

20/02703/FUL**Applicant** Rushcliffe Borough Council**Location** Gresham Park Pavilion Gresham Park Road West Bridgford Nottinghamshire NG2 7YF**Proposal** Construction of new 3G all-weather football pitch with associated hardstandings, floodlighting and fencing and re-surfacing and fencing alterations to existing football pitch. Drainage and remediation works to natural playing fields to provide better, more suitable playing fields for football use.**Ward** Compton Acres**THE SITE AND SURROUNDINGS**

1. The application relates to land at Gresham Sports Park and Pavilion, and has been submitted by the Council. The application area is currently used as playing fields. The River Trent is located to the north of the site beyond The Emmanuel School site, the NET tram borders the site to the west, Trent Pastures Local Wildlife Site (LWS) is to the east, properties on Wilford Lane and the land where the former Chateau resided is to the south east and The Becket School is located to the south of the site.
2. Access to the site is via the Gresham Park Roundabout off Wilford Lane and Gresham Park Road. A belt of mature trees runs along the south eastern boundary of the car park. The grass playing pitches are connected to the pavilion by a public footpath and West Bridgford Footpath 8 runs through the application site. The site is within Floodzone 2 and 3 of the River Trent.

DETAILS OF THE PROPOSAL

3. This application is before Planning Committee as the applicant is the Borough Council and the application involves work to a Council owned facility.
4. Planning permission was originally sought for the Construction of a new 3G all-weather football pitch with associated hardstandings, floodlighting and fencing and also the re-surfacing and fencing alterations to the existing football pitch on land that is currently laid to natural grass sports field and the existing football pitch due to be re-surfaced is an existing all-weather sports pitch. The proposal covered an area of 15000sq.m.
5. The proposed new pitch would have an area of 7420m². It has been designed to be in line with the Football Association (FA) guidelines for pitch sizes. The dimensions of the proposed synthetic pitch would be 106m x 70m. The existing site is laid to grass. The installed appearance of the 3G pitch would be Green artificial grass surface with line markings of White, Yellow, Blue and Red for the different sports playable on the pitch. The perimeter ball stop fencing would be 4.5m high galvanised and powder coated Green or Black 868 Twinbar fencing, complete with 1.2m Super Rebound Panel. Floodlighting would be

provided comprising eight 15m high columns around the 3G artificial grass pitch.

6. The refurbishment of the existing pitch facility would affect a surface area of 7526m². The dimensions of the existing facility is 106m x 71m. The appearance of the 3G pitch would be Green artificial grass which would match the existing playing surface currently installed on to the pitch. Blue line markings would denote cross-pitch Football playing. Polypropylene netting sections would be installed between the existing fencing to match the existing height of approximately 3m.
7. The plans and application description were amended during the course of the application to also include drainage and remediation works to the natural playing fields to provide better, more suitable playing fields for football use. Consultation was undertaken on this revised proposal.
8. The 3G pitch would be located between an existing artificial grass pitch and the western boundary of the site, adjacent to the tram with the refurbished pitch to the east of this and the pitches, subject to the drainage improvement, to the south of the pavilion.
9. The application was accompanied by a number of technical reports and plans. Plan were updated as a result of the changes made during the course of assessment.

SITE HISTORY

10. 20/01661/FUL - Continued use of the land as a motorcycle training facility and retention of the Porta-cabin, metal storage container and portaloos (extension of planning permission 15/01785/FUL) (Amended Description). Approved
11. 15/01785/FUL - Placement of Porta-cabin and metal storage container for use in connection with motor bike training. Approved
12. 05/00987/REM - New playing fields, pavilion and car parking with new access road, footpath/cycleway from Wilford Lane via new bridge
13. 04/01859/OUT - Form new playing fields, sports pavilion, car park, access from Wilford Lane. Approved

REPRESENTATIONS

Ward Councillor(s)

14. One Ward Councillor (Cllr Phillips) has no objection to the original application and confirmed his support on the revised information.
15. One Ward Councillor (Cllr Wheeler) has no concerns and is happy to support the amendments.

