

**Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT**

**Application No :** 18/04454/FULL1

**Ward:**  
Orpington

**Address :** St Olaves Grammar School Goddington Lane Orpington BR6 9SH

**Objections:** Yes

**OS Grid Ref:** E: 546579 N: 165239

**Applicant :** St Olaves Grammar School

**Description of Development:**

Removal of existing tennis courts and sports pitch. Formation of artificial Multi Use Games Area (MUGA); including community use/lettings, surrounded by 3m high earth bunds (to northern and eastern sides) 4.5m high weld-mesh fencing and gates, 8x 12m high dual spot light columns (total 16 spot lights) and associated hard surfacing for pedestrian footpaths, storage areas, storage cabinet and 13 parking spaces including 2 accessible spaces and a minibus parking/drop-off area. (Additional submitted document: Letting Statement, and amended description of development).

Key designations:

Smoke Control SCA 29

**Update**

**This application was deferred without prejudice by Members of the Plans Sub Committee 1 held on 24 October 2019. Members requested the Applicant to consider offering the development for use by the community (and as recommended by Statutory Consultee Sport England). In response to Members comments the Applicant has consulted with the local community and has accordingly prepared a community use lettings schedule as follows:**

**School Term-time**

**1700 hours to 2100 hours on Monday to Friday,  
0900 hours to 1800 hours on Saturdays,  
At no time on Sundays.**

**School Holidays**

**0900 hours to 2100 hours on Monday to Friday,  
0900 hours to 1800 hours on Saturdays,  
At no time on Sundays.**

**Proposal**

Removal of existing tennis courts and sports pitch. Formation of artificial Multi Use Games Area (MUGA); including community use/lettings, surrounded by 3m high earth bunds (to

northern and eastern sides) 4.5m high weld-mesh fencing and gates, 8x 12m high dual spot light columns (total 16 spot lights) and associated hard surfacing for pedestrian footpaths, storage areas, storage cabinet and 13 parking spaces including 2 accessible spaces and a minibus parking/drop-off area.

The application details state that the use of the existing grass sports pitches and asphalt courts is limited by poor/adverse weather conditions and shorter days; generally in the winter months. The school has also acknowledged that it is currently unable to provide a dedicated hockey facility which is limiting its ability to deliver the relevant sports curriculum and to offer this sport to its students. Overall this would potentially prevent students from accessing a wider range of sport and a higher level of performance in those sports such as hindering the ability to take part in local leagues etc.

The application is supported by the following documents:

- Application forms,
- Application drawings,
- Design and Access Statement
- Lettings Statement
- Arboricultural Implications Assessment/Statement
- Heritage Statement
- Transport Statement
- Parking Stress Survey
- Construction Management Plan
- External Lighting Assessment
- Acoustic Report/Noise Assessment
- Drainage details

### **Location and Key Constraints**

The application site is St. Olave's Grammar School, Goddington Lane, Orpington. The site lies on the northern side of the highway; the main entrance is in the centre of the site close to the junction with Durley Gardens and there is another access on to Park Avenue at the north west corner of the site. The land slopes downwards with the contour of the hillside from south west to north west, however it is landscaped into terraces/plateaus. The main building complex is located fairly centrally within the site with playing fields and some sports courts on both sides. The application site lies on Urban Open Space (UOS) and the building is a Grade II listed building. The area is residential in nature and is characterised mainly by detached two storey dwellings set in relatively spacious and consistently laid out plots. The area is not a Conservation Area or an Area of Special Residential Character.

According to the list description and summary the site comprises the Grade II listed St Olave's Grammar School built between 1966-1967 to designs by Robert Matthew Johnson-Marshall & Partners; partner in charge, Maurice Lee; including headmaster's house; groundsman's house; Fives and squash court building; art and craft block; brick, concrete and timber boundary treatments to the south and east sides of the site and original areas of hard landscaping. It was first listed on 6 October 2017.

### **Comments from Local Residents and Groups**

Nearby owners/occupants were notified of the application and representations were received, which can be summarised as follows:

#### Support

- There has been no material change in the circumstances since the previous approval 09/00759/FULL1;
- if planning permission is granted then it should include the previous conditions including: No. 8 Car Park Management Plan, No. 10 Crime Prevention, No. 11 Hours of Use, No.12 Landscaping Scheme, No. 13 Restriction on pupil or staff numbers, No. 14 Restriction on letting to the public, No.15 No flood lighting, No. 16 Details of perimeter netting to be approved,
- There is a general lack of access to hockey facilities in state schools (it is dominated by private schools) and in the wider community; potentially compromising development and performance in hockey at national levels,
- The school does not currently have an all-weather pitch which prevents sports participation; particularly in hockey,
- The proposal would allow the school and the community to participate and compete in sports including hockey and throughout the year; encouraging/fostering the success of the latest Olympic team(s) performances,
- The proposal would encourage sport and a healthy lifestyle in young people encouraging them to continue an active lifestyle into adulthood,
- All the school's facilities should be available for community use,
- Modern floodlighting is more focused and produces less light spill (this could be confirmed through a test/demonstration),
- Residents near to a school should be prepared for some evening/weekend activity,

## Objections

### *General/background/procedural matters*

- The school has not engaged with local residents who have only become aware of the proposal through the planning application process,
- The application details; including the School's letter to residents regarding lettings, are inaccurate/contradictory and lack detail and proper consideration of the issues,
- The proposed elevations/section do not show all of the earth bunds,
- The intended access, parking and route through the grounds from parking to MUGA is unclear,
- The Transport Statement is submitted by the Planning Agent and not by a dedicated/qualified transport consultant,
- The "pitch" would contain three "pitches",
- The "bund" (jargon terminology) would comprise 3m high earth embankments,
- The proposal is not compliant with a playing pitch strategy,
- The application does not show ancillary lighting such as for the access/parking,
- Planning permission was previously granted for an all-weather pitch on the condition that it would not be flood lit,
- Permission was refused for 10m high flood lights (90/01588/FUL) and the same issues apply,
- Allowing public access would compromise pupil safeguarding,
- The removal of grass/vegetation would reduce absorption of carbon dioxide,
- Any planning conditions imposed may not be enforced (as per unenforced parking restrictions) due to the under resourced Local Authority,
- The Planning Committee is invited to visit neighbouring properties,

### *Need Case/Community Use*

- The school has an academic rather than a sports focus; the existing grass pitch facilities are sufficient for the school's needs and the proposed facility would be mainly for community use and income generation,

