

OFFICER REPORT FOR COMMITTEE

DATE: 14/12/2022

**P/22/1253/FP
CAMS HILL SCHOOL**

**PORTCHESTER WEST
AGENT: S&C SLATTER**

CONSTRUCTION OF 3G SPORTS PITCH WITH ASSOCIATED FEATURES INCLUDING 6NO. 12M HIGH LED FLOODLIGHTS, FENCING AND ALTERATIONS TO PEDESTRIAN AND VEHICULAR ACCESS WITHIN THE SCHOOL SITE

CAMS HILL SCHOOL, SHEARWATER AVENUE, FAREHAM, PO16 8AH

Report By

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1.0 Introduction

- 1.1 This application is reported to the Planning Committee due to the number of third-party representations received.

2.0 Site Description

- 2.1 This application relates to Cams Hill School, a secondary school located to the south of the A27 and to the west of Shearwater Avenue. The application site outlined in red on the location plan measures approximately 6,533 sqm and comprises part of existing playing field located to the west of the main school building. The application site is bounded by Fareham golf course to the west and south, the A27 to the north with residential properties beyond and Cams Hill School grounds to the east with residential properties located on Shearwater Avenue. The application site benefits from a vehicular and pedestrian access leading from Shearwater Avenue.
- 2.2 While ground levels on the site are fairly even, the site is set down from the A27 to the north of the site. The site is bound by mature trees along the southern and western boundary and the woodland which adjoins the western boundary of the site is subject to a Tree Preservation Order (TPO). The application site is located within the Cams Hall Conservation Area and is recognised as Protected Open Space by Policy CS21 of the adopted Core Strategy.

3.0 Proposal

- 3.1 Planning permission is sought for the construction of a 3G football sports pitch measuring approximately 5,918sqm.
- 3.2 Associated features would include;

- 6 x 12m high LED flood lights around the sports pitch;
 - 4.5m high ball stop fencing with entrance gates to form an enclosure around sports pitch perimeter;
 - 1.2m high and 2.0m high pitch barriers with entrance gates internally within fenced sports pitch enclosure;
 - 2.6m high maintenance equipment storage container (15 sq. metres) within fenced sports pitch enclosure; and
 - 1.2m high pedestrian barriers along access to the sports pitch.
- 3.3 Further alterations would include the creation of hard standing areas within the school site to improve pedestrian and vehicular access to the proposed sports pitch.
- 3.4 The proposed sports pitch is intended to be used by students during the school day and local organisations (community groups and sports clubs) outside of school hours and at weekends. The formal pitch arrangement would be:
- 1no. 11v11 Youth U15/16 football pitch (91 x 55m).
 - 1no. 9v9 Youth U11 / U12 football pitch (73 x 46m each).
 - 2no. 7v7 Mini Soccer U9 / U10 pitches (55 x 37m each).
 - 4no. 5v5 Mini Soccer U7 / U8 pitches (37 x 25.3m each).
 - 4no. Training pitches
- 3.5 The sports pitch would be available between the hours of 08:00 and 22:15hrs Monday to Friday and between 08:00 and 18:15hrs at weekends and bank holidays.
- 3.6 This application is accompanied by the following reports: Ecological Assessment (dated 28th July 2022); Tree Survey Report and Arboricultural Impact Assessment (dated 1st July 2022); Active Travel Plan (dated 8th August 2022); and Flood Risk and Drainage Strategy (dated July 2022).

4.0 Policies

- 4.1 In addition to the National Planning Policy Framework (2021) (NPPF), the relevant policies within the Fareham Local Plan would include:

Approved Fareham Borough Core Strategy

CS5:	Transport Strategy and Infrastructure
CS14:	Development Outside Settlements
CS17:	High Quality Design
CS21:	Protection and Provision of Open Space

Adopted Development Sites and Policies

DSP2:	Environmental Impact
DSP3:	Impact on living conditions
DSP5:	Protecting and Enhancing the Historic Environment
DSP8:	New Leisure and Recreation Development Outside of the Defined Urban Settlement Boundaries
DSP10:	Education Facilities in the Countryside
DSP13:	Nature Conservation
DSP53:	Sports Provision

Emerging Fareham Local Plan 2037

- 4.2 The Fareham Borough Local Plan 2037 was submitted to the Planning Inspectorate on 30th September 2021 and an examination conducted in March and April 2022. Following the conclusion of the examination hearings the Inspector has requested a number of modifications to the Plan. The proposed modifications will be the subject of public consultation from 31st October until 12th December. The Council's Local Development Scheme schedules that the new plan will be adopted in Winter 2022. On adoption the Local Plan will have full weight and in its current advanced stage is a material consideration for the determination of planning applications. The following draft policies of the emerging plan are of relevance.

