



Committee Report

Planning Committee South – 27 February 2024

Application no DC/22/2999/FUL

Location

The Hollies
Straight Road
Foxhall
Ipswich
Suffolk
IP10 0FN

Expiry date 25 October 2022

Application type Full Application

Applicant Suffolk Agricultural Association

Parish Foxhall

Proposal Utilise the existing land formally known as "The Hollies Sports Centre and Social Club" as home pitch locations for both youth and adult football. Creation of new vehicular access/parking and associated facilities

Case Officer Danielle Miller
07799 071744
danielle.miller@eastsoffolk.gov.uk

1. Summary

- 1.1. This application seeks to utilise the existing land formally known as "The Hollies Sports Centre and Social Club" as home pitch locations for both youth and adult football. The creation of a new vehicular access, parking and associated facilities are also proposed within the submission. The site relates to The Hollies, Straight Road, Foxhall.
- 1.2. The application is before Planning Committee South as it is, in the opinion of the Head of Planning and Coastal Management, of significant public interest. Officers are minded to approve the application, contrary to the comments received from Foxhall Parish Council whom object to the application, and there has been a large amount of public interest in the application.

- 1.3. The application process has been extended due to both consultation responses and officer comments, which have resulted in the request for amendments to the proposed scheme in light of third party comments.
- 1.4. The first round of re-consultation took place in November 2022; this included a flood risk and drainage strategy to respond to the objection made by the Lead Local Flood Authority. Since the receipt of this information that objection has been removed.
- 1.5. Following this, officers requested additional information in relation to foul drainage and a statement of need, in response to third party comments. These documents were published on 1st and 2nd February 2023.
- 1.6. The second round of re-consultation took place in November 2023, following further officer critique of the proposals. This resulted in amendments to the access and parking arrangements, which have been positioned to locate them further from the southern boundary of the residential properties within The Hollies.
- 1.7. Officers consider that the proposals accord with local policy and meet the requirements of the NPPF in terms of sports and leisure offered in the district. The objections received from the Parish Council and neighbouring properties have been addressed in the report and through consultation with East Suffolk Council's Environmental Protection team and the County Council Highway Team. No other statutory consultees have objected to the proposals put forward; as such officers are recommending approval.

2. Site Description

- 2.1. The site is related to the former BT sports and playing fields, which consisted of football pitches, cricket pitches, tennis and netball courts, a rifle range, indoor squash courts and social club with bar. To the west of the site is The Hollies residential area and to the south is agricultural land.
- 2.2. This site has quite an extensive planning history which has resulted in the original BT sports centre being demolished and the ground relatively recently built on with 14 residential properties; these were approved under DC/14/4202/FUL and subsequently amended under various applications (DC/15/4281/VOC, DC/16/1552/VOC, DC/16/3923/VOC, DC/17/1843/AME, DC/17/0855/VOC and DC/17/1702/VOC). There is no mention of the sports field in the committee report for the approval of the residential housing, however the wider area was not included within the application site. The application stated that the sports facility was privately managed (Civil Service) and not available to the general public for use at the time; as such its use in terms of impact on residential amenity would not have been considered negatively.
- 2.3. Prior to this approval permission was granted for the conversion and change of use of the sports accommodation to B1 office use under C10/0243 and more recently C13/0109.
- 2.4. The site is located outside of the settlement boundary for Foxhall and therefore for planning purposes is located within the countryside.
- 2.5. Straight Road is a narrow road linking Felixstowe Road with Bucklesham Road and for the most part is single carriageway with a few passing places along its length. The speed limit is 60mph along this road.

- 2.6. In addition to The Hollies, residential development lies to the north of the site on Bucklesham Road and to the south along Felixstowe Road. The residential properties in the vicinity contain a varied mix of housing styles, plot sizes, and house sizes and there is a varied palette of materials. Immediately due west is the Suffolk Showground.
- 2.7. The main parcel of land is still considered to be leisure use, as this was its last permitted use in relation to BT's recreational facility, albeit this would not have been for public use due to the ownership. The land shown on the submission for parking is agricultural land, accessed off Straight Road.
- 2.8. This application is a resubmission of a previously withdrawn application (reference DC/21/0903/FUL); this was withdrawn to allow for the agents to review the consultee comments received and provide the necessary information required for officers to properly assess the application. This included a traffic assessment, noise assessment and further information on trees.

3. Proposal

- 3.1. This application has been put forward by AFC Kesgrave and seeks to use the site as football pitches for both youth and adult football. The plans show six pitches along with five storage containers which will be used as changing rooms; office; cycle store and storage, located to the south of the pitches. Three of the pitches are 11v11 (91m x 55m); two pitches are 9v9 (73m x 46m), with one of the two 9v9 pitches also doubling as a 7v7 (73m x 46m); and one 5v5 (37m x 27m).
- 3.2. The pitches are proposed to be used by both youth and adult football teams, and those visiting teams associated with AFC Kesgrave.
- 3.3. In addition, a new access is proposed to be created off Straight Road to access a parking area to the south. The visibility splays for the access do not require the removal of any trees along this boundary. The car parking will be provided as an open grid grassed parking area and entrance drive with filter granular stone beneath and 300mm voided stone – MNOT type 3 to create storage laid on terram/filter membrane. A total of 150 spaces has been shown on the block plan, including 2 disabled spaces. There is an assumed access route from the car park across the existing field, however this will remain grassed. An Excel G-Explorer self-propelled all terrain wheelchair is proposed to be kept on site to be used to assist with access where required.
- 3.4. The pitches are proposed to be used from no earlier than 9.00am on a Saturday and no later than 5.00pm on match days during the season (mid-August to mid-May). On a Sunday they would be used from no earlier than 1.00pm and no later than 5.00pm. All persons / vehicles will have left the site by 6.00pm on all days.
- 3.5. There may be occasional pre-season use (July to August) where some teams will have pre-season friendlies / sessions on a week day evening. All games would kick off by 6.30pm and all persons / vehicles will be off site by 9.00pm at the latest. There also may be some mid-week league games which may need to be played at the end of the season (April and May) but the number will depend on how interrupted the season has been by poor weather (frozen pitches, snow etc).
- 3.6. The following updates have been made which resulted in the latest consultation phase of this application:

- Amended Design and Access Statement (Revision B) received 21 November 2023, including:
 - Revised traffic flow numbers from AFC Kesgrave dated 23/08/2023 (Appendix E).
 - Sharps Redmore report with Technical Note 1 dated 11/10/2023 (Appendix F).
 - Liz Lord Ecology Report, updated 27/09/2023 (Appendix G).
 - Stroud Associates Flood Risk and Drainage Strategy updated memo 10/10/2023 (Appendix H).

The drawings have been revised based upon officer recommendation to show the following;

- Revised access to carparking moved further south down Straight Road.
- Pedestrian access onto the site at the junction of Straight Road and Bucklesham Road.
- Hedge planting and tree planting to the boundary of the site onto The Hollies housing development.
- Noting use of an all-terrain wheelchair across the grassed areas for accessible use.

4. Consultees

Third Party Representations

- 4.1. 61 letters of objection have been received over the course of the three consultation periods. These letters are from 18 addresses which have written in numerous times.
- 4.2. The matters being objected to are namely those relating to traffic and access arrangements; noise and antisocial behaviour; crime; ecology; and landscape including loss of trees. The main points from the letters have been summarised below.
- 4.3. The objections raise the following comments:
 - The intensification of parking to the south of The Hollies residential properties is likely to be a cause of significant noise particularly on match days with a high level of vehicular traffic in the village.
 - There is currently no lighting within Straight Road or The Hollies as such the dark skies should be respected.
 - The assessment undertaken by Sharps Redmore is not conclusive as there is no data to compare to.
 - Response by Environmental Protection is unvalidated, and unsubstantial, the Environmental team have carried out no analysis of their own and in the absence of a better understanding have just taken the information written by Sharps Redmore on face value.
 - Neither Sharps Redmore or Environmental Protection have made any quantitative assessment of these facts. They have not recognised that sound can be disturbing despite being below "official limit values". They have not carried out an in-depth exercise. They have not carried out a detailed analysis of recorded data. They have not

carried out any analysis for dominant frequency content produced by items such as engine noise or whistles.