- The School should show lack of provision of similar facilities and therefore the need for this proposal within the community,
- There is no robust case of the need for the facility,
- The commercial use of the facility may become the primary use to the detriment of the local area,
- The proposal is only for commercial financial gain,
- Previous lettings to external organisations (Scouts) have not been renewed despite interest from the organisation and therefore income generation cannot be such a high priority to the school,
- The proposed commercial use would comprise a change of use from educational to commercial,
- The proposed commercial use could set a precedent for further commercial use(s) at the site,
- Although the school has agreed to remove the commercial element it intends to reintroduce this in future,
- If there is a public need for sports facilities (as stated by Sports National Governing Bodies) this should be provided by the Council and developed jointly by the Council and local sports clubs at Goddington Park or Poverest Park,
- The flood lights in particular (only useful outside school hours) would not be for the benefit of the school,
- Previous applications/activities by the school has only benefitted the school with little regard for neighbouring residents,
- The use should only be allowed only during normal school hours (with some modest weekend use),

#### *Metropolitan Open Land*

- The proposal would conflict with the use of Metropolitan Open Land; removing trees, grass and leading to an urbanising feature with an artificial surface, fencing, lighting and earth bunds; failing to preserve the openness of the Green Belt,
- The proposed nature and extended hours of use would not comprise "small scale" within the Urban Open Space Policy criteria; the proposal would unduly impair the open nature of the site,

#### *Design and landscaping*

- The evening and weekend use is a business use and inappropriate in a residential area,
- The proposed flood lighting would be an eyesore,
- The proposal would include some tree removals,
- The proximity, height and amount of the earth bunds within the RPAs would adversely affect the tree roots and would overshadow lower flora/undergrowth,
- The Applicant has not adequately demonstrated how the development would preserve trees,
- The Tree Buffer Zone (TBZ) would reduce space around the pitch so it would not fit in the proposed remaining space,
- A tree survey should be the starting point. The presence of trees (and/or other physical features) should inform the location/design of development. The application does not contain a tree survey, a tree protection plan, details of a buffer zone or an Arboricultural Impact Assessment and this contravenes Policy 19 of Bromley Council's Tree Management Strategy 2016-2020,

#### *Heritage*

- The proposed vehicle access route through the grounds would harm the heritage of the school,

### *Residential amenity*

- The school post-dates the residential dwellings whose amenities should be protected,
- The all-day use by the school and all evening/weekend (including school holidays) use by outside organisations, would cause greater noise disturbance to neighbouring properties than the existing arrangement,
- Community users/members of the public would not be subject to or abide by the school's rules for students; and would not be considerate of residents,
- The vehicle access route through the grounds and close to neighbouring properties would detract from neighbouring amenities,
- The Park Avenue entrance already causes disruption and disturbance to neighbouring properties through; volume of students using it, inconsiderate parking, damage to grass verges, litter,
- The proposal could encourage greater use of the footpath access from Park Avenue, and access into the woodland areas along the boundary; disruptive and harmful to and a potential security issue for residents in Park Avenue,
- The proposal would impact views from neighbouring properties,
- The height and brightness of the flood lighting, (confirmed by the lux levels), would spill into neighbouring gardens, it would be highly visible from and obtrusive to neighbouring dwellings and their gardens; exacerbating existing security light disturbance,
- The lighting assessment does not include the effect of glare,
- The lighting assessment relates to an 8m high flood light not a 12m high flood light and is either incorrect or misleading,
- The deciduous trees would provide inadequate screening for the fence and lighting, especially during winter when there is less leaf cover,
- Normal noise arising from a school is acceptable however late hours of use would be unacceptable,
- The earth bunds would be too low to achieve the required noise attenuation,
- Vegetation does not screen noise,
- The noise attenuation properties of the playing surface and fencing should be examined,
- The noise contour drawing shows that neighbouring properties would be adversely affected greater noise impacts,
- The updated noise assessment/report contains false/incorrect assumptions, it is caveated; it is not based on data/evidence, which diminishes its reliability. It was also carried out when trees are in full leaf thereby not demonstrating the increased effect in winter. It nonetheless continues to show that neighbouring properties would experience greater noise levels,
- An accurate noise assessment (including measurements from neighbouring properties) should be carried out,
- The latest noise impact assessment calculates "a noise increase of 1.2db of Ambient Noise Levels at the most exposed property". However an independent noise assessment at one of the most exposed properties (No. 122 Park Avenue) identifies current noise already exceeding WHO guidelines. The proposed MUGA would be exacerbate currently excessive noise pollution,
- Permanent noise monitoring should be installed and acoustic tests carried out during use and further noise attenuation installed if it exceeds the stated levels,
- If planning permission is granted there would be significant noise objections to the Council and this would place significant restrictions on the use of the facility,
- The earth bunds would be used as spectator standing/seating areas thereby invalidating their purpose as acoustic screens,

- The construction process; particularly the excavations, would cause noise and vibration disturbance to neighbouring occupants,
- The school does not have a local catchment and the benefit to the school and its remote pupils would not be felt locally whilst the adverse effects would be felt locally,
- Opening the site to the public and allowing them to roam the site could compromise security at neighbouring dwellinghouses,
- Long term defects in the trees could cause them to fall and damage property,
- The impact on residential amenities would lower property values,
- Neighbouring residents would expect compensation for loss of amenity and increased disturbance and stress,
- The support for the proposal from the diocese (a remote body/organisation) does not outweigh the concerns of local residents directly affected,

#### *Highways and parking*

- School events already cause parking congestion and disruption in neighbouring roads; exacerbated by inconsiderate parking,
- The bus route/services mentioned in the Transport Statement provide limited services; they would not offer a viable means of public transport, Goddington Lane is narrow and there is poor pedestrian access to the site and therefore the proposal would be reliant on private cars; exacerbating current traffic congestion and hindering emergency vehicle access,
- Increased traffic would cause further road accidents at dangerous junctions,
- The school does not normally permit parking within its grounds,
- The existing and proposed parking is insufficient to serve the intensity of the development,
- The school admits that it cannot control the parking of students/parents,
- The proposed overflow car park (basketball court) is not logical given there are 100 spaces at the front of the site,
- The application lacks detail of the amount of visitors/customers and vehicle movements,
- The amount of vehicle movements is significantly underestimated,
- Any traffic calming measures necessary for the development; such as speed humps, would adversely affect all residents, rather than the school,
- The proposal has not considered the effects on residents in neighbouring roads; the closest in Park Avenue,

#### *Ecology*

- The tree report does not mention the prominent beech trees providing wildlife habitat; including bat roosts,
- The wildlife present at the site; such as bats, would be affected by the bright flood lighting,
- Wildlife use the site for habitat, commuting and foraging and the application should include an EIA,
- The artificial surface would not support wildlife as would a grass pitch,

#### Local Groups

##### *Park Avenue Residents' Association*

- The school has not engaged with the local community,
- The 12m high flood lights would cause light pollution,
- The proposed use outside normal school hours would cause noise disturbance and would ruin the current peace and quiet during those times,
- Additional traffic and parking would be hazardous to road safety,

- Additional traffic and parking would cause congestion and disturbance to neighbouring properties,

*Diocese of Rochester*

- The proposal would allow pupils to access the pitch and play sports throughout the whole year (during poor weather and dark evenings) thereby improving their curriculum and learning/recreation,
- The location of the pitch and the type of lighting would not cause a nuisance to neighbours,
- The proposal would not have adverse highway or traffic implications,

*Archdeacon of the Diocese of Rochester*

- The proposal would encourage pupils to participate in sports activities during school hours and after school hours throughout the whole year including during poor weather and dark evenings which might otherwise prevent access to sports activity,
- The School has sought to address the potential impacts on neighbouring residential amenities including lighting assessments reports,

*School Governor*

- The sports pitch can be used throughout the year and in darker months thereby improving access to and participation in sports, and the facility is long awaited.

