

SACKVILLE SCHOOL

DESIGN AND ACCESS / PLANNING STATEMENT

THE DEVELOPMENT OF TWO ARTIFICIAL TURF PITCHES WITH ASSOCIATED MESH FENCING, LED LIGHTING, ACOUSTIC BARRIER, AREAS OF HARD STANDING AND RESURFACED LONG/TRIPLE JUMP PITS, ON SITE OF EXISTING REDGRA SURFACED SPORTS FACILITIES

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SECTION 1 - INTRODUCTION

1. INTRODUCTION

1.1 Background

We (Notts Sport Ltd) were appointed to develop a full planning application for the proposed development of two artificial turf pitches with associated mesh fencing, led lighting, acoustic barrier, areas of hard standing and resurfaced long/triple jump pits, on site of existing Redgra surfaced sports facilities at Sackville School.

1.2 Application Document Schedule

The following table lists all documents in support of the subject scheme at the time of producing this statement:

Document Type	Author	Document No	Document Title/Description
Planning Application Form	Notts Sport Ltd	-	-
Plans/Drawings	Notts Sport Ltd	NSSS001I	Location Plan
		NSSS002H	Existing Site Plan
		NSSS003C	Proposed Site Plan
		NSSS004C	Fencing Plan
		NSSS005B	AGP Line Marking Plan
		NSSS006B	HTP Line Marking Plan
		NSSS007B	Cross Section Plan
Appendices/Reports	Soiltechnics	STV6168-R01	Ground Investigation
	WaterCo	15609	FRA & Drainage Strategy
	HA Acoustics	AF628	Noise Impact Assessment
	Halliday Lighting	HLS8102	Lighting Plan
		-	Column Elevation
	Siteco	-	LED Data Sheet
	ILP	GN01:2021	Guidance Notes for the Reduction of Obtrusive Light
	Arbtech	-	Preliminary Ecological Appraisal
		-	Biodiversity Net Gain Report

1.3 Statement Purpose and Structure

This statement addresses design and access issues in relation to the proposals: use, amount, layout, appearance, scale, landscaping, and access. In addition, the planning considerations deemed relevant to the proposals are listed along with reasoned justifications which support the development.

The remaining statement structure is as follows:

- **Section 2** – Describes the site, its surroundings, and relevant historic planning applications;
- **Section 3** – Details the layout, appearance, and access considerations;
- **Section 4** – Focuses on consultations prior to the application being submitted;
- **Section 5** – Assesses the policies relevant to the proposals at National, Local, and Neighbourhood levels;
- **Section 6** – Reflects on the material considerations based on the site and the type of development; and
- **Section 7** – Provides a statement summary and sets out the conclusions.

2. SITE AND SURROUNDINGS

2.1 Site Description

The subject site is Sackville School, located Southeast from the town of East Grinstead adjacent the A22 road. It is an ambitious secondary school and sixth form which originally opened as a national church school in 1859 and has since undergone improvements to support an attendance of over 1600 students.

Within the site there are two large 'Redgra' sports pitches situated near the Northern boundary, believed to have been installed in the 1980s. Redgra pitches were popular in the 1970s and 1980s before artificial turf solutions became feasible in the UK. The availability of Redgra aggregates has diminished over time, which has led to the upgrade of many pitches to comply with modern sports standards: tarmac, polymeric rubber, artificial turf, etc.

Today, the site is well known for its curriculum and community values as it boasts a wide range of educational and physical provisions. However, with aspirations for excellent facilities throughout the site, the school seek to develop over the outdated and underperforming Redgra facilities with a range of sports provisions that meet modern requirements. The proposed artificial turf pitches and athletics pit with associated areas of hard standing would provide both the pupils and wider members of the community with access to excellent sports facilities.

2.2 Site Planning History

Listed below are examples of applications which received planning permission within the subject site:

Reference	Decision	Development Description
GR/125/91	Permitted Fri 23 Aug 1991	Sports hall containing 2 badminton courts and ancillary facilities
GR/153/95	Permitted Fri 13 Oct 1995	Four lighting columns for security reasons at the back of car park (street lighting inadequate)
09/01928/C3REG	Permitted Wed 30 Sep 2009	Remove 49m of existing chain link fencing alongside caretakers bungalow and fronting Bourg de Peage Avenue. Replace with 49m green PVC coated weldmesh fencing. All supported on galvanised...
10/01746/C3REG	Permitted Wed 28 Jul 2010	Proposed ground and first floor extension to existing Sports Hall building to provide modern Dance and Drama studio facilities