- The response from Environmental Protection seems entirely based on the unvalidated, unsubstantiated information provided by Sharps Redmore, which I have, in a previous objection shown to have inherent bias and mathematical calculation errors. The response from the Environmental team is to all intents and purposes just a rewrite of the Sharps Redmore text and completely ignores all of the technically higher level theory and analysis provided by my previous objections. The Environmental team have carried out no analysis of their own and in the absence of a better understanding have just taken the information written by Sharps Redmore on face value.
- The Environmental protection team are not and cannot be expected to be high level subject matter experts on the psychoacoustic effects of noise on the health and well-being of neighbouring sufferers.
- The writer makes a suggestion of acoustic barriers for the southernmost dwellings however I do not believe this can be approved as it is not in keeping with the surrounding environment which was a planning stipulation for the development of the housing at the Hollies in which post and rail fencing was mandatory and street lighting not permitted. It cannot be one rule for one and another for another.
- The visibility splay lines have been conveniently indicated but the survey does not provide a true reflection of the actual verge conditions along Straight Road; the trees have not been properly shown; the topography of the verges have not been shown
- Fictional reports that the Oak to be removed is in decline.
- Poor visibility on this stretch of road.
- Pollution risk associated with car park.
- Misleading Ecology report.
- Inadequate facilities for changing.
- Other facilities currently being used by AFC Kesgrave will suffer from reduced usage and revenue.
- Straight Road is not able to deal with the amount of traffic which will be produced by the development.
- No mains sewerage to be connected.
- Contrary to local and national policy NPPF 108-110.
- Inadequate Transport assessment.
- Straight Road floods as such is unsuitable for additional traffic associated with proposal including the disposal/emptying of sewage systems.
- There is a lack of public transport and no cycle lanes or pathways.
- Noise from the car park would disturb those living at The Hollies.
- Nesting of Skylarks in the fields as witnessed – Skylarks is on the RSBCs 'red-listed' birds and under threat by removal of its habitat.
- Only partial submission of tree report.
- The applicant is unable to meet the statutory requirements for this application as detailed many times. This is in respect of traffic and road access safety/suitability, noise and disturbance requirements, flooding and water management, facilities provided, drainage and sewerage, failure to meet NPPF policy plus countless other items that have been raised through many objections.
- The reports imply that the fields in question have been used to park for the Suffolk show however this has only happened once in 15 years and only on the smaller southern field.

- Unacceptable removal of trees for visibility splays, inaccurate reporting that it is on health and safety grounds.
- Security would become an issue to the affected properties from "outsiders" attending the matches.
- Straight Road is a single carriageway with few passing places with a speed limit of 60mph and is therefore totally unsuitable for the number of car users that are predicted to use the proposed facility. This would mean approximately 300 car movements on each day at the weekend and many movements on training days during the week.
- Greater risk of wildfires.
- There will also be additional noise from any on site generators running to provide electricity and I see no account has been taken for this when carrying out noise testing.
- AFC Kesgrave are a community based football club and they are proposing these 6 football pitches to be formed outside of their community, causing their teams, spectators and parents to get in their cars and travel outside of it, causing pollution in rural Foxhall. Within Kesgrave Town, the football pitches that they currently used are all accessible by foot, cycle and bus, this is not so in Foxhall.
- Potential for future applications as number of changing rooms does not account for the number of teams proposed to use these facilities.
- Shipping containers not in keeping with the nature of the area.
- The noise report is not an accurate description given the noise the report is based on is only when one game at a site is played.
- Fear of crime.
- There is a large number of accidents currently on Straight Road.
- The pitches will be crammed together and will take over almost the entire field. The overbearing nature of the proposal also means that we will have a complete lack of privacy, particularly with spectators wandering past looking directly into the back of our home virtually all the year round.
- Mud will be brought onto the road from the car park.
- A large part of this road is covered by TPO.
- The Council must still take into account the utilisation of existing facilities which I brought up in the previous objection: There are currently 148 grass pitches in Ipswich, it is unlikely that they are all being used to their full potential. From the 148 there are 24 full size pitches & 14 junior pitches (mostly run by the council) in the adjacent post code areas to AFC Kesgrave. Indeed, there is a substantial amount of land adjacent to the pitches currently used by AFC Kesgrave which is already located on Main Road (A1214) with excellent access.
- This development, should it be granted is completely out of character for the area with no obvious benefit to the immediate local community. It would impair the lives of both residents and wildlife in the immediate area but also those of us in the surrounding locations.

Additional points raised following re-consultation:

- Concern over future development in terms of lighting and permanent buildings to replace temporary containers.
- More appropriate existing sites already available for this development.
- The relocation of the access does not alter the suitability of Straight Road to accommodate the increased traffic.

- Surface water drainage strategy is not considered sufficient.
- Unsuitable location where which is not suitable for pedestrians.
- Flawed information submitted in highway report and noise report.
- Cannot achieve visibility splays without the loss of the foliage along Straight Road.
- No logic in noting the previous use of the land which was some 20 years ago.
- Flooding issues along Straight Road mean that it is inappropriate for intensification.
- Concern over advertisement boards along boundaries.
- Concern has been raised over the council's handling of the application and the delay in reaching a consideration.
- There is no evidence that the land has been used for sporting leisure use over the last 20 years.
- Wildlife species will be endangered.
- Revised proposals are for mixed native hedge/trees to be planted on the boundary of the 12 properties which border the proposed site, resident does not agree to this new boundary treatment.
- Concern over noise and disturbance to children's wellbeing.
- Concern on how the proposed septic tank will be emptied. There is no mains foul sewage in the locality.
- Concern over the length of time this application has been in the planning system. False information provided; concern that officers have not read contracting reports.
- Noise report not adequate.

One letter of representation:

- I have no objection to the planning going ahead however I would like to point out that the goal posts should NOT be positioned beside the hedge which runs along Bucklesham Road to avoid broken windows.

Parish Council

Consultee	Date consulted	Date reply received
Foxhall Parish Council	18 August 2022	4 September 2022
<p>Summary of comments:</p> <p>The Parish Council strongly objects to this application. We are surprised that a new application has been submitted for this site with only a few changes to the previous application which generated numerous objections from local residents, the Parish Council and Suffolk County Council Highways. It is clear that Straight Road and adjoining roads such as Monument Farm Lane are inadequate to cope with the additional traffic such a development will bring particularly over the short time frame the pitches would be in use. This will no doubt lead to traffic chaos in and around Straight Road and will therefore be very detrimental to Highway Safety.</p> <p>The new application states that a suitable visibility splay will be maintained but how this is to be achieved is disputed by several objectors. We are concerned that the proposed entrance remains adjacent to dwellings in The Hollies and within the 60mph speed limit. Highways are concerned by the dangers caused by coaches turning off Straight Road which is narrow single-track road but the applicant has boldly stated that no coaches will use the site and only the occasional minibus! How is this going to be enforced?</p>		

Suffolk County Council the Lead Local Flood Authority have already expressed their concerns about the Surface Water Flood Risk and the Pollution Hazard of siting a 150-site car park on a field. Whilst local residents have also expressed their concerns about the treatment of sewage generated by this development. An area that has been sadly absent from this application.

Should this application be allowed to go ahead it will have a considerable detrimental effect on the local residents and Highway Safety in Straight Road and the adjacent area. It will also lead to the loss of wildlife habitat which has recently seen the arrival of Skylarks which are a protected species.

For these reasons we join with local residents and other statutory consultees in objecting to this application.

Parish Council - Reconsultation Responses

Consultee	Date consulted	Date reply received
Foxhall Parish Council	3 November 2022	20 November 2022

Summary of comments:

The Parish council has discussed the contents of the latest set of documents to support this application and consider that they offer no material changes and give no clarification on the numerous concerns and problems with this applicant which have been highlighted repeatedly by the Parish Council and local residents.

We are also concerned by the fact that some of the documents are vague and misleading. This is particularly true of the document relating to the visibility along Straight Road and the Ecological Appraisal parts of which are clearly at odds with the experience and knowledge of local residents, including the presence of skylarks. The Parish continues to object to this proposal on the grounds we have already stated which include highway safety, noise and disturbance to wildlife. It is very clear that Straight Road can never provide a suitable access to the site without substantial changes to the road itself including widening and reducing the speed limit.

Foxhall Parish Council	3 November 2022	11 December 2023
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Summary of comments:

The Parish Council continues to strongly object to this application. The changes to the access and car park have made no material change to our principal reason why this application should be refused.

It is clear that Straight Road and adjoining roads such as Woodhouse Lane and Monument Farm Lane are inadequate to cope with the additional traffic such a development will bring particularly over the short time frame the pitches would be in use. This will no doubt lead to traffic chaos in and around Straight Road and will therefore be very detrimental to Highway Safety.

The road is narrow, prone to flooding, as demonstrated recently, and the majority is subject to the National 60mph speed limit. The concerns about road safety detailed in our previous letters of objection remain valid as do the concerns of local residents.

The Parish Council also supports the concerns expressed by residents about the effect of this development on local wildlife. It is also of concern that the information supplied by the application

is contrary to the observations and experience of the local residents.
 Due to concerns about Highway Safety and the detrimental affect such a development would have on the local wildlife this application should be refused without further delay.

Statutory consultees

SCC Highways Department

Consultee	Date consulted	Date reply received
SCC Highways Department	3 November 2022	3 February 2023

Summary of comments:
 Having conducted a further review into the potential highway impacts of this development using the information provided regarding the location of club members, it is not expected that the impact would be severe and therefore would not warrant a refusal under NPPF paragraph 111. It is stated in the Traffic Statement by Richard Carter dated 8th November 2021 that 50% of the trips to and from the site would be for the away team. This would therefore mean that, the 70% of Kesgrave based members, only refers to approx. 35% of the total trips. Therefore, the actual amount of vehicles using the Bell Lane/Foxhall Road junction would be lower than originally expected and would not significantly increase the risk at a location with a history of accidents. Additionally, it is noted that the previous use of the former ‘Hollies Sports Centre and Social Club’, off Straight Road, Foxhall, which consisted of football pitches, cricket pitches, tennis and netball courts, a rifle range, indoor squash courts and social club with bar. Therefore, a precedent has been set for a use similar to the proposed.

