilities. Amended plans should be provided showing these spaces.

ESCC parking guidance requires the minimum dimensions of parking bays to be 5m x 2.5m, with an additional 0.5m in either/both dimensions if the space is adjacent to a wall or fence.

Cycle Parking

In terms of cycle parking provision, one short term space per 10 players at the busiest period needs to be provided. The submitted Transport Statement indicates 16 cycle parking spaces are to be provided. The number of expected players will need to be provided to determine if this provision is acceptable. The County Council requires cycle parking to be provided in a secure, safe, and covered location.

	<p>Refuse</p> <p>No details of refuse collection have been submitted. It is requested this information is provided.</p> <p>Accessibility</p> <p>The site is located approximately 1km west of the Eastbourne town centre. The nearest bus stop to the site is located within 50m from the site which provides services to Meads and Roselands. The nearest train station to the site is located 650m northeast of the site. Therefore, it is considered the site is located in an accessible location.</p> <p>Travel Plan Statement</p> <p>A Travel Plan Statement is required in association with this development to ensure that private car trips to and from the site are minimised. The travel plan statement should include targets for reduced car use and a monitoring programme to ensure these targets are met.</p> <p>Construction Traffic Management Plan</p> <p>This highway authority is keen to ensure that this development does not have an adverse effect on the existing highway infrastructure and therefore request that a Construction Traffic Management Plan is submitted to and agreed with ESCC prior to the commencement of works to be secured by a relevant planning condition. This would include a construction traffic routing agreement, hours of working, wheel washing, and secured compounds for materials storage, machinery, and contractor parking.</p> <p>Response dated 04 July 2023 following amendment to include 4no disabled:</p> <p>Yes, the disabled parking is acceptable.</p>
6.5	<p><u>Environmental Protection Officer (Noise) – Chased 18/07/2023.</u></p> <p>I can confirm that we have no adverse comments relating to noise from the proposed padel courts.</p> <p>The data provided by the acousticians presents a worst-case scenario i.e., pairs matches being played across all 4 courts, and finds that the predicted noise levels associated with the proposed padel courts are lower than the ambient levels at the nearest residential properties measured in May. We would not expect to receive any complaints relating to these levels.</p>
6.6	<p><u>Arboriculture Officer:</u></p> <p>The application is supported by a robust Arboricultural Assessment and Outline Method Statement. I raise no objection to the application; however, a Detailed Method Statement is required as per the submitted Arboricultural Report dated 3 March 2023 by Nicholas JONES Arboricultural Consultants Limited reference NJC2035 page 16 under 3.2.10 and 3.2.11.</p>

6.7	<p><u>Conservation Officer:</u></p> <p>In terms of policy Saffrons does not fall within a designated conservation area. However, it is within the setting of several Grade II Listed Buildings and is in the immediate vicinity of both the College Conservation Area and The Town Centre Conservation Area. Considering its formation in 1886 is during the same period as a number of Listed Buildings construction it is reasonable to conclude that Saffrons possesses historic and architectural value to such a degree as to warrant protection as a non-designated heritage asset with a recommendation to consider its inclusion into the College or Town Centre conservation areas when the areas are reviewed.</p> <p>As per paragraph 203 of the NPPF the council should consider: <i>The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.</i></p> <p>Officer Response: -</p> <p>This consultee response recognises that a new building of scale would have an impact upon nearby heritage assets, but it leaves it for the decision maker to balance this harm against the wider sporting and health and well-being benefits of the scheme.</p>
7.	<u>Other Representations:</u>
7.1	<p><u>Notification:</u></p> <p>Notification of this application has been undertaken in the form of:</p> <ol style="list-style-type: none"> a. neighbour notification letters b. site notices displayed in roads neighbouring the site and c. a press advert in a locally distributed newspaper. d. consultation with the Meads Community Association.
7.2	<p><u>Neighbour Representations:</u></p> <p>20 letters of objection have been received, which raise the following concerns based upon material planning grounds:</p> <ul style="list-style-type: none"> • Noise nuisance

	<ul style="list-style-type: none"> • Light nuisance • Proposed height and materials • Increased Traffic • Would be more suited to a site not surrounding by residential properties. • Impact to other sport facilities on site • Security of the site • Impact views of the open green space.
7.3	<p><u>Other Representations:</u></p> <p>19 letters of support have been received.</p> <p>6 letters of general observation have been received which raised the following points:</p> <ul style="list-style-type: none"> • The potential for noise and light pollution, • Hours of operation are much different to what is currently on site. • Landscaping details are not extensive. • Squash courts have historically been on site. • Introduction of the sport to the town will be good for the community.

