

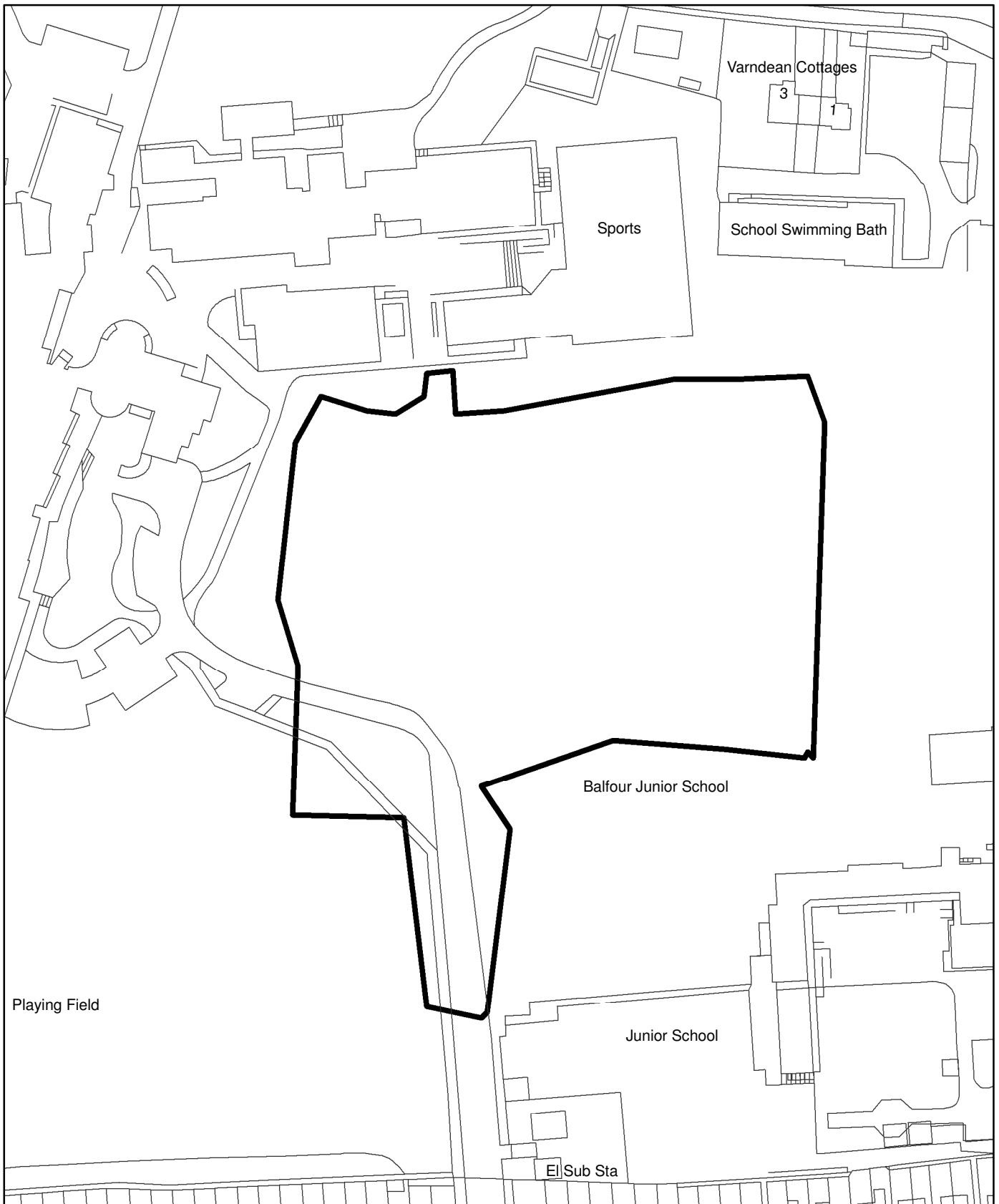
ITEM B

**Dorothy Stringer School, Loder Road,
Brighton**

**BH2013/03280
Full planning**

11 DECEMBER 2013

BH2013/03280 Dorothy Stringer School, Loder Road, Brighton



**Brighton & Hove
City Council**



Scale : 1:1,250

<u>No:</u>	BH2013/03280	<u>Ward:</u>	WITHDEAN
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Dorothy Stringer School Loder Road Brighton		
<u>Proposal:</u>	Installation of an artificial turf pitch with associated fencing and floodlighting, incorporating alteration to internal access and landscaping works.		
<u>Officer:</u>	Jason Hawkes Tel 292153	<u>Valid Date:</u>	27 September 2013
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	27 December 2013
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	Surfacing Standards, 1A Perth House, Corbygate Business Park, Corby, NN17 5JG		
<u>Applicant:</u>	Mr Ros Stephen, Dorothy Stringer School, Loder Road, Brighton, BN1 6PZ		

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves to **REFUSE** planning permission for the reasons set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site relates to a large section of playing fields and the vehicular access of the Dorothy Stringer School. The school has approximately 1650 students and has a specialism as a sports college. The school is comprised of a number of large brick built buildings and is part of a larger campus which includes Balfour Primary School, Varndean High School and Varndean College. Dorothy Stringer School is located on the west side of the site. The school includes a vehicular access from Loder Road. The access is adjacent to a playing field and a row of trees which includes 2 mature Elm trees which are both covered by a tree preservation order (TPO). The Elm trees are part of the National Elm Collection.
- 2.2 The playing field includes an area which is currently used for cricket practice. The site steps up from east to west. This reflects the topography of the site which means Varndean School is sited at a much higher ground level than the Dorothy Stringer School.
- 2.3 There is an on site butterfly haven and nature area to the north of the school buildings. The campus is enclosed by residential properties to the south, east and west.

3 RELEVANT HISTORY

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BH2012/03335: Dorothy Stringer High School, Loder Road. Erection of single storey modular classroom. Approved July 2013.

BH2010/00988: Replacement of existing single storey Pre-School Nursery building with new single storey building. Approved June 2010.

BH2007/04621: Dorothy Stringer High School, Loder Road. Proposed drama studio extension on first floor over roof of caretakers office. Approved March 2008.

BH2007/01685: Dorothy Stringer High School, Loder Road. Additional car parking on site of demolished canteen. Refused August 2007.

BH2005/06283: Dorothy Stringer School, Loder Road. Additional car parking on site of demolished canteen. Refused March 2006.

BH2003/02831/FP: Dorothy Stringer High School, Loder Road. Construction of fire engine access road (Retrospective). Approved October 2003.

BH2001/02115/FP: Dorothy Stringer High School, Loder Road. Construction of single storey nursery school. Approved February 2002.

BH2001/02112/FP: Dorothy Stringer High School, Loder Road. Construction of new sports block, changing facility art block & 3 storey classroom block. Approved 2002.

4 THE APPLICATION

- 4.1 Planning permission is sought for the construction of an artificial turf pitch. The pitch is proposed to mainly replace a central playing field and is south and west of the school. The proposed pitch (including the fencing) would be 107m x 76.5m. The pitch is mainly proposed to be used for football and includes perimeter fencing, 15m high floodlighting and a storage container. The scheme includes alterations to the vehicular access to the school and a replacement parking area. The alterations comprise the realignment of the access.
- 4.2 The scheme requires the removal of the clump of semi-mature trees located adjacent the swimming pool and the removal of the group of trees near the vehicular entrance. The trees to be removed include two mature Elm trees covered by a tree preservation order. The scheme includes excavation works which comprise the removal of earth and chalk which banks up to the west of the site.
- 4.3 The pitch is mainly for football and will allow up to 11-a-side football as well as football training, coaching and other recreational usage for other sports, such as hockey.