Statutory and Other Consultees

16. The Borough Council's Environmental Health Officer raised no objection to proposal subject to a note to applicant regarding construction times. The officer

considered the two Site Investigation Reports from JPP Geotechnical and Environmental Ltd. (Report Ref: R-SI-20283-01 & R-SI-20283-02 dated June 2020) in respect of the 3G pitch and resurfaced pitch and confirmed that they are satisfied with the methodology and results of the investigations. A condition is suggested in respect of unexploded Ordnance.

17. The Borough Council's Sustainability Officer has advised that *"The site consist of improved grassland. No protected or priority species were identified on site. No priority habitats exist on the site, there is negligible potential for foraging protected or priority species. The site is approximately 50m from Wilford Disused Railway LWS, and Trent Pasture, West Bridgford LWS. It has been shown that the floodlighting will not impact outside of the development footprint, however noise may impact upon the nearby LWS, however as the site is currently used as a playing field this will not alter the amount of noise, and as the site is next to an existing floodlit all-weather football pitch there will be negligible change in impact. The development provides opportunities for ecological enhancement. The favourable conservation status of Protected Species is unlikely to be impacted by this development."* Recommendations have been made. In respect of the revision and plans received on the 18 December he advised that *"these do not materially impact on my recommendations made on 4 December 2020, therefore I make no further recommendations."*
18. The Borough Council's Design and Landscape Officer has no objection to the proposal. They advise that *"The site is given over to sports pitches already. The new fencing will be slightly more urbanising, but would not be out of keeping with the surrounding land use with two schools and other pitch which are enclosed in similar fencing. The proposed pitch will also make the site more usable due to the current poor drainage."*
19. Nottinghamshire County Council as Lead Flood Risk Authority initially provided their standard advice for minor development. Subsequently the Officer provided specific comments advising that they have no objections to the proposal for the 3G pitch. After consultation on the revised proposal they advised that they were happy that drainage is proposed to be implemented as part of the scheme now. No further comments or conditions have been advised.
20. The Environment Agency raised no objection to the proposal subject to a condition regarding the FRA and mitigation measures proposed. They advise that *"the revised documentation relates solely to land drainage issues and therefore falls under the remit of the LLFA who should be consulted. The proposed changes to layout do not change our requested conditions as this can still be achieved."*
21. Network Rail have no observations to make.
22. Nottingham City Council has advised that *"This application does not look like it will affect the tram operationally. The applicant should note that a permit to work will be required for any scaffolding that is required in 6metres of NET infrastructure. Further details regarding undertaking works adjacent to the tramway are available at <https://www.thetram.net/work-near-the-tram.aspx>. The applicant should also get in touch with Glenn Oakes (glenn.oakes@thetram.net) the Infrastructure Maintenance Coordinator at*

NTL to discuss any potential issues with access and construction close to the tramway.”