**Comments from Consultees**

Ecologist: No comments received

Historic England (Archaeology) summary: Given the site area the proposal merits consideration in line with Historic England's planning charter:

<https://historicengland.org.uk/imagesbooks/publications/charter-for-greater-london-archaeological-advisory-service/>

The Greater London Historic Environment Record (GLHER) is the primary data source for this area and contains numerous entries of prehistoric material that has been recovered from several locations on the application site, and Mesolithic, Late Iron Age and Roman period archaeology being recorded from properties along the northern boundary to the school, and this identifies the site as a potential area where further archaeological evidence could be reasonably anticipated. Given the scale of the proposed ground works; that will reduce the current ground levels and the potential need to strip soil for temporary works, there is potential for further archaeology to be encountered and if it is present then it could be impacted by the proposed works. The significance of the heritage asset and the potential harm arising from the proposal could be assessed and managed through the submission of a Written Scheme of Investigation (WSI) and this could be managed by planning condition. The WSI is the minimum requirement (i.e. lowest level) of archaeological investigation with development works. It would identify which elements of the works would benefit from archaeological involvement and the level of that contact so that any potential archaeology can be identified, investigated, recorded, sampled, excavated as appropriate. Given that any present archaeological remains could be irrevocably damaged/destroyed the WSI should be approved (as a pre-commencement condition) before works begin on site as it will provide clarity on what investigations are required, and their timing in relation to the development programme and will thereby safeguard the archaeological interest on the site. Without an approved WSI prior to commencement of the development the development would fail to comply with paragraph 199 of the NPPF and should be refused.

The archaeological work should include: A Watching Brief: A Watching Brief involves the proactive engagement with the development groundworks to permit investigation and recording of features of archaeological interest which are revealed. A suitable working method with contingency arrangements for significant discoveries will need to be agreed. The outcome will be a report and archive.

The specification will need to be accompanied by the CEMP for the works to ensure that the archaeology programme is correctly reflected.

LBB Conservation Officer: The impact of the development on the designated listed building(s) would be minimal.

LBB Drainage Engineer: The Applicant should submit a surface water drainage strategy to identify the options for the design of the surface water drainage system and how it will affect the site layout; including the following information:

- Demonstrate how the principles of sustainable drainage systems have been applied to the development identifying what techniques will be used,
- Set aside land specifically for SUDS,
- Estimate the greenfield discharge rate for the site,
- Estimate the volume of 1 in 100 year plus climate change attenuation to be provided and what techniques will be used to provide the attenuation.

Further comments

- A free draining sub-base would be acceptable in principle however the following detail is required:
- Cross section plan to show the construction materials of the pitches including the depth of sub-base and their storage capacity,
- Details of excess surface water drainage (as there is no public surface water sewer near the site),
- Estimated calculation demonstrating that the storage provided in the sub-base would be sufficient to accommodate all storms including the 1 in 100 year plus 40% climate change.

LBB Environmental Health Pollution Officer: The proposal is designed in respect of the industry standard Base Applicable Techniques (BAT) and in accordance with Sport England's standards. The standards take into account various factors including minimum separation distances between sports pitches and residential properties, hours of use and the location of entrances and parking areas. In accordance with the standards the designer then incorporates relevant mitigation measures which may include relevant ground levels, screening bunds and vegetation, noise attenuating materials and highly directional/focussed lighting units. Providing that the development is carried out in accordance with the submitted details; including the associated noise and lighting assessments/reports, it would be in accordance with Sport England's standards. However the Applicant should confirm to the Local Authority that the development had been carried out and completed in accordance with these standards and then the Local Authority could verify this. These matters could be managed by planning condition(s). It is noted that the proposal previously included public/community use and that this has since been withdrawn/omitted. The Council would also bear in mind the wider benefits of the proposal and weigh the amenity effects (albeit that they would be mitigated as described in the application details) against the positive benefits to sport and education.

LBB Highways: The site has a PTAL rating of 0 (on a scale where 0 has the lowest and 6b has the highest access to public transport services) indicating that it has the lowest or worst access to public transport services. There are 3 buses mentioned as providing access but of these the 654 is a school bus and the 431 does not appear to run after 5pm

or at weekends so these would not be available to people using the activities outside school hours. The main access would be from Goddington Road and as it has no dedicated footpaths it would not be suitable for pedestrians. For these reasons the site and the proposal would be reliant on private/motorcar transport. The proposed new facilities are unlikely to increase traffic demand during the day. However if the facility is to be used for public and community use outside normal school hours then traffic would be expected to rise. The exact effects would depend upon hours of use, the type of activity taking place and the number of teams visiting, and whether it would attract spectators and where they are travelling from. In that event more detailed information would be required; accurately identifying the number of car movements and the nature of the car trips; for instance whether they are drop-off and pick-up or cars parked all day, as well as all on-site car parking to be made available during the periods of letting, the on-site car park off Park Avenue to be utilised, management of the community functions and school functions and the overall parking capacity.

**LBB Trees:** The application is supported by an Arboricultural Implications Report (AIR) which indicates trees to be retained and trees to be removed. Trees to be removed include a row of young trees planted on a manmade bund that appears to have been created in recent years to separate the existing sports field. The trees are located well within the site, they are small and young and do not currently and would not in the future offer significant public amenity value from outside the site. Their loss is not contentious and should not constrain the development at the school. The trees surrounding the site boundary(ies) are larger, more prominent and offer greater public amenity value and act as a screening and softening feature to neighbouring residential properties. They are more sensitive to the proposed sports pitch and their retention is crucial. According the submitted information the trees can and shall be retained. However an arboricultural method statement (AMS) should be provided to ensure that satisfactory arboricultural supervision and implement precautionary measures are incorporated and carried out. Furthermore, the northern, eastern and southern boundaries; where the mature boundary trees are situated, must be treated as exclusion zones and a Tree Protection Plan (TPP) should detail how the trees will be protected and provided with a buffer zone. These matters can be adequately managed by tree retention and tree protection condition(s).