Therefore, it is recommended that the application is approved subject to conditions.

SCC Highways Department - Reconsultation Response

Consultee	Date consulted	Date reply received
SCC Highways Department	21 November 2023	22 November 2023

Summary of comments:
 The County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions.

SCC Flooding Authority

Consultee	Date consulted	Date reply received
SCC Flooding Authority	18 August 2022	23 August 2022

Summary of comments:
 A holding objection is necessary because the impacts of a 150-car parking area have not been assessed in terms of either surface water flood risk or pollution. The proposed use of ‘grass matting’ is noted but is not sufficient. The detailed proposals could be conditioned, but the

applicant should at the very least assess the potential impacts and acknowledge how this could be mitigated at this stage.

The holding objection is a temporary position to allow reasonable time for the applicant and the LLFA to discuss what additional information is required in order to overcome the objection(s). This Holding Objection will remain the LLFA's formal position until the local planning authority (LPA) is advised to the contrary. If the LLFA position remains as a Holding Objection at the point the LPA wishes to determine the application, the LPA should treat the Holding Objection as a Formal Objection and recommendation for Refusal to the proposed development. The LPA should provide at least 2 weeks prior notice of the publication of the committee report so that the LLFA can review matters and provide suggested planning conditions, even if the LLFA position is a Formal Objection.

The points below detail the action required in order to overcome our current objection:-

1. Assess potential surface water flood risk impacts from parking area
2. Assess potential pollution hazard presented by 150 car parking area

SCC Flooding Authority - Reconsultation Responses

Consultee	Date consulted	Date reply received
SCC Flooding Authority	24 November 2022	24 November 2022

Summary of comments:

The following submitted documents have been reviewed and the LLFA recommends a holding objection at this time:

1. PROPOSED BLOCK PLAN & ACCESS DETAIL 21119 2E (05-2021)
2. Memo on Porous paving design (27-10-2022)

The point below details the action required to overcome our current objection:-

1. The LLFA accepts the design principle proposed but the applicant should provide information regarding ground investigation from the nearby scheme with further supporting information and context for this scheme to justify design viability.
2. The applicant should provide a suitable maintenance strategy for the car park and associated drainage.

As a minimum, we require the following documents and information to be submitted for each type of planning application or stage with the planning process.

Consultee	Date consulted	Date reply received
SCC Flooding Authority	24 November 2022	14 December 2022

Summary of comments:

We have reviewed the following submitted documents and we recommend approval of this application subject to conditions.

1. PROPOSED BLOCK PLAN & ACCESS DETAIL 21119 2E (05-2021)
2. Memo on Porous Paving Design SW433 (27-10-2022)
3. Design and Access Statement MP/KAE/21.119
4. Flood Risk and Drainage Strategy SW433 (28-11-2022)

Comments: The LLFA acknowledges that there is not sufficient information available as would normally be expected with a full planning application, but that infiltration is the only viable means of surface water discharge. Given this and the supporting information made available the only material changes going forward will be the depth of permeable paving to provide sufficient storage on-site.
 Before work commences on the car park area they should provide infiltration testing to BRE365 methodology that is relevant to the car park construction to verify the current design viability.

Consultee	Date consulted	Date reply received
SCC Flooding Authority	21 November 2023	18 December 2023
Summary of comments: We have reviewed the additional submitted documentation since our prior response (14-12-2022) and have no further comments to make at this time.		

Natural England

Consultee	Date consulted	Date reply received
Natural England	18 August 2022	5 September 2022
Summary of comments: NO OBJECTION Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites. Natural England's generic advice on other natural environment issues is set out at Annex A.		

Natural England - Reconsultation Response

Consultee	Date consulted	Date reply received
Natural England	3 November 2022	18 November 2022
Summary of comments: Natural England has previously commented on this proposal and made comments to the authority in our letter dated 9th June 2021 (our ref: 354831 and 5th September 2022 (our ref: 404414). The advice provided in our previous response applies equally to this amendment although we made no objection to the original proposal. The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal. Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of		

the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

SCC County Archaeological Unit

Consultee	Date consulted	Date reply received
SCC County Archaeological Unit	18 August 2022	30 August 2022
Summary of comments: I do not recommend archaeological conditions for this application. Whilst there is some archaeological potential in this area, the proposed groundworks will not be that intrusive.		

SCC County Archaeological Unit - Reconsultation Response

Consultee	Date consulted	Date reply received
SCC County Archaeological Unit	03 November 2022	09 November 2022
Summary of comments: Thank you for consulting us, we have looked at the amended plans. These do differ slightly to the original plans, however, we would not recommend archaeological conditions.		

Sport England

Consultee	Date consulted	Date reply received
Sport England	18 August 2022	08 September 2022
Summary of comments: Sport England assesses this type of application in light of the National Planning Policy Framework (NPPF) and against its own planning objectives, which are Protect - To protect the right opportunities in the right places; Enhance - To enhance opportunities through better use of existing provision; Provide - To provide new opportunities to meet the needs of current and future generations. Further information on the objectives and Sport England's wider planning guidance can be found on its website: https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport The Proposal and Assessment against Sport England's Objectives and the NPPF This proposal relates to the use of the former Hollies Sports Centre and Social Club as home pitch locations for both youth and adult football, including the creation of new vehicular access and parking and associated facilities. The previous application was withdrawn by the applicant, in order to address concerns raised by the local authority. The proposal will see three 11v11 pitches provided, one 9v9 pitch, one 7v7 pitch and one 5v5 pitch for AFC Kesgrave. There will be ancillary facilities, including two portacabin changing rooms, one storage container, one office and cycle storage. I have consulted the Football Foundation and Suffolk FA on this proposal and they comment as follows:		

Football Foundation

“The Football Foundation is supportive of the proposed development of this site, which will promote growth in football participation in East Suffolk. The grass pitches and ancillary facilities will support the growth of AFC Kesgrave and provide health and physical activity benefits to the local community. The Football Foundation has reviewed the proposed changing facilities at the site, which consist of converted containers, which would typically provide a temporary option, rather than a permanent solution. We would strongly recommend that the club seeks confirmation that the proposed changing facilities would meet the full extent of current building regulations, receive building control sign off and can be operated sustainably for the longterm to support the grass pitches proposed at the site.

We have changing pavilion “key consideration” guidance available at the following link ([Changing Pavilion Design Key Considerations | Football Foundation](#)), which should be consulted alongside Sport England pavilion guidance. The Foundation offers its support to the club to achieve high-quality, suitable facilities to benefit the club and local community.”

Suffolk FA

Suffolk FA support the grass pitch development at ‘The Hollies’. AFC Kesgrave will see significant growth and an increase in participation with the additional grass pitch facilities on site. A letter of support was provided by my predecessor Jodie Allard alongside the previous planning application and I would echo her support. The Football Foundation has reviewed the proposed changing facilities at the site, which consist of converted containers, which would typically provide a temporary option, rather than a permanent solution. We would strongly recommend that the club seeks confirmation that the proposed changing facilities would meet the full extent of current building regulations, receive building control sign off and can be operated sustainably for the long-term to support the grass pitches proposed at the site.

We have changing pavilion “key consideration” guidance available at the following link ([Changing Pavilion Design Key Considerations | Football Foundation](#)), which should be consulted alongside Sport England pavilion guidance.

I have already had a conversation with the club regarding this and they are open to this conversation around what is acceptable and required for any funding including basic requirements and therefore the building designs, layouts, materials, type etc. to be changed accordingly.” There is clearly an identified need for AFC Kesgrave to find a permanent home to develop the senior and junior delivery of football.

The proposals also include car parking to the south of the pitches, and I understand that the proposals seek to address concerns regarding access onto the main road, which resulted in the previous application being withdrawn.

By providing new pitches that could help address established playing pitch deficiencies, the proposal would meet objective 3, and therefore Sport England supports this application in principle.

Sport England recommends that a ground conditions assessment is undertaken by a sports turf specialist/agronomist who can recommend a scheme for preparing the playing fields to the required specification. The recommended scheme should then be implemented. Detailed guidance on the issues that require consideration is set out in Sport England’s guidance ‘Natural Turf for Sport’.

A copy of this guidance can be found at:

<https://www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-costguidance/outdoor-surfaces> The revisions relate to the provision of car parking to serve this site, which will be provided on a field to the south of the playing fields. It is not Sport England's role to assess the issues in relation to highway safety, but we support the need for car parking to serve this site, and we therefore support the provision of car parking as shown on the additional plans.

Conclusion

This being the case, Sport England offers its support for this application, as it is considered to meet Objective 3 as set out above.