23. Sport England do not raise an objection to the application as it is considered to meet exception E5 of its Playing Fields Policy subject to a condition regarding a community use agreement.
24. Sport England *“consulted the Football Foundation and the Rugby Football Union; The Football Foundation (FF) on behalf of the Football Association advise that they fully support this proposal, financial support for this development is currently being considered. The Local Authority completed its Playing Pitch Strategy (PPS) in 2017 and undertook a formal review in 2019; The FF and Nottinghamshire Football Association have been working with Rushcliffe BC to develop this football hub proposal to address the shortfall of 3G facilities in the borough, as identified in the PPS and LFFP. Supplementary to this application is a grass pitch improvement scheme at Gresham Park, creating a mix of 3G and natural turf provision rationalised to a single venue supported by car parking and ancillary facilities. The 3G Football Turf Pitch will be procured via the FF Framework, thereby ensuring that it meets the standards required for FIFA Quality accreditation and inclusion on The FA Register of 3G FTPs. The FF on behalf of the FA, is fully supportive of this application. It is recommended that planning consent should be provided with the following notes:*
- *Testing - The 3G pitch is tested and subsequently FA registered (on completion and then every three years for grassroots football and every 1 year for football in the National League System). This will enable the 3G to be used for league matches and therefore help the 3G pitch to be used to its maximum potential by programming matches at peak times. For schools please See the link below, section 5 <http://www.esfa.co.uk/rules/?id=2#5.-THE-FIELD-OF-PLAY>*
 - *Pricing - Pricing policies must be affordable grass roots football clubs and should be agreed with the local County Football Association. This should include match-rate at weekends equivalent to the Local Authorities price for natural turf pitches.*
 - *Sinking fund - Ensure that a sinking fund (formed by periodically setting aside money over time to cover the resurface and replacement life-cycle costs) is in place to maintain 3G pitch quality in the long term. The Football Foundation recommend £25K per annum.*
25. *The Rugby Football Union (RFU) advises; Nottingham Touch Club use Gresham Sports Park and the existing AGP facility on a regular basis and would wish to continue doing so. It is understood that West Bridgford RFC Colts also trained at the site and wish to continue. With the above in mind Rugby would like to retain use of the pitch (AGP) etc moving forward with a robust CUA and Pricing policy to aid Rugby development in the area. We have assessed the potential benefit of the new sports facilities, given the above comments and against our policy and consider that the proposal;*
- *The strategic need of the facility is supported by the Rushcliffe BC PPS;*
 - *Meets a local need identified supported by the Local Football Facilities Plan, which is an investment plan;*
 - *fully secures sport related benefits for the local community;*
 - *helps to meet identified sports development priorities;*

- *complies with relevant Sport England and NGB design guidance*

26. *The Rushcliffe PPS advises;*

- I. The site has Five standard quality adult pitches which have minimal spare capacity.*
- II. Pitches over marked with touch pitches in the summer for use by Nottingham Touch Rugby and Nottingham Touch Rugby Leagues.*
- III. Plans should be put in place to, sustain and improve pitch quality through continued and better standard and regularity of maintenance and remedial works. (Identified as a priority project in the 2019 FA Local Football Facility Plan referenced above).*
- IV. Refurbish the existing AGP to meet performance standard testing and performance for use.*
- V. Seek to secure additional capacity where possible to facilitate growth of the Nottinghamshire Touch League, either onsite or through use of a second venue.*
- VI. Develop and deliver an additional full sized 3G pitch onsite to address 3G pitch shortfalls for football in the analysis area. (Identified as a priority project in the 2019 review)*

The proposals help meet the abovementioned aims, the wider project, which are not part of the application, delivers the re-carpeting of the existing AGP and works to improve the drainage and quality of the retained natural turf playing field area for both football and touch rugby.

27. In respect of the revised consultation Sport England advised that “*No objection is raised to the proposed drainage and remediation works as detailed in the submitted Specification of Works dated December 2020, including the proposed dates and time frame for the works.*”

28. Nottinghamshire County Council as Highways Authority no comments received at the time of writing the report.

29. Nottinghamshire County Council Rights of Way - VIA no comments received at the time of writing the report.

Local Residents and the General Public

30. No comments have been received as a result of the Site Notice that was displayed.

PLANNING POLICY

31. The Development Plan for Rushcliffe consists of The Rushcliffe Local Plan Part 1: Core Strategy (LPP1) and the Local Plan Part 2: Land and Planning Policies (LPP2), which was adopted on 8 October 2019. Other material considerations include the 2019 National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (the Guidance).

Relevant National Planning Policies and Guidance

32. The relevant national policy considerations for this proposal are those contained within the National Planning Policy Framework (NPPF) and the proposal should be considered within the context of a presumption in favour of sustainable development as a core principle of the NPPF. The following sections of the NPPF are relevant to this application.