8.	Appraisal:
8.1	<p><u>Key Considerations:</u></p> <p>Key considerations for this application are whether the proposal complies with national and local policy, and the level of impact the proposal may have on the residents in the surrounding area.</p>
8.2	<p><u>Principle:</u></p> <p>There is no principle conflict with adopted policy, which would prevent approval of the application, subject to consideration of the design and visual impact upon the character of the area and the impact upon the amenity of neighbouring occupants, pursuant to the requirements of the National Planning Policy Framework (2021), policies of the Core Strategy 2006-2027 and saved policies of the Eastbourne Borough Plan 2001-2011.</p>

8.3	<p><u>Land Use:</u></p> <p>The development will provide a new sporting facility within the Eastbourne Saffrons Sports Club and will be the first Padel Club in Eastbourne.</p> <p>Consultation has taken place with Sport England who have raised no objection to the proposal.</p> <p>The introduction of padel courts is found to be in keeping with the current recreational sports use on site and the benefit provided by the new facilities outweighs impact upon the setting of existing heritage assets.</p> <p>The proposed hours of operation for the padel club are between 08:00 and 22:00 Monday to Friday and 08:00 and 20:00 Saturday and Sunday. Peak times of play are expected to be between 16:00 and 21:00 weekdays and 10:00 and 16:00 weekends. There are no issues raised by environmental health regarding these hours and they reflect the operational times of other sporting facilities at the wider Saffrons site.</p> <p>The facility will be available on a ‘pay and play’ basis and well as offering memberships.</p> <p>As well as the provision of a padel club, the development also proposes to extend the existing club house, provide a container café, and create a new outdoor terrace area.</p>
8.4	<p><u>Design, Character and Impact Upon Landscape:</u></p> <p>The proposed outdoor padel court will be approximately 10.5m high and 25m by 42m, the structure will be an aluminium framework a polyester textile membrane with a white glossy exterior will cover the roof and upper levels of the sides and rear, the front and lower sides will be open.</p> <p>The existing screening surrounding Saffrons Sports Club will aid in concealing the padel court structure from immediate views surrounding the site. Nonetheless, to have a sporting facility visible within a sports ground is not considered necessarily to be out of keeping.</p> <p>Alterations to the clubhouse are modest and will be a single storey flat roof extension, in materials to match the existing building.</p> <p>The redevelopment of the outdoor area to create ‘Saffrons Yard’ will include the creation of a new terrace area and the placement of a container café.</p> <p>The Padel centre itself will be a new building within the sporting campus, it is accepted that as a new building it will open to short- and longer-range views. The form, external detailing and function of the new building are considered to be appropriate.</p>

	<p>The additional supporting infrastructure is considered to be acceptable and would by way if additional revenue help to support the retention of the existing sporting activities at across the site.</p> <p>External lighting is proposed to be controlled by planning condition.</p> <p>The current location proposed is set centrally within the site away from residential occupiers to ensure any noise pollution is minimised.</p> <p>Any noise impacts that do emanate from the padel tennis or associated activity that give rise to a Statutory Noise nuisance could be investigated by colleagues within the Environmental Health department.</p>
8.5	<p><u>Impact Upon Heritage Assets:</u></p> <p>There are no heritage assets located within the application site itself, there are however 3no Grade II listed buildings located nearby, one (Caffyns Garage), one on Meads Road (Our Lady Ransom Church) and one opposite on the junction of Saffrons Road and Grove Road (Eastbourne Town Hall).</p> <p>The application site is located on the boundary, but not within, the Saffrons Conservation Area, the site is also close but not within the Town Centre and Seafront Conservation Area.</p> <p>The association and proximity of these heritage assets is a material consideration that is placed along with others in the Planning balance.</p> <p>On balance the benefit of the padel courts, not only for the Saffrons Sports Club but for the Borough as a whole, outweighs the wider visual impact of views from the conservation area. With regards to the grade II listed buildings the padel court building will mainly be obstructed from views due existing screening that exists from mature trees from within the application site.</p>
8.6	<p><u>Transport and Parking:</u></p> <p>The development includes the provision of 4 disabled parking spaces, 51 standard parking spaces, this is an increase of 21 spaces than the current situation, provision of 16 cycle parking spaces will also be provided on site.</p> <p>The site will be accessed via the existing vehicular entrance on Compton Place Road and pedestrian access will also be available on Saffrons Road.</p> <p>The transport statement provided with the application has been reviewed by East Sussex Highways who have raised no objection to the proposal following amendment to the scheme to include 4no disable parking spaces.</p>