NE1:	Protection of Nature Conservation, Biodiversity and the Local Ecological Network
NE2:	Biodiversity Net Gain
NE6:	Trees Woodland and Hedgerows
NE10:	Protection & Provision of Open Space
TIN1:	Sustainable Transport
TIN2:	Highway Safety and Road Network
D1:	High Quality Design and Placemaking
D2:	Ensuring Good Environmental Conditions
HE1:	Historic Environment and Heritage Assets page 297
HE2:	Conservation Areas

5.0 *Relevant Planning History*

- 5.1 Cams Hill School has an extensive planning history; however, none are considered to be relevant to this application.

6.0 *Representations*

- 6.1 Thirteen letters of representation from 12 households have been received and can be summarised as follows:

- Light pollution
- Concern regarding hours of operation and potential noise disturbance

- Increase in traffic levels
- Proposal would result in vehicles parking on Shearwater Avenue
- Existing floodlights from Cams Hill School causing disturbance for residents along Shearwater Avenue and Cams Hill
- Proposed operation hours are not acceptable
- Request new lighting should not encroach onto neighbouring gardens and should be turned off by 21:00 on any day.
- Seeking reassurance Shearwater Avenue will not be impacted by users of the proposed facility and adequate parking will be provided especially on open evenings;
- Would like confirmation the school will work with local residents on any environmental and noise issues which may arise as a result of the development;
- No information about noise impact on neighbouring properties or the use of acoustic screening around the pitch;
- Should planning permission be granted, a full review of the approved development should take place after 12 months;
- Highway safety concerns as a result of the proposed floodlighting

7.0 Consultations

EXTERNAL

Sport England

- 7.1 Sport England is happy to support the proposal.
- 7.2 Given the proposal is subject to Football Foundation funding and the terms and conditions of the award of grant associated with this will require access to, then we do not consider it necessary to require any conditions to be imposed should the planning authority be minded to grant consent.

Lead Local Flood Authority

- 7.3 No objection

Ecology

- 7.4 No objection, subject to condition requiring details of replacement planting to be submitted.

INTERNAL

Principal Tree Officer

- 7.5 No objection, subject to planning condition

Environmental Health

- 7.6 No objection

Conservation Planner

- 7.7 Looking at the plans that have been submitted, it is currently proposed to install a 3G sports pitch (including floodlighting) on the site of Cams Hill School which is located just within the eastern boundary of the Cams Hall Conservation Area. While the application site is located within the Conservation Area, there is already a sports pitch on the site that has already affected its character. While the proposed floodlights will undoubtedly have a visual impact, they are screened from the majority of the Conservation Areas by a band of mature trees, along the western boundary of the site.
- 7.8 The proposals will cause less-than substantial harm to the overall character of the Conservation Area, however, this will be restricted to the extreme eastern edge of the area and will be screened from the majority of Cams Hall by a band of mature trees along its western boundary. On balance the public benefit of the sports pitched outweighs the less-than substantial harm to the overall character of the Conservation Area. Consequently, there are no objections to the current application in Historic Environment policy terms.

8.0 Planning Considerations

- 8.1 The following matters represent the key material planning considerations which need to be assessed to determine the suitability of the development proposal. The key issues comprise:

- a) The principle of the proposed development;
- b) Design;
- c) Impact on heritage assets;
- d) The amenity of adjoining occupiers;
- e) Access, transport impact and parking;
- f) Ecology, landscaping and trees; and
- g) Drainage

a) Principle of development

- 8.2 The application site is located within the countryside. Policy CS14: Development Outside Settlements states that:

“Built development on land outside the defined settlements will be strictly controlled to protect the countryside and coastline from development which would adversely affect its landscape character, appearance and function. Acceptable forms of development will include that essential for agriculture, forestry, horticulture and required infrastructure. The conversion of existing

buildings will be favoured. Replacement buildings must reduce the impact of development and be grouped with other existing buildings, where possible. In coastal locations, development should not have an adverse impact on the special character of the coast when viewed from the land or water.”

- 8.3 The site is currently designated as open space by Policy CS21 of the Fareham Core Strategy. Policy CS21 (Protection and Provision of Open Space) and Policy NE10 of the emerging Fareham Local Plan seek to safeguard and enhance existing open spaces and the policy states development which would result in the loss of or reduce the recreational value of open space, including public and private playing fields, will not be permitted, unless it is of poor quality, under-used, or has low potential for open space and a better quality replacement site is provided which is equivalent in terms of accessibility and size.
- 8.4 The site is designated as open space however currently has limited availability to the general public and is mainly used by the school and its students. The proposal would enhance the space by allowing it to be used by the wider community outside of school use. Whilst the sports pitch would be located on an area of existing grass playing field, the new facility would provide the ability for recreational use for the same sports, throughout the year and for longer period in the winter months.
- 8.5 The land is used for playing fields and educational purposes and so the use of the land is not proposed to change as a result of the development. The proposed development would be ancillary to the site's educational use and in addition to the existing playing fields and would improve usability of the designated open space. The school site is within the defined countryside and there are specific policies (as discussed below) regarding the expansion of school sites in this location as well as the implications for sports pitch provision in the Borough. The design and siting of the proposed pitch and fencing is considered later in this report and as such, subject to these policy considerations, the proposal is considered to comply in principle with Policies CS14 and CS21 of the Fareham Core Strategy, and Policy NE10 of the emerging Fareham Local Plan.
- 8.6 Policy DSP8: New Leisure and Recreation Development Outside of the Defined Urban Settlement Boundaries states:

“Proposals for leisure and recreation development outside of the defined urban settlement boundaries (as identified on the Policies Map) will be permitted, where they do not have an unacceptable adverse impact on the strategic and/or local road network and for main town centre uses:

- i. they meet the requirements of a sequential test; and*
- ii. subject to their scale, they meet the requirements of an impact assessment.*

Proposals for camping and/or caravanning outside of the defined urban settlement boundaries should have good access to services and facilities and should not detract from views to and from the River Hamble, Fareham Creek, Portsmouth Harbour, or the Solent Way Coastal footpath.

Leisure and Recreation uses will not be permitted in the identified employment areas within the policy boundary for the Daedalus Airfield strategic employment allocation.

Proposals should have particular regard to the requirements of Core Strategy Policy CS14: Development Outside Settlements, and Core Strategy Policy CS6: The Development Strategy. They should avoid the loss of significant trees, should not have an unacceptable impact on the amenity of residents, and should not result in unacceptable environmental or ecological impacts or detrimental impact on the character or landscape of the surrounding area.

New buildings should be well designed to respect the character of the area and, where possible, should be grouped with existing buildings.”

8.7 The proposed sports pitch is not considered to be a main town centre use and therefore a sequential test is not needed for this proposal. The community use of the facility outside of the school educational use however does ensure that the proposal needs consideration against this policy. The proposal is considered to comply in principle with Policy DSP8 however the impact upon the local road network, residential amenity, ecology and trees is discussed later in this report.

8.8 Also relevant to this proposal is Policy DSP10 of the adopted local plan and Policy NE10 of the emerging local plan which facilitates the provision of new buildings, replacement buildings, conversion, and/or extensions to educational facilities outside of the defined urban settlement boundaries. Cams Hill School is identified on the inset maps of the Local Plan as one such educational facility. Policy DSP10 only allows such development providing that:

- “i. They will be used for educational purposes or a use directly required to support the educational facility*
- ii. They are of a suitable scale that is proportionate to the existing facilities on site*

iii. For new buildings, they are well designed to respect the character of the area and, where possible, should be grouped with existing buildings on site

iv. They would not result in the loss of playing fields and/or sports pitches unless it can be demonstrated that these facilities are no longer required, or they can be adequately replaced elsewhere on site;

v. They avoid building on the areas of the site that are at the highest risk of flooding, unless it can be demonstrated that the proposed development has an overriding need for the proposed location; and

vi. It is demonstrated that sufficient parking spaces will be provided to meet the needs of any additional development and that there will be no unacceptable impact on traffic levels and parking in neighbouring areas.”

8.9 Furthermore, as is the case with Policy DSP8, the policy cross refers to the Core Strategy Policies CS6 and CS14 and requires such development to also avoid the loss of significant trees, should not have an unacceptable impact on the amenity of residents, and should not result in unacceptable environmental or ecological impacts or detrimental impact on the character or landscape of the surrounding area.

8.10 Policy DSP53: Sports Provision states:

“Proposals for new or extended sports facilities and pitches, will be permitted on sites within or adjoining the settlement boundaries provided they meet the following criteria:

i. The proposal would be compatible with the character of the site and its surroundings

ii. The site is accessible by a variety of modes of transport, including walking and cycling, and the amount of traffic generated by the proposal could be accommodated on the local highway network without harming road safety

iii. The proposal would not be detrimental to the amenity of neighbouring residents by reason of undue noise or traffic; and

iv. A need for the facility has been established.

v. If the proposal is outside the urban area it accords with Policy DSP8: New Leisure and Recreation Development Outside of the defined Urban Settlement Boundaries.”

8.11 The majority of the points within Policy DSP53 are discussed later in this report namely criteria i) Character impact, ii) transport impact, iii) neighbouring amenity and v) compliance with policy DSP8. Consideration of the proposal against criterion iv) the need for the facility is set out below.

- 8.12 Fareham's Playing Pitch Strategy Update forms part of the evidence base to support the Council's emerging Local Plan. The strategy identifies that Fareham has an undersupply of five 3G pitches and up to six pitches are required to meet future demand. The strategy recognises demand for pitches is particularly high in Portchester and the Western Wards. The study states that while the loss of grass playing fields should be minimised, the additional capacity that will be generated by the creation of the 3G pitches is essential in meeting demand across Fareham.
- 8.13 Cams Hill School is identified in Fareham's Playing Pitch Strategy as a site for a pitch in the east of the Borough. The Strategy states goes on to state that at least one pitch in each area of the Borough should be targeted and all pitches should be included on the Football Association (FA) 3G pitch register and are therefore, able to accommodate competitive fixtures.
- 8.14 There is an identified need for a full sized 3G all-weather pitch within the Borough and within the Portchester Ward in particular with Cams Hill School being identified as a potential site and the proposal is considered to comply with part iv) of Policy DSP53.
- 8.15 Furthermore, Sport England were consulted during the course of the application. In their response Sport England confirmed they support the proposal and stated that the proposal results in significant benefits which responds to an identified need within the Borough. In addition, they recognised that there would not be an adverse impact on other sports at the site and that rounders and athletics could be relocated elsewhere on the playing field.
- 8.16 Taking all of these policies in the round, the proposal is considered, in principle, to be an acceptable form of development subject to the other material considerations as set out in the remaining parts of this report.