- Section 6 - Building a strong competitive economy
- Section 8 - Promoting healthy and safe communities
- Section 12 - Achieving well-designed places
- Section 14 - Meeting the Challenge of Climate Change
- Section 15 - Conserving and enhancing the natural environment

Relevant Local Planning Policies and Guidance

33. The following LPP1 policies are considered to be of relevance to this application:

- Policy 1 - Presumption in Favour of Sustainable Development
- Policy 2 - Climate Change
- Policy 5 - Employment Provision and Economic Development
- Policy 10 - Design and Enhancing Local Identity

34. The following LPP2 policies are considered to be of relevance to this application:

- Policy 1 - Development Requirements.
- Policy 15 - Employment Development
- Policy 17- Managing Flood Risk
- Policy 18 - Surface Water Management
- Policy 30 - Protection of Community Facilities
- Policy 31 - Sustainable Tourism and Leisure
- Policy 38 - (Non-Designated Biodiversity Assets and the Wider Ecological Network)

APPRAISAL

35. Planning permission is sought on an existing leisure complex for a 3G pitch, pitch refurbishment and improvements to pitch drainage. It is considered to be a sustainable form of development and acceptable in principle subject to other material planning considerations.

Economic/community facility

36. The NPPF states at paragraph 80 that planning decisions should help create conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth, taking into account local business needs. Policy 5 of the Core Strategy also generally promotes economic development and job creation and policy 31 of the Local Plan Part 2 seeks to promote and support existing leisure facilities. Paragraph 97 of the NPPF support applications relating to existing open space, sports

and recreational buildings and land, including playing fields, where the development is for alternative sports and recreational provision, and where the benefits of which clearly outweigh the loss of the current or former use.

37. The existing facilities include 3G floodlit football pitch, which is proposed to be refurbished, six full-sized and one mini grass football pitches. There is parking situated in front of the pavilion building.
38. The new AGP is to be located adjacent to the existing 3G pitch and connected to the existing footpath to the North.
39. The supporting documents advise that *“The facility will be managed internally at Gresham Park School and over-seen by Rushcliffe Borough Council. The management of the facility by the internal operator will ensure high quality and affordable leisure provision in an ideal location. This will maximise the positive impact of a much needed facility. The proposed facilities have been designed to satisfy all FIFA Quality Sporting Standards and will be tested throughout construction to ensure compliance. The final facilities will be tested to ensure the Standards are fully met and be placed on the FIFA register which can be viewed by anyone. The existing facility is a vital part of the local community and the nearby school network, the addition of the new facility would contribute further to this. The new 3G pitch will help the facility remain competitive and add desirability to the facilities available to the community, and continued employment of local people at Gresham Sports Park”*.
40. The proposal is supported by the recommended actions contained in the Rushcliffe Playing Pitch Strategy Review and Action Plan Update 2019: which states:
41. *“Football and touch: Sustain and improve pitch quality through continued and better standard and regularity of maintenance and remedial works. (Identified as a priority project in the 2019 FA Local Football Facility Plan). Consider options to resolve drainage issues reported through increased aeration and potential installation of drainage systems through Section 106 funding secured.*
42. *3G Pitch and Football touch: Refurbish the pitch dependent on rate of deterioration, ability to meet performance standard testing and performance for use. This may be facilitated by linked Section 106 funding secured. Seek to secure additional capacity where possible to facilitate growth of the Nottinghamshire Touch League, either onsite or through use of a second venue. Develop and deliver an additional full sized 3G pitch onsite to address 3G pitch shortfalls for football in the analysis area. (Identified as a priority project in the 2019 FA Local Football Facility Plan).”*
43. Sport England supports the proposed development subject to a condition in respect of a community use agreement. The proposal can be viewed as supporting both a local business activity and a leisure facility for the community by providing a facility that can be used more widely in compliance with national guidance and local planning policy.

Coal Mining

44. *The Design and Access Statement advises that the site “is located within a Coal Mining Reporting area but not within a development high risk area and therefore a Coal Mining Risk Assessment is not required.”*
45. As a result, and in accordance with the Coal Authority Guidance Version 6-January 2021, a note to applicant is suggested regarding the Coal Authority Low Risk Area Standing Advice.

