

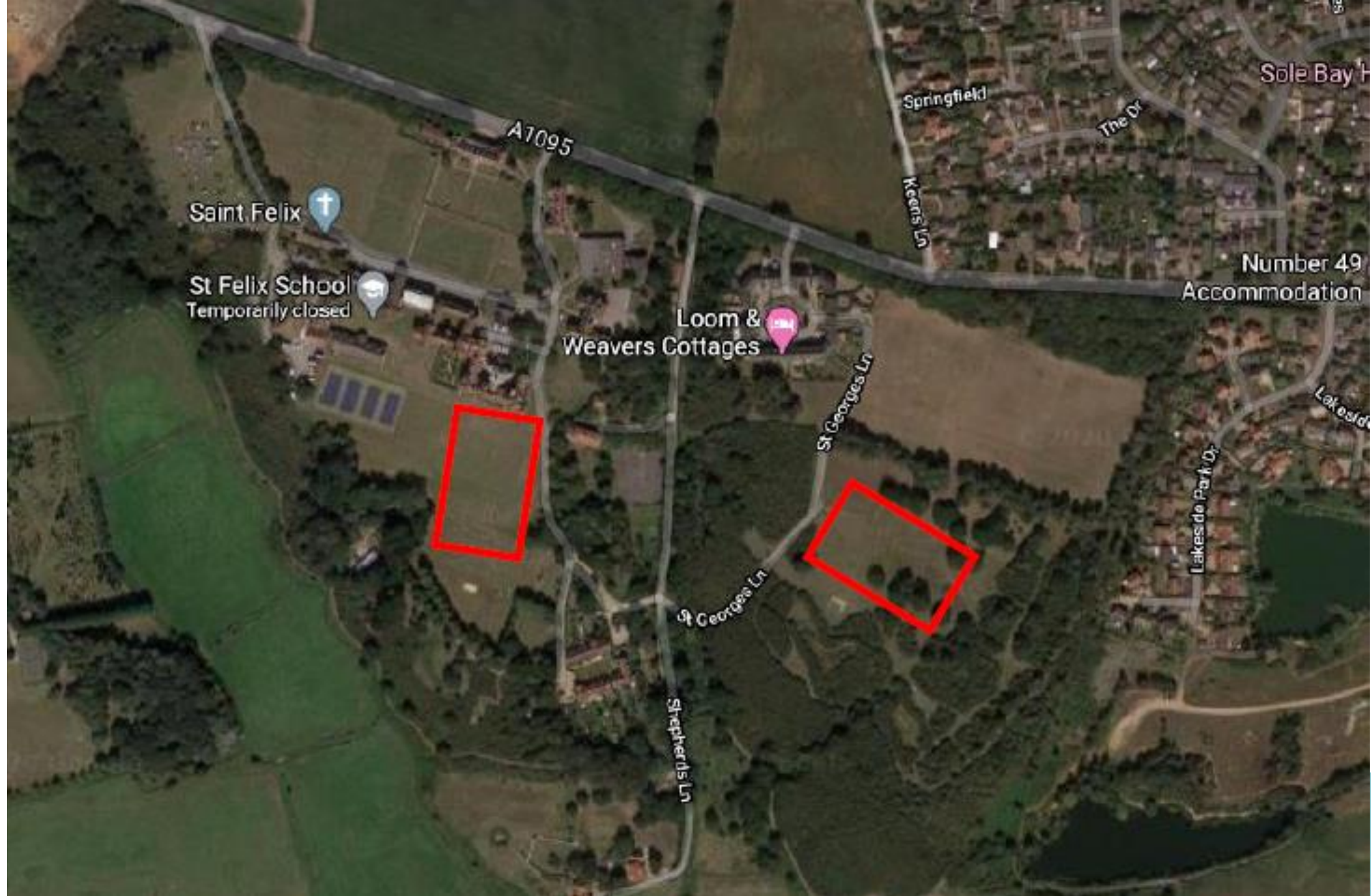
Item: 6

DC/20/2191/FUL

Creation of two sports pitches

St Felix School, Halesworth Road, Reydon
IP18 6SD







Newlands Country House



Σp : 0.0 m

Σa : 0 m²

Σp 540.4 m

Σa 16,044 m²

182.1 m

88.1 m

full area

16,044 m²

88.1 m

182.1 m

0 20m

Lakeside Park Dr

St Georges Ln

Google
St Georges Ln

Shep

Newlands Country House

340.6 m