	<p>The application site is sustainably located within a short distance from Eastbourne train station and local bus routes, being near the town centre also means the site is easily accessible on foot.</p> <p>Details of refuse collection have not been included but it is assumed this will remain as per the current situation for the site.</p> <p>Details of a travel plan, construction management plan, along with details of secure and covered cycle parking details will be secured by condition.</p>
8.7	<p><u>Residential Amenity:</u></p> <p>Most occupiers that surround the Saffrons Sports Club site are residential, with a mix of single dwelling houses and purpose-built blocks of flats. It is accepted that the development will be visible to a high number of occupants that surround the site.</p> <p>The development is centrally located within the site and therefore set away from any boundaries, the nearest residential property is set approximately 70m away. The development does not give rise to any issues of privacy to surrounding occupants.</p> <p>A noise impact assessment has been provided and reviewed by the Councils Environmental Protection officer who have not raised any objections.</p> <p>As well as noise from the padel courts, concerns over noise from the terrace and café have been raised as this will bring an additional foot fall to the site. The current clubhouse does have an outdoor terrace area and holds a current licence to be open to the public.</p> <p>A lighting scheme has not been provided as part of this application but will be secured by condition to ensure that any light pollution does not have a harmful impact on those surrounding the site.</p>
8.8	<p><u>Ecology and Biodiversity:</u></p> <p>Trees within the site and a row of hedging between the car park area and the existing croquet lawns to the west will be retained. There will be a loss of grassed area to make way for the development.</p> <p>The level of loss is considered to be acceptable, and the proposal includes soft landscaping around the perimeter of the development to help mitigate the impacts, this is considered to be acceptable.</p>
8.9	<p><u>Human Rights Implications:</u></p> <p>The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations</p>

	have been taken into account fully in balancing the planning issues; and furthermore, the proposals will not result in any breach of the Equalities Act 2010.
8.10	<p><u>Conclusions:</u></p> <p>For reasons outlined in the report, the development proposed is found to be in accordance with national and local planning policies and will not harm the amenities of residential occupiers surrounding the site or have a detrimental impact on the visual amenity of the area.</p>

9.	Recommendations
9.1	Grant planning permission subject to conditions.

10.	Conditions:
10.1	<p>Timeframe</p> <p>The development hereby permitted shall be begun before the expiration of three years from the date of permission.</p> <p>Reason: To comply with Sections 91 and 92 of the Town and County Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).</p>
10.2	<p>Approved Plans</p> <p>The development hereby permitted shall be carried out in accordance with the approved drawings and documents submitted:</p> <ul style="list-style-type: none"> - Drawing: 19/2082/prelim/OS/010 Rev A – Site Location Plan Existing - Drawing: 19/2082/prelim/OS/011 Rev A – Site Location Plan Proposed - Drawing: 19/2082/DD/2102 – Revised Block Plan - Drawing: 19/2082/DD/2101 Rev D – General Arrangement Plan - Drawing: 19/2082/planning/1501 Rev A – Overall Elevations Sheet 1 - Drawing: 19/2082/planning/1502 Rev A – Overall Elevations Sheet 2 - Drawing: 19/2082/planning/1511 – Section and Elevations Sheet 3 - Drawing: 19/2082/planning/1512 – Section and Elevations Sheet 4 - Drawing: 19/2082/planning/1521 – Overall Elevations Sheet 5 - Drawing: 19/2082/planning/1522 Rev A – Overall Elevations Sheet 6 - Drawing: 19/2082/planning/1202 – Proposed Ground Floor Plan - Drawing: 19/2082/planning/1203 – Proposed Roof Plan - Drawing: 19/2082/DD/2101 Rev A – Overall Context and Masterplan <p>Reason: For the avoidance of doubt and ensure that development is carried out in accordance with the plans to which the permission relates.</p>

