



Appeal Decision

Site visit made on 9 May 2024

by A Price BSc MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 August 2024

Appeal Ref: APP/L3625/W/23/3322588

Reigate Grammar School, Reigate Road, Reigate RH2 0QS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Reigate Grammar School against the decision of Reigate and Banstead Borough Council.
 - The application Ref is 22/00271/F.
 - The development proposed is the demolition of existing music drum room and 4 Multi Use Games Areas and construction of a new sports centre, including ancillary facilities, and 4 new Multi Use Games Areas, together with revisions to site levels, drainage, plant, landscaping and other associated works.
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Decision

1. The appeal is allowed and planning permission is granted for the demolition of existing music drum room and 4 Multi Use Games Areas and construction of a new sports centre, including ancillary facilities, and 4 new Multi Use Games Areas, together with revisions to site levels, drainage, plant, landscaping and other associated works at Reigate Grammar School, Reigate Road, Reigate RH2 0QS in accordance with the terms of the application Ref 22/00271/F and subject to the conditions in the attached schedule.

Preliminary Matters

2. The Council does not object to the demolition of the music drum room or the proposed changes to the Multi Use Games Areas. I have no reason to disagree with those findings.
3. In December 2023 the Government published a revised National Planning Policy Framework (the Framework). Although some paragraph numbers have changed, the revisions do not relate to matters that are fundamental to the main issue in this appeal.

Main Issue

4. The main issue is the effect of the proposed development on the living conditions of the neighbouring occupiers at 3 Blackborough Close and Reigate Parish Church Primary School, with particular regard to overbearing and obtrusive impacts.

Reasons

5. The appeal site comprises an irregular-shaped parcel of land that is currently part laid to lawn and part accommodates a series of outdoor sports courts. It forms part of the wider Reigate Grammar School complex.

6. To the south of the site lies Reigate Parish Church Primary School, consisting of a range of buildings, playgrounds and a sports court. To the west lies the grammar school's music and sixth form blocks, beyond which lies the churchyard of Church of St Mary Magdalene. To the north lie further buildings operated by the grammar school (including Broadfield House) and to the east lie a series of residential properties.
7. The proposed development broadly consists of an indoor sports hall, with ancillary facilities. The appellant sets out that this would be of a size to meet the school's educational needs based on the number of pupils, education and sports timetables and curriculum. It has also been designed in accordance with Sport England guidance. I have no reason to doubt that the building has been designed in line with the requirements of the school. This would be located in the southeast part of the appeal site, close to the boundaries with 3 Blackborough Close and Reigate Parish Church Primary School.
8. At present, the users of the primary school look out onto the school's own playgrounds, as well as the grammar school's existing sports courts and wider complex. In the distance, open hills can be seen.
9. The proposed sports hall would be highly visible and would undoubtedly change the outlook experienced from the primary school, in particular from the infant classrooms. These classrooms are positioned nearest to the appeal site and are set at a lower level to it. The rest of the primary school would experience a change in outlook, but this would be at a greater distance and at an angle.
10. During my site visit, I was able to observe the existing outlook from the infant classrooms. These single-aspect rooms are set at a lower level to the school's own sports court and the appeal site, meaning that outlook, by design, is already limited, including visibility of the sky. An open-sided but angled canopy over the primary school's outdoor courtyard to the north of these classrooms further reduces visibility and outlook from those classrooms.
11. Nevertheless, whilst I accept that the proposed building would further fill visible sky when viewed from these classrooms, the position of the proposed sports hall is such that there would be a reasonably large separation distance of approximately 34 metres between it and those existing classroom windows. Moreover, the position of the building was modified during the course of the planning application, moving it away from the south boundary, reducing part of its height and proposing further landscaping. For the foregoing reasons, and in considering the mitigating factors mentioned above, I do not consider that the proposed development would have a harmful overbearing or obtrusive impact on the classrooms.
12. In respect of the existing views across the grammar school grounds and hills beyond, I accept that this would change. Nevertheless, the proposed development would not conflict with any protected view.
13. At present, the occupiers of 3 Blackborough Close look out over their private rear garden and onto mature landscaping which separates it from the appeal site. Although that landscaping cannot be relied on in perpetuity to provide the same level of screening as at present, there is no indication that this would be reduced or lessened over time. Moreover, even if it were to some degree, the orientation of the property is such that natural outlook would be towards the northern edge of the sports hall. These factors, combined with the separation

distance of approximately 21 metres at its nearest point, are such that there would be no harmful overbearing or obtrusive impacts on the occupiers of this property.