Σp 340.6 m

7,150 m²

Σa 7,150 m²



St Georges Ln

playing area

7,150 m²

75.2 m

95.1 m

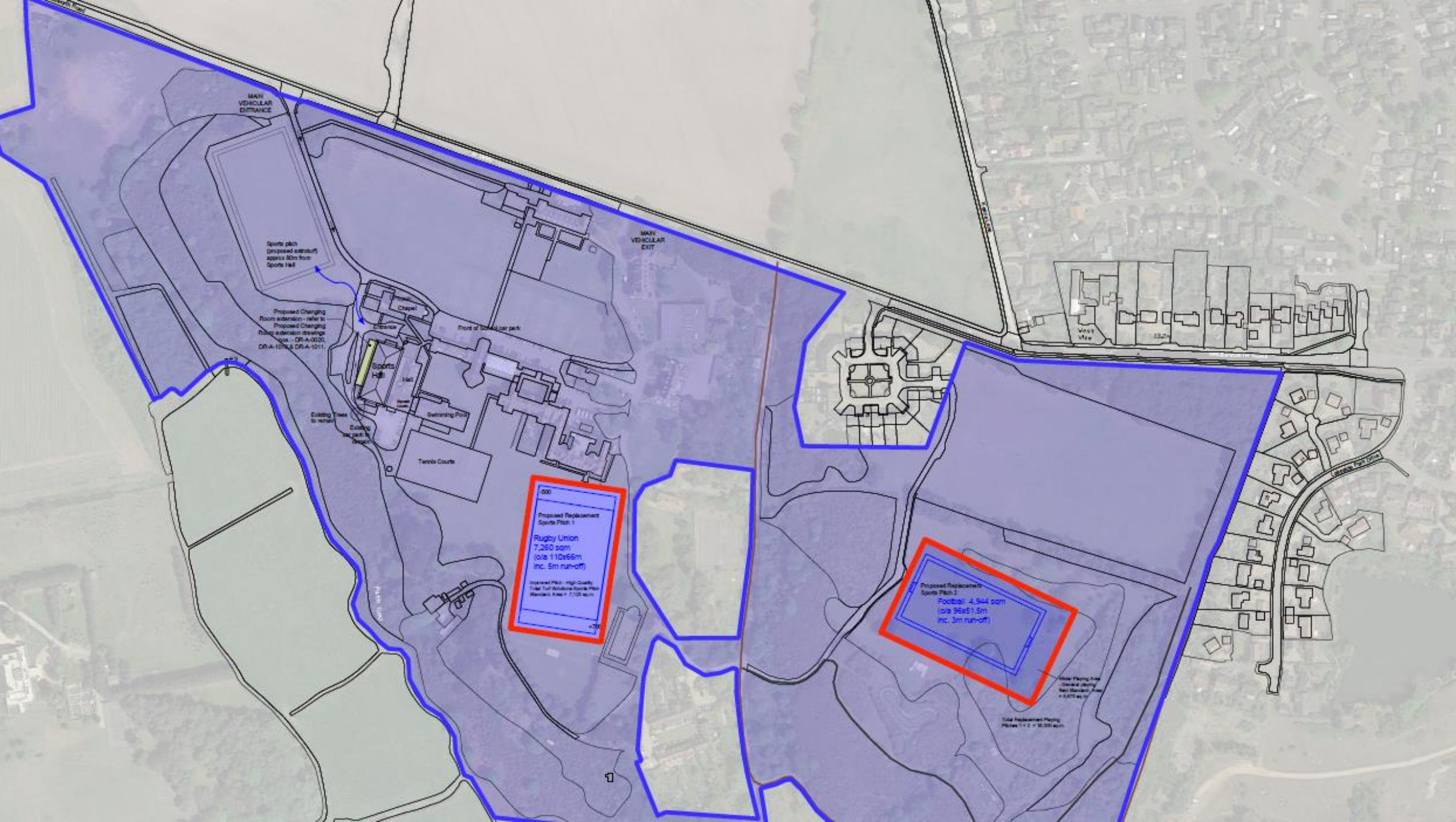
95.1 m

75.2 m

0 50m

Google







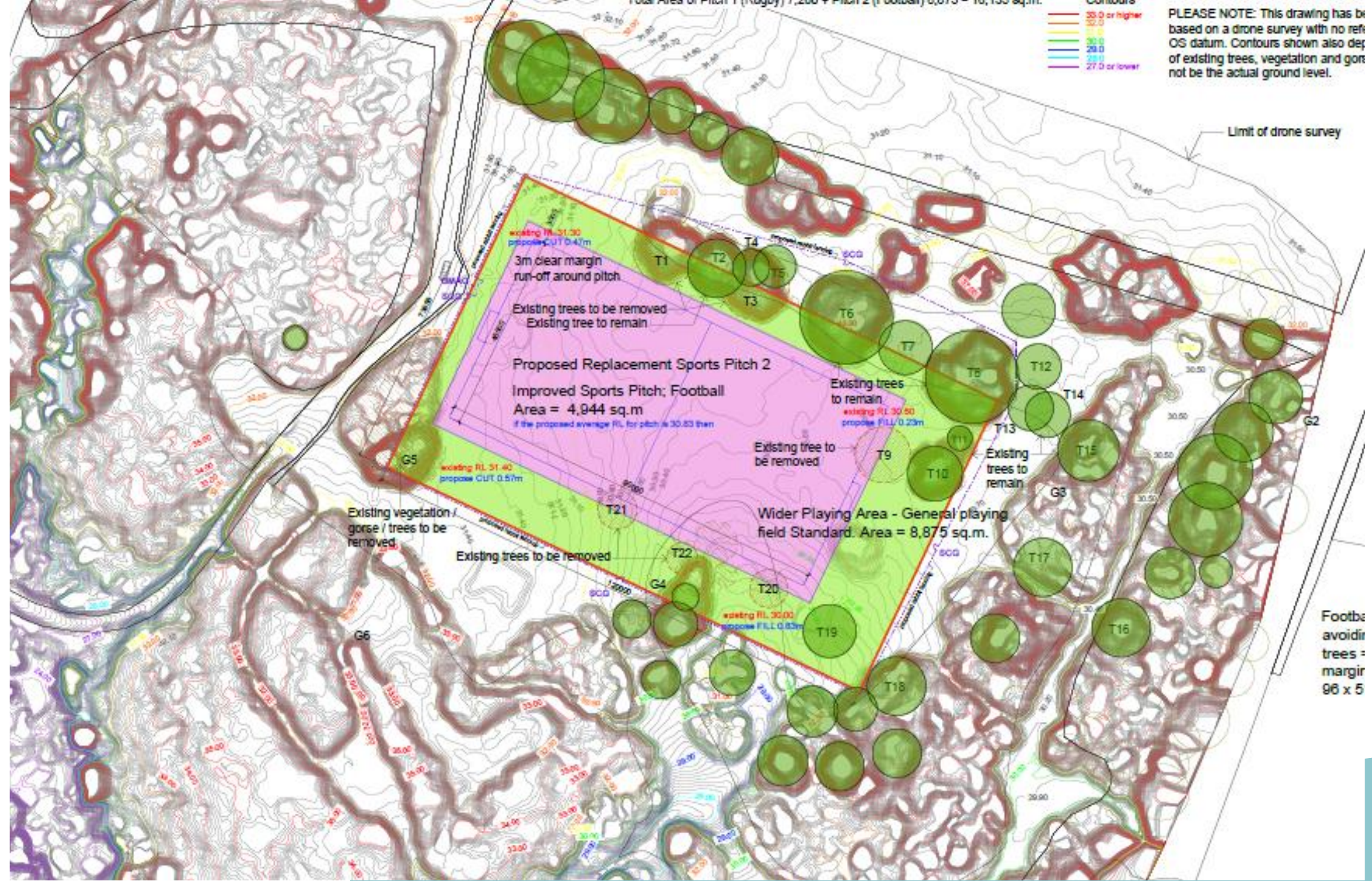


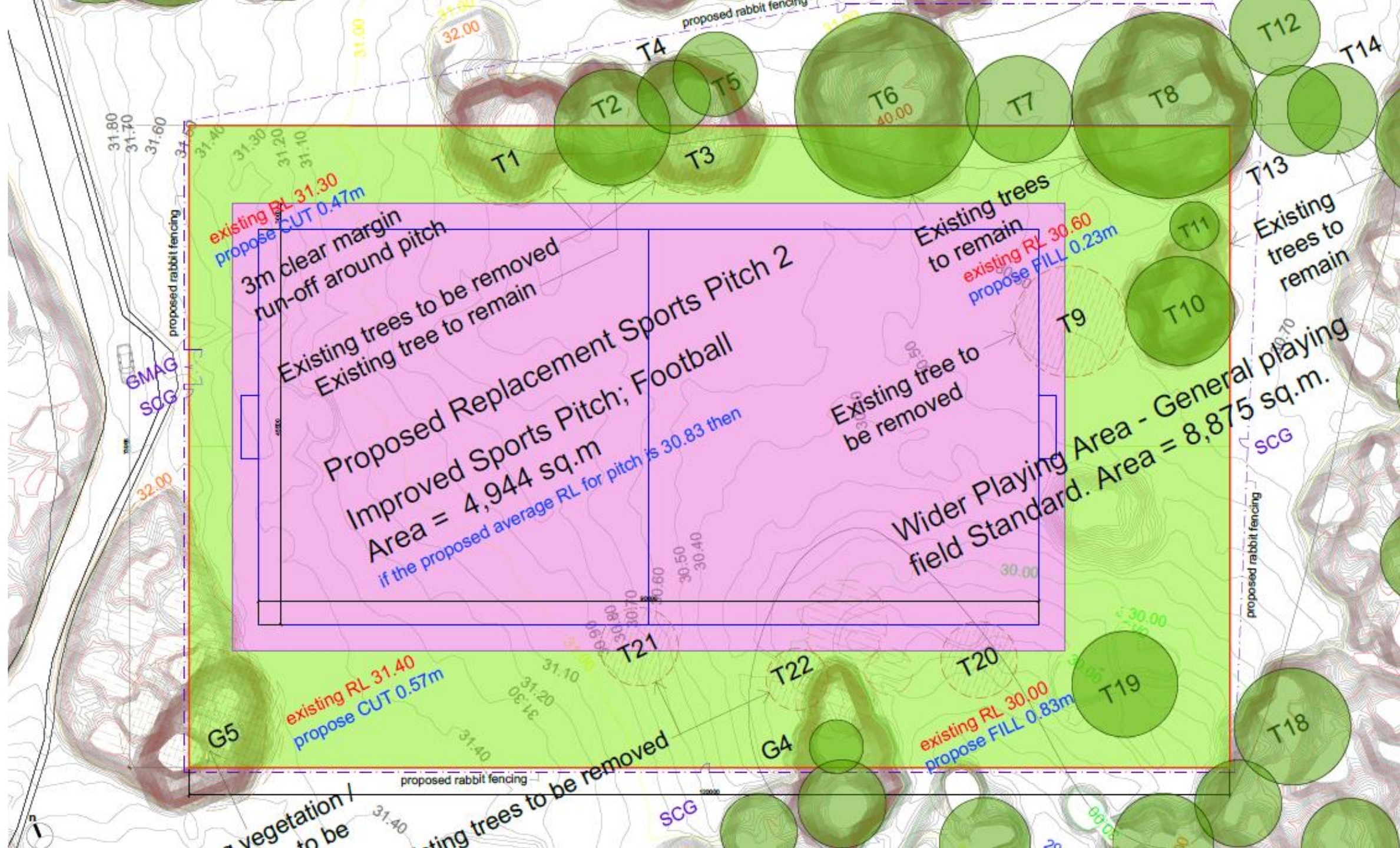


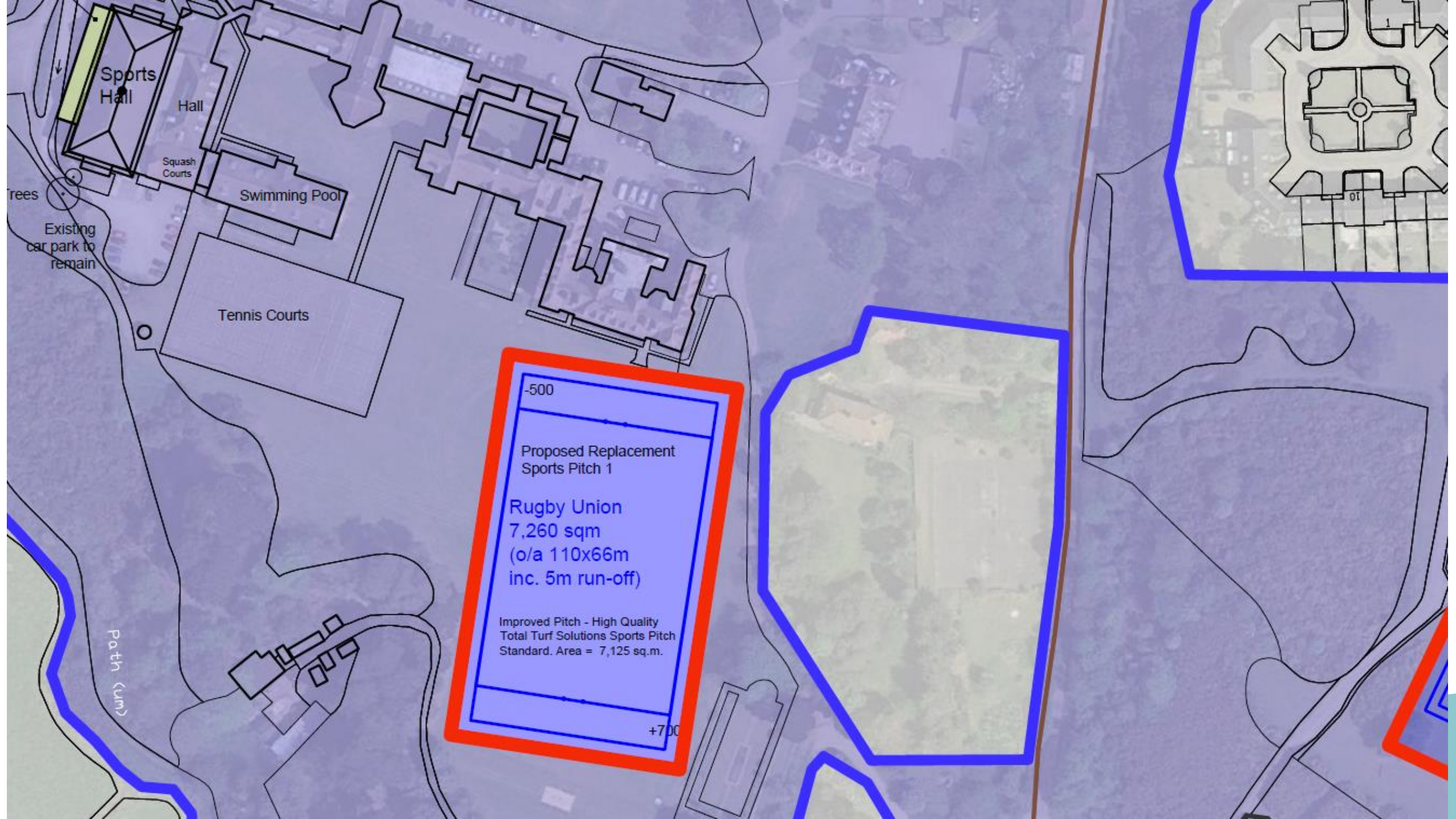












Sports Hall

Hall

Squash Courts

Swimming Pool

Tennis Courts

Existing car park to remain

Path (um)

-500


Proposed Replacement Sports Pitch 1

Rugby Union
7,260 sqm
(o/a 110x66m
inc. 5m run-off)

Improved Pitch - High Quality
Total Turf Solutions Sports Pitch
Standard. Area = 7,125 sq.m.

+700

Material Planning Considerations and Key Issues

- Extant Outline Permission and The S106 Agreement
 - Sport Pitch Provision and Sport England Advice
 - Ecology: St Felix School Grounds County Wildlife Site (CWS)
 - Ecology: Habitats Regulations Assessment (HRA)
 - Landscape and Visual Impact
- 
- A teal-colored decorative shape, resembling a stylized hill or a wedge, is positioned in the bottom right corner of the slide.

Recommendation

Authority to Approve,

subject to a Deed of Variation on the existing S106 Agreement being agreed; and with conditions summarised:

- Three year time limit
- Plans/drawing compliance
- Grass/turf establishment, implementation and maintenance details
- Ecology conditions (4 to 7)
- Archaeological investigation and reporting (8 and 9)
- Details of means of enclosure (10)
- Trees and landscaping (11 to 13)
- Unexpected contamination (14)

(As per pages 104 to 108 of the report)