Sport England - Reconsultation Responses

Consultee	Date consulted	Date reply received
Sport England	3 November 2022	14 November 2022
Summary of comments: Comments as previously received, in support of application.		

Consultee	Date consulted	Date reply received
Sport England	21 November 2023	08 December 2023
Summary of comments: The revised block plan now identifies three 11v11 pitches provided, one 9v9 pitch, and two 5v5 pitch. There is no longer a 7v7 pitch. There will still be ancillary facilities, including two portacabin changing rooms, one storage container, one office and wheelchair. Due to the slight change in the pitches being provided the Football Foundation and Suffolk FA were consulted. They commented the following: Football Foundation The Football Foundation is supportive of the proposed development of this site, which will promote growth in football participation in East Suffolk. The grass pitches and ancillary facilities will support the growth of AFC Kesgrave and provide health and physical activity benefits to the local community. The Football Foundation has reviewed the proposed changing facilities at the site, which consist of converted containers, which would typically provide a temporary option, rather than a permanent solution. We would strongly recommend that the club seeks confirmation that the proposed changing facilities would meet the full extent of current building regulations, receive building control sign off and can be operated sustainably for the long term to support the grass pitches proposed at the site. We have changing pavilion "key consideration" guidance available at the following link (Changing Pavilion Design Key Considerations Football Foundation), which should be consulted alongside Sport England pavilion guidance. The Foundation offers its support to the club to achieve high-quality, suitable facilities to benefit the club and local community.		

Suffolk FA

Suffolk FA support the grass pitch development at 'The Hollies'. AFC Kesgrave will see significant growth and an increase in participation with the additional grass pitch facilities on site. A letter of support was provided by the predecessor Jodie Allard alongside the previous planning application and they echo her support. The Football Foundation has reviewed the proposed changing facilities at the site, which consist of converted containers, which would typically provide a temporary option, rather than a permanent solution. They would strongly recommend that the club seeks confirmation that the proposed changing facilities would meet the full extent of current building regulations, receive building control sign off and can be operated sustainably for the long-term to support the grass pitches proposed at the site. We have changing pavilion "key consideration" guidance available at the following link ([Changing Pavilion Design Key Considerations | Football Foundation](#)), which should be consulted alongside Sport England pavilion guidance. They have already had a conversation with the club regarding this and they are open to this conversation around what is acceptable and required for any funding including basic requirements and therefore the building designs, layouts, materials, type etc. to be changed accordingly. By providing new pitches that could help address established playing pitch deficiencies, the proposal would meet objective 3, and therefore Sport England supports this application in principle.

Sport England's Concluding Remarks

Based on the above, Sport England supports the proposal subject to the conditions recommended being attached to any permission.

Non statutory consultees

East Suffolk Ecology

Consultee	Date consulted	Date reply received
East Suffolk Ecology	18 August 2022	12 September 2022

Summary of comments:

I have read the Preliminary Ecological Appraisal (PEA) (Liz Lord Ecology, October 2022, Rev A) and note the conclusions of the consultant. A single mature oak tree was identified for removal due to health and safety concerns, the tree was deemed to have negligible suitability to support roosting bats. However, the PEA identified several other mature oak trees along the eastern and western boundaries with low to moderate suitability to support roosting bats. The submitted Tree Survey (Hayden's Arboricultural Consultants, September 2021) notes ten trees which require urgent removal, although there is no plan of these included and it is unclear whether these are the same trees that have been surveyed within PEA or not. It is therefore currently unknown if the removal of these trees will impact roosting bats. It is requested that it is confirmed which trees are scheduled for removal and whether these trees are suitable to support roosting bats prior to the application being determined.

The PEA also notes that the grass fields within the application site are unlikely to be used by ground nesting species such as skylark and lapwing due to the regular mowing scheme and increased predation risk associated with tall boundary vegetation. However, there is anecdotal evidence that skylark are known to nest within the application site. The likelihood of skylark nesting within the application site is likely dependent on the management regime of the grass

fields whereby when the vegetation within the grass fields is allowed to grow up the suitability for nesting skylarks increases. The proposed development may therefore result in some loss of potential skylark nesting habitat in the local area, and this should form part of the consideration when determining this application.

Should it be concluded that planning permission should be granted, a condition to secure that ground nesting birds are protected is suggested below.

East Suffolk Ecology - Reconsultation Responses

Consultee	Date consulted	Date reply received
East Suffolk Ecology	3 November 2022	8 December 2022
Summary of comments: Included within the officer report. No objection in principle.		

Consultee	Date consulted	Date reply received
East Suffolk Ecology	21 November 2023	10 January 2024
Summary of comments: We note the revised access proposals and updated Preliminary Ecological Appraisal (PEA) (Liz Lord Ecology, September 2023, Rev B), we have no additional comments beyond those made on 8th December 2022. The Ecology team defer comments on the new access proposals to the Council's Arboricultural team.		

East Suffolk Landscape Team

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	18 August 2022	9 September 2022
Summary of comments: In respect of the previous application (DC/21/0903/FUL), I commented as follow: I don't have any significant objections to this proposal on grounds of adverse landscape impact. It is a fairly open landscape setting but with a fairly strong pattern of field boundary hedgerows and trees. I am assuming that the proposal is to use the existing field access off Straight Road and that this can be achieved to Highways standards without the need to fell any existing roadside trees. If that position changes, I would be concerned about potential erosion of landscape fabric and character. I'd be happy to review this issue if necessary. With this current application, we are advised that a 2.4m. x 215m. splay is required. It is regrettable that the applicant has not submitted a detailed topographical plan that accurately shows the position and extent of roadside woody vegetation. Until such a drawing is received, it is not possible to fully understand whether the roadside trees and shrubs will be affected by the splay requirement. It may be that the splays can be achieved simply by cutting back, but if they require removal of stems, then this will fundamentally affect the character of Straight Road which		

is notable for its roadside trees despite being relatively close to the edge of Ipswich.

In the absence of the necessary information to make an accurate judgement, I must register a holding objection on the grounds of potential harm to the local landscape character and amenity.

East Suffolk Landscape Team - Reconsultation Response

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	21 November 2023	5 December 2023
<p>Summary of comments:</p> <p>I have reviewed the most recently submitted plans and in respect of the access of Straight Road, provided that the positions of the mature trees have been accurately plotted, I am satisfied that the required visibility splays can be achieved with only the pruning back of low level remnant hedge material which would be beneficial to the restoration of a better hedge structure. The access point is close to but just about acceptable in terms of encroachment into the anticipated root zone of the two adjacent Oak trees.</p> <p>The proposed footpath access point will require the cutting back of low level hedge material, but this is acceptable.</p> <p>The proposed new native species hedgerow with trees is also acceptable subject to submission of full planting details (species, plant sizes and planting specification) which can be sought by Condition. The only point I would raise is to query why the hedge doesn't make a full return along the southern edge of The Hollies and connect with the roadside vegetation. This should be done with the submission of final details.</p> <p>My previous comments of 9th September 2022 regarding landscape impact remain valid.</p>		

East Suffolk Environmental Protection

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	3 November 2022	25 November 2022
<p>Summary of comments:</p> <p>Full comments included within officer report under Amenity Section.</p> <p>Conclusions</p> <p>In terms of operational noise from the use of the sports pitches, then I consider that significant adverse impacts from noise would be avoided. Noise will however be clearly audible and distinctive at noise sensitive receptors. Without removing further sports pitches, there would seem to be no further mitigation of noise impacts from the use of the pitches themselves. If the LPA are minded to approve this application then I recommend that controls are applied in terms of the days and times of use in order to afford protection of residential amenity against associated noise. I strongly recommend that the times are controlled in order to avoid the sensitive night-time period of 23:00 to 07:00 hours. An appropriate start time in the morning should be carefully considered, as should the latest finish to ensure all visitors have left the site well before 23:00</p>		

hours.

In accordance with national planning and noise policy and guidance, adverse impacts on health and quality of life should be mitigated and minimised as far as possible. To that end I consider that there are additional measures that could be taken with respect to the use of the proposed parking area to afford more protection of residential amenity to occupiers of dwellings at The Hollies. This might include a new layout/redesign of the entrance road, and acoustic barriers to protect the southernmost dwellings from noise of vehicles on the access road.

East Suffolk Environmental Protection - Reconsultation Response

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	21 November 2023	1 December 2023

Summary of comments:

This memorandum is further to that of 18th August 2022. I note within this re-application that changes have been made to the proposed car parking area access track. I consider that these changes represent an improvement on the last scheme in terms of noise impacts on residential amenity at dwellings in The Hollies residential area. The access road is no longer adjacent to dwellings but is shifted south off Straight Road and ensures a good separation distance between the parking area, the access road and residential properties.

I consider that there would be no significant adverse impacts from noise, and that the scheme overall would have a low impact from noise associated with parking and sports pitches. I therefore have no objections to these proposals and no further recommendations to make.