Further comments:

The revised arboricultural submission and appended plans address the tree constraints associated with the change in design. It is clear that any encroachment into the Root Protection Area (RPA) of retained trees remains within an acceptable degree in accordance with British Standard 5837. Previous reservations have been alleviated and subject to the recommended tree protection measures and on-site arboricultural supervision; which could be managed by planning condition, no objection is raised.

### **Sport England:**

#### **The Proposal and Impact on Playing Field**

It is proposed to build a new synthetic hockey pitch on the site of existing playing field (and a MUGA) at the above school. The School has confirmed it will meet Sport England design guidance (and suitable for competitive hockey to national/regional level). The affected area of playing fields currently contains a cricket pitch and training grids which are used for rugby. There is a further large area of playing fields to the western side of the main buildings and another MUGA (likely hard court surface). The remaining rugby pitch in the southern section of the playing field could be retained.

#### **Responses from the National Governing Bodies (NGBs):**

**England Hockey (EH)** has engaged with the School's senior management and is supportive of the proposal. EH is aware that there is currently no community use at the site and would support development of community links with local club and Kent Hockey Association providing sessions to suit their requirements.

**The Football Foundation** (on behalf of the Football Association) is aware that there is currently no community use at the site and although a sand dressed pitch is not the preferred surface for football the Kent County Football Association (CFA) would like to establish links.

**The Rugby Football Union (RFU)** notes that some of the existing natural turf rugby training areas would be replaced by the MUGA and requests confirmation of the proposed replacement/relocation of those areas or if not whether the rugby activity could be accommodated on existing pitches.

**The English Cricket Board (ECB)** has not yet responded.

On the basis of these comments Sport England would encourage the school to utilise the proposed new facility for community use and would recommend that a community use agreement is agreed with Sport England and the relevant NGBs.

### **Considerations**

The proposal would involve the loss of a playing field (as defined in Development Management Procedure Order 2015). Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field

Unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions."

### **Assessment against Sport England Policy (5 exceptions)**

The proposal artificial pitch would meet an existing need for new hockey facilities in the local catchment area. The School is working closely with England Hockey (EH); the relevant NGB, which has provided advice and indicated its support for the proposal. The Football Foundation identifies the significant football activity/clubs in the area that would also be interested in using the school's artificial surface. The area of playing field to be removed is not large and the School has other pitches that could accommodate the activity (rugby and cricket) displaced from this particular area of the playing field(s).

### **Conclusion and Recommendation**

Sport England therefore considers that the proposal would meet Exception 5 and **does not raise an objection to the proposal subject to appropriate conditions** (including provision of flood lighting). Furthermore Sport England encourages the community use of the facility and recommends a Community Use Agreement between the school and community groups (which could also be managed by condition or within the planning application before permission is granted). **However, if these matters/features are not included then Sport England considers that the proposal would not meet Exception 5 and would object to the proposal.**

**The public use/letting aspect has been removed from this proposal, and Sport England is not be supportive of this omission as it would restrict/prevent access to the facility for the local community.**

### **Further comments (22 January 2020)**

**The Applicant has now proposed to offer community lettings from Monday to Saturday. However the omission of Sunday letting is a concern for the Sports' National Governing Bodies (NGBs) given that many local clubs and organisations**

**will wish to use the facility on Sundays. It would be inappropriate to restrict community access on a Sunday, particularly within hours that are not usually considered to be unsocial and as such Sport England maintains its objection.**

Thames Water: No comments received

## **Policy Context**

Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise.

The development plan for Bromley comprises the London Plan (March 2016) and the Bromley Local Plan (2019). The NPPF does not change the legal status of the development plan.

The application shall be determined in accordance with the following policies:

### London Plan Policies

7.4 Local character

7.6 Architecture

7.8 Heritage Assets and archaeology

7.17 Metropolitan Open Land

### Draft New London Plan

The 'Intend to Publish' version of draft London Plan (December 2019) is a material consideration in the determination of this planning application.

The draft new London Plan was submitted to the Secretary of State (SoS) on 9 December 2019, following the Examination in Public which took place in 2019. This is the version of the London Plan which the Mayor intends to publish, having considered the report and recommendations of the panel of Inspectors. Where recommendations have not been accepted, the Mayor has set out a statement of reasons to explain why this is.

Ahead of publication of the final plan, the SoS can direct the Mayor to make changes to the plan, and the London Assembly can veto the plan. These factors affect the weight given to the draft plan. At this stage, the Council's up-to-date Local Plan is generally considered to have primacy over the draft London Plan in planning determinations. Where specific draft London Plan policies have been given particular weight in the determination of this application, this is discussed in this report.

Policy D2 Delivering good design

Policy S5 Sports and recreation facilities

Policy G6 Biodiversity and access to nature

Policy G7 Trees and woodlands

Policy HC1 Heritage conservation and growth

Policy T5 Cycling

Policy T6 Car parking

Policy T6.4 Hotel and leisure uses parking

## Bromley Local Plan

30 Parking  
37 General Design of Development  
38 Statutory Listed Buildings  
46 Ancient Monuments and Archaeology  
55 Urban Open Space  
57 Outdoor Recreation and Leisure  
58 Outdoor Sport, Recreation and Play  
72 Protected Species  
73 Development and Trees  
74 Conservation and Management of Trees and Woodlands  
115 Reducing Flood Risk  
119 Noise Pollution  
122 Light Pollution

## Supplementary Planning Guidance

SPG1 – General Design Principles  
SPG2 – Residential Design Guidance

## **Planning History**

The relevant planning history relating to the application site is summarised as follows:

90/01588/FUL – Installation of 8x 10m high floodlights was refused on 18 October 1990 for the following reason:

1. The proposed floodlight towers and floodlights would be harmful to the amenities that adjoining and nearby residents might reasonably expect to be able to continue to enjoy by reason of the visual intrusion resulting from their height and proximity to residential property and the noise and disturbance associated with their use.

96/01518/FUL – Construction of a hard surface for use as 4 tennis courts a playground or overflow car park 96 spaces with fencing and associated earthworks was approved on 5 September 1996.

96/02550/FUL – Construction of a hard surface for use as 4 tennis courts a playground or overflow car park 96 spaces with fencing and associated earthworks revised fencing levels/mounding and car parking/entrance was approved on 12 December 1996.

97/00267/OUT – Extension to enlarge existing sports hall and swimming pool buildings was granted outline planning permission on 3 April 1997.

00/02115/FULL1 – Two storey building for changing facilities, dining area, examination hall and sports pavilion was approved on 13 September 2001.

02/03990/FULL1 – Levelling of sports pitch was approved on 8 January 2003.

07/00535/FULL1 – Formation of netball court and enclosure was approved on 27 June 2007.

09/00759/FULL1 – Alterations to and extension of existing swimming pool/hall building to provide multi-purpose hall and sports hall with changing/storage/classroom and other

ancillary accommodation, all weather sports pitch, 22 car parking spaces was approved on 26 May 2009.