14. Overall, the proposed development would be acceptable in respect of the living conditions of the neighbouring occupiers at 3 Blackborough Close and users of Reigate Parish Church Primary School, with particular regard to overbearing and obtrusive impacts. The proposed development would therefore accord with the relevant provisions of Policy DES1 of the Reigate and Banstead Development Management Plan (DMP, 2019)) which, insofar as this main issue is concerned, seeks to ensure that the amenities of occupants of existing nearby buildings are not adversely impacted, including by way of overbearing and obtrusiveness. This is in a similar vein to the objectives of the Framework insofar as the protection of living conditions is concerned.

Other Matters

Heritage assets

15. The appeal site lies in proximity to a Grade II* listed building and is located, in part, in a conservation area. Heritage matters do not form part of the Council's reason for refusing the proposed development. Nonetheless, in line with sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act), I have had special regard to the desirability of preserving the setting of the listed building, and paid special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. Additionally, I have had regard to the representations referring to effects of the proposal in relation to the above, but also in regard to the setting of the conservation area. The duty under section 72(1) does not apply to land within the setting of conservation areas but, as the conservation area is a designated heritage asset, I recognise the provisions of the Framework in this respect.

Heritage assets – special interest and significance

Church of St Mary Magdalene

16. The Church of St Mary Magdalene is a Grade II* listed building. It dates from around 1200, with intact features of the subsequent centuries. It is set within a vast, historic graveyard, enclosed and largely obscured by walls, mature landscaping and intervening built form. Based on the evidence before me, the special interest and significance of the listed building is largely derived from its historic and architectural interest. Important contributors in these regards are its age, its dominant presence within its grounds, its surviving historic fabric, and its historic and continued use as a place of religious congregation.
17. Pertinent to this appeal, the building's special interest and significance are also derived, in part, from its setting. The grounds and graveyard of the church have an historic, visual and functional connection with the heritage asset. These grounds are clearly defined by boundary treatments including walls and mature landscaping. These grounds form the asset's immediate setting, and it is from here that the asset is best appreciated. This immediate setting contributes considerably to the asset's special interest and significance.
18. Beyond this, the surrounding area, of which the appeal site forms a part, is made up of varied development, which includes both residential and

educational uses. This is indicative of the evolution of the surrounding urban environment over time. Some glimpsed views of the asset are possible between gaps in landscaping and built form. However, these are relatively limited. This surrounding area, including the appeal site, forms the asset's wider setting.

19. The surrounding urban development has altered how the asset is experienced to a degree. Whilst the asset might once have formed a very prominent and imposing building within the wider landscape, the later development and now mature landscaping that surrounds it has, to a degree, altered how the asset is experienced from the surrounding public realm. This moderates the contribution this wider setting makes to its special interest and significance.

Conservation Area

20. The site lies, in part, within the Chart Lane Conservation Area.
21. The character and appearance and thus special interest and significance of Chart Lane Conservation Area (CA) is largely derived from its historic townscape and areas of open landscape. Insofar as the appeal is concerned, there is significant variation in building style and period within the grammar school site and the surrounding area.
22. The appeal site, in part, creates a break in built form in this part of Reigate. This, when taken together with the neighbouring cemetery, adds somewhat to the character and appearance of the CA as a whole and thereby to its significance as a designated heritage asset.
23. The area surrounding the CA, which includes part of the appeal site, is formed largely of traditional residential built form together with nearby roads and educational uses associated with the grammar school and neighbouring primary school. This setting illustrates the evolution of the surrounding area over time and allows the ability to appreciate the positive qualities of the CA. However, it provides only a limited contribution to the special interest and significance of the CA as a designated heritage asset.

Heritage assets – appeal proposal and effects

Church of St Mary Magdalene

24. There is no doubt that the proposed development would be visible, introducing built form of increased massing to the appeal site, and in a contemporary style. Nevertheless, the physically and functionally separate relationship between the appeal site and listed building would be maintained and the asset's historic and architectural interest would remain unaffected by the proposed development. The retention of a considerable separation distance, intervening landscaping features and built form would all reinforce this. Furthermore, the immediate setting and most of the wider setting that contributes to the asset's significance would remain undisturbed by the proposed scheme.
25. Taking these factors into account, the proposed development would not compromise the setting of the church, rather it would have a neutral effect that would not detrimentally alter how the asset is experienced and would not adversely affect the ability to appreciate its significance. Consequently, the immediate and wider settings of the asset and the contribution that they make

to its special interest would be preserved and its significance would not be harmed.