East Suffolk Leisure And Play

Consultee	Date consulted	Date reply received
East Suffolk Leisure And Play	3 November 2022	8 November 2022

Summary of comments:

As an area previously used for sports provision including football pitches, tennis courts, squash courts, multi-use games area and a social club, it is encouraging to see the open space being able to be utilised for sport provision again.

The Play Pitch and Outdoor Sports Assessment Nov 2021, showed that there is currently a shortfall of youth 11 v11 by 2.5 matches and a shortfall of youth 9v9 7 matches and future shortfall of mini 5v5 by 2036. This development will help to fill the shortfall within East Suffolk and will promote the growth in football participation.

AFC Kesgrave play on multiple sites within Ipswich and East Suffolk, to have a permanent home for the club will help to develop the senior and junior delivery of football, by providing more opportunities for young people and adults to lead healthy, active, and fulfilling lives. In East Suffolk, 32.3% of young people do less than an average of 30 minutes a day of activity (Sport England Active Lives Survey 2020-21) and with rising Obesity in young people 20.9% of primary school children are overweight or obese (Kesgrave and Martlesham Community Partnership Data

pack 2022), by providing these new facilities and allowing the club to grow will in turn give more young people an opportunity to lead a healthy, active life.

The Leisure team recommends the approval of this application.

Other Non statutory consultees

Consultee	Date consulted	Date reply received
East Suffolk Communities	3 November 2022	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
Environment Agency - Drainage	3 November 2022	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
East Suffolk Economic Development	3 November 2022	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
Suffolk Wildlife Trust	3 November 2022	No response
Summary of comments: No comments received		

Consultee	Date consulted	Date reply received
Ward Councillor	3 November 2022	No response
Summary of comments: No comments received on this application.		

Publicity

The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Major Application	25 August 2022	16 September 2022	East Anglian Daily Times

Site notices

General Site Notice

Reason for site notice: Major Application

Date posted: 25 August 2022

Expiry date: 16 September 2022

5. Planning policy

National Planning Policy Framework 2023

SCLP3.2 - Settlement Hierarchy (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP8.2 - Open Space (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP4.8 - New Retail and Commercial Leisure Development (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.1 - Biodiversity and Geodiversity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.4 - Landscape Character (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP7.1 - Sustainable Transport (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP7.2 - Parking Proposals and Standards (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

6. Planning Considerations

- 6.1. The principle of development lies within Paragraph 97 of the NPPF which states that planning policy needs to provide for social, recreational, and cultural facilities and services the community needs. This is set out in policy SCLP 8.2: Open Space, where the Council supports the provision of open space and recreational facilities and their continued management across the plan area, primarily to encourage active lifestyles and to increase participation in formal and informal recreation for all sectors of the community.
- 6.2. The main parcel of land, to the north, is still considered to be leisure use, as this was its last permitted use in relation to BT's recreational facility, albeit this would not have been for public use due to its ownership and it was last used as such some 10 years ago. There are no signs that this land has been used for an alternative use during that 10-year period; as such its permitted use has not changed from that of a recreational sports ground and this could be reinstated without the need for planning permission, albeit on a private basis. The parcel of land to the south which is shown for the parking is currently agricultural.

- 6.3. There is no mention of the sports field in the committee report for the approval of the nearby residential housing, and the area was not included within the application. The application stated that the sports facility was privately managed (Civil Service) and not available to the general public for use at the time; as such its use in terms of impact on residential amenity would not have been considered negatively or intrusive.
- 6.4. The main considerations with regards to this application is that of impact on residential amenity in respect of parking, external lighting, and noise; particularly in relation to The Hollies residential development which is situated to the west of the proposed pitches. Furthermore, matters of highway safety have raised significant concerns among respondents, with regards to the safety of the access off Straight Road and the capabilities of the road itself to cater for the increased amount of traffic the use of this site may cause. An additional consideration would be that of impact on landscape and biodiversity. These considerations shall be set out and considered below.

Principle

- 6.5. The principle of development is established here given the 'permitted use' of the larger portion of the site which is proposed for the football pitches. Whilst the use may not have been active over the last several years, there has been no change of use approved and the land has not had any intervening constant use for the last ten years which would have otherwise made an alternative use lawful through the passage of time. The land is currently understood to be maintained and managed by the regular cutting of grass. There are old tennis courts on the site which are now overgrown and in disrepair. In 2015 an application was submitted on the wider ownership of land, and a plan submitted which denoted this parcel of land still as a playing field. Given there have been no other uses of this land, there is nothing to stop the resurrection of the football pitches without the need for planning permission. The proposals seek an intensification of use and the move from a private leisure use to one that is more public, given the intended use of these pitches by AFC Kesgrave football team, in addition to this a change of use of the lower part of the site from agricultural to parking facilities for the club is also sought.
- 6.6. The consultation responses question the need for the site to be located here rather than closer to Kesgrave or other settlement areas. This site has been chosen by AFC Kesgrave to create a new home pitch for them. A supporting statement from the club has been submitted noting that it does not currently have a home. There are concerns that the club moving out of existing premises would leave another site unused. The club note *"We are in the hands of others at present and there is a distinct lack of grassroots pitches in the area. If one of our venues decided to no longer support us or play football at their location, then we would struggle to find any alternative place to play. This is a real threat as can be evidenced by the number of venues (Greshams, Police HQ, Bucklesham) where grassroots football is no longer played. Please note Bucklesham Playing Field was one of our venues at the time we began this process and is now no longer an option."* Having their own site would avoid the need to fold teams in order for them to continue to operate, which is a real possibility if they do not secure a suitable site for themselves. The club has looked into other locations and held discussions with Kesgrave Town Council, however, there are no other suitable options for them at this stage. The club goes on to state *"At present we play at four different venues and the standard of the grass pitches vary from good (Ipswich School Sports Centre) to poor (Kesgrave High School). Having our own facility will mean we will be able to upkeep the pitches to a high standard for all our teams through pitch improvement and pitch maintenance grants available via the FA. This will make the football*

we offer more pleasurable for our players and allow us to also attract better new players... forming a partnership with Suffolk Agricultural Association, will mean AFC Kesgrave can have confidence to look forward as a club and continue to provide football within our community and as well, positively contribute to the physical and mental health wellbeing of its members."

- 6.7. This sentiment is echoed within Sports England's consultation response, and Sport England have themselves consulted the Football Foundation and Suffolk FA. The Football Foundation notes *"The grass pitches and ancillary facilities will support the growth of AFC Kesgrave and provide health and physical activity benefits to the local community. Suffolk FA support the grass pitch development at 'The Hollies'. AFC Kesgrave will see significant growth and an increase in participation with the additional grass pitch facilities on site."* The response from Sport England goes on to note *"There is clearly an identified need for AFC Kesgrave to find a permanent home to develop the senior and junior delivery of football... By providing new pitches that could help address established playing pitch deficiencies, the proposal would meet objective 3, and therefore Sport England supports this application in principle."*
- 6.8. The Council's Leisure Team have also reviewed and commented on the application noting *"As an area previously used for sports provision including football pitches, tennis courts, squash courts, multi-use games area and a social club, it is encouraging to see the open space being able to be utilised for sport provision again."* The Play Pitch and Outdoor Sports Assessment Nov 2021, showed that there is currently a shortfall of youth 11v11 by 2.5 matches and a shortfall of youth 9v9 7 matches and future shortfall of mini 5v5 by 2036. This development will help to fill the shortfall within East Suffolk and will promote the growth in football participation.
- 6.9. AFC Kesgrave play on multiple sites within Ipswich and East Suffolk, to have a permanent home for the club will help to develop the senior and junior delivery of football, by providing more opportunities for young people and adults to lead healthy, active and fulfilling lives. In East Suffolk, 32.3% of young people do less than an average of 30 minutes a day of activity (Sport England Active Lives Survey 2020-21) and with rising Obesity in young people 20.9% of primary school children are overweight or obese (Kesgrave and Martlesham Community Partnership Data pack 2022), by providing these new facilities and allowing the club to grow will in turn give more young people an opportunity to lead a healthy, active life.
- 6.10. AFC Kesgrave have received a letter of support from the Health Improvement Lead at SCC. The response notes that *"there are significant issues in Suffolk, and across the country, caused by high levels of inactivity with over 50% of our children and 40% of all adults in the county failing to meet recommended physical activity guidelines. This has significant and enduring issues for the health and social care system and for wider society. Consequently, anything that encourages and supports people to be active and stay active is to be welcomed. The size and scale of football opportunities currently provided by AFC Kesgrave is really impressive. I'm sure a permanent home for the club will further solidify the clubs work and enable it to engage even more people in participating and volunteering in football. This will inevitably strengthen the sporting infrastructure of the county."*
- 6.11. Policy SCLP8.2 notes that the Council supports the provision of open space and recreational facilities and their continued management across the plan area, primarily to encourage active lifestyles and to increase participation in formal and informal recreation

for all sectors of the community. Paragraph 8.9 of the Council's Local Plan notes "*The open space and recreational facilities and the continued management of these areas across the plan area are vital for the promotion of healthy communities and active lifestyles for all as well as mitigating the impact of development, and has been emphasised by consultation responses.....Ensuring the appropriate provision and retention of a wide variety of accessible open spaces and recreational facilities is an important role for Suffolk Coastal Local Plan, and providing access to these areas is important for people's mental and physical well-being*". The local plan is committed to support the expansion of existing facilities.