b) Design

- 8.17 Policy CS17 of the adopted Fareham Borough Core Strategy sets out that:

"In particular development will be designed to: respond positively to and be respectful of the key characteristics of the area, including heritage assets, landscape, scale, form, spaciousness and use of external materials".

- 8.18 Policy D1 (High Quality Design and Placemaking) of the emerging Fareham Local Plan broadly confirms and expands upon these objectives. The proposal has been designed in accordance with a number of technical

guidance documents and performance quality standards as set out in the supporting planning statement.

- 8.19 The appearance of the 3G football turf pitch surface (the field of play) would comprise a 3G artificial grass made of synthetic fibres and partially in-filled with silica sand (for stability) and styrene butadiene rubber (for performance), also known as rubber crumb. The proposed fencing surrounding the proposed pitch would be black and would be 4.5m high. The proposal includes six 12-metre-high flood light columns; one on each corner and two on the halfway line. These are to be constructed from galvanized steel in a slim profile.
- 8.20 Further alterations would include the creation of a hardstanding in the grounds of the school to create a vehicular access between the existing car park to the front (west) of the school building and the proposed overspill car park to the north of the school building.
- 8.21 The proposed sports pitch would be situated on the existing playing fields to the west of the school buildings which by its very nature is a flat and open area, however the sports pitch would be set back approximately 72m from the highway and therefore would not form a dominant feature when viewed from the A27. The sports pitch is positioned close to the school buildings to ensure that the built form is clustered together as much as is possible. It is noted that there is an existing sports pitch on the site which includes fencing and flood lights.
- 8.22 Having regard to the siting of the sports pitch back from the highway and the existing sports pitches on the school site, the proposal is not considered to be out of keeping with existing development on the site and is not considered to be harmful to the character and appearance of the area, in compliance with policy CS17 of the adopted Core Strategy and Policy D1 of the emerging Fareham Local Plan.

c) Impact on the Cams Hill Conservation Area

- 8.23 The field on which the sports pitch is proposed is located within the eastern boundary of the Cams Hall Conservation Area but the existing school buildings lie just outside. The application site is around 240m north-east of Cams Hall which is a Grade II* Listed Building. The conservation area and Cams Hall are therefore important designated heritage assets.
- 8.24 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the statutory duty that local planning authorities shall, in considering whether to grant planning permission for development which

affects a listed building or its setting, 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.

- 8.25 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect any buildings or other land within a conservation area, in the exercise of relevant functions under the planning Acts, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

- 8.26 Paragraph 199 of the NPPF sets out that:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

- 8.27 NPPF paragraph 200 continues that:

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.”

- 8.28 NPPF paragraph 202 adds that:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

- 8.29 Policy DSP5 of the adopted Fareham Borough Local Plan Part 2 is the main development plan policy relating to protecting and enhancing the historic environment. Taking the pertinent points relevant to this proposal, it says that:

“...In considering the impacts of proposals that affect the Borough’s designated heritage assets, the Council will give great weight to their conservation (including those that are most at risk through neglect, decay, or other threats). Harm or loss will require clear and convincing justification in accordance with national guidance. Substantial harm or loss to a heritage asset will only be permitted in exceptional circumstances.”

- 8.30 In terms of the emerging Local Plan, Policy H1: Historic Environment and Heritage Assets states that all development should seek to conserve and enhance the historic environment and heritage assets, in line with local and national policy. The Council will take appropriate positive steps to conserve and enhance the Borough's historic environment and heritage assets. Policy HE2: Conservation Areas states that development affecting Conservation Areas should preserve or enhance the special architectural, historic character or appearance of the Conservation Area.
- 8.31 When considering the effect on the heritage assets, Officers do not consider the proposed development affects the setting of the Grade II* Listed Building Cams Hall. However, it is acknowledged the proposed sports pitch, which includes floodlights, would have a visual impact on the character of Cams Hall Conservation Area. In response to a consultation request, the Council's Conservation Planner recognises the proposed flood lights in particular will have a visual impact, however, the proposal would be screened from the majority of the Conservation Area by a band of mature trees along the western boundary of the site which acts as a physical and visual barrier. It is noted there is already a sports pitch with floodlighting on the school site which has already affected the character of the Conservation Area. Similarly, the proposal would impact on the character of the Conservation Area and would result in less-than substantial harm to this heritage asset.
- 8.32 NPPF paragraph 202 requires that where a proposal would result in less than substantial harm, the harm should be weighed against the public benefits of the proposed development. In this instance, the proposal would provide a new community facility in the form of a 3G sports pitch which would respond to an identified need within the Borough. In this instance Officers consider the public benefit of the sports pitches outweighs the less than substantial harm to the heritage assets.
- 8.33 For the above reasons, the proposal is found to be in compliance with local plan Policy DSP5 having regard to Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and paragraph 202 of the NPPF (2021).