Condition No. 11 controlled the hours of use,

Condition No. 13 restricted there being any increase in pupil or staff numbers,

Condition No. 14 prevent the use of the facility by members of the public,

Condition No. 15 prevented the use of flood lighting.

15/02808/FULL1 – Single storey extensions to sports building and external staircase was approved on 22 September 2015.

18/04176/LBC – Proposed extension and alterations to existing listed squash and fives courts was granted Listed Building Consent on 16 January 2019.

15/02808/AMD – Change of external wall finish from facing brickwork to large format composite cladding panels. Removal of first floor viewing galleries. Inclusion of 1.6m high external retaining wall in lieu of integral retaining wall forming part of the superstructure is pending a decision.

18/04933/LBC – Erection of extensions and alterations to existing listed squash and Fives courts block to provide four additional Fives courts is pending a decision.

## **Considerations**

The main issues to be considered in respect of this application are:

- Procedural matters
- Principle and location of development
- Urban Open Space
- Design and landscaping
- Heritage Impact
- Neighbouring amenity
- Highways
- Ecology
- Drainage

### Procedural matters

Since the previous Planning Committee meeting on 24 October 2019, and the submission of the Lettings Statement, the Council has re-notified neighbouring properties and further representations received have been summarised in this report and taken into account.

### Principle and location of development

The site lies within an area of Urban Open Space (UOS) where development may be acceptable subject to certain provisions/criteria and this will be assessed in further detail. The proposal is subject to an assessment of the impact on the appearance/character of the site, the surrounding area, the residential amenity of adjoining occupiers, car parking and traffic implications, heritage and ecological impacts.

### Urban Open Space

The primary purpose of the UOS policy is to protect the open character of the smaller open spaces within otherwise built up areas to preserve the open contribution that they provide in these areas and any new development on them is subject to careful consideration and

certain specified parameters. The proposal would comprise "built development" in its technical sense, however it primarily comprises a playing pitch/surface which would replicate/resemble the existing pitch(es) and tennis courts in this location. It is noted that the ancillary items such as the earth bunds, the fencing and the lighting columns would have some physical/built form and mass associated with them and this would be likely to have a greater effect on openness than the surface itself.

Notwithstanding this, the proposal would not result in the loss of open space, moreover it would reorganise the existing open space. The current proposal is related to the existing allocated use of this land for the school's educational and sports activities and it supports outdoor sport and recreational use. The proposal would have a different visual appearance and impact however it has been as sensitively designed as possible; with earth bunds and discrete fencing, while remaining functional in order that it would not compromise its educational requirements. As the proposal would be positioned on/close to the site of the existing sport pitches/courts it would not unduly impair the open nature of this existing part of the site.

It is noted that the proposed pitch would remove some of the existing grass pitch(es) in this part of the school grounds; currently used for rugby, and it is more likely that the proposed new pitch would be suitable for hockey, football and tennis, than rugby, and as such it would be less likely to provide a like-for-like replacement of the existing rugby pitch. However there would remain space in the southern part of this pitch and on the other pitches at the western side of the school complex to provide rugby pitches. For these reasons there would be no conflict with Policy 55.

Sport England acknowledges that the proposal would technically remove an existing pitch however it notes that the pitch would effectively be replaced, albeit in a different format, and together with its consultations with the National sports Governing Bodies (NGBs) offers its support for the proposal. However Sport England's support is conditional upon the facility being available for use by the local community/public (it has recommended a Community Use Agreement) and providing that it is flood lit in accordance with its standards. In response to Sport England's advice and the Planning Committee's resolution at the previous meeting the Applicant in consultation with the local community has introduced a "community use" element to the scheme; managed through a Community Use Agreement. This would allow the facility to be used by the community as well as the school thereby offering greater opportunities and encouraging greater participation in sport and this would accord with Sport England's overall intentions. Furthermore the proposed hours of use are not considered by the Council's Environmental Health Department to result in significantly harmful additional effects on neighbouring amenities and there is no objection from the Council's Highway Department. It is noted that Sport England would prefer the facility to also be available on Sundays to serve the clubs and organisations that are likely to play/train over the course of the weekend and in the absence of this Sport England is minded to maintain its objection. However notwithstanding this it is noted that the Applicant has proposed its Community Use Strategy in consultation with the local community and as such the proposed level and hours of usage appear to be a reasonable balance between increasing opportunity and participation in sport and preserving the amenities of the local area and its residents and on this basis and notwithstanding the comments of Sport England the Council is minded to recommend the proposal for approval.

Notwithstanding this, if the Council wishes to grant permission against the advice of Sport England, then it would be necessary to refer the application to the Secretary of State following any resolution to grant planning permission.

The application site does not lie within the Green Belt or Metropolitan Open Land (MOL) and therefore Policy 57 does not technically apply however, as concluded above, the proposal would nonetheless provide an appropriate sports/recreation facility.

There would be no complete loss of the sports/recreation facility and nonetheless the space to be reorganised/redeveloped would benefit from an improved facility that would be usable for a greater proportion of the year; thereby improving the quality and the consistency of its use, and as such there would be no conflict with Policy 58.

### Design and landscaping

Design is a key consideration in the planning process. Good design is an important aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 124 of the NPPF (2018) states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

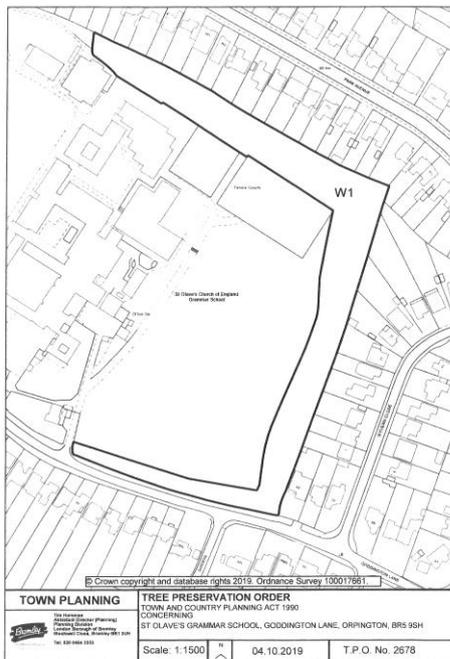
Paragraph 127 of the NPPF (2018) requires Local Planning Authorities to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities). New development shall also establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

London Plan and Bromley Local Plan policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.

By its nature the proposed sport pitch would be substantial in size, however the application site is large and as such the proposal would be comfortably accommodated within it and it would not appear overdeveloped or cramped in this respect. The proposed design and external materials would be appropriate to the function of the development and to the site and the proposed location of the development on the site. The proposed external materials could be managed by planning condition. The proposed earth bunds would be larger than the existing earth bunds and contoured landscaping however although they are not a technically natural feature they would nonetheless have a green and natural appearance especially when viewed from afar as they would from most viewpoints; they would blend into the site and would assist in softening and partially screening the proposed pitch. This is also not an unusual feature at sports pitches/grounds.