- 6.12. The National Planning Policy Framework (NPPF) acknowledges the need for open space and recreational facilities and how these contribute to social interaction and the creation of healthy, inclusive communities. Paragraph 96(c) notes that planning policies and decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles, especially where this would address identified local health and well-being needs - for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.
- 6.13. The Council consider that this site is currently lawfully permitted as a recreational sports ground; its intensification is considered appropriate to meet the needs of the wider community, in accordance with both national and local policy. The principle of development in this instance has been established through the lawful use of the site and policy SCLP8.2 and the NPPF, whilst meeting the shortfall highlighted with the Play Pitch and Outdoor Sports Assessment Nov 2021.

Amenity

- 6.14. The planning system plays an important role in safeguarding the quality of life of residents of the area. New development of any type is required to be located and designed with due regard to the amenity of both existing and future residents to avoid generating significant harmful effects. Harmful effects can include those arising from overlooking, loss of privacy, noise, odour and light pollution and overbearing development.
- 6.15. Policy SCLP11.2: Residential Amenity notes that when considering the impact of development on residential amenity, the Council will have regard to the following: a) Privacy/overlooking; b) Outlook; c) Access to daylight and sunlight; d) Noise and disturbance; e) The resulting physical relationship with other properties; f) Light spillage; g) Air quality and other forms of pollution; and h) Safety and security.
- 6.16. One of the key issues with the first application was the lack of any noise assessment; as such this has been undertaken and submitted as part of this application.
- 6.17. The Council's Environment Protection team have reviewed the documentation that accompanies this application, with a particular focus on potential noise impacts. In that respect officers acknowledge receipt of the Sharps Redmore Environmental Noise Assessment report (dated 6 May 2022) and subsequent receipt of Sharps Redmore report with Technical Note 1 dated 11/10/2023 that accompanies the application and seeks to address both noise from use of the proposed pitches, and associated vehicles/parking. Officers also note noise concerns raised by residents and others about these proposals,

which also relate to the use of the pitches themselves, and associated use of the proposed parking area.

- 6.18. Historically it is understood that the development site was a sports ground which co-existed with residential dwellings along Bucklesham Road, noting that The Hollies development was not in existence at this time. That use ceased some 10 years ago and the site has remained unused. More recently a new group of housing has been developed, 'The Hollies' off Straight Road, and adjoining the development site. The site is opposite the Trinity Park events site which generates noise and traffic from events large and small. The study area is also characterised by road traffic noise from Bucklesham Road, Straight Road and Felixstowe Road, as well as the A12 and A14.
- 6.19. Overall, officers do not consider they can justify an objection in principle to the proposed development. Officers note that there are a number of examples in the district of East Suffolk of sports grounds surrounded on three or even four sides by residential development (examples include Felixstowe, and Kirkley & Pakefield) and therefore officers consider these can be compatible uses.
- 6.20. In terms of noise from the pitches when in use, there are no specific standards for the assessment of sports noise. Officers therefore understand the approach taken is to look at guidance within Sport England's 'Artificial Grass Pitch (AGP) Acoustics - Planning Implications' 2015 guidance, and to link that to noise and human health thresholds within the WHO Guidelines for Community Noise (1999).
- 6.21. The WHO guidelines are intended principally for continuous type noises but are nonetheless useful for some measure of annoyance during the day.
- 6.22. In the absence of specific noise thresholds and assessment methodologies, it is reasonable to adopt 50 dBA LAeq,1hour as a target level not to be exceeded with the aim of avoiding 'moderate annoyance' to outdoor living areas of nearby residential dwellings. It should be noted that in the WHO (1999) document this threshold applies to continuous noise sources (for a 16-hour day), whereas the sports pitches would be of a much more intermittent nature and not last all day.
- 6.23. Officers note concerns raised by objectors to the scheme about the more sudden and transient noises that would be generated by the proposed use (e.g. shouts and whistles) and that these are not captured using the LAeq,T metric. These types of sounds are better characterised by other metrics, in particular the LAF,Max. However, there are no guidelines or standards that relate to this metric during the day (07:00 to 23:00 hours) in England. It is therefore difficult to relate these to effects on receptors. Given examples elsewhere however, officers do not consider that hearing whistles and noise from people playing and spectating sports here would give rise to significant adverse impacts from noise.
- 6.24. In terms of source noise levels used in the noise assessment submitted, officers note that Sharps Redmore deviate very slightly from the source levels described in the Sport England Study. The latter source levels have however measured a range of sports (including football) whereas this proposal is for football only. Officers are satisfied with source levels used for the noise predictions, and have subsequently checked with Sharps Redmore how they then predicted noise levels on to the various receptor locations. Officers do not have any justification at this time to further query the operational noise levels at noise sensitive receptors as presented in the noise assessment report.

- 6.25. Following noise assessment of the original scheme, it is noted that the nearest sports pitch to The Hollies residential dwellings has since been removed. The most recent noise assessment therefore predicts noise levels from the simultaneous use of Pitches 2, 3, 4 and 5. In this scenario, noise levels are predicted below 50 dBA (LAeq,1hour) at all receptors except R3 at Holly Farm where a level of 52 dBA might occur. It should be noted however this level may only occur in the event that all these pitches are in simultaneous use, so perhaps for an hour, and certainly not for a 16-hour period. This level is reported as similar to the existing ambient sound levels in this area (which officers have taken from the data measured on the Saturday of the consultants' survey when wind speeds were lower than the following day), though the existing ambient sound would be of a different character. For the majority of the time, noise levels from sports pitches activity officers anticipate would be below 50 dBLAeq, 16 hour at all noise sensitive receptors.
- 6.26. The Sharps Redmore assessment also covers noise from car parking activity associated with the proposed new parking area. Officers do not have any source data with which to compare to that used in the assessment. Officers do understand however that these source values include arrivals/departures, vehicle manoeuvring, and door opening and closing sounds. Officers consider that in general the proposed car parking area is unlikely to have a significant adverse impact in terms of noise. However, the parking area is likely to be used intensively for short periods of time, particularly on weekend match days. Officers were concerned that a large volume of vehicles all entering the site in close proximity to dwellings on the southern side of The Hollies may result in those residents experiencing a high number of vehicles passing their garden both before and after a match. This would be clearly evident and detectable to those living in these particular dwellings. Since this assessment was made by Environmental Protection Officers, the car park and entrance has been moved further south, with the access now 80 metres from the southern boundary of The Hollies and the northern edge of the car park 50 metres from the boundary. In addition, a new native hedge line is proposed along that southern boundary.
- 6.27. In terms of operational noise from the use of the sports pitches, officers consider that significant adverse impacts from noise would be avoided. Noise will however be clearly audible and distinctive at noise sensitive receptors. Without removing further sports pitches however, there would seem to be no further mitigation of noise impacts from the use of the pitches themselves. If the LPA are minded to approve this application then officers recommend that controls are applied in terms of the days and times of use in order to afford protection of residential amenity against associated noise. Officers strongly recommend that the times are controlled in order to avoid the sensitive night-time period of 23:00 to 07:00 hours. An appropriate start time in the morning should be carefully considered, as should the latest finish to ensure all visitors have left the site well before 23:00 hours. A condition has been suggested to that effect.
- 6.28. In accordance with national planning and noise policy and guidance, adverse impacts on health and quality of life should be mitigated and minimised as far as possible. As set out above, during the course of this application changes have been made to the proposed car parking area access track. Environmental Protection have noted that they consider these changes represent an improvement on the original position of the parking and access in terms of noise impacts on the residential dwellings in The Hollies. The access road is no longer adjacent to dwellings but has shifted south off Straight Road, and ensures a good separation distance between the parking area, the access road and residential properties.

Officers consider that there would be no significant adverse impacts from noise, and that the scheme overall would have a low impact from noise associated with the parking and sports pitches. As such officers have no objections to these proposals in terms of amenity and no further recommendations to make above those noted above.