d) Impact on the amenity of neighbouring properties

- 8.33 Policy DSP2 of the Local Plan Part 2: Development Sites and Policies states that:

“Development proposals should not, individually, or cumulatively, have a significant adverse impact, either on neighbouring development, adjoining land, or the wider environment, by reason of noise, heat, liquids, vibration,

light or air pollution (including dust, smoke, fumes or odour)."

8.34 Policy DSP3 of the Local Plan part 2: Development Sites and Policies states:

"Development proposals should ensure that there will be no unacceptable adverse impact upon living conditions on the site or neighbouring development, by way of the loss of sunlight, daylight, outlook and/or privacy."

8.35 Policy D2 of the emerging Local Plan conforms with this approach, seeking to ensure no unacceptable adverse impact upon environmental conditions. A very important consideration for the impact on neighbours would relate to increased noise and light pollution. The nearest residential properties would be located approximately 115m from the proposed sports pitch on the north side of Cams Hill. The properties would be separated from the application site by the A27 which is lit by streetlights. Properties on Shearwater Avenue would be located approximately 200m from the proposal at their closest point.

8.36 The sports pitch would be available between the hours of 08:00 and 22:15hrs Monday to Friday and 08:00 until 18:15hrs at weekends and bank holidays. Sessions are expected to finish by 18:00hrs and 22:00hrs, however, the applicant has requested an additional 15 minutes after the last session to allow time for the pitch to be tidied and vacated. Having regard to the separation distance between the proposed sports pitch and residential properties, the proposed operating hours are considered to be acceptable.

8.37 While the floodlighting is required to provide lighting standards in accordance with the appropriate performance standard for football activities as set out by The Football Association, the floodlight proposal has been sensitivity designed in accordance with the requirements for an Environmental Zone E2, which is a rural surrounding for example; a sparsely inhabited rural areas, village, or relatively dark outer suburban location. To satisfy the technical guidance recommendations, the proposed lighting scheme would include LED technology to reduce potential impacts on the surrounding environment. Furthermore, the lighting has been designed to focus down and straight onto the playing surface to prevent light spill and back light.

8.38 While the lighting columns and lights would be visible within the landscape over this distance, the application is supported by a lighting report which predicts that light spillage would not have a harmful impact on any local residential properties or highways as a result of the design and light fittings on the flood lighting columns.

- 8.39 Having regard to the lighting report, it is considered the proposed floodlighting would not have an unacceptable adverse impact on the amenity of neighbouring residential properties. However, it is suggested a condition is imposed requiring the floodlighting to be carried out and retained in accordance with the approved details and a further condition to control the operating hours of the floodlighting.
- 8.40 Concerns have been raised in the representations regarding noise. While the proposed use in terms of noise would be noticeable from neighbouring properties, having regard to the separation distance between the properties to the north which are separated from the application site by a main road and properties to the east which are separated by the main school buildings and mature trees. It is not considered the impact would be so intrusive to the point that it would have a significant adverse impact on neighbouring development.
- 8.41 The Council's Environmental Health (EH) team have been consulted on the application and has raised no objection to the proposal in terms of noise and lighting.

e) Access, transport and parking

- 8.42 Policy CS5 states in part that:

“...The Council will permit development which:

- contributes towards and/or provides necessary and appropriate transport infrastructure including reduce and manage measures and traffic management measures in a timely way*
- does not adversely affect the safety and operation of the strategic and local road network, public transport operations or pedestrian and cycle routes*
- is designed and implemented to prioritise and encourage safe and reliable journey's by walking, cycling and public transport.”*

- 8.43 The existing site is accessed via a vehicular access from Shearwater Avenue. This access would be retained and the proposal includes new hardstanding within the main school campus to facilitate vehicular access between the entrance, sports pitch and overspill car park.
- 8.44 Cams Hill School provides main parking areas with approximately 135 parking spaces (including 7no. dedicated spaces for minibuses and 3no. dedicated accessible parking spaces).