Unexploded Ordnance

46. *The submitted site Investigation report for the 3G pitch advises that “Based on the available online data, hazard risk mapping records indicates that within the site boundaries and surrounding area, it is classified as moderate risk from Unexploded Ordnance. A UXO risk review was consequently obtained to refine this risk specific to the subject site. The report determines the UXO risk to be medium within the site boundary with recommended detailed UXO study or mitigation procedures of site personnel UXO safety awareness talk and specialist EOD services support for intrusive works.”*
47. *The site investigation report for the refurbishment advises that “Based on the available online data, hazard risk mapping records indicates that within the site boundaries and surrounding area, it is classified as moderate risk from Unexploded Ordnance. A UXO risk review was obtained to refine this risk for the site of the proposed new AGP to the west of the existing artificial pitch. Any deeper intrusive investigations (not considered likely to be required for the proposed refurbishment) would require further risk assessment and a specialist UXO engineer to advise safety precautions and clear excavation positions.”*
48. No such site investigation report has been submitted for the wider drainage improvement area proposed. As a result a condition is recommended to ensure further investigation works are undertaken in advance of works taking place.

Ecology

49. The Council has a duty to consider the potential impacts of a proposal on wildlife. The submitted ecology report concludes that “the proposed new AGP and resurfacing of the adjacent pitch is highly unlikely to have an adverse impact on local nature conservation designations. The on site amenity grassland is not of ecological importance and is unlikely to support protected or notable fauna. The new floodlights will not impact the Wilford Disused Railway LWS, and therefore nocturnal fauna such as bats utilising the habitat would not be adversely impacted by the proposals. In conclusion it is therefore considered highly unlikely that the proposals will result in significant harm to biodiversity. No further survey work or ecological mitigation is considered necessary as a result of this desk based appraisal.”
50. The Sustainability Officer advises that “*the favourable conservation status of Protected Species is unlikely to be impacted by this development.*” It is therefore considered that the 3 tests are not applicable for the assessment of this application and that the development will not have an adverse impact on wildlife in the vicinity.

Amenity

51. There are no immediate adjacent residential properties that are considered would be affected by the proposed development. The closest properties are 114m from the site within the City Boundary having the Tram and allotments intervening to the west of the application site. The proposed lighting has been designed so as to prevent light spillage beyond the extent of the 3G pitch and so whilst these would be seen from outside of the site, it is not considered that the development would have any undue impacts on these nearby residential properties.

Landscape

52. It is considered that the proposed development would not have any detrimental impact on the character of the area or boundary treatment to the overall site, with the development sitting within an existing leisure facility and not therefore being alien to the character of the area.

Flood Risk

53. It is noted that the site lies entirely within Flood Zone 3, although the area benefits from protection from flood defences. This has been specifically addressed within the application, by the submission of a full flood risk assessment and technical views sought. The submission advises that informal advice was sought from the Environment Agency and Flood Authority prior to the submission of the application. The advice provided was that, in general, there would be no objection to the installation of a 3G synthetic pitch in the proposed location, as long as the ground levels were not altered significantly.
54. The applicant has confirmed that *“the ground levels have mostly been left as per the existing field, as requested by the EA. The application proposes a positive drainage outlet via a soakaway that is designed to overflow into the swale area in the event of flooding or high ground water. The flood risk for the area will remain as it is currently, however, a positive outfall is proposed so that water should get to the swale quicker than it currently runs.”*
55. The supporting FRA advises that *“it is not practical to consider alternative site in an area at a lower risk of flooding. The site is defended and the proposed AGP is categorised as Water Compatible development. The risk of flooding can be adequately managed through flood warnings. The new AGP will be constructed at or below existing ground levels, with all excavated material to be removed from the site. Any fences to be constructed associated with the AGP will have an open nature so as to not impede the flow of flood water. The proposed drainage strategy will provide attenuation within the permeable subbase of the proposed pitch. The sub-base attenuation will be designed to accommodate all storms up to and including the 1 in 30 year event (241m³). Storage for all storms exceeding the 1 in 30 year event will be provided above ground by allowing the proposed pitch to flood (residual 333m³). As such, no flood storage compensation is considered to be required. The proposed surface water drainage infrastructure will comprise a private SUDS system and will be maintained by Gresham Sports Park.”*
56. Both the Environment Agency and the Lead Local Flood Authority have confirmed that they have no objections to the proposed development

including the improvements to drainage on the pitches to the south of the Pavilion, subject to conditions.