2.3 Similar Applications

Listed below are examples of similar applications which received planning permission within the local area:

Reference	Decision	Development Description
04/01412/FUL	Permitted Fri 08 Oct 2004	Erection of 6 no 8 metres high floodlight columns with 8 no 2kw asymmetric floodlights. (4 per tennis court)
DM/15/2736	Permitted Mon 19 Oct 2015	Installation of 2 No. 3G artificial turf pitches, with associated drainage and earthworks, to replace existing 2 No. natural grass pitches. Erection of 16 No. low energy baffled floodlights to...
DM/17/0658	Permitted Fri 04 Aug 2017	Proposed development of: a new artificial sports pitch; ancillary training area; terraced spectator area; means of enclosure; access footpath; 8 no. floodlights are proposed; and associated...
DM/18/3167	Permitted Wed 05 May 2021	Retrospective application for the installation of permanent artificial floodlighting to the outdoor arena. Additional lighting report received 22/01/19.

3. PROPOSED DEVELOPMENT

3.1 Description

The proposed development includes the following features:

- An Artificial Grass Pitch (AGP) with associated storage recesses;
- An artificial Hockey Turf Pitch (HTP) with associated storage recesses;
- Associated mesh fencing to the perimeter of each pitch, to replace the existing mesh fencing;
- Associated solid acoustic barriers along the Northern section to mitigate the predicted noise levels;
- Associated lighting columns and LED head units with shields to illuminate the pitches where necessary;
- A rubber bound surface with sanded landing areas to replace the existing athletics provision;
- Areas of hard standing to provide safe and clean access to the various sports provisions; and
- A small section of tree planting to meet biodiversity net gain requirements for the site.

3.2 Purpose and Use

In recent years the Redgra pitches have rarely been used for Physical Education (PE) due to their old age and poor playing performance, which presents a challenge for the school to deliver their sports curriculum. This not only limits the offering to the pupils but also the community, as modern sports facilities often serve community demands outside of core school hours.

The school recognise the great benefits associated with improved sports provisions on-site and as such they seek to upgrade the existing Redgra pitches. A cautious design has been developed over time following a number of specialist surveys and consultations, a design that does not compromise the functions of any wider site features.

Both the AGP and HTP have been designed to meet the relevant National Governing Body (NGB) guidance notes. The AGP with its long pile turf would cater for football play primarily, whilst the HTP with its shorter pile would cater for hockey and wider sports thanks to its 'multi-sport' characteristics: tennis, netball, athletics and more. The pitch constructions, which meet with Sport England's guidance on selecting the right artificial surface, would also be more resilient to weather conditions than the existing Redgra pitches; improving overall availability.

Sackville School aim to develop external partnerships to promote the facilities to the local community outside of school hours, to meet unmet local demand at periods which would not materially impact existing local amenities. The proposed (maximum) schedule of use associated with the development is as follows:

Day	08:00 - 09:00	09:00 - 10:00	10:00 - 11:00	11:00 - 12:00	12:00 - 13:00	13:00 - 14:00	14:00 - 15:00	15:00 - 16:00	16:00 - 17:00	17:00 - 18:00	18:00 - 19:00	19:00 - 20:00	20:00 - 21:00	21:00 - 22:00
Monday														
Tuesday														
Wednesday														
Thursday														
Friday														
Saturday														
Sunday/Bank Hols														

School Use

Community Use

Prohibited Use*

*- Illustrated play curfews of 9.30pm, 9.30pm, and 6pm respectively with lights-off at 10pm latest.

3.3 Layout



Figure 1. Google Earth image focused on the subject site with the proposed development outlined in red

The proposed development is situated over the existing Redgra pitches towards the Northern site boundary. The pitches and their associated mesh fencing are moderately screened from onlookers by the great trees and dense vegetation around the site perimeter. The upgrade of the Redgra land retains most of the wider playing field land whilst also increasing the central playing field footprint in place of narrow Redgra sections.

The proposals retain the existing separation distances from the nearby dwellings. Following specialist surveys, as listed in Section 1.2, it is considered that the proposed development would not present any adverse impacts if developed in the identified location with the suggested schedule of use and with the recommended mitigations.