5 PUBLICITY & CONSULTATIONS

External:

- 5.1 **Neighbours: One hundred and seventy six (176)** representations of objection have been received from: **Anderson Road, Ironwood, Michigan, USA, 21 Arundel Road, 6 (x2) & 64 Ashford Road, 86, 98, 99, 108 (x2), 128 (x2), 158 (x2), 166 (x3) & 184 Balfour Road, 2 Clwt Cottages, Bangor Road, Gyfelia, Wrexham, 99 Barnett Road, 3 Barnsway, 30, 37A, 39 & 78 Bates Road, 18 Belle Vue Cottages, 10 Bernard Road, 39A (x2) Blatchington Road, 5 Bristol Gardens, 77 (x2) Chester Terrace, 33 Crespian Way, 22A College**

Gardens, 2 Compton Avenue, 5 & 37 Cornwall Gardens, 31 Cuthbert Road, 23 Davigdor Road, 3 Denmark Road, 44 Ditchling Crescent, 31 Dover Road, 16 Draxmont Way, 32 Dudley Road, 15 Dunvan Close, Lewes, 2 Fallowfield Close, Ferny Grove, Queensland Australia, 14 Fleetwood Street, 42 Frederick Place, 37 (x2) Friar Road, 1A Friar Walk, 19 Friary Crescent, 25 Glebe Villas, 3 Gordon Road, 26, 78, 82 & 99 Green Ridge, 12, 120 & 160 Havelock Road, 104 Hawkhurst Road, 183 Hartington Road, 9 Henley Road, 19 (x2) Herbert Road, The Old House, High Street, Balcombe, 98 Hollingbury Park Avenue, 37 Hurston Close, 70 Islingword Street, South Cottage, Jackies Lane, Newick, 11 Kingsley Road, 130 Ladysmith Road, Flat 2, 32 Lansdowne Street, 180A Lewes Road, 9 Lyminster Avenue, 23 (x5), 27 (x2), 35, 43, 45, 50, 54 (x3), 56 (x2), 59, 73 (x2), 91 (x2), 105 (x2), 109 (x3), 111 (x3) & 119 (x4) Loder Road, 10 & 51 Lowther Road, 39 Maldon Road, 65 Millcroft, 14 Swanborough Court, New Road, Shoreham by Sea, Flat 7, 6 Oriental Place, 49 (x5), 57 (x3), 59, 61 (x5), 69A, 105, 147 & 162 Osborne Road, 18 Peel Road, 1 Poplar Close, 201 Preston Drove, 80 Queen's Park Rise, 14 Redvers Road, Flat 4, 5 Richmond Road, 30 Richmond Place, 37A & 63 Rugby Place, 1 Varndean Cottages, Stringer Way, 4 & 31 (x2) Sandgate Road, Flat 3, 29 Shanklin Road, 100 (x3) Stamner Villas, 41, 108 & 173 Surrenden Road, 1 Surrenden Close, 35 (x3) Surrenden Crescent, 57 Swanborough Drive, 30B Third Avenue, 8 The Drove, 7 The Heights, 3 The Martlets, 2 Upper Roedale Cottages, Ditchling Road, 1, 4, 6 (x4) & 7 Varndean Holt, 35, 113 & 143 Waldegrave Road, Mill House, Windmill Drive, 152 Waller Road, London, 8 Whippingham Road, 21 Wicklands Avenue, 6 Wykeham Terrace and 59 & 104 Woodbourne Avenue.

5.2 The grounds of objection are as follows:

- The scheme would result in a serious impact on residential amenity. The scheme would result in light pollution for miles around as well as an increase in noise disturbance from increased traffic and use of the artificial pitch. The use of the pitch will also result in a significant noise impact and loss of outlook on adjacent properties. The use will disturb children trying to sleep. The proposed hours of use are unacceptable due to the impact that it will have on traffic and noise well after 10pm.
- Wildlife such as bats, butterflies, invertebrates, slowworms and nesting birds are present in the small woodland to be lost. They will lose their long established feeding and nesting sites if this scheme goes ahead.
- The scheme involves the felling of two ancient Wheatley Elms which are protected by a tree preservation order as well as 50 other healthy trees which were planted as a condition of the sports hall to enhance the school site for the benefit of the neighbours, wildlife and pupils.
- The scheme will exacerbate parking problems in the area and could result in a danger to pedestrians and additional pollution through car fumes.
- The proposal will change the nature of the playing fields into an intensively used sports facility which is rented out for profit. The site of the proposed pitch is a valley / bowl which will amplify noise.
- The proposal will destroy the visual amenity of the site by removing mature woodland to open vistas of the existing buildings. The proposed

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pitch replaces open fields with 4.5m high steel fencing, 15m high floodlights, 8,000sqm of artificial pitch and steel shipping containers and is visually inappropriate.

- The scheme lacks satisfactory information including a site waste management plan, contextual elevations and proposals to screen the pitch from neighbouring properties.
- The landscaping scheme accompanying the application provides inadequate acoustic and visual screening. The landscaping details given are also insufficient.
- Why does this pitch need to be so big? There are five 3G floodlit pitches which are available to hire within 5 miles of the school. With these pitches nearby, the destruction at the Dorothy Stringer School is unjustifiable. The proposal is an inappropriate use of the playing field.
- There has been a lack of consultation and the scheme lacks a potential transport assessment, a noise impact assessment and biodiversity and habitat report.
- The lights at West Blatchington School all weather pitch are on till 10pm and when looking out the neighbourhood is illuminated in a bright white light that is very intrusive. Serious consideration should be given to the angling of the floodlights. Many houses overlook this area and will be affected.
- The money should be spent on keeping the pitches in a better condition.
- Brighton has already lost so many trees in the last 30 years and has very few green spaces.
- The use will result in an increase in litter.
- The proposed butterfly havens will be ugly additions to the campus.
- The Varndean and Stringer Campus form part of the network of 'linear wildlife corridors' within the South Downs Way Ahead Nature Improvement Area. The site is within a half mile of the South Downs National Park.
- There is concern that youths would congregate at the backs of gardens after the facilities have closed and this could result in anti-social behaviour and crime.
- By creating a floodlit pitch and thus limiting the use of space to particular formalised games, the school will be removing potential for children to explore nature and to make up their own games.
- The scheme should not be at the expense of the existing cricket nets.
- This local amenity should not be used for commercial gain. The benefits to the local community are challenged given its potential impact on adjacent properties.

5.3 A petition of **545** signatures has also been received attached to a letter of objection to the scheme which makes the following points:

- The proposal results in the loss trees including two Elms which are particularly good examples and are part of the National Elm Collection. The proposal also results in the loss of a group of trees which were planted to satisfy a condition under BH2011/02212/FP. It is inexcusable to propose cutting down these trees.