57. In order to ensure compliance with the submitted FRA and the Environment Agency suggested condition requiring that "Any fences to be constructed associated with the AGP to have an open nature so as to not impede the flow of flood water." Therefore, a condition is recommended to require the submission to a scheme to stop/collect the rubber crumb infill escaping from the pitch.
58. It is considered that sequentially there is no practical alternative site and that the submitted documentation supports and confirms that the 3G Pitch development would not exacerbate any flood risk elsewhere. It is also considered that the improvements to the other pitches and drainage at the site again would not lead to flood risk elsewhere. As a Council owned site appropriate flood warning measures are in place and the car park would be closed should flooding reach an extent to breach the flood defences. A condition is recommended to ensure that the works to the 3G pitch are done in accordance with the mitigation referred to in the FRA.

Conclusion

59. No objections have been received to the proposed 3 G Pitch and associated lighting, drainage and infrastructure and it is considered that it would not have any overriding adverse impact on the appearance of the site. Approval would support the existing business activity and provide a valuable leisure service to the local community. The proposal is therefore considered to accord with the policies set out in The Local Plan Part 1 and 2 and the relevant guidance within the NPPF. Approval of the application is therefore recommended.
60. The application was not the subject of pre-application discussions. The scheme however is considered acceptable and no discussions or negotiations with the applicant or agent were considered necessary resulting in a favourable recommendation.

RECOMMENDATION

It is RECOMMENDED that planning permission be granted subject to the following condition(s)

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].

2. The development shall be undertaken in full accordance with the following approved plans and documents:
 - Design and Access Statement Revision 0- October 2020
 - 15m - Lighting Mast Elevation
 - B and L Fencing Services Ltd QUOTATION - PRODUCT SPECIFICATIONS

- B and L Fencing Services 1.2M HIGH SPECTATOR RAIL REBOUND TWIN SB 1200-02-B
- B and L Fencing Services 4.5M HIGH TWIN BAR SYSTEM TWIN SB 4470-01
- B and L Fencing Services 4.5M HIGH TWIN BAR REBOUND SYSTEM TWIN SB 4470-02
- B and L Fencing Services EXPLODED DETAIL FOR DUEX FIXING SYSTEM C/W SOUND/VIBRATION REDUCTION RUBBER BL-RUBBER-01
- B and L Fencing Services EXPLODED DETAIL FOR DUEX FIXING SYSTEM C/W SOUND/VIBRATION REDUCTION RUBBER ACOUSTIC STRIP BL-RUBBER-01 rev A
- Smith Sports and Civils Proposed Synthetic sports pitch and refurb General Arrangement, Construction detail, Drainage detail, Line Marking detail, fencing and floodlight detail plan 2347/GA/01
- Smith Construction - Construction Management Plan
- Christy Lighting Masts Ltd LED Floodlighting System a20-0716923/bjl dated 18 September 2020
- Christy Lighting Ltd 3G Pitch Lighting – 200lux ref CLa18/0716923 issue 1
- CHRISTY LIGHTING MASTS LTD Floodlighting Scheme Description and spec
- Labosport AGP constraints plan 19-1008 01
- JPP Flood Risk Assessment Revision A December 2019 R-FRA-20219-01-A
- JPP Site Investigation Reports Revision 00 June 2020 R-SI-20283-01-00
- JPP Site Investigation Reports Revision 00 June 2020 R-SI-20283-02-00
- JPP Topographical Survey 20264Y 01
- Aspect Ecology Ecological Appraisal dated September 2020

And plans and documents received 18 December 2020 in respect of the works to improve the drainage to pitches 5 and 6 as identified within the red line of the application site boundary on Smith Sports and Civils Proposed Layout Plan 2347-SL-01 Rev B only (Any other work referred to in respect of other pitches is not approved under this application):