The proposal would be positioned broadly in the same location of the existing sport pitch and courts at the northern end of the development site. According to the submitted Arboricultural Implications Report (AIR) a row of young trees atop a man-made bund in the centre of the site are proposed to be removed. They are young and sited well within the

site and are of limited amenity value and there is no objection to their removal. The larger mature trees around the perimeter boundaries are more significant both within and outside the site and they have significant public amenity value. They also assist in screening the existing and proposed sport areas. Their retention is important and they are protected by an area Tree Preservation Order No. 2678 which was made on 7 October 2019 and confirmed by the Planning Committee on 6 February 2020 (protected trees marked “W1” on map extract below). Notwithstanding the amended earth bund design the proposal states that these trees can be retained and indeed in order to preserve their wellbeing the northern, eastern and southern boundaries; where the mature boundary trees are situated, should be treated as exclusion zones and subject to Tree Protection Plan (TPP) measures including a buffer zone and an Arboricultural Method Statement (AMS) demonstrating satisfactory arboricultural supervision to ensure that precautionary measures are incorporated and carried out. The making of the TPO does not affect the submitted tree protection measures which could still be implemented in the interest of preserving those trees. As such these matters have been satisfactorily addressed through the amended/additional information submitted during the course of this planning application and the implementation of those measures can be secured/managed through the recommended planning conditions.



As mentioned above new development should provide safe places and should not contribute towards crime and disorder and as such the proposal should incorporate measures to minimise the risk of crime and this could be managed by planning condition; as recommended in the previous permission.

### Heritage Impact

The NPPF sets out in section 16 the tests for considering the impact of a development proposal upon designated and non-designated heritage assets. The test is whether the proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset and whether it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits. A range of criteria apply.

Paragraph 196/197 state 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. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

#### *Impact on Listed Buildings and their setting:*

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a local planning authority, in considering development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting, or any features of architectural or historic interest it possesses.

The building(s) were listed in October 2017. The site and buildings were already in use as a school and the grounds were already in use as school sports pitches before the listing was made. On this basis and notwithstanding the proposed re-development of the pitch/courts and the associated features the proposal would not adversely affect the special historic setting and importance of the listed building and the site overall. There would be no conflict with Policy 38 on this basis.

#### *Archaeology*

Historic England states that the site is not within an area currently defined for potential archaeology however the Greater London Historic Environment Record (HER) contains numerous entries for prehistoric archaeology from the school site and immediate area which identify the site as a potential area where further archaeological evidence could be reasonably anticipated. As Historic England recommends the submission of a Written Scheme of Investigation (WSI) to establish the significance of the heritage asset and this could be managed by planning condition prior to the commencement of the development.

#### Neighbouring amenity

Policies 6 and 37 of the Bromley Local Plan seek to protect existing residential occupiers from inappropriate development. Issues to consider are the impact of a development proposal upon neighbouring properties by way of overshadowing, loss of light, overbearing impact, overlooking, loss of privacy and general noise and disturbance.

The proposal would not change the use of the land which would continue to be a sports pitch/court and it would not change its location. As such the use and the proximity to neighbouring properties would remain the same as the existing situation, however the use would be intensified.

Any new development is likely to have an effect on the neighbouring properties within the local area however the main consideration is whether that effect would be acceptable or not. Furthermore, there is no mechanism within the planning system to protect or preserve "views" although the effect of new development on "outlook" is a material planning consideration. The proposed development would be visible from neighbouring properties; particularly those to the north in Park Avenue and those to the east in Wyvern Close. Notwithstanding this the degree of separation; measuring approximately 45m at the closest point, together with the height and scale of the proposed structures; including the fencing and lighting columns, and the earth bunds would not have a significantly harmful impact on the outlook of neighbouring properties through overbearing effect and it would

not result in significantly harmful overshadowing. Given that the proposed surface would be at or close to the existing ground level and would be screened to an extent by existing and proposed earth banks and vegetation it would be unlikely to lead to additional significantly harmful overlooking.

The land would continue to be used for sports and recreation; this would inevitably involve a level of noise, and this is to be expected at sites such as schools. Indeed there are existing sports courts with chain link fencing in the north east corner of the site which would cause some noise such as the bouncing of balls against the ground surface and the fencing, voices/calling and whistles and other general sporting sounds. The proposal would differ from the existing situation as it would be larger and would allow larger sports to be played on it such as hockey, and it would provide flood lighting allowing those sports to go on later into the evening. The Council's Environmental Health Department confirms that the Applicant's appointed noise and lighting designers have designed the proposal in accordance with Sport England's standards; with regard to the industry standard Base Applicable Techniques (BAT). As such the designers have taken into account the degree of separation between the sports pitch and residential properties, the likely hours of use of the facility and the location of the vehicle entrances and parking areas (which are individual and different in each case and therefore designed and assessed accordingly on their own merits). The design incorporates relevant mitigation measures including appropriate base/slab ground levels, earth bunds, and noise attenuating vegetation, playing surfaces and fencing materials that absorb noise and vibration and lighting columns with appropriately designed lighting angled down towards the playing surface and away from residential properties. Providing that the development is carried out in accordance with the submitted details; including the associated noise and lighting assessments/reports, it would be in accordance with Sport England's standards, and there is no objection from the Council's Environmental Health Department. It is understood that the Applicant would confirm to the Local Authority that the development had been carried out and completed in accordance with these standards and the Local Authority could therefore verify this. The current proposal would involve the use of the facility by members of the public during the weekdays and on Saturdays and there is no objection from the Council's Environmental Health Department subject to appropriate hours of operation/use and this could be managed in the Community Use Agreement and planning condition(s).

It is noted that the previous permission for the sport pitch omitted floodlighting. Third party comments regarding the lighting are noted however the lighting can be focussed towards the playing surface and with very little light spill projecting to the rear of the lighting column itself, as demonstrated in the submitted lighting contour details. The management of appropriate hours of the use of the pitch (as imposed on the previous permission) and the hours of the illumination of the lighting would also assist in preserving neighbouring amenities in respect of lighting effects. It would be appropriate and reasonable to allow a short transition time after the end of the use of the pitch and dowsing the lights to allow the pitch to be cleared up and vacated with the benefit of the lighting for health and safety reasons.

On this basis with the use of appropriate planning conditions the proposal, on balance, would not have an unacceptable effect on the residential amenities of neighbouring properties. It would be sufficiently different from the previous application(s) to allow the Council to reach a different conclusion.