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- The proposal results in a loss of visual amenity and outlook for the users of the campus, Balfour Road, Loder Road, Whittinghame Gardens, Poplar Close, Osborne Road and Friar Close.
- It is clear from the experiences at Blatchington Mill that light reports are worthless. There must be some recognition that these pitches blight many people's lives in terms of light pollution.
- It would be fundamentally impossible to mitigate against the noise pollution caused by the pitch which will be intermittent and involve shouting, swearing, ball noise and the noise of cars arriving and departing.
- The proposal results in the loss of significant habitat features which has been overlooked by the school.
- The scheme results in overdevelopment and a reduction in recreation land for the pupils of Dorothy Stringer, Varndean and Balfour Schools.
- The potential number of cars and pollution is horrendous.
- The proposed pitch duplicates local facilities for football pitches which have spare capacity.

5.4 **Two hundred and thirty five (235)** representations of support have been received from: **3 Atlingworth Street, 13 & 40 Ashdown Road, 29 Arundel Road, 144 Auckland Drive, 25 Belton Road, 9 Bute Street, 48, 78, 100 Barnett Road, 69 Abbey Close, Peacehaven, 12 & 186 Balfour Road, Balfour Primary School, 206 Braeside Avenue, 6 Brasslands Drive, 64A Blatchington Road, 48 & 109 Beaconsfield Villas, 6 Barnfield Gardens, 83 Bevendean Crescent, 1 Billington Way, Bellerby's College, 31 Cairo Avenue, 86 Carden Hill, 59 Carlyle Street, 8 Clifton Street, 12 Church Place, 49 Clayton Road, 9 Clyde Road, 35(x2) Coldean Lane, 14, 26 (x2), 36 Clermont Terrace, 66 Compton Road, 13 Carisbrooke Road, 76 Cedar Drive, Southwater, 49 Church Road, 48 Cokeham Road, 36 Crabtree Avenue, 137 Chester Terrace, 49 Cuckmere Way, 37 Cliveden Court, Cliveden Crescent, 29 Downsway, 44 Dale Crescent, 5 Dean Court Road, 26 Davey Drive, 19 (x2) & 21 Dover Road, 139 (x2), 177, 189, 202 & 362 Ditchling Road, 22 De Montford Road, Flat 250 Dyke Road, 9 East Drive, 28 Elmore Road, 13 & 31 Elsted Crescent, 26 Exeter Street, 6 Frederick Street, 6 Firecroft Close, 30 Fairfield Gardens, 16, 187 & 219 Freshfield Road, 111 Furze Court, 32 Greenfield Crescent, 78 Gordon Road, 2 (x4) Herbert Road, Flat 2 Rissom Court no.3 Harrington Road, 45 Highbridge Road, 30 Hill Brow, 92, 161, 166 (x2) & 180 (x2) Havelock Road, 18 Howard Road, 77 Hevers Avenue, Horley, 58 Highbank, 2 Henley Road, 42 & 54 Hampstead Road, 11 & 45 Hertford Road, 13, 147 & 172 (x3) Hollingdean Terrace, 5 Hollingbury Crescent, 14, 112 & 142 Hollingbury Park Avenue, 7 & 63 Highfield Crescent, 46 (x2) Hamilton Road, 41 Islingword Place, 67A & 80 Islingword Street, 26 Jevington Drive, 9 & 107 Lynchet Close, 51 (x2) Luxford Road, Haywards Heath, 39 Luther Road, 47A Lower Market Street, 37 (x2), 147 (x2) Loder Road, 54 (x2) & 121 Lowther Road, 8 Lucerne Road, 13 Lorne Road, 248 London Road, 22 Mayfield Crescent, 11 Marine Square, 83 Maldon Road, 131 Maresfield Road, 4 (x2) & 26 Matlock Road, 15 Mornington Mansions, 29 Mayo Court, Mayo Road, 30 Mackie Avenue, Flat 13 no.16 Montpelier Terrace, 39 Navarino Road, 5 Quarry Bank Road, 12 Queen Alexandra Avenue, 334 Queens Park Road, 16 (x2) Overhill**

Gardens, 7 Orchard Avenue, 33 Orchard Gardens, 2, 40, 160 & 195 (x2) Osborne Road, 9 Parkmore Terrace, 42 Patcham Mill Road, 129 Preston Drove, 7 & 19 (x2) Port Hall Street, Flat, 36 Preston Park Avenue, 11 Paradise Drive, Flat 12, 17 Portland Place, 43 Princes Road, 88 Peacock Lane, 30 Park Street: 30, 6 Plantation Way, Totnes, Devonshire, 77 Princes Crescent, 73 Rotherfield Crescent, 44 Rowan Way, 60 Reigate Road, 20 Rowe Avenue, 11 Rotherfield Close, 15, 31, 47, 58, 66 & 84 Rugby Road, Royal Crescent Mews: Royal Crescent Lodge, Flat 14, 20 Stamford Avenue, 45 St Leonards Avenue, Flat 5, 10 St Michaels Place, 16 Shaftesbury Road, 47 Stoneleigh Avenue, 9 Sarnia Close, 94 Stanford Avenue, 94 Southover Street, 51A, 99 & 110 Surrenden Road, Basement Flat 10 Studley Terrace, 39 Sandown Road, 37 Sackville Road, 61 Sandgate Road, 28B Sutherland Road, 2 Surrenden Crescent, Elizabeth House (x2) & 11 Southdown Road, Homeleigh, South Road, 70 Southdown Avenue, Culver Road, Lancing, 108 Stamner Villas, 16 St David's Close, Courtlands, Sunnydale, Nutley, Croo Kendal, The Approach, 31 Uplands Road, 51 Upper Lewes Road, 7A Varndean Road, 10 Valley Drive, 32 West Street, 34 Wordsworth Street, 18 Wilmington Way, 3 & 38 Withdean Crescent, 7 Winfield Avenue, Flat 1 12-14 Wellington Road, 19 Whittingehame Gardens and 32 (x2), 42, 75, 95, 96 & 111 Waldegrave Road.

5.5 The scheme is supported on the following grounds:

- The current grounds are virtually unusable throughout the autumn and winter. The scheme offers wider curriculum opportunities for the school and the adjacent schools as well after school clubs. The benefits to the school are undeniable.
- This will promote an active lifestyle for the school and all the community, including local clubs. The scheme would promote the benefits of an active lifestyle to the health and well-being of people in the city.
- There is no other all weather pitch in the area and a shortage of similar facilities in the city.
- The area will be screened and add to the butterfly havens across the city. The school intends that the local environment will be enhanced, including the planting of trees. The school intends to re-use the displaced chalk on site to create a rich network of surrogate habitats. The school has had great success with its Butterfly Haven and this scheme will fund further havens.
- The facility will dovetail with government policy to promote physical exercise and sport as a way to develop good health and fight obesity.
- The scheme is far enough away from the nearest housing to be acceptable.

5.6 **Preston Park & Fiveways Local Action Team: Object:**

- There has been no open debate between members of the community and the school and sparse information circulated was circulated.
- The scheme results in a loss of privacy, light pollution, environmental damage, loss of trees and a reduction in biodiversity.
- The scheme also results in the likelihood of anti-social behaviour and the change of use of the playing fields to a commercial business use.