- Smith Sports and Civils Proposed Layout Plan 2347-SL-01 Rev B
- Smith Construction Drainage Drawing Levels and Coordinates 2347/DRAIN/01 Rev A
- PSD Agronomy Labosport Group CONSTRUCTION, DRAINAGE & SURFACE IMPROVEMENTS OF NATURAL GRASS SPORTS PITCHES December 2020 LA/003/RCGSP/1648/S/201127
- PSD Agronomy Labosport Group Topographical Survey 1648/001
- PSD Agronomy Labosport Group Drainage Design and Surface Remediation plan 1648/006

[For the avoidance of doubt having regard to policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy and policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies]

3. The materials referred to in the application shall be used in the development hereby permitted.

[To ensure the appearance of the development is satisfactory and to comply with policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy and policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

4. The development shall be carried out in accordance with the submitted flood risk assessment (JPP Consulting Ref. R-FRA-20219-01-A Rev.A, December 2019) and the following mitigation measures it details:

- AGP to be constructed at or below existing ground levels, with all excavated material to be removed from the site (Paragraph 3.8.3).
- Any fences to be constructed associated with the AGP to have an open nature so as to not impede the flow of flood water (Paragraph 3.8.3)

These mitigation measures shall be fully implemented prior to use commencing and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

[To prevent flooding elsewhere by ensuring no loss of flood storage, to ensure that flows are not impeded by the development and to comply with Policy 17 (Managing Flood Risk) and Policy 18 (Surface Water Management) and of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

5. Use of the development shall not commence until a community use agreement, prepared in consultation with Sport England, has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the new 3G all-weather football pitch with associated hardstandings, floodlighting and fencing, and re-surfacing and fencing alterations to the existing football pitch and shall include details of pricing policy, hours of use, access by non-educational establishment users/non-members, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

[To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy 30 (Protection of Community Facilities) of the Rushcliffe Local Plan Part 2].

6. The development of the 3G pitch and pitch refurbishment hereby approved shall be undertaken in full accordance with the recommendations of the Site Investigation Reports from JPP Geotechnical and Environmental Ltd. (Report Ref: R-SI-20283-01 & R-SI-20283-02 dated June 2020 in respect of Unexploded Ordnance (para 3.9 and Appendix G of Report Ref: R-SI-20283-01 and 3.8 of Report R-SI-20283-02 respectively). Prior to commencement of earthworks in relation to the improved drainage for pitches 5 and 6, a report quantifying risk from unexploded ordnance shall be submitted to and approved

in writing by the Local Planning Authority. The development shall be carried out in accordance with any agreed details.

[To establish the risk levels within the overall site and ensure adequate mitigation is achieved/ ensure that the site is free from unrecorded munitions.]

7. The development hereby permitted shall not come in to use until a Management Plan has been submitted and approved by the Local Planning Authority. The contents of the Plan shall have regard to the practical control of noise, artificial light associated with the use of the artificial grass pitch and traffic. Thereafter, all agreed measures shall be maintained in perpetuity.

[To ensure that the users of the all-weather pitch are aware of the need to use the facility in a manner that minimises the impact on the amenity of local residents and to comply with policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2.]

8. The floodlights hereby permitted shall only be switched on when the artificial grass pitch is in use or for maintenance purposes.

[To safeguard the amenities of nearby residential occupiers and ecological habitats adjacent the site to comply with policy 1 (Development Requirements) and 38 (Non-Designated Biodiversity Assets and the Wider Ecological Network) of the Rushcliffe Local Plan Part 2 and Chapter 15 of the NPPF].

9. The use of the 3G Pitch/ artificial grass pitch(s) hereby permitted shall be restricted to between the hours of:

8.00 and 22.30 Monday to Saturday
8.00 ad 20.00 Sunday and Bank Holidays

[To safeguard the amenities of nearby residential occupiers and to comply with policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2.]