10.3	<p>Archaeology</p> <p>No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework.</p>
10.4	<p>Archaeology</p> <p>The archaeological work shall be carried out in accordance with the approved written scheme of investigation and a written record of all archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is agreed in writing with the Local Planning Authority.</p> <p>Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework.</p>
10.5	<p>Parking layout</p> <p>The development shall not be occupied until a parking area has been provided in accordance with the approved plans and the area shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.</p> <p>Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.</p>
10.6	<p>Size of parking spaces</p> <p>The proposed parking spaces shall measure at least 2.5m by 5m (add an extra 50cm where spaces abut walls).</p> <p>Reason: To provide adequate space for the parking of vehicles and to ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.</p>
10.7	<p>Cycle Parking</p> <p>Details of secure and covered cycle parking facilities for 16 cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the facilities shall be provided prior to first occupation of the development, hereby approved, and retained solely for the parking of cycles, in accordance with the approved plans for the lifetime of the</p>

	<p>development, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.</p>
10.8	<p>Travel Plan</p> <p>No part of the development shall be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport and/or as advised by the Highway Authority.</p> <p>Reason: To encourage and promote sustainable transport.</p>
10.9	<p>Construction Management Plan</p> <p>No development shall take place, including any ground works or works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to in full throughout the entire construction period. The Plan shall provide details as appropriate but not be restricted to the following matters:</p> <ul style="list-style-type: none"> • the anticipated number, frequency and types of vehicles used during construction, • the method of access and egress and routeing of vehicles during construction, • the parking of vehicles by site operatives and visitors, • the loading and unloading of plant, materials, and waste, • the storage of plant and materials used in construction of the development, • the erection and maintenance of security hoarding, • the provision and utilisation of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders), • details of public engagement both prior to and during construction works. <p>Reason: In the interests of highway safety and the amenities of the area.</p>
10.10	<p>Arboricultural Method Statement</p> <p>Prior to the commencement of any work on site you must apply to us for our approval of a detailed Arboricultural Method Statement that shall expand on the heads of terms listed in paragraph 3.1.10 ad 3.2.11 (page</p>

	<p>16) of the arboricultural statement (dated 03 March 2023). This shall include details of an auditable system of arboricultural site supervision and record keeping prepared by an arboricultural consultant who is registered with the Arboricultural Association, or who has the level of qualifications and experience needed to be registered. The details of such supervision must include:</p> <ul style="list-style-type: none"> i) identification of individual responsibilities and key personnel. ii) induction and personnel awareness of arboricultural matters. iii) supervision schedule, indicating frequency and methods of site visiting and record keeping. iv) procedures for dealing with variations and incidents. <p>You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery, or materials for the development onto the site, until we have approved what you have sent us.</p> <p>You must then adhere to the approved supervision schedule. You must produce written site supervision reports and accompanying photographic evidence after each site monitoring visit, demonstrating that you have carried out the supervision and that the tree protection is being provided in accordance with the approved scheme. If any damage to trees, root protection areas or other breaches of tree protection measures occur then details of the incident and any mitigation/amelioration must be included. You must send copies of each written site supervision record to us within five days of the site visit.</p> <p>Reason: Required to safeguard and enhance the character and amenity of the site and locality and to avoid any irreversible damage to retained trees pursuant to section 197 of the Town and Country Planning Act 1990.</p>
10.11	<p>Damaged Trees</p> <p>No retained tree shall be cut down, uprooted, destroyed, pruned, cut, or damaged in any manner during the development process and up until completion and full occupation of the buildings for their permitted use within 2 years from the date of the occupation of the building for its permitted use, other than in accordance with the approved plans and particulars, without the prior written approval of the local planning authority.</p> <p>Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental, and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality.</p>
10.12	<p>Landscaping</p> <p>The development, hereby approved, shall not be occupied until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include indications of all the existing trees and planting to be retained and set out</p>

	<p>measures for their protection throughout the course of development. The site shall be landscaped strictly in accordance with the approved details in the first planting season following either completion or first occupation of the development, whichever is the sooner.</p> <p>Any new tree(s) that dis(s) are/is removed, become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which die, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Replacement planting shall be in accordance with the approve details unless agreed otherwise with the Local Planning Authority.</p> <p>Reason: To safeguard and enhance the character and amenity of the area.</p>
10.13	<p>Lighting</p> <p>No external lighting shall be installed on the site unless details of the lighting, including the intensity of illumination and predicted lighting contours, have first been submitted in writing to and approved in writing by the Local Planning Authority.</p> <p>Reason: In the interests of the visual amenities of the area.</p>

11.	Appendices
11.1	None.

12.	Background Papers
12.1	None.