- 8.45 The applicant has explained that the proposal is intended for use by the school students during the school day and only open to the wider community outside of school hours. As set out in the planning statement, outside of school hours one of school playgrounds would be used as an overspill car park. This car park can accommodate an additional 110 car parking spaces. In addition to vehicle parking, the school provides approximately 250 cycle spaces.
- 8.46 It is understood the school currently hosts other community groups such as holiday groups during the day and dance classes in the evening. To ensure there would be sufficient parking to accommodate existing uses on the site, in addition to the proposed use, the applicant has provided further details regarding the existing uses. The applicant has confirmed the existing 136 car parking spaces is sufficient to house the current uses.
- 8.47 With regards to the proposed use, the maximum number of teams that can use the pitch at one time would be 4 for training, with a maximum of 15 players for each team. Assuming a worst-case scenario that there would be 1 car per player, this would be 15 cars per team and 60 vehicles in total. Having regard to the proposed overspill car park which could accommodate an additional 110 vehicles, it is considered there would be sufficient onsite parking to accommodate the proposal alongside existing uses on the site.
- 8.48 In terms of accessibility, the site is well served by buses with 3 routes stopping outside the site. Therefore, there is the potential for visitors to use public transport to travel to and from the site. Furthermore, the application is supported by a travel plan to promote sustainable transport and try to reduce vehicle movements which would be secured by planning condition.
- 8.49 Concerns have been raised in the representations regarding high volumes of traffic on Shearwater Avenue during school events, particularly parents evening. Local residents are concerned the proposal will increase the volume of traffic on Shearwater Avenue and result in cars being parked on the road. The Local Highways Authority have been consulted on the application and are satisfied there would be sufficient onsite parking during the school day and outside of school hours to accommodate users of the sports pitch. Furthermore, the Highway Authority are satisfied the proposal would not result in a detrimental impact on the operation and safety of the local highway network.
- 8.50 The Local Highways Authority recognise constructions works have the potential to cause vehicle/ pedestrian conflicts, especially if the works are to be carried out during term time. Therefore, the Local Highways Authority have requested a condition requiring a Construction Management Plan to be

submitted and approved by the Local Planning Authority prior to the commencement of works.

f) Trees, Ecology and Landscaping

8.51 Policy DSP13 states that:

“Development may be permitted where it can be demonstrated that:

- i. designated sites and sites of nature conservation value are protected and where appropriate enhanced*
- ii. protected and priority species populations and their associated habitats, breeding areas, foraging areas are protected and, where appropriate, enhanced*
- iii. where appropriate, opportunities to provide a net gain in biodiversity have been explored and biodiversity enhancements incorporated; and*
- iv. The proposal would not prejudice or result in the fragmentation of the biodiversity network.*

Proposals resulting in detrimental impacts to the above shall only be granted where the planning authority is satisfied that (this section of the policy should not be applied to impacts on SPA designated sites which are subject to stricter protection tests as set out in The Conservation of Species and Habitats Regulations (as amended) 2010);

- i. Impacts are outweighed by the need for, and benefits of, the development; and*
- ii. Adverse impacts can be minimised, and provision is made for mitigation and, where necessary, compensation for those impacts is provided.*

Enhancements that contribute to local habitat restoration and creation initiatives as set out in the Hampshire Biodiversity Action Plan (or other similar relevant document) will be supported.”

Trees

8.52 The application site is bound by mature vegetation of varying quality along the western, southern and eastern boundary of the site. The area of woodland to the west of the application site is subject to a Tree Preservation Order (TPO). The applicant has provided a Tree Survey Report and Arboricultural Impact Assessment as part of their application which confirms an area of hedgerow to the south-eastern corner of the site and a tree along the southern boundary would be removed to facilitate the proposal. Furthermore, several trees along the western and southern boundary would need to be pruned to allow for adequate clearance for the proposed development.

- 8.53 The Council's Principal Tree Officer has been consulted on the application and has raised no objection subject to a condition requiring works to be carried out in accordance with the arboricultural method statement.

Ecology and Landscaping

- 8.54 The application is supported by an Ecological Assessment which confirms the site contains habitats that support breeding birds, foraging and community bats, with limited suitable habitat for invertebrates, reptiles and common amphibian species. The report sets out a variety of biodiversity enhancement measures which include replacement scrub planting, native fruiting and flowering species and bird and bat boxes.
- 8.55 The Council's ecologist has been consulted on the application and originally raised concern regarding the proposed lighting levels along the southern and eastern woodland edges and the impact this would have on foraging and commuting bats. However, following amendments to the lighting scheme to reduce the lighting levels, the ecologist is satisfied the amendments address their previous concerns. The ecologist notes planting along the eastern boundary will be removed to facilitate the proposal, therefore compensatory tree and scrub planting is required within the application site. Details of replacement planting would be secured by condition.
- 8.56 During previous applications for similar proposals, concerns have been raised regarding the use of styrene-butadiene rubber (rubber crumb) for 3G pitches and the associated environmental implications.
- 8.57 As set out in the planning statement, during the development of this proposal, a variety of potential performance infill materials have been considered including rubber crumb (Styrene-butadiene rubber) and organic materials. However, rubber crumb was the preferred infill material due to its performance, durability, no fibre content, cost efficiency and the ability to be recycled. This type of material is considered to be appropriate by the sport governing bodies and Sport England.
- 8.58 However, as set out in the supporting planning statement, design features have been incorporated into the proposal which would minimise rubber crumb loss. These features would include:
- 0.2m high and 0.5m high containment barriers installed around the FTP enclosure (built into pitch barriers entirely surrounding the 3G football turf pitch surface);
 - Football boot cleaning stations;

- Detox units to all gated entrances (steel grates with drainage outlets and waste trays);
- Surrounding asphalt surfacing / slab paving.
- Drainage inspection chambers with waste sumps to capture any materials entering the drainage system.