Highway and Access

- 6.29. There have been concerns raised over the suitability of the access and road to accommodate the additional level of traffic as a result of the proposals. The applicants have submitted a traffic assessment, set out within the Design and Access Statement, which has been reviewed by the County Council as Highway Authority. The supporting statement refers to the Highway comments as received during the previously withdrawn application on 10th June 2021.
- 6.30. The Highway Authority have noted that they have conducted a further review into the potential highway impacts of this development using the information provided regarding the location of club members. It is not expected that the impact would be severe and therefore would not warrant a refusal under the NPPF paragraph 115.
- 6.31. It is stated in the Traffic Statement by Richard Carter dated 8th November 2021 that 50% of the trips to and from the site would be for the away team. This would therefore mean that, the 70% of Kesgrave based members, only refers to approx. 35% of the total trips. Therefore, the actual amount of vehicles using the Bell Lane/Foxhall Road junction would be lower than originally expected and would not significantly increase the risk at a location with a history of accidents.
- 6.32. Additionally, it is noted that the previous use of the former 'Hollies Sports Centre and Social Club', off Straight Road, consisted of football pitches, cricket pitches, tennis and netball courts, a rifle range, indoor squash courts and social club with bar. Therefore, a precedent has been set for a use similar to the proposed. Conditions are recommended relating to the proper and correct layout of the new access and requiring a construction management plan to be submitted. These are considered appropriate given the intensification of use at the site and works required to create the parking area.
- 6.33. During the course of this application there have been changes made to the proposed car parking area and access location. This has been positioned further south, increasing the distance between these elements and the properties on the southern side of The Hollies residential development. A further change includes a pedestrian and cycle route towards the north west corner of the site, close to the existing tennis courts. These changes have been undertaken following concerns from residents at The Hollies regarding noise and disturbance from the parking area, and also to allow for easier pedestrian/cycle access.
- 6.34. A site meeting was held between the Applicant, Agent and Highways Authority on 6th June 2023 to discuss the current access position, which is an agricultural access, and that proposed. During the site visit and consideration of this application three alternative access locations were discussed; these are detailed within the Design and Access Statement, noted as:

Location 1 – Far north-east corner of site onto Bucklesham Road - - Ruled out due to poor visibility to the east and west and would not meet the requirements of SCC Highways.

Location 2 – North of the Hollies housing development to the clear space between the northern most house and existing tennis courts. - Ruled out due to the proximity of the junction onto Bucklesham Road, visibility sight lines, and proximity to the residential dwellings, and the associated car parking and traffic movements.

Location 3 - Further south down Straight Road from the original proposed access, south of the Hollies housing development. – Agreed as preferred location noting clear sight lines in both directions and less impact on the residential houses to the south of the Hollies development.

- 6.35. The visibility splays are appropriate for the requirements of this site and agreed by the Highway Authority. It is noted that the site will not host coaches; a minibus will be used for visiting away teams.
- 6.36. The Highways Authority are satisfied with the proposals put forward and have raised no objection to the parking and access arrangements in term of its location, the intensification of the site or access of Straight Road. Given there are no objections from statutory consultees in relation to access arrangements, officers consider that the proposals put forward meet both local and national policies in this respect.
- 6.37. The change of surface to the parking would mean that there is less likely to be any mud taken from the site onto the highway once work has been completed, which was a concern raised by the neighbouring properties.
- 6.38. The question of the accuracy of the reports submitted is considered to have been addressed by the review of the reports by the SCC Highway team whom are the statutory consultee for matters relating to Highways.
- 6.39. Surface water issues have been raised and assessed by the Lead Local Flood Authority (LLFA). The LLFA raised initial concerns regarding the surfacing of the car park. The LLFA acknowledges that there is not sufficient information available as would normally be expected with a full planning application, but that infiltration is the only viable means of surface water discharge at this site. Given this and the supporting information made available, the only material changes going forward will be the depth of permeable paving to provide sufficient storage on-site. Before work commences on the car park area, infiltration testing to BRE365 methodology is required to be provided, relevant to the car park construction to verify the current design viability which is proposed. This can be secured by condition.
- 6.40. Given the above, officers are satisfied that the site is acceptable in terms of parking and access arrangements and would not increase the risk of flooding elsewhere through changes to the surface water within the site, thereby meeting the requirements of SCLP9.6 and SCLP7.2.

Ecology

- 6.41. Officers have read the Preliminary Ecological Appraisal (PEA) (Liz Lord Ecology, October 2022, Rev A) and note the conclusions of the consultant. A single mature Oak tree was identified for removal due to health and safety concerns; the tree was deemed to have negligible suitability to support roosting bats. The Oak in question is no longer intended for removal as part of the scheme as the access has been relocated where there is no requirement to fell any trees. However, the PEA identified several other mature Oak trees

along the eastern and western boundaries with low to moderate suitability to support roosting bats. The submitted Tree Survey (Hayden's Arboricultural Consultants, September 2021) notes ten trees which require urgent removal; this is however part of a wider report undertaken for a much larger area and the other trees noted on that report are not in this location.

- 6.42. Officers note that third-party representations have raised concerns about the accuracy of the reports submitted, however, these have been undertaken by professionals in their field. As noted above, the Oak tree is no longer intended for removal as part of the scheme as the access has been relocated where there is no requirement to fell any trees. Whilst assertions have been made with regards to the area being covered by a widespread Tree Preservation Order (TPO) this is not the case for this western boundary. The TPO is to the south of the site, on the field below and its boundaries. As such where the tree is in private ownership without the protection of a TPO it could be felled without permission.
- 6.43. The Preliminary Ecological Assessment (PEA) also notes that the grass fields within the application site are unlikely to be used by ground nesting species such as skylark and lapwing due to the regular mowing scheme and increased predation risk associated with tall boundary vegetation. However, there is anecdotal evidence, submitted within the third- party responses, that skylark are known to nest within the application site. The likelihood of skylark nesting within the application site is likely dependent on the management regime of the grass fields, whereby when the vegetation within the grass fields is allowed to grow up the suitability for nesting skylarks increases. The proposed development may therefore result in some loss of potential skylark nesting habitat in the local area, and this should form part of the consideration when determining this application. In order to protect ground nesting birds a condition can be added to any permission granted. Given this field is currently lawfully a playing field, its maintenance and cutting could happen without the need for planning permission. Whilst the owners have a responsibility in terms of protected species this would not stop the works being carried out; it would merely set a timescale in which they can be safely done. Given the existing situation allows for the mowing of this site officers do not consider the potential presence of skylarks to warrant a reason for refusal.
- 6.44. Officers note that there are no objections from Natural England to this application, who considered that there would be no significant adverse impacts on statutorily protected nature conservation sites. Given the reports received and assessment made by the Council's Ecology Team, officers are satisfied that measures have been taken to protect ecology, and mitigation measures can be secured by conditions. As such the proposals are considered to accord with policies SCLP10.1 and SCLP10.2.

Landscape

- 6.45. The site is not located within a nationally designated area; whilst comments received note that the site is within the National Landscape (formerly known as the Area of Outstanding Natural Beauty) this is not the case. The Council's Landscape Officer has reviewed the scheme and notes that there are no significant objections to this proposal on the grounds of adverse landscape impact. It is a fairly open landscape setting but with a fairly strong pattern of field boundary hedgerows and trees.
- 6.46. The concern raised by the Councils' Landscape Team was in relation to the visibility splays and the amount of tree and hedge removal that would be required to achieve the

necessary splays. The supporting statement notes that minimal clearance will be required with the access located in this revised position. Foliage below 600mm will remain within the visibility splay. No existing trees are affected or require removal based on the revised location. The proposed new access lies between two existing trees and outside of the main tree root zone. The majority of this boundary will be retained and will act as a screen for the car parking beyond.

- 6.47. The tree report prepared by Haydens Arboricultural Consultants Ltd, was issued as a "snapshot" of a wider report prepared for the Suffolk Agricultural Association (SAA) to cover all trees on land in its ownership.

Other Matters

- 6.48. There have been some comments raised within the third-party responses about the suitability of the surface of the parking area which was initially proposed as Grass Crete; this has been updated to address the concerns of the LLFA and Highways Team. Drawing number 21119/11A and referencing Stroud Associates report SW433 dated 28th November 2022; which has been agreed with both the LLFA and Highways Team as being appropriate for the level of parking required for the site.
- 6.49. The matter of drainage has been raised, where the site is not connected to the mains. A septic tank is proposed for foul drainage, details of which have been received from Binders.
- 6.50. With reference to the water supply, this will be via a new mains water network connection.
- 6.51. Whilst there is some archaeological potential in this area, the proposed groundworks will not be that intrusive, as such the SCC Archaeological Unit does not wish to restrict development or recommend any conditions.
- 6.52. Concern has been raised over the suitability of the changing facilities proposed. The Football Foundation has reviewed the proposed changing facilities at the site, which consist of converted containers, and would typically provide a temporary option, rather than a permanent solution. It is recommended that the club seeks confirmation that the proposed changing facilities would meet the full extent of current Building Regulations, receive Building Control sign off, and can be operated sustainably for the long-term to support the grass pitches proposed at the site. This matter lies outside the planning system and would be dealt under separate legislation. Any requirement for permanent structures on this site would be subject to a separate planning application.

7. Conclusion

- 7.1. The matters raised through the consultation process, including the responses and objections received from the Parish Council, have been fully considered and addressed through the receipt of statutory and non-statutory consultees responses. The principle of development here is established through the lawful use of the site and is supported by both local and national policy relating to leisure and sports facilities. The site's location outside of the settlement boundary is not uncommon for such uses; given the overall space required they are often found in the countryside and this alone is not a reason to refuse this application.