10. The development shall only be carried out in accordance with the levels identified in the application submission.

[To ensure a satisfactory development in the interests of amenity and to comply with policy 1 (Development Requirements) and Policy 17 (Managing Flood Risk) and Policy 18 (Surface Water Management) and of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

11. Notwithstanding the submitted plans/documents indicating a 500mm perimeter board around the 3G pitch, a scheme to stop/collect the rubber crumb infill escaping from the pitch in the event of a flood shall be submitted and approved in writing by the Local Planning authority prior to the commencement of the development hereby approved. Such a scheme shall not include a perimeter board but shall be designed so as to comply with the Flood Risk Assessment (JPP Consulting Ref. R-FRA-20219-01-A Rev.A, December 2019) submitted with the application. The development shall be undertaken in accordance with the approved scheme.

[To comply with the submitted Flood Risk Assessment, to prevent flooding elsewhere by ensuring no loss of flood storage, to ensure that flows are not

impeded by the development and to comply with Policy 17 (Managing Flood Risk) and Policy 18 (Surface Water Management) and of the Rushcliffe Local Plan Part 2: Land and Planning Policies. This is a pre commencement condition in order to establish the design does not conflict with condition 4 above and would not impact on flood risk].

Notes to Applicant

The development should not increase flood risk to existing properties or put the development at risk of flooding.

Any discharge of surface water from the site should look at infiltration – watercourse – sewer as the priority order for discharge location.

SUDS should be considered where feasible and consideration given to ownership and maintenance of any SUDS proposals for the lifetime of the development.

Any development that proposes to alter an ordinary watercourse in a manner that will have a detrimental effect on the flow of water (eg culverting / pipe crossing) must be discussed with the Flood Risk Management Team at Nottinghamshire County Council.

Any construction work, including deliveries, be restricted to the following times, to cause the minimum amount of disturbance to neighbouring residents/businesses:

Monday Friday 0700 1900 hours
Saturday 0800 1700 hours
Sunday/Bank Holidays No work activity.

A permit to work will be required for any scaffolding that is required in 6metres of NET infrastructure. Further details regarding undertaking works adjacent to the tramway are available at <https://www.thetram.net/work-near-the-tram.aspx>. The applicant should also get in touch with Glenn Oakes (glenn.oakes@thetram.net) the Infrastructure Maintenance Coordinator at NTL to discuss any potential issues with access and construction close to the tramway.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplications/> For artificial grass pitches it is recommended that you seek guidance from the Football Association/England Hockey/Rugby Football Union on pitch construction when determining the community use hours the artificial pitch can accommodate.

New wildlife habitats should be created where appropriate, including wildflower rich neutral grassland, hedgerows, trees and woodland, wetlands and ponds.

Where possible new trees/hedges should be planted with native species (preferably of local provenance and including fruiting species). See <https://www.rushcliffe.gov.uk/conservation/treeshedgesandlandscaping/landscapingandtreeplanting/plantingonnewdevelopments/> for advice including the planting guides (but exclude Ash (*Fraxinus excelsior*))

Good practise construction methods should be adopted. Best practice should be followed during building work to ensure trenches dug during works activities that are left open overnight should be left with a sloping end or ramp to allow animal that may fall in to escape. Also, any pipes over 200mm in diameter should be capped off at night to prevent animals entering. No stockpiles of vegetation, soil or rubble should be left overnight and if they are left then they should be dismantled by hand prior to removal. Night working should be avoided.

Notwithstanding the plan 1648/006 Drainage Design and Surface Remediation and the PSD Agronomy Labosport Group SPECIFICATION OF WORKS FOR CONSTRUCTION, DRAINAGE & SURFACE IMPROVEMENTS OF NATURAL GRASS SPORTS PITCHES dated December 2020 this permission only authorises works to improve the drainage to pitches 5 and 6 within the red line of the application site boundary as defined on the Smith Sports and Civils Proposed Layout Plan 2347-SL-01 Rev B only. Any other work referred to is not approved under this application.

Please be advised that all applications approved on or after the 7th October 2019 may be subject to the Community Infrastructure Levy (CIL). Further information about CIL can be found on the Borough Council's website at: <https://www.rushcliffe.gov.uk/planningandgrowth/cil/>