Conservation Area

26. As set out above, the proposed development would introduce built form and massing to a part of the CA, and its setting. This includes part of an undeveloped grassed area, but also an area occupied by an existing MUGA. However, this, to my mind, does not automatically amount to harm.
27. The proposed development, although visible from some vantage points within the CA, would be set amongst well-established built form, much of which is in educational use, and intervening mature landscaping. The building, whilst large and clearly contemporary, would be of a high quality design (further controlled by condition) and would sit amongst buildings of a varied scale, period, footprint and design. Moreover, an open gap would be retained between the built form and surrounding buildings, including those which front Reigate Road, and the canopy of trees that exist to the east boundary of the site would remain unaffected. From that perspective, the proposed development would not be at odds with the prevailing character of the area.
28. In a similar vein, the proposal would be visible from the setting of the CA, including from Reigate Road, and from the primary school to the south. Viewed from these locations, the proposed development would, as above, be seen in the context of established and varied built form.
29. For the foregoing reasons, I consider that the part of the proposal within the CA would have a neutral effect on, and would therefore preserve, the character and appearance of the CA, as a whole. Similarly, I find that the part of the proposal outside the boundary of the CA would not diminish the contribution that the CA's setting makes to its significance as a designated heritage asset and thus would not harm the CA's significance.

Heritage – conclusion

30. Overall, I conclude that the proposed development would preserve the setting of the Grade II* listed building, Church of St Mary Magdalene. It would also preserve the character and appearance of the CA and would not have a harmful effect on the setting of the CA and the contribution it makes to the asset's significance. Consequently, the proposed development would not harm the significance of these heritage assets. In doing so, it would satisfy the requirements of sections 66(1) and 72(1) of the Act and would not conflict with the relevant provisions of DMP Policy NHE9 which, in summary, seeks to protect heritage assets. This is in a similar vein to the relevant provisions of the Framework, insofar as they seek to protect the historic environment.
31. In finding no harmful effects to the special interest and significance of the designated heritage assets, it is not incumbent on me to consider any public benefits that would flow from the proposal.

Non-designated heritage assets

32. I have noted reference to the effect of the proposed development on locally listed Broadfield House. Broadfield House is located to the north of the appeal site. It dates from the 19th century and forms part of the grammar school's complex of buildings. It sits in a reasonably prominent position within the

streetscene, along Reigate Road. The building contributes to an interesting townscape and an understanding of the appeal site's origins, possibly as part of an associated garden plot.

33. The wider Reigate Road forms the setting of the locally listed building, from which it is best appreciated. As a result, Reigate Road contributes to how this asset is experienced and so adds to its significance. The appeal site, in my view, positioned to the rear of the building and within the context of grammar school buildings, makes only a very limited contribution to the significance of the locally listed building.
34. By reason of the nature of the proposed development and as the appeal site is set away from Broadfield House, in undertaking a balanced judgment, I do not consider the proposal would result in any harmful effects to its setting, and therefore its significance as a non-designated heritage asset, having regard to Framework paragraph 209.

Other considerations

35. Comments have been received alleging that insufficient information has been submitted, including in respect of topography. However, I am satisfied that I have sufficient information before me to determine the appeal.
36. Comments have been received querying the potential alternative locations of the proposed development and in respect of the transport effects of the development. Those alternative locations are not a matter before me. I am assessing the scheme as presented. There is no dispute between the Council and appellant in relation to transport or highway safety and I have no reason to disagree with those findings. In respect of a query relating to access from the grammar school to the primary school site, this is a private matter.
37. Comments have also been raised in relation to noise and disturbance and the loss of daylight, sunlight and privacy as a result of the proposed development. A noise impact assessment was submitted in support of the scheme. This concludes that likely noise emissions from proposed plant can be considered of 'low impact'. This is a matter that the Council do not object to and, based on the evidence before me, I have no reason to disagree. Matters relating to noise and disturbance during construction would be satisfactorily dealt with by condition in respect of a construction logistics plan.
38. In respect of daylight and sunlight, the evidence before me satisfactorily demonstrates that there would be no harmful loss of daylight or sunlight to surrounding properties. In particular, the proposed development would be positioned to the north of the primary school, ensuring no harmful effects of overshadowing. There would be no loss of privacy by reason of the design and limited number of window openings, and the position of the proposed development relevant to surrounding properties.
39. Ultimately, these other matters have not led me to an alternative conclusion on the main issue.