8.59 While the use of microplastic may not be a sustainably sourced material, in this instance, the use of rubber crumb is not considered to warrant a reason to withhold planning permission.

g) Drainage

8.60 The site lies within Flood Zone 1 and is therefore at low risk of flooding but the Applicant has submitted a Flood Risk Assessment and Drainage Strategy, which the Lead Local Flood Authority has been consulted on and raised no objection.

Summary

8.61 The proposed development relates to a site which is protected open space as designated by Policy CS21 of the adopted local plan. However, the development proposed is in accordance with the relevant local plan policies and would provide Fareham with an improved sports facility. The less than substantial harm that would be caused to the character of the Cams Hill Conservation Area would be outweighed by the demonstrable public benefits of the scheme.

8.62 The proposal with the relevant conditions, would be of an appropriate design, acceptable with regard to highway capacity and safety and would not have a significant adverse effect on local amenity. It is therefore recommended that planning permission be granted subject to the conditions set out in this report.

9.0 Recommendation

9.1 GRANT PLANNING PERMISSION, subject to the following Conditions:

1. The development hereby permitted shall be begun before the expiration of a period of three years from the date of this decision notice.
REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.
2. The development hereby permitted shall be carried out strictly in accordance with the following drawings/documents:

- i) Location Plan S22-049 / DWG / 0001
 - ii) Proposed Site Plan S22-049 / DWG / 0003
 - iii) Proposed Layout S22-049 / DWG / 0005
 - iv) Proposed Drainage S22-049 / DWG / 0007
 - v) Proposed Elevations S22-049 / DWG / 0010
 - vi) Tree Survey Report and Arboricultural Impact Assessment (ref: JSL4460_770)
 - vii) Ecological Assessment (RPS, July 2022)
 - viii) Flood Risk Assessment and Drainage Strategy (reference: R-FRA-24796-01-0)
 - ix) Flood Lighting Calculations (October 2022)
 - x) Proposed Floodlights S22-049 / DWG / 0008 Rev 01
- REASON: To avoid any doubt over what has been permitted.

3. The floodlighting hereby permitted shall be installed and operated in accordance with the approved Floodlighting Performance Report, dated 04.10.22 and drawing no.S22-049/DWG/0008 Rev 01. The external lighting shall be maintained in accordance with the approved details and retained at all times thereafter.

REASON: In order to prevent light disturbance to occupiers of nearby residential properties and control light pollution.

4. Unless otherwise agreed in writing by the Local Planning Authority, the sports pitch (including the floodlighting) hereby approved shall not be used outside the hours of 08.00 to 22.15 Monday to Friday and 08:00 to 18:15 Saturday and Sunday (including bank holidays).

REASON: In the interests of the amenities of the occupiers of nearby properties and the visual amenity of area.

5. Prior to the 3G sports pitch hereby approved first being brought into use, the approved fences shall have neoprene washers fitted to the fence post/ panel fixings to reduce panel rattle and vibration from the impact of balls. The neoprene washers shall remain in place and be maintained and replaced when damaged for the duration of the development.

REASON: To protect the occupiers of nearby residential properties against noise and disturbance

6. No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme of and phasing of demolition (if any) and construction work;
- (b) The provision of long-term facilities for contractor parking;

- (c) The arrangements for deliveries associated with all construction works;
- (d) Methods and phasing of construction works;
- (e) Access and egress for plant and machinery;
- (f) Protection of pedestrian routes during construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;

Demolition and construction work shall only take place in accordance with the approved method statement.

REASON: In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

7. The development shall be carried out in accordance with the Tree Survey Report and Arboricultural Impact Assessment (RPS, July 2022) unless otherwise agreed in writing with the Local Planning Authority.
REASON: To ensure that the trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability during the construction period.
8. The development hereby approved shall be carried out in full accordance with the recommendations and enhancements set out in section 5.4 of the Ecological Assessment prepared by RPS (dated 28.7.22) submitted as part of the application. None of the development hereby approved shall be first used until the approved ecological enhancements have been fully implemented. These enhancement measures shall be subsequently retained.
REASON: To ensure that protected species are not harmed and that habitat is enhanced as a result of the proposed development.
9. Prior to first use of the development hereby permitted, details of compensatory tree and scrub planting together with the species, planting sizes, planting distances, densities and numbers of all new planting shall be submitted to and approved by the Local Planning Authority.
REASON: To ensure that protected species are not harmed and that habitat is enhanced as a result of the proposed development.
10. The planting details submitted and approved under Condition 9 above shall be implemented and completed within the first planting season after the development is first brought into use or as otherwise agreed in writing with the Local Planning Authority and shall be maintained in accordance with the agreed schedule. Any trees or plants which, within a period of five years from first planting, are removed, die or, in the opinion of the Local Planning Authority, become seriously damaged or defective, shall be replaced, within the next available planting season, with others of the same species, size and number as originally approved.