### Highways

The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. The NPPF clearly states that transport issues should be considered from the

earliest stage of both plan making and when formulating development proposals and development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

The NPPF states that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

London Plan and Bromley Local Plan Policies encourage sustainable transport modes whilst recognising the need for appropriate parking provision. Car parking standards within the London Plan and Bromley Local Plan should be used as a basis for assessment.

Following the advice of Sport England and the Planning Committee, and through consultation with the local community the proposal includes a schedule of community letting. The Council's Highway Department notes the site's location and means of access and acknowledges that the development is likely to be heavily reliant on private/motorcar transport and that it is unlikely to increase traffic demand during the weekdays when it would be in use by the school but that this would have an effect during the evening and at weekends when the pitches are let to other organisations. Nonetheless the existing on-site parking is considered to be sufficient to accommodate the vehicles for the proposed development and its use by the school and community groups providing that the on-site parking is maximised to accommodate visiting groups and that the scheduling seeks to avoid community bookings when other school activities, such as meetings, plays etc., are also taking place, and this could be managed through the Community Use Agreement and the Parking Management Plan.

As such there is no objection to the proposal from the Council's Highway Department providing that the parking is provided/implemented as stated in the application details and that a more detailed Construction and Environmental Management Plan is submitted and these matters/details could be managed by appropriate planning condition(s).

### Ecology

It was observed that the site partially comprises an asphalt court and partially a grass pitch which could potentially offer suitable wildlife habitat, commuting and/or foraging space for wildlife. However the pitch is by its nature well maintained/manicured and regularly used for sports and as such it would be unlikely to offer suitable habitat. Furthermore, although the proposed development (particularly the fences) would be likely to prevent access on parts of the land it would nonetheless not remove the grass pitch in its entirety and the site overall would continue to provide commuting and foraging routes. The surrounding buildings and/or trees may offer suitable wildlife habitat for other species including bats. However the trees would be retained and they are protected by TPO. Furthermore, the lighting would be mainly in use during the darker winter months when bats in particular would be in hibernation due to the colder temperature and in this context this would not have a significantly more harmful impact than the existing situation.

### Drainage

It is noted that the proposal is intended to improve the playing surface in order that it can be utilised more consistently throughout the majority of the year and as such it would typically involve the use of drainage channels and a number of draining surface layers. Nonetheless the Council's Drainage Engineer recommends the provision of a sustainable surface water drainage strategy to assist in water retention and to reduce flood risk and this could be managed by planning condition.

## **Conclusion**

Having had regard to the above it is considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

On this basis if Members are minded to grant planning permission for the proposal as it stands, against the advice of Sport England, the application must be referred to the Secretary of State before a decision can be issued by the Council.

Background papers referred to during production of this report comprise all correspondence on the files set out in the Planning History section above, excluding exempt information.

**as amended by documents received on 25.04.2019 12.06.2019 21.06.2019 14.08.2019 22.08.2019 26.09.2019 23.12.2019**

**RECOMMENDATION: PERMISSION BE GRANTED subject to any direction by the Secretary of State**

**Subject to the following conditions:**

- 1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.**

**Reason: To comply with Section 91 of the Town and Country Planning Act 1990**

- 2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the following listed drawings and supporting details unless previously agreed in writing by the Local Planning Authority:**

**BA/P18-512-401/A, BA/P18-512-402, BA/P18-512-403/A, BA/P18-512-404/A, BA/P18-512-405/A, External Lighting Scheme Proposal (reference 5518/LDS/RPT01) dated February 2019, Noise Assessment of Proposed Multi-Use Games Area (numbered 3408AB - Rev B) dated 22 August 2019, Arboricultural Tree Protection Method Statement and drawing dated 21 September 2019 and Lettings Statement (reference P18-512) dated December 2019.**

**Reason: In the interests of visual and residential amenity In order to comply with Policy 37 of the Bromley Local Plan 2019.**

- 3 Prior to commencement of the development hereby approved (excluding demolition) details of the proposed slab levels of the building(s) and the existing site levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed strictly in accordance with the approved levels.**

**Reason: Required prior to commencement in order to ensure that a satisfactory form of development can be undertaken on the site in the interest of visual amenity and to comply with Policy 37 of the Bromley Local Plan 2019.**

- 4 The materials to be used for the external surfaces of the building shall be as set out in the planning application forms and/or drawings unless otherwise agreed in writing by the Local Planning Authority.**

**Reason: In the interest of the appearance of the building and the visual amenities of the area and in order to comply with Policy 37 of the Bromley Local Plan 2019.**

- 5 Tree Protection**

**The development shall be implemented in accordance with the details set out in the Arboricultural Tree Protection Method Statement dated 21 September 2019, approved as part of the planning application, under the supervision of a retained arboricultural specialist in order to ensure that the correct materials and techniques are employed.**

**Reason: To ensure that works are carried out according to good arboricultural practice and in the interests of the health and amenity of the trees to be retained around the perimeter of the site and to comply with Policy 73 of the Bromley Local Plan 2019.**

- 6 Arboricultural Supervision**

**The completed schedule of site supervision and monitoring of the arboricultural protection measures as approved in the Tree Protection measures shall be submitted for approval in writing by the Local Planning Authority within 28 days from completion of the development hereby permitted. This condition may only be fully discharged on completion of the development, subject to satisfactory written evidence of compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by a suitably qualified and pre-appointed tree specialist.**

**Reason: Required prior to the first use of the development in order that the Local Planning Authority may be satisfied that the trees retained have not been damaged during development works and to ensure that, as far as is possible, the work is carried out in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with Policies 37, 73 and 74 of the Bromley Local Plan 2019.**

- 7 Hard and soft landscaping**

**(i) All parts on the site not covered by buildings shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first use/occupation of the development, whichever is the sooner.**

**(ii) There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority.**

**(iii) Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be in accordance with the approved details.**

**Reason: To secure a visually satisfactory setting for the development and to protect neighbouring amenity and in order to comply with Policies 37, 73 and 74 of the Bromley Local Plan 2019.**

- 8 No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and**
- A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works**
  - B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.**

**Reason: Required prior to commencement of any development because the site is of archaeological interest and detailed investigations should be undertaken to enable consideration to be given to preservation in situ and/or recording of items of interest in compliance with Policy 46 of the Bromley Local Plan 2019.**

- 9 Scheme for Surface Water Drainage**
- (a) Prior to commencement of the development hereby approved (excluding any ground clearance or demolition) a scheme for the provision of surface water drainage shall be submitted and approved in writing by the local planning authority,**
  - (b) Before the details required to satisfy Part (a) are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system (SuDS) to ground, watercourse or sewer in accordance with drainage hierarchy contained within the London Plan Policy 5.13 and the advice contained within the National SuDS Standards,**
  - (c) Where a sustainable drainage scheme is to be provided, the submitted details shall:**
    - i. provide information about the design storm period and intensity, the method employed to delay (attenuate) and control the rate of surface water discharged from the site as close to greenfield runoff rates (21/s/ha) as reasonably practicable and the measures taken to prevent pollution of the receiving groundwater and/or surface water**
  - (d) The drainage scheme approved under Parts a, b and c shall be implemented in full prior to first occupation of the development hereby approved.**