Conditions

40. The Council has provided a list of conditions. I have assessed those with reference to the advice in the Framework and Planning Practice Guidance. I

have amended the wording of some, and combined provisions of others without altering their fundamental aims.

41. Conditions relating to time limits and approved plans have been imposed in the interests of certainty. Site level and lighting plans have not been included as further details of these are required by condition. Superseded plans have not been included where amended plans have been received. Conditions requesting details of ground levels and a lighting strategy are necessary in the interests of certainty. Conditions requesting details of materials and boundary treatments have been imposed in the interests of the character and appearance of the area. A condition relating to archaeological works is required in the interests of the protection of any archaeological findings.
42. Conditions requesting details of a construction management plan and contamination mitigation are necessary in the interests of the protection of the amenity of nearby occupiers. A condition relating to tree protection plan has been imposed in the interests of the protection of retained trees.
43. A condition requesting details of surface water drainage is imposed in the interests of flood prevention and sustainability. Conditions relating to a landscape and ecological management plan is required in the interests of biodiversity and the character and appearance of the area.
44. Conditions relating to the use and design of the sports hall are necessary in the interests of certainty, community benefit, safety and to protect to living conditions of nearby occupiers. Conditions relating to the provision of parking areas and accesses, and a travel plan, are imposed in the interests of highway safety and sustainability. Conditions relating to energy demand and BREEAM are imposed in the interests of sustainability and climate change.
45. A condition relating to asbestos has not been included as this would ne satisfactorily dealt with under separate legislation. A condition preventing the installation of car charging sockets has not been included as there is insufficient justification before me as to why this is necessary in this location.
46. Conditions 3-14 are pre-commencement conditions as they are necessary to ensure that any design features and mitigation are properly designed in prior to the commencement of development.

Conclusion

47. Accordingly, for the reasons given above, and having regard to all other matters raised, I conclude that the appeal should be allowed and planning permission granted.

A Price

INSPECTOR

SCHEDULE OF CONDITIONS

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan 2607-P-10-01 (received 30.06.2022);
Proposed Site Plan 2607-P-10-03 (as amended, received 30.06.2022);
Proposed Building Elevations 1 2607-P-30-01 (received 30.06.2022);
Proposed Building Elevations 2 2607-P-30-02 (received 30.06.2022);
Proposed Site Sections 2607-P-40-00 (received 30.06.2022);
Proposed Building Sections 1 2607-P-40-01 (received 30.06.2022);
Proposed Building Sections 2 2607-P-40-02 (received 30.06.2022);
Proposed Drum Room Demolition 2607-P-10-04 (received 30.06.2022);
Proposed Drum Room Demolition 2 2607-P-10-05 (received 30.06.2022);
Proposed Plans 2607-P-10-10 (received 30.06.2022);
Proposed Ground Floor Plan 2607-P-20-00 (received 30.06.2022);
Proposed First Floor Plan 2607-P-20-10 (received 30.06.2022);
Proposed Roof Plan 2607-P-21-00 (received 30.06.2022);
Sports Hall Layout 2607-P-51-00 (received 05.10.2022)
Softworks General Arrangement 096 GF SW 101 E
(received 30.06.2022);
Illustrative Landscape masterplan 096 GF MP 001 E
(received 30.06.2022);
Hardworks General Arrangement 096 GF HW 201 E
(received 30.06.2022).
- 3) Prior to the commencement of the development hereby permitted (above slab level), details of the materials to be used in the construction of the external surfaces, including fenestration and roof, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 4) Prior to the commencement of any above ground works of the development hereby permitted, the applicant, or their agents, or their successors in title, shall have secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 5) Prior to the commencement of the development hereby permitted, including any works of demolition, a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of the following relevant measures for both demolition and construction phases:
 - a) management responsibilities including a named person and arrangements for contact and complaints;
 - b) demolition and construction programme of works which identifies measures for traffic management;

- c) site working hours;
- d) site logistics arrangements including provision of a suitable booking system for deliveries;
- e) the parking of vehicles, deliveries, and storage;
- f) measures to control the emission of dust, dirt and noise;
- g) delivery, demolition and contrition working hours;
- h) communication procedures regarding key construction issues;
- i) loading and unloading of plant and materials;
- j) storage of plant and materials used in construction; and
- k) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused.