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- 5.7 **Councillors Ann and Ken Norman:** Object - letter attached
- 5.8 **Active Sussex, University of Brighton Sports Centre, Falmer:** Support: The development will promote health, increase participation, tackle inequality, improve employment and enhance the local ecology.
- 5.9 **Sussex County Football Association Ltd:** Support: The facility will provide much need facilities and be a major boost to the school.
- 5.10 **Brighton & Hove's Wildlife Forum:** Object: The agent of the application is not based in Brighton. Consequently, there is little benefit to the local economy. The environmental costs of the application are high. The desire for a free or very reduced cost artificial turf pitch has taken priority over the school's consideration of the true biodiversity costs of installing this pitch over the local native wildlife.
- 5.11 **East Sussex County Ecologist:** Comment: The level of ecological surveys submitted is not sufficient to inform mitigation, compensation and enhancement. A further biodiversity report is required to assess the likely impacts of the scheme.
- 5.12 **East Sussex Fire & Rescue Service:** No objection.
- 5.13 **Environment Agency:** No objection.
- 5.14 **Southern Water:** No objection subject to the following:
- No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer crossing the site and all existing infrastructure.
 - Existing infrastructure should be protected during the course of construction works.
 - The applicant needs to ensure that arrangements exist for long term maintenance of the Sustainable Urban Drainage Systems to be installed.
- 5.15 **Sport England:** No objection subject to the use of the development shall not commence until a community use agreement has been submitted to and approved in writing by the Local Planning Authority.
- 5.16 **Sussex Police:** No objection to the design. Due to the increase in legitimate access to the school's grounds, the risk opportunist theft could increase. The crime prevention adviser refers to the document Secured by Design Schools Documents 2010 for advice regarding siting, access, use and security.
- 5.17 **UK Power Networks:** No objection.

Internal:

- 5.18 **Arboricultural Section:** Objection: The proposed artificial turf pitch involves the loss of several trees and mixed hedging, as well as two magnificent mature Elms. The Elm trees have been categorised as A1 in the submitted

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Arboricultural Consultant report. This means they are of high quality with an estimated life span of 40 years. Both of these trees are covered by a tree preservation order. These trees contribute to the City's National Elm Collection and the Arboricultural Section objects to the loss of these Elms which are in good health and are fine specimens.

5.19 **Environmental Health:** Object: In the absence of information to address the issues regarding the noise impact of the scheme and lighting levels, refusal is recommended on the grounds that without sufficient data, the scheme is likely to result in a detrimental impact on the amenity of adjacent properties.

5.20 **Policy Section:** No comment.

5.21 **Sports Facilities / Sports Development:** Support. The scheme improves the opportunity for pupils to engage in sport and physical activity.

5.22 **Sustainable Transport:** No Objection subject to the following:

- No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved by the Local Planning Authority. The CEMP shall include details of measures to mitigate disturbance during demolition and construction works from noise and dust, plant and equipment and transport movements in addition to details of temporary external lighting to be installed at the site and measures to prevent light spillage. The development shall be carried out in compliance with the approved CEMP unless otherwise approved in writing by the Local Planning Authority.
- The development hereby permitted shall not be occupied until a School Travel Plan for the development has been submitted and approved by the Local Planning Authority. The School Travel Plan shall be approved in writing by the Local Planning Authority prior to the occupation of the development hereby permitted.
- To comply with the Brighton & Hove Local Plan 2005 policies TR1 and QD28 and the Council Interim Guidance on Developer Contributions approved by Cabinet on the 17th February 2011 the Applicant is expected to make a financial contribution of £60,900 to help finance off-site highway improvement schemes.

6 MATERIAL CONSIDERATIONS

6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

6.2 The development plan is:

- Brighton & Hove Local Plan 2005 (saved policies post 2007);
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (Adopted February 2013);
- East Sussex and Brighton & Hove Minerals Local Plan (November 1999); Saved policies 3,4,32 and 36 – all outside of Brighton & Hove;

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- East Sussex and Brighton & Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only – site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.
- 6.3 The National Planning Policy Framework (NPPF) is a material consideration.
- 6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF.
- 6.5 The Brighton & Hove City Plan Part One (submission document) is an emerging development plan. The NPPF advises that weight may be given to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies to the policies in the NPPF.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton & Hove Local Plan:

TR1	Development and the demand for travel
TR7	Safe development
TR8	Pedestrian routes
TR14	Cycle access and parking
TR19	Parking standards
SU2	Efficiency of development in the use of energy, water and materials
SU10	Noise nuisance
SU13	Minimisation and re-use of construction industry waste
QD1	Design – quality of development and design statements
QD2	Design – key principles for neighbourhoods
QD15	Landscape design
QD16	Trees and hedgerows
QD17	Protection and integration of nature conservation features
QD26	Floodlighting
QD27	Protection of Amenity
HO19	New community facilities
SR17	Smaller scale sporting and recreational facilities
SR20	Protection of public and private outdoor recreation space

Supplementary Planning Guidance:

SPGBH4	Parking Standards
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Interim Guidance on Developer Contributions

Supplementary Planning Documents:

SPD03	Construction & Demolition Waste
SPD06	Trees & Development Sites
SPD08	Sustainable Building Design

SPD11 Nature Conservation & Development

Brighton & Hove City Plan Part One (submission document)

SS1 Presumption in Favour of Sustainable Development

8 CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this application relate to the principle of the proposed development; impact on trees and nature conservation the visual impact; impact on neighbouring residential amenity, with emphasis on noise and floodlighting; transport implications; and the benefit of the facilities both to the school and the community.

Principle of Development:

8.2 Policy SR17 of the Local Plan states planning permission will be granted for smaller scale new sporting and recreation facilities provided that:

- a. it involves either the expansion of existing facilities or the provision of new facilities located close to the communities that they are intended to serve;
- b. they have good pedestrian and cycle links and are well served by public transport; and
- c. intensification of facilities would not have a harmful impact on the local environment either visually (including artificial lighting), through additional noise and disturbance or impact on the natural environment.

8.3 New facilities should be located close to the communities they are intended to serve in order to reduce the length of journeys needed to get to them and school sites are well suited to provide additional community recreation facilities. Educational sites should play an important role in the location and provision of new facilities through the development of community sports programmes.

8.4 Policy SR20 is concerned with protecting public and private outdoor recreation space and states permission will not be granted for development on areas of outdoor recreation space other than that which is incidental and appropriate to the respective recreation uses unless it can be demonstrated that the land is not an important open space under the terms set out in Policy QD20 and particular attention should be paid to the retention of playing fields.

8.5 In this instance the proposal would enhance sports and recreation facilities for the benefit of pupils of the school and the wider community. Unlike the existing playing fields, the proposed pitches could be used throughout the year and in all weathers. Such facilities encourage children to play sports and lead active lifestyles. Outside of school hours the proposed facilities would provide a useful resource for local sports clubs and groups and the location within a residential area is appropriate for serving the local community.

8.6 As well as providing all year round facilities for the Dorothy Stringer School, the new pitch would offer facilities for the other schools and college within the Varndean campus. The facility would allow sports to be undertaken when the indoor facilities are being used for exams. The applicant has stated that the pitch would also cater for the city wide School Games Organiser competitive

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programmes and provide for the training and development of city wide coaching, Duke of Edinburgh programmes and Sport Leaders courses.