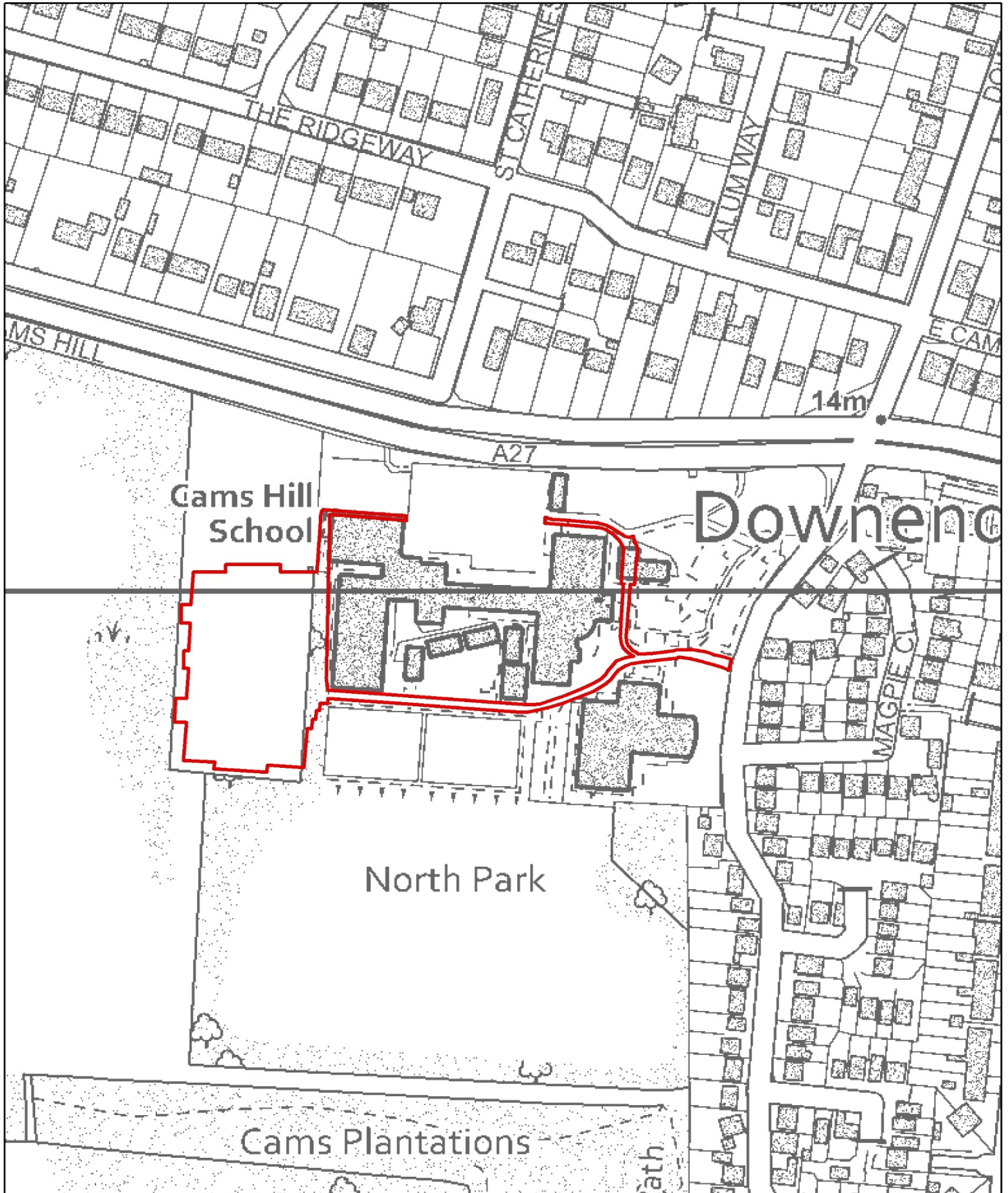
REASON: To ensure the provision, establishment and maintenance of a standard of landscaping.

11. Before the development hereby approved is first brought into use, the Travel Plan prepared by S&C Slatter (dated: 8/8/22) shall be implemented in accordance with the approved details. The approved measures shall thereafter be permanently retained unless otherwise agreed in writing with the Local Planning Authority.

REASON: To deliver sustainable transport objectives including reductions in the use of private cars (particularly single occupancy journeys) and increased use of public transport, walking and cycling, improve road safety and personal security for pedestrians and cyclists.

FAREHAM

BOROUGH COUNCIL



Cams Hill School
Shearwater Avenue, Portchester
Scale 1:2,500



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