The approved CMP shall be adhered to throughout the demolition and construction period for the development.

- 6) Prior to the commencement of the development hereby permitted, details of existing and proposed ground levels and the proposed finished ground floor levels of the buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels.
- 7) Prior to the commencement of the development hereby permitted, including demolition works, all tree protection measures shall be undertaken in strict accordance with the approved details contained in the Arboricultural Method Statement ref. RT-MME-155624-03 Rev A and the Tree Protection Plan dwg no. C155624-03-01 Rev A.
- 8) Prior to the commencement of the development hereby permitted, except demolition, details of the design of a surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:
 - a) the results of further infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels;
 - b) evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development. The final solution should follow the principles set out in the submitted drainage strategy. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate equivalent to the pre-development Greenfield run-off;
 - c) detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.). Confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times;
 - d) a plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk;
 - e) details of drainage management responsibilities and maintenance regimes for the drainage system; and

f) details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

- 9) Prior to the first use of the development hereby permitted, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme, provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm that any defects have been rectified.

The drainage system shall thereafter be retained and maintained in accordance with the agreed details.

- 10) Prior to the commencement of the development hereby permitted, except demolition, details of a scheme for soft and hard landscaping, including details of existing landscape features to be retained or pruned, shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a) hard surfacing materials, including colour of artificial pitches and car park materials of flint pea shingle gravel;
- b) minor artefacts and structures (e.g. furniture, bins, benches, etc.)
- c) planting plans;
- d) written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment);
- e) schedules of plants, noting species, plant sizes and proposed numbers/densities;
- f) an implementation programme.

The landscaping works shall be carried out in accordance with the approved details prior to the first occupation of the development, or in accordance with the agreed implementation programme.

All new tree planting shall be positioned in accordance with guidelines and advice contained in the current British Standard 5837: Trees in relation to construction.

Any trees, shrubs or plants or any existing plants/hedging retained in accordance with this condition which are removed, die or become damaged or diseased within five years of planting shall be replaced within the next planting season by trees, and shrubs of the same size and species.

- 11) Prior to the commencement of the development hereby permitted, a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be completed as agreed prior to the occupation of the development.
- 12) Prior to the commencement of the above ground works of the development hereby permitted, full details of a lighting strategy shall be

submitted to and approved in writing by the Local Planning Authority. The lighting strategy shall include details of the lighting of all public areas, buildings, and sports pitches of the application site. The lighting scheme shall be installed in accordance with the approved details prior to the commencement of the use and retained and maintained thereafter.

- 13) Prior to the commencement of the development hereby permitted, a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:
- a) plan showing the location of all ecological features;
 - b) risk assessment of the potentially damaging construction activities;
 - c) measures to avoid and reduce impacts during construction;
 - d) location and timing of works to avoid harm to biodiversity features;
 - e) involved responsible persons and lines of communication;
 - f) use of protected fences, exclusion barriers and warning signs.

The development shall be carried out in accordance with the agreed details.

- 14) Prior to the commencement of the development hereby permitted, details of a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP should be based on the ecology and landscaping documents submitted with the application and shall include:
- a) a description and evaluation of features to be managed;
 - b) ecological trends and constraints on site that might influence management;
 - c) aims and objectives of management;
 - d) appropriate management options for achieving aims and objectives;
 - e) prescriptions for management actions, together with a plan of management compartments;
 - f) preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
 - g) details of the body or organisation responsible for implementation of the plan;
 - h) ongoing monitoring and remedial measures;
 - i) legal and funding mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management bodies responsible for its delivery;
 - j) monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme; and
 - k) ecological enhancement plan.

The above shall ensure that the scheme achieves as a minimum the biodiversity net gain set out within the submitted Biodiversity Offsetting Metric Assessment by Ecosa (Final Document Rev 1 dated June 2022)

The agreed details shall be implemented prior to the occupation of the development, unless otherwise agreed within the approved LEMP, and maintained and monitored in accordance with the agreed details.