- 8.7 Albion in the Community are in partnership with the Dorothy Stringer School and intend to work with the school to further foster these links with the aid of the new pitch. Albion in the Community would provide and develop programmes to engage and improve the quality of life of the local community through coaching sessions for children of all abilities. The Dorothy Stringer School is a specialist sports school and has existing changing facilities to accommodate the proposed pitch.
- 8.8 The Design and Access Statement states that the only other 3G (3rd Generation) all weather surface pitch within Sussex of the same size and nature of the proposed development is at Midhurst Rother College Academy, which is approximately 35 miles away. There are other 3G pitches within the Brighton area such a 3G pitch at Waterhall. The Design & Access Statement indicates that the pitch would for the most be part used by the school and for community purposes and not for competitive matches.
- 8.9 Sport England has raised no objection to the scheme subject to a community use agreement being in place. Brighton & Hove City Council Sports Facilities Team support the proposal as it improves the opportunity for pupils and residents to engage in sport and physical activity.
- 8.10 The proposal meets the requirements of policy SR20. In terms of SR17, the proposal partly meets the objectives of the policy in that it provides new sporting facilities close to the community and has good pedestrian and cycle links. However, the proposal requires the removal of trees under tree preservation orders. In overall terms, there is no objection to the principle of pitch provided the impact on the natural environment is acceptable. This issue is discussed below.

Impact on trees:

- 8.11 Policy QD16 of the Brighton & Hove Local Plan relates to the retention and protection of existing trees on site. Supplementary Planning Document 06: Trees and Development Sites (SPD6) outlines guidance for developers on the retention of trees on development sites.
- 8.12 Should this application be granted consent, the scheme would result in the loss of two distinctive groups of trees within the site. The first group relates to a clump of four groups of mixed species of semi-mature trees. These have all been planted close together and none are likely to mature into fine specimens, having been grown as screening / clumps. These trees were planted as part of a landscaping scheme required under condition 6 of application BH2001/02112/FP. That scheme was for the construction of a new sports block, changing facility art block & 3 storey classroom block.
- 8.13 The Arboricultural Section does not object to the loss of these groups. The loss of these trees is regrettable as they do have some amenity value. The trees partly shield the view of the swimming pool extension from the south and east of

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the site and also have some biodiversity value. However, the trees are semi mature and the proposal includes a landscaping plan which indicates over 30 replacement Elm trees. These replacement trees would be sited along the realigned entrance and adjacent the proposed artificial pitch. Having regard to the age of the trees and the comments of the Arboriculturist, no objection is raised to the loss of these trees.

- 8.14 The proposal also includes the loss of 1 x Cherry located near the entrance of the school at the end of the vehicular access. This tree has been categorised as C1 in the submitted tree survey. This means it is a tree of low quality with an estimated remaining life expectancy of at least 10 years, an unremarkable tree of very limited merit. This tree is covered by TPO (No 15) 1999 (Tree T61), however, it does appear to be of low quality and the Arboricultural Section does not object to the loss of this tree.
- 8.15 The second group of trees and bushes to be removed are located adjacent the vehicular access to the site. These trees separate the Dorothy Stringer School from Balfour Junior School. These groups of trees include 2 mature Elms located in a visually prominent position at the end of the group of trees.
- 8.16 These trees are fine specimens. Not only are they covered by Tree Preservation Order, but they help to make up Brighton & Hove's National Elm Collection. Brighton & Hove has always had a high population of Elm trees and currently has over 17,000. These were originally planted in large numbers by the Victorians and Edwardians. This was because of the trees' tolerance to the thin chalk soil and salty winds. Elm Trees also house elm-dependent White-letter Hairstreak butterflies, a species which has been on the decline in areas that have suffered with Elm Disease.
- 8.17 In the early 1970s the council introduced a new programme to control a highly infectious form of Elm disease which was introduced by imported Rock Elm from North America. The success of the programme to fight the disease is still clear today from the many thousands of Elms throughout the city. In 1998, due to the success of the local Elm disease control programme, the city was granted full National Collection status by Plant Heritage. Brighton's National Collection of Elm trees has been preserved by preventing Dutch Elm disease from getting into Brighton.
- 8.18 The two Elm trees in question have been categorised as A1 in the Arboricultural Consultant's tree survey. This means they are of high quality with an estimated remaining life expectancy of at least 40 years, trees that are particularly good examples of their species. The Arboricultural report submitted with the application concludes that the loss of these trees is acceptable subject to suitable replacement planting, however, the Arboricultural Section disagrees with this conclusion and objects to the loss of these two fine Elms.
- 8.19 When assessing the amenity value of trees, issues such as the size of the tree, its life expectancy, form and public amenity are relevant. The public amenity assessment is based on how much of the tree or trees can be seen, and from which point. Future amenity value or potential to contribute to the area are also

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considerations. In this instance, the trees have substantial amenity value given their health, age and prominence in the campus and surrounding area.

- 8.20 SPD6 states that 'trees are of considerable importance to the built and natural environment and make a significant contribution to the amenity of an area. They can screen and soften hard landscapes, provide shelter and habitat, and filter pollution.' The SPD also emphasises the importance and success of the National Collection of Elms in Brighton.
- 8.21 Dorothy Stringer School's "A Vision Statement Re Brighton & Hove Planning Application Number BH2013/03280" states that the School is aware that the development is controversial because of the loss of the two Elms, and states that the school is committed to replacing these trees with fifty substantially sized native and locally appropriate trees. The landscaping plans attached to the application show a new avenue of trees along the entrance to the school, as well as other clumps planted within the grounds, as mitigation for loss of the Elms and other trees that will need to be removed to facilitate development.
- 8.22 Replacement tree planting has been considered as part of the planning application, however, the Arboricultural Section objects to the loss of these two Elms as not only are they covered by Preservation Order, but they help comprise the City's National Elm Collection. The replacement trees shown in the landscaping plan do not justify or mitigate for the loss of these two fine trees.
- 8.23 Given the significant visual amenity value of these trees and their importance in the City's National Elm Collection, the proposal is considered to be unacceptable. The scheme is therefore recommended for refusal on these grounds.

Design:

- 8.24 Policies QD1 & QD2 of the Brighton & Hove Local Plan states that all proposals must demonstrate a high standard of design and make a positive contribution to the visual quality of the surrounding area. Policy QD1 states that it does not seek to restrict creative design provided that new development can still be integrated successfully into its context.
- 8.25 The installed appearance of the artificial pitch will be a green coloured grass playing surface with white and blue coloured line markings. The appearance of the pitch would be dominated by the proposed fencing and floodlights. Perimeter fencing is required around all sides of the pitch to provide a ball-stop. The fencing would be open steel mesh fencing and is generally 3m high. The fencing increases to a height of 4.5m behind the goalmouths to provide enhanced ball retention to shooting areas. The scheme includes floodlighting around the pitch to facilitate its use during evenings and throughout the winter months. Eight floodlighting columns are proposed to a height of 15m. Four floodlights are proposed to the north and south sides of the pitch. The scheme includes a viewing area within the fencing to the north. This area includes a storage container. No details have been given of the size of the container. If recommended for approval, these details could be secured by condition.