**Reason: Details are required prior to the commencement of any new operational development in order to ensure that a satisfactory means of surface water drainage, to reduce the risk of flooding can be achieved before development intensifies on site and to comply with the Policy 5.13 of the London Plan and Policies 115, 116 and 117 of the Bromley Local Plan 2019.**

- 10 No development shall commence on site (including demolition) until such time as a Construction and Environmental Management Plan has been**

submitted to and approved in writing by the local planning authority. As a minimum the plan shall cover:-

- (a) Dust mitigation and management measures,
- (b) The location and operation of plant and wheel washing facilities,
- (c) Measure to reduce demolition and construction noise,
- (d) Details of construction traffic movements including cumulative impacts which shall demonstrate the following:-
  - (i) Rationalise travel and traffic routes to and from the site as well as within the site,
  - (ii) Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction related activity,
  - (iii) Measures to deal with safe pedestrian movement,
  - (iv) Full contact details of the site and project manager responsible for day-to-day management of the works,
  - (v) Parking for operatives during construction period,
  - (vi) A swept path drawings for any tight manoeuvres on vehicle routes to and from the site including proposed access and egress arrangements at the site boundary,
- (e) Hours of operation,
- (f) Other site specific Highways and Environmental Protection issues as requested on a case by case basis,
- (g) The development shall be undertaken in full accordance with the details approved under Parts (a)-(f).

**Reason:** Required prior to commencement of development to ensure sufficient measures can be secured throughout the whole build programme in the interests of pedestrian and vehicular safety and the amenities of the area and in the interest of the amenities of the adjacent properties and in order to comply with Policies 30, 31, 32 and 119 of the Bromley Local Plan 2019.

- 11 While the development hereby permitted is being carried out a suitable hardstanding shall be provided with wash-down facilities for cleaning the wheels of vehicles and any accidental accumulation of mud of the highway caused by such vehicles shall be removed without delay and in no circumstances be left behind at the end of the working day.

**Reason:** In the interest of pedestrian and vehicular safety and in order to comply with Policy 32 Bromley Local Plan 2019.

- 12 Prior to the commencement of the development hereby approved (including demolition and all preparatory work) provision shall be made to accommodate operatives and construction vehicles off-loading, parking and turning within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall remain available for such uses to the satisfaction of the Local Planning Authority throughout the course of development.

**Reason:** In the interest of pedestrian and vehicular safety and in order to comply with Policy 32 Bromley Local Plan 2019.

- 13 Details of a scheme for the management of the car park shall be submitted to and approved in writing by the Local Planning Authority before any part of the development is first used/occupied and the car park shall be

operated in accordance with the approved scheme at all times unless previously agreed in writing by the Local Planning Authority.

Reason: To avoid development without adequate parking provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety and in order to comply with Policies 30 and 32 of the Bromley Local Plan 2019.

- 14 The development shall be carried out in accordance with Section 2 of the submitted External Lighting Scheme Proposal dated February 2019 by Brontide Consulting and Section 3 of the submitted Design and Access Statement dated September 2018 by Barker Associates and with Sport England's Updated Design Guidance Note for Artificial Surfaces for Outdoor Sport dated 2013. Before the first use/occupation of the development;
- o The lighting and noise attenuation scheme/system shall be fully implemented, and
  - o The Applicant shall verify to the Local Authority that these measures have been implemented/constructed/installed in accordance with the approved details and the standards thereto.
- These measures shall be permanently retained as such thereafter.

Reason: To ensure a satisfactory standard of residential amenity and in order to comply with Policy 37 of the Bromley Local Plan 2019.

- 15 The facilities hereby permitted shall only be used between the following hours  
Mondays to Fridays 0800 hours to 2100 hours,  
Saturdays, Sundays and Bank Holidays 0800 hours to 1800 hours.

Reason: In the interests of the residential amenities of the area and in order to comply with Policy 37 of the Bromley Local Plan 2019.

- 16 The facilities hereby permitted shall only be used by members of the general public between the following hours:  
School Term-time  
1700 hours to 2100 hours on Monday to Friday,  
0900 hours to 1800 hours on Saturdays,  
At no time on Sundays.

School Holidays  
0900 hours to 2100 hours on Monday to Friday,  
0900 hours to 1800 hours on Saturdays,  
At no time on Sundays.

Reason: In order to prevent overdevelopment of the site, to manage the highway, transport and parking impacts and in the interests of protecting the residential amenities of neighbouring properties within the area and in order to comply with Policy 37 of the Bromley Local Plan 2019.

- 17 The floodlights hereby permitted shall not be illuminated outside the following hours:  
Mondays to Fridays 0800hrs to 2115hrs,  
Saturdays, Sundays and Bank Holidays 0800 hours to 1815 hours.

**Reason: In the interests of the amenities of the adjacent properties in order to comply with Policy 37 of the Bromley Local Plan 2019.**

- 18 The facilities hereby permitted shall not result in additional classes of children being schooled on the premises or additional staff being employed at the school.**

**Reason: In order to prevent overdevelopment of the site and in order to comply with Policy 37 of the Local Plan 2019.**

- 19 The development hereby permitted shall incorporate measures to minimise the risk of crime. No development shall take place until details of such measures, according to the principles and physical security requirements of Secured by Design, have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented before the development is occupied and thereafter retained.**

**Reason: In the interest of security and crime prevention and to accord with Policy 37 of the Bromley Local Plan 2019.**

- 20 No development shall commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the artificial pitch, grass pitches and Multi-Use Games Area, changing facilities, access and parking at the School and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.**

**Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Policies 37, 57 and 58 of the Bromley Local Plan 2019.**

- 21 No development shall commence until details of the construction of the artificial pitch including the surfacing have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The artificial pitch shall not be constructed other than in accordance with the approved details.**

**Reason: To ensure the development is fit for purpose and sustainable and to accord with Policies 57 and 58 of the Bromley Local Plan 2019.**

**You are further informed that:**

- 1 Before works commence, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2017 which is available on the Bromley web site.**
- 2 If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The**

contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.

- 3 The Applicant is reminded of their requirements and responsibilities according to The Party Wall etc. Act 1996. Further details can be found at the following address:  
[https://www.planningportal.co.uk/info/200187/your\\_responsibilities/40/other\\_permissions\\_you\\_may\\_require/16](https://www.planningportal.co.uk/info/200187/your_responsibilities/40/other_permissions_you_may_require/16)
- 4 Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplications/>
- 5 The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.