- 15) Prior to the first use of the sports hall and 2-court MUGA (located to the west of the sports hall) a community use agreement shall be prepared in consultation with Sport England and submitted to and approved in writing by the Local Planning Authority. The agreement shall include details of pricing policy, hours of use, access by educational and non-educational establishment users, management responsibilities and a mechanism for review. The development shall thereafter be used in accordance with the approved agreement.
- 16) Prior to the first use of the 2-court MUGA (located to the west of the sports hall) details of a scheme setting out the type, design, lux levels and measures to control glare and overspill light from sports lighting, and measures to ensure sports lights are switched off when not in use, shall be submitted to and approved in writing by the Local Planning Authority, prepared in consultation with Sport England. The development shall thereafter adhere to the approved details.
- 17) Prior to the first use of the 2-court MUGA (courts to the west of the sports hall) details of its design and layout shall be submitted to and approved in writing by the Local Planning Authority, prepared in consultation with Sport England. The MUGA shall be constructed in accordance with the approved details.
- 18) Prior to the first use of the sports hall and MUGAs hereby permitted, or the operation of any building services plant, an assessment of the cumulative acoustic impact arising from the operation of all internally and externally located plant shall be submitted to and approved in writing by the Local Planning Authority. The assessment of the cumulative acoustic impact shall be undertaken in accordance with BS 4142: 2014 (or subsequent superseding equivalent) and other relevant measures, and shall include a scheme of attenuation measures to ensure the rating level of noise emitted from the proposed building services plant is 5dbA less than representative background.
- 19) Prior to the first use of the sports hall and MUGAs hereby permitted, or the operation of any building services plant, a post-installation noise assessment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and attenuation measures, and permanently retained and maintained thereafter.
- 20) Prior to the first use of the sports hall and MUGAs hereby permitted, a Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan should include management responsibilities during all operating hours, measures to control noise and disturbance including from in-sports use, playing of music or other amplified sound and minimising the effects of patrons coming and going from the site. Such measures shall include relevant sound-proofing and minimising openable windows. The development shall be carried out in accordance with the approved details.
- 21) Prior to the first use of the sports hall and MUGAs hereby permitted, the proposed car parking adjacent to Broadfield House shall be laid out in

accordance with the approved plans (notwithstanding the additional landscaping requirements) enabling vehicles to be parked and for vehicles to turn so that they may enter and leave the site in a forward gear. The parking and turning areas shall thereafter be retained and maintained.

- 22) Prior to the first use of the sports hall and MUGAs hereby permitted, details of facilities for the secure, covered parking of 15 additional bicycles shall be submitted to and approved in writing by the Local Planning Authority. The parking area as approved shall be implemented prior to the first use of the sports hall and retained and maintained for their designated purposes.
- 23) Prior to the first use of the sports hall and MUGAs hereby permitted, a Travel Statement shall be submitted to and approved in writing by the Local Planning Authority. This shall set out objectives and measures to encourage sustainable travel. The development shall thereafter be carried out in accordance with the approved details.
- 24) Prior to the first use of the development hereby permitted, details of how the development will include renewable or low-carbon energy generation to provide 10% of the expected energy usage of the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include finalised details of the position and design of PV panels. The agreed details shall be implemented and made operational prior to the first use of the development and thereafter maintained.
- 25) Prior to the first use of the development hereby permitted, details shall be submitted to and approved in writing by the Local Planning Authority that demonstrate the development has met a minimum of BREEAM 'very good'.
- 26) Prior to the first use of the development hereby permitted, evidence of a scheme demonstrating compliance with the principles of Secured by Design shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed prior to the first use of the development and thereafter maintained.
- 27) The sports hall and MUGAs hereby permitted shall only be used/operated during the following hours:

MUGAs and floodlighting: Between 08.00hrs and 19.30hrs on any day.

Sports hall: Between 08.00hrs and 21.30hrs Monday to Friday; and between 08.45hrs and 19.30hrs Saturdays, Sundays, Bank Holidays, Public Holidays and school holidays.

- 28) Any unexpected contamination found to be present at the site shall be reported to the Local Planning Authority as soon as is practicable. If deemed necessary, development shall cease on site until an addendum to the remediation method statement, detailing how the unsuspected contamination is to be dealt with, has been submitted to and approved in writing to the Local Planning Authority. The development shall be carried out in accordance with those approved details.

END OF SCHEDULE