- 8.26 The proposed pitch would replace part of Dorothy Stringer's School's natural grassed playing field. The area of development runs from the lower level to the west to a higher level to the east and is in front of existing school buildings, including a swimming pool. The area is mostly grass and includes a practice area for cricket wickets. This area is to be relocated within the school grounds. To facilitate the development, the scheme includes extensive ground works to level the site. This would mainly involve the removal of soil and chalk from the east side of the site and its reuse for new butterfly havens within the Varndean Campus. The scheme includes natural grass banking around the perimeter of the pitch to slope back to the existing ground levels.
- 8.27 The scheme includes the realignment of the vehicular access to the site to allow the new pitch. The realigned access includes replacement parking. The access to the site from Loder Road would remain the same.
- 8.28 The pitch itself is large measuring 107m in length and 76.5m in width. It would form a dominant structure in the campus and would be highly visible in the area. There are other outdoor sports pitches within the Varndean campus. The existing pitches are significantly smaller than the proposed pitch at Dorothy Stringer. Whilst substantial in size, given the setting of the school and the overall campus, the scheme is not considered to significantly detract from the visual amenity of the area.
- 8.29 The pitch would be set against the backdrop of the school and would be a significant distance from the nearest residential properties. The nearest residential properties on Loder Road lie to the south of the site and would be over 100m from the proposed pitch. As such the perimeter fencing is not considered unduly harmful to neighbours' outlook and would not have an overbearing impact. The school playing fields are used for sport, and in this context, together with the variety of building forms within the school campus, it is not considered the appearance of the artificial pitches and lighting columns would be incongruous or detrimental to visual amenity. Given the site context within the school playing fields and Varndean campus, the proposal would not stand out as an inappropriate addition and is appropriate in terms of its design.

Impact on Amenity:

- 8.30 Policy QD27 states that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing and/or adjacent users, residents, occupiers or where it is liable to be detrimental to human health.
- 8.31 Policy SU10 states that proposals for new development will be required to minimise the impact of noise on the occupiers of proposed buildings, neighbouring properties and the surrounding environment.
- 8.32 The proposed development could affect residential amenity in two ways: noise and disturbance from people arriving and leaving and taking part in sport, and the light being emitted from the proposed floodlights. The assessment of the amenity impact is focussed on the use of the proposed pitches outside of school

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hours – in the evenings and at weekends – because during the school day the pitches would be used by pupils of the school as the existing playing fields are used. It is though also acknowledged that the facilities would result in an intensification of the use during the school day.

- 8.33 It is anticipated that sports use of the proposed artificial pitches would produce noise from spectators and participants shouting and perhaps the sound of a referee's whistle. The separation distances between the pitches and the nearest residential properties are as far as can practicably be achieved on the site and such sounds, though they may be heard by neighbouring residents, should not be intrusive or unduly disturbing and would not necessarily be more harmful than the noise from sports activities which do currently take place on the school playing fields.
- 8.34 Noise created from the use of the proposed pitch will undoubtedly increase to the overall levels of noise that neighbours already experience. This will mainly be due to:
- 8.35 The floodlights will mean that the area can be used for longer periods throughout the year;
- 8.36 The re-development will make the pitches a desirable facility to use and it would be reasonable to assume that the school will want to maximise its income stream from third party users. Indeed, on page 13 of the Planning Statement contained within the application it states: 'A variety of sports clubs and groups have already shown an interest and signed up for continual use of the facility. In addition to club use, a number of other community providers have also shown an interest in the site.';
- 8.37 On page 15 of the Design & Access statement it says: 'the maximum number of players with referees on the ATP will be 45 people. Given an overlap period for users to change this would be a maximum number of users at any one time of 90 people after school hours.' The noise created by the 90 users (which does not include any spectators) could at times be considerable.
- 8.38 Clearly, there is an existing level of noise and other general disturbance generated by the school. The Environmental Health Officer has commented that he cannot be confident how much additional disturbance will arise, whether it can be managed and whether or not this will have a detrimental impact on the inhabitants of nearby residential properties.
- 8.39 Accordingly, the Environmental Health Officer has commented that further information in the form of an acoustic report is needed to make a full assessment of the application. The report needs to detail the probable noise levels and assess whether or not they will be at a level likely to cause unreasonable disturbance to the nearby receptors.
- 8.40 The proposed hours of use for the pitch are as follows:
07.30 to 22.00 Monday to Thursday
07.30 to 19:00 Fridays
09.00 to 18.00 Saturdays and Sundays

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- 8.41 As a result of the proposal the use of the area for sports may be intensified and would occur over extended hours. The existing playing fields could be used at all of these times for sporting activities. Sporting activities would intensify by virtue of the artificial pitches and floodlighting, enabling use throughout the year and in all weathers.
- 8.42 While the application details proposed hours, a full noise impact assessment is not present. Potentially the pitch could have intensive use for all of the hours proposed. The Environmental Health Officer considers that the hours of use should be reduced to the following: 08.00 to 20.00 Monday to Friday, 09.00 to 17.00 Saturdays and 09.00 to 13.00 Sundays and Bank Holidays.
- 8.43 The applicant has reduced the hours as originally proposed. The hours as originally proposed included the use of the pitch until 22.00 on Fridays. Taking on board the advice of the Environmental Health Team, this has been reduced to 19.00. The applicant has stated that under FA guidance, they require the pitch to be open for a minimum number of hours and consequently cannot agree to the hours suggested by the Environmental Health Team.
- 8.44 There is concern that allowing the pitch to open until 10pm on Monday to Thursday would result in a detrimental noise impact on the amenity of adjacent properties. The applicant has clarified that the pitch would for the most part be used for community uses such as training when not used by the school and not for competitive matches. This is noted. However, the scheme would still result in intensified use of the site and potential noise impact even if it is just used for community purposes.
- 8.45 Without the benefit of a full noise impact assessment, the use of the pitch until 10pm during the week is unlikely to be acceptable.
- 8.46 Policy QD26 of the Local Plan applies to proposals for floodlighting and states proposals for floodlighting are required to keep to the minimum necessary level of light intensity and to an appropriate number, height, design and size of structures and fittings necessary to minimise light pollution and harm to amenity. Floodlighting which creates significant illumination beyond those areas requiring illumination or will result in detriment to amenity or to sensitive areas and their settings will not be permitted.
- 8.47 The application includes a 'Lighting Impact Statement' and a Floodlighting Scheme, both prepared by Surfacing Standards Ltd. Surface illuminance levels need to be mapped to ensure that lighting levels as given by Sport England are achieved. A key document in terms of lighting design (especially relevant now, considering the light can now be classed as a statutory nuisance under the provisions of the Environmental Protection Act 1990), is The Institution of Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light'. This is the nationally recognised reference document for lighting performance.
- 8.48 A copy of the document is included within the application and reference is made to it and its prescribed standards within the Lighting Impact Statement. The Environmental Health Officer has commented that the predications are

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favourable and an acceptable range within which the luminaire intensity should fall and not exceed (given in candelas) is stated for the locality for which Dorothy Stringer School falls into – E2 (villages or relatively dark outer suburban areas).

- 8.49 The Environmental Health Officer appreciate the predictions indicate that the installation will meet the most stringent of the light control parameters detailed within the guidance. However, further information is required to fully ensure that the floodlights are acceptable.
- 8.50 Within the Lighting Impact statement it states: 'As less than 2 Lux vertical illuminance will be projected towards any residential property, the system will exceed the requirements for an environmental zone E2 location.'
- 8.51 In order to understand how the prediction of 'less than 2 Lux vertical illuminance' has been arrived at, the Environmental Health Officer would wish to see further mapping of predicted illuminance with details of vertical illuminance predictions across the site as opposed to the surface illuminance already extensively detailed in the floodlighting scheme graphical tables.
- 8.52 Recent floodlight installations in Brighton & Hove have shown that the issue for surrounding properties is not necessarily the spill of illuminance from lighting the pitch itself, but from the glare created at source by the lamp and the luminaire itself. Due to this, the Environmental Health Team would ask that ways to prevent excessive glare are carefully considered prior to installation.
- 8.53 In the absence of the information to fully address the issues regarding noise disturbance and luminance levels, the scheme is recommended for refusal on the grounds that the use of the pitch and the proposed floodlighting will have a negative impact on the neighbouring amenity, by reason of light pollution and noise disturbance. The scheme is thereby contrary to policies QD27 and SU9 of the Brighton & Hove Local Plan.