- 7.2. The site has been found suitable from a highway safety perspective whereby the information provided has been fully assessed by professional bodies. The access and visibility splays can be provided with minimal impact upon the existing hedgerow. Surface water drainage has been assessed and found acceptable.
- 7.3. Matters relating to ecology have been reviewed and suitable conditions can be imposed to ensure that use of the site does not affect any protected species.
- 7.4. The Council's Environmental Protection team have reviewed the noise report submitted along with the objections received from third parties and found that the proposals would not cause an unacceptable level of harm to the neighbouring residential properties in terms of noise and disturbance.
- 7.5. The proposals are considered to accord with policies SCLP8.2; 7.2; 11.2; 9.6 without having a negative impact on amenity; ecology or landscape SCLP10.1 and 10.4.

8. Recommendation

- 8.1. Officers recommend approval subject to controlling conditions noted below.

Conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be completed in all respects strictly in accordance with the following approved plans and documents, or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority:

Site location plan 21119 10 (20.11.2023)

Proposed block plan & access detail 21119 11A (20.11.2023)

Pedestrian Access (20.11.2023)

Visibility Splays (20.11.2023)

Design and Access Statement Revision B (20.11.2023); which includes:

- Revised traffic flow numbers from AFC Kesgrave dated 23/08/2023.
- Sharps Redmore report with Technical Note 1 dated 11/10/2023.
- Liz Lord Ecology Report, updated 27/09/2023.
- Stroud Associates Flood Risk and Drainage Strategy updated memo 10/10/2023.
- Flood Risk and Drainage Strategy SW433 (28.11.2022).

Visibility splays 21119 12A (21.11.2023)

Office Container floor plan MAC_CX3209V06 (20.11.2023)

Changing room plans (20.11.2023)

Septic Tank details received via email dated (01.02.2023)

Reason: For the avoidance of doubt as to what has been considered and approved.

3. No other part of the development hereby permitted shall be commenced until the new access has been laid out and completed in all respects in accordance with drawing numbers 21119 12A and 21119 11A with an entrance width of 6 metres for a distance of 15 metres measured from the nearside edge of the metalled carriageway. Thereafter it shall be retained in its approved form.

Reason: To ensure the access is laid out and completed to an acceptable design in the interests of the safety of persons using the access and users of the highway. This needs to be a pre-commencement condition because access for general construction traffic is not otherwise achievable safely.

4. Prior to the development hereby permitted being first used, the new access onto the highway shall be properly surfaced with a bound material for a minimum distance of 15 metres measured from the nearside edge of the metalled carriageway, in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure construction of a satisfactory access and to avoid unacceptable safety risks arising from materials deposited on the highway from the development.

5. Gates/bollard/chain/other means of obstruction to the access shall be set back a minimum distance of 5 metres from the public highway and shall not open towards the highway.

Reason: To avoid unacceptable safety risks and traffic delay arising from vehicles obstructing the public highway while the obstruction is removed or replaced by enabling vehicles to clear the highway while this is done.

6. Before the access is first used visibility splays shall be provided as shown on drawing no. 21119 12A with an X dimension of 2.4 metres and a Y dimension of 215 metres to the nearside edge of the carriageway and thereafter retained in the specified form. Notwithstanding the provisions of Schedule 2 Part 2 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order revoking and re-enacting that Order with or without modification, no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.

Reason: To ensure drivers of vehicles entering the highway have sufficient visibility to manoeuvre safely including giving way to approaching users of the highway without them having to take avoiding action and to ensure drivers of vehicles on the public highway have sufficient warning of a vehicle emerging in order to take avoiding action, if necessary.

7. The use shall not commence until the area(s) within the site shown on drawing no. 21119 11A for the purposes of loading, unloading, manoeuvring and parking of vehicles has / have been provided and thereafter the area(s) shall be retained, maintained and used for no other purposes.

Reason: To ensure that sufficient areas for vehicles to be parked are provided in accordance with Suffolk Guidance for Parking (2023) where on-street parking and or loading, unloading and manoeuvring would be detrimental to the safe use of the highway.

8. Prior to first operation, an Ecological Enhancement Strategy addressing how ecological enhancements will be achieved on site will be submitted to and approved in writing by the Local Planning Authority. Ecological enhancement measures should be in accordance with those identified in the Preliminary Ecological Appraisal (PEA) (Liz Lord Ecology, October 2022) and will be delivered and retained in accordance with the approved Strategy.

Reason: To ensure that the development delivers ecological enhancements.

9. A Demolition and Construction Management Strategy shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing on site. The strategy shall include access and parking arrangements for contractors' vehicles and delivery vehicles (locations and times) and a methodology for avoiding soil from the site tracking onto the highway, together with a strategy for remedy of this should it occur. The development shall only take place in accordance with the approved strategy.

Reason: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase. This is a pre-commencement condition because an approved Management Strategy must be in place at the outset of the development.

10. Before the development is commenced details of a new footpath to the North West of the site onto the junction of Straight Road and Bucklesham Road shall be submitted to and approved in writing by the Local Planning Authority. The footway shall be laid out and constructed to base course before the development is first brought into use. The footway shall be retained thereafter in its approved form.

Reason: In the interests of highway safety and sustainable development by providing a footpath at an appropriate time where no provision may deter people from walking. This is a pre-commencement condition because insufficient details have been submitted at planning application stage.

11. No development shall commence until details of the strategy for the disposal of surface water on the site have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal, to ensure that the proposed development can be adequately drained.

12. No development shall commence until details of the implementation, maintenance and management of the strategy for the disposal of surface water on the site have been submitted to and approved in writing by the Local Planning Authority. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

13. Within 28 days of practical completion of the car parking area, a surface water drainage verification report shall be submitted to the Local Planning Authority, detailing and verifying

that the surface water drainage system has been inspected and has been built and functions in accordance with the approved designs and drawings. The report shall include details of all SuDS components and piped networks in an agreed form, for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure that the surface water drainage system has been built in accordance with the approved drawings and is fit to be put into operation and to ensure that the Sustainable Drainage System has been implemented as permitted and that all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as required under s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk with the county of Suffolk

<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/flood-risk-asset-register/>

14. No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the Local Planning Authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

The approved CSWMP shall include:

Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include:-

- i. Temporary drainage systems
- ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses
- iii. Measures for managing any on or offsite flood risk associated with construction

Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater

<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/guidance-on-development-and-flood-risk/construction-surface-water-management-plan/>

15. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the Preliminary Ecological Appraisal (PEA) (Liz Lord Ecology, October 2022, Rev A) and Liz Lord Ecology Report, updated 27/09/2023.

Reason: To ensure that ecological receptors are adequately protected and enhanced as part of the development.

16. No removal of hedgerows, trees or shrubs, brambles, ivy, and other climbing plants, or ground works within the grass fields shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation shall be submitted to the Local Planning Authority.

Reason: To ensure that nesting birds are protected.

17. No external lighting shall be installed unless a "lighting design strategy for biodiversity" has been submitted to and approved in writing by the Local Planning Authority. The strategy shall:
- a) identify those areas/features on site that are particularly sensitive for biodiversity likely to be impacted by lighting and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.

Under no circumstances shall any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: To ensure that impacts on ecological receptors from external lighting are prevented.

18. No development shall take place unless and until:
- a) A detailed assessment of ground conditions of the land proposed for the new playing field land as shown on approved drawings has been undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
 - b) Based on the results of this assessment to be carried out pursuant to (a) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) has been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.
- The works shall be carried out in accordance with the approved scheme within a timescale to be first approved in writing by the Local Planning Authority after consultation with Sport England.

Reason: To ensure that site surveys are undertaken for new or replacement playing fields and that any ground condition constraints can be and are mitigated to ensure provision of an adequate quality playing field and to accord with Policy SCLP8.2.

- 19 The playing fields shall be used for Outdoor Sport and for no other purpose (including without limitation any other purpose in Class D2 of the Use Classes Order 2005, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To protect the playing fields from loss and/or damage, to maintain the quality of and secure the safe use of sports pitches and to accord with Policy SCLP8.2.

20. Prior to the bringing into use of the new playing fields, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning

Authority after consultation with Sport England. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the new sports pitches.

Reason: To ensure that the new facilities are capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport (National Planning Policy Framework para. 96) and to accord with Policy SCLP8.2.

21. The facility shall only be open to the public between 9am and 9pm Monday to Saturday, and between 1pm and 5pm on Sundays, and the premises shall be closed to the public at all other times including on Bank Holidays.

Reason: In the interests of amenity and protection of the local environment.

Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.
2. It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The County Council must be contacted on Tel: 0345 606 6171.

For further information go to: <https://www.suffolk.gov.uk/roads-and-transport/parking/apply-and-pay-for-a-dropped-kerb/> or:
<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/application-for-works-licence/>

County Council drawings DM01 - DM14 are available from:
<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/standard-drawings/>

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

Background information

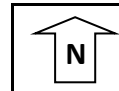
See application reference DC/22/2999/FUL on [Public Access](#)

Map



DO NOT SCALE AC0000814647

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Key



Notified, no comments received



Objection



Representation



Support