Sustainable Transport:

- 8.54 In accordance with policy TR1, any development should provide for the demand for travel it creates and maximise the use of public transport, walking and cycling.
- 8.55 The applicant is proposing to retain the existing pedestrian routes within the site. Pedestrian access to the site can be achieved from Loder Road from the south, Stringer Way to the north east and Draxmont Way to the north west. The majority of pedestrian routes within the site are segregated from other road users and are deemed acceptable.
- 8.56 The applicant states that there are currently 35 cycle parking spaces on site. These are located close to the car parking areas and near the proposed sport pitch and are therefore deemed acceptable to cater for any additional demand occurring outside of school hours.

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- 8.57 SPG04 states that the minimum standard for disabled parking for a D2 (sports pitch) land use is 3 disabled spaces for up to 2500m² gross floor space and thereafter an additional 1 space for each 1000m². Therefore for this development the minimum disabled car parking standard is 8 spaces. The applicant is proposing 4 disabled car parking spaces on-site. While this provision is below the minimum standards in SPG04 it meets the guidance contained within the Department for Transport (DfT) guidance "Parking for Disabled People" which requires 5% of overall provision to be disabled parking. The Highway Authority therefore deems the disabled parking provision acceptable. If recommended for approval, the usage of the disabled car parking could be managed through the Travel Plan process and additional disabled parking provided as necessary.
- 8.58 The main vehicular access is retained from Loder Road. However, the existing internal access road is to be slightly altered to provide a bus turning circle and the route slightly realigned to accommodate the Artificial Turf Pitch (ATP). The Highway Authority has no objections to the access road amendments.
- 8.59 The maximum car parking standard for a D2 (sport pitch) land use is 1 car space per 2 players at the busiest period plus 1 car space per 5 spectator positions. The applicant intends to retain the existing car parking provision of 89 car parking spaces including 4 disabled parking spaces. Given that these are existing car parking spaces the Highway Authority would not object to the proposed car parking provision. Given the level of car parking available and the demand generated by this development it is unlikely to result in overspill car parking on the adjacent highway.
- 8.60 The applicant hasn't submitted a Transport Statement in support of this application that details a forecast of the likely trip generation associated with this proposal or any modal split data as to how people will travel to the site. The trips associated with the operation of the ATP during school times are already taken account of as they are associated with the operation of the school. The use outside of school times associated with other schools and community use may increase the trips above existing levels as there could be more people partaking in activities at any one time than is currently the case. This is because of the improvement in the quality of the facilities could encourage people to relocate from other sites within the city to this one and because the flood lights enable continuous use of the site throughout the year. Even taking account of the fact that the school currently hires out their sports hall and pitches and the potential for divert trips from other facilities there is considered to be an increase in trips as a result of this development.
- 8.61 Given the scale of the development it is forecast that there could be an increase in total person trips associated with this development. The Highway Authority would therefore look for this to be mitigated by the applicant funding off-site highway works. To comply with the Brighton & Hove Local Plan 2005 policies TR1 and QD28 and the Council Interim Guidance on Developer Contributions approved by Cabinet on the 2nd February 2012, the Transport Team has recommended a financial contribution of £60,000.

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- 8.62 As this scheme is for a community use and does not increase the number of children on site or result in overspill of parking onto the surrounding streets, it would be unreasonable for the Local Planning Authority to request this contribution for this scheme.
- 8.63 The applicant has submitted a Travel Plan dated October 2012. As a result of this application the applicant must produce an updated Travel Plan which takes account of the Council's latest School Travel Plan guidance and the fact that there could be increased use of the facility in the evening. The School Travel Plan must promote sustainable forms of travel to community users. Measures that should be included are the provision of public transport information at the point of booking and relevant transport information on any promotional material or website. If recommended for approval, an updated Travel Plan could be required by condition.
- 8.64 Subject to the submission of Travel Plan, the scheme is deemed appropriate in terms of its demand for travel and highway considerations.

Sustainability and Biodiversity / Ecology:

- 8.65 Policy SU2 of the Brighton & Hove Local Plan requires new development to demonstrate a high level of efficiency in the use of water, energy and materials.
- 8.66 Policy SU13 and Supplementary Planning Document 03 on Construction and Demolition Waste seek to reduce construction waste and require a Waste Minimisation Statement demonstrating how elements of sustainable waste management have been incorporated into the scheme in order to reduce the amount of waste being sent to landfill.
- 8.67 Policy QD18 of the Brighton & Hove Local Plan relates to the protection of protected species and states that measures will be required to avoid any harmful impact of a proposed development on such species and their habitats.
- 8.68 The change in levels from the excavation work gives the school the opportunity to take advantage of the underlying chalk material. This material attracts and offers support to a diverse flora and many rare species such as butterflies. The school has an existing butterfly haven located to the north of the school. The butterfly haven at the Dorothy Stringer School has launched the 'Big Butterfly Count' in previous years and is recognised as a great success. The school are understandably proud of their biodiversity achievements and are an established Local Wildlife Site. The school intends to reuse the excavated chalk to create a minimum of 8 new butterfly havens within the campus. These new butterfly havens will add to the biodiversity of the area.
- 8.69 The scheme includes the removal of a number of trees within the site to accommodate the proposed pitch. Neither of the two areas of trees to be removed are included in the Dorothy Stringer Wildlife Area. To compensate for the removal of the trees, the applicant is proposing extensive landscaping. Most notably, the scheme includes the planting of over 30 Elm trees along the realigned access and around the site.

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- 8.70 The previous biodiversity achievements and intentions of the school are recognised. However, the loss of the existing areas of woodland needs to be fully considered in respect of their potential ecological benefits. The East Sussex County Ecologist has commented that the level of ecological surveys is not sufficient to inform appropriate mitigation, compensation and enhancement.
- 8.71 Given the loss of woodland / hedge, the scheme requires a Preliminary Ecological Appraisal (PEA) to be carried out to assess the likely impacts of the scheme. The survey and assessment should consider the proposed development and the surrounding area. The report should also consider the existing nature conservation resource of the site, identify impacts and assess the need for avoidance, compensation and new benefits for biodiversity, including the potential to create and/or strengthen connectivity between existing habitats.
- 8.72 The applicant has submitted additional biodiversity information to address the comments of the ecologist. The ecologist has commented that the additional information is still insufficient and that a full biodiversity report is required. If recommended for approval, a condition could be recommended requiring the submission of a preliminary ecological appraisal to be submitted prior to commencement of development for the approval of the Local Planning Authority. Subject to this condition, the scheme is deemed appropriate in respect of its impact on nature conservation.

9 CONCLUSION

- 9.1 The proposal would benefit the school, the campus as a whole and the wider community. However, the proposal results in the loss of two mature Elms protected by tree preservation orders which are part of the National Elm Collection, are of good health and of significant positive visual amenity value. The significant adverse impact of the loss of these trees is not outweighed by the benefits of the scheme.
- 9.2 The proposal also raises concerns regarding its impact on the amenity of adjacent premises in respect of noise disturbance and light pollution.
- 9.3 The proposal is therefore recommended for refusal on these two grounds.

10 EQUALITIES

- 10.1 The proposal would allow suitable access for people with disabilities.

11 REASON FOR REFUSAL / INFORMATIVES

11.1 Reasons for Refusal:

- 1) The proposed development would result in the loss of two healthy and mature Elm trees which form part of the National Elm Collection and are covered by a tree preservation order. The trees make an important contribution to the visual amenity of the area. The loss of the trees would be materially harmful to the character and appearance of the area and to

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the objectives of the National Elm Collection. The proposal is therefore contrary to policies QD1, QD2 and QD16 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD06: Trees & Development Sites.

- 2) Insufficient information has been submitted to demonstrate that the impact of the use of the pitch and the proposed floodlighting will not have a negative impact on the neighbouring amenity, by reason of light pollution and noise disturbance. The proposal is therefore contrary to policies QD27 and SU9 of the Brighton & Hove Local Plan.

11.2 Informatives:

- 1) In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One (submission document) the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
- 2) This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
Tree Layout	RWG-NDJ-13-17B		9 th October 2013
Tree Layout	RWG-NDJ-13-17A		9 th October 2013
Existing Site Location	01	01	27 th September 2013
Block Plan	02	01	27 th September 2013
Proposed Location Plan	03	01	25 th October 2013
Proposed ATP Plan	04	02	25 th October 2013
Elevation Plan	06		27 th September 2013
Floodlighting Scheme	07	01	27 th September 2013
Landscaping Plan	08	01	27 th September 2013
Section A-AA and B-BB Existing and Proposed	10		25 th October 2013
Section C-CC and D-DD Existing and Proposed			25 th October 2013
Outline Landscape Plan	LP1C		25 th October 2013
Topographical Survey	T1	01	25 th October 2013

Dear Mr. Hawkes,

Address: Dorothy Stringer School, Loder Road, Brighton BN1
6PZ

Application number: Planning Application BH2013/03280

Description: Installation of an artificial turf pitch with associated
fencing and floodlighting, incorporating alteration to
internal access and landscaping works

Application type: Full planning

We are writing as Withdean Ward Councillors on behalf of residents to oppose the application detailed above, the principle reasons for opposition are listed below.

The plans are certainly ambitious and represent a major change to the school but will have a serious adverse effect on the very large surrounding area and the residents who live in that area.

Traffic and parking: The number of cars arriving Dorothy Stringer campus will be significantly greater as well as increasing the potential danger in a residential area not designed for this purpose. If 90 people arrive and leave per hour, this could add up to approximately 4,000 per week.

Sound and light pollution: We have already heard from neighbours of Blatchington Mill ATP how their lives have been badly affected by the floodlights and sound and it would be similarly relentless in this case.

The current green grass playing area will be destroyed: To be replaced with an artificial surface that is not intended to support wildlife.

Noise: No games are ever played in silence and the noise will be heard over the whole neighbourhood and the 15m floodlights will illuminate the whole area especially being viewed looking from residential properties above and within the surrounding area.

The deciduous trees growing on Balfour Primary School pitch will drop their leaves in the autumn which will also lead to the display of the whole lighting system to the surrounding residential properties.

No extra parking provided: With four schools on this campus there is already chaos during school arrival and departure times on all the surrounding roads. Existing sports matches at other times cause extreme congestion with cars parked on verges in Stringer Way and on pavements in Balfour Road, Surrenden Road and all other roads in the immediate area.

We are told that most, if not all participants in sports events on the artificial turf would arrive and depart by bus which we believe is highly unlikely as buses are



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very quiet and low in numbers in the evening. The main entrance to the campus via Loder Road will continue to be the main entrance and will be heavily used for extended periods so with the expected increase of vehicular movements, this entrance would appear to be insufficient to cope with the extra volume of traffic.

The hours of operation - Monday to Friday 08.00-22.00, Saturday 8.00-18.00 and Sunday 8.00-18.00 will greatly increase noise and disturbance for residents.

The proposal will cause light and noise pollution, and will change the nature of a field which is used by children during the school day, into an intensively used, commercial sports facility, which is rented out for profit for up to 14 hours per day, seven days per week, and all to the detriment of local residents.

We understand from adjacent residents that their lives are already becoming intolerable because of the volume of traffic. If this planning application is successful, then the small respite that residents currently have through school holidays and at some other times will disappear completely especially given the success of this application is based entirely on it having as much use as possible. The result being, the more successful the pitch, the worse it will be for residents.

The proposal will destroy some of the visual amenity of the site by removing mature woodland, opening up views of existing buildings, the proposed pitch with 4.5m high steel fences and 15m high floodlights. The proposed landscaping scheme further provides poor visual and noise-blocking partitioning. We also have concerns about the proposal's impact on the Council's own 'Green Infrastructure Network Study 2009', which confirmed the open spaces around the school as a "green buffer zone".

Flood Lighting: Included in the details of the proposal, in referring to the floodlights, it states, "The following results . . . will be the results when first installed and up to the first 100hrs of usage". What therefore, will be the results from the 101st hour onwards?

Further, the proposal also states: "The nominal values shown in this report are the result of precision calculations, based upon precisely positioned luminaires in a fixed relationship to each other and to the area under examination. In practice the values may vary due to tolerances on luminaires, luminaire positioning, reflection properties and electrical supply." This seems to confirm that the evidence and data supporting the proposal does not take account of light that will be reflected back up from the pitch and which will result in significantly increased light pollution - which we understand also occurred at the Blatchington Mill development, when the pitch was closed for several weeks for this reason. This encourages one to fully scrutinise other apparent evidence and data supporting the proposal, which appears incomplete, some residents have suggested this is misleading.

Trees: This proposal will involve felling two mature Wheatley Elms protected by tree preservation orders, and approximately 50 other healthy native trees including Beech, Field Maple, Lime, Ash, Elder, Hazel, Hawthorn, Sycamore and



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Wildlife were planted as an original condition of the planning permission for the sports hall, in order to enhance the school site for the benefit of the neighbours, wildlife and pupils.

The Varndean and Dorothy Stringer Campus form part of the network of the linear wildlife corridors within 'The South Downs Way Ahead Nature Improvement Area' that lies within half a mile of the South Downs National Park. The woodland which will be destroyed is situated within 50 meters of an officially designated Local Wildlife Site which is known to have two UK BAP species; the Brown Banded Carder Bee and the Small Blue Butterfly. The woodland is well established and is a diverse habitat for invertebrates, reptiles, birds, badgers, slowworms and bats, all of which have all been sighted on the Campus.

We believe this proposal is contrary to Policies TR2, TR3, SU10, QD2, QD26 and QD27 as stated in the current Brighton and Hove Local Plan and therefore should be refused.

Should it be decided that this application be approved by powers delegated to officers, we request that the application be referred to the Planning Committee, and ask that this letter be included in full in the Agenda for the appropriate meeting of the Committee and our reasons for objection be noted. In addition, please note that one of us requests the right to speak at that Planning Meeting.

Yours sincerely,

Councillor Ann Norman

Councillor Ken Norman