3.4 Amount

The proposed development features are listed below with their amounts:

Features	Quantity	Length (m)	Width (m)	Area (m ²)
Artificial Grass Pitch (AGP)	1	97.00	61.00	5,917.00
Artificial Hockey Turf Pitch (HTP)	1	97.40	61.00	5,941.40
Artificial turf recesses	5	-	-	286.50
Polymeric jump facility with landing pits	1	-	-	140.00
Extended playing field	1	-	-	3800.00
Hard standing paths/spectator areas	1	-	-	1,330.00
Solid acoustic barrier	1	172.00	0.20	34.40
Lighting columns with LED luminaires	14	-	-	1.26
Total				17,450.56

3.5 Scale

Perimeter fencing is recommended on all outdoor sports facilities to contain balls, protect playing surfaces from contamination, and to help prevent unauthorised use/vandalism. All steelworks should be galvanised to minimise premature corrosion. Powder coating is often sought to improve the finish of a fencing system and to soften its appearance against its surroundings.

Firstly, the existing galvanized mesh fencing around the Redgra pitches will be removed in full. The replacement for the AGP fencing will comprise of a twin bar mesh (200x50 apertures), whilst the HTP consists of roll welded mesh (50x50 apertures). To meet the relevant sports requirements, the AGP requires 4.5m high fencing to all sides, whereas the HTP requires 3.0m high fencing to the sides increasing to 4.5m high at the ends. All mesh fencing will be galvanized and powder coated RAL 5003 blue with supporting box section posts around the perimeter. The acoustic barrier along the top will be 3.0m in height and comprising solid timber materials.

Artificial lighting is recommended with outdoor sports facilities to accommodate use in evenings and throughout the winter months where daylight hours otherwise restrict use: impacting both school and community potential. Lighting columns and luminaries should be galvanized to prevent premature corrosion.

The proposed lighting comprises two systems with a total of 14 galvanized columns, each 15m in height and with LED luminaries atop. The mid-hinged columns have a raise & lower feature for improved maintenance. The luminaires are all angled down to focus their illuminance over the facility surfaces and to minimize light pollution and unwanted spill, hence the 15m high columns.

3.6 Landscaping

Ground surrounding the development in the Southeast section shall be reinstated to grass (soft landscaping) to enable effective grounds maintenance to the wider playing fields. All reinstatement works for natural grass would be implemented in accordance with BS 4428 Code of Practice for General Landscape Operations.

3.7 Appearance

The proposals have been designed to minimise their visual impacts. The completed appearances are as follows:

- The artificial turf surfaces would be green in colour, to resemble natural turf;
- The athletics facility would be polymeric surfaced with a terracotta colour and with sand landing areas;
- The mesh fencing would be galvanized and powder coated RAL 5003 blue, to match wider fencing on-site;
- The solid acoustic barrier would comprise treated timber, typically oak, albeit largely screened by the trees;
- The lighting columns would be galvanized silver/grey, as this is regarded as the most neutral finish; and
- The paths and spectator areas would be macadam surfaced grey/black, as standard.



Figure 4: Images of a typical artificial turf with floodlights (left), mesh fence (centre), and acoustic barrier (right)

3.8 Pedestrian and Vehicular Access

The construction access is via the secondary entrance off Bourg-De-Peage Ave where vehicles would then enter the hard standing car park before reaching the development area. Post construction, the pupils and community users alike would access the facilities no different to the existing Redgra pitches: pupils via the main site entrance and school grounds, and community members via the secondary entrance and associated car park.

3.9 Inclusive Access

Inclusive access has been carefully considered throughout the whole design and applied wherever possible. The intention is to provide a smooth transition to and from the proposed development, for use by people of all ages and abilities. The existing site layout has shaped the design such that the sports facilities could be safely accessed through the provision of hard standing paths.

4. PUBLIC CONSULTATION

4.1 Consultation Evening

A public consultation event was held on Wednesday November 6th with members of the local community invited to offer feedback on the subject scheme. The event was held at the school site with technical plans and survey extracts printed and presented to the attendees.

Expressions of support and concern were raised during the event by the attendees. The main themes have been summarised as follows, along with responses made in relation to those concerns:

Support

- An enhanced school curriculum.
- Better opportunities for the community to access sports.
- The upgrade of existing facilities rather than displacing the wider fields.
- Improved access to the sports facilities.

Concern

- The addition of lights being visible and overbearing.
- Loud noises from facility use outside of school hours.
- Increased local flood risk.
- The loss of certain athletics provisions.
- Access to toilet and changing facilities outside of school hours.

Responses

- **Lights** – The lights have been designed to provide the recommended levels of illuminance for safe sports play where daylight cannot, and additional shields/cowls have been added to minimize light spill beyond the pitch footprints.
- **Noise** – There will be no perceivable change in noise levels during school hours given that the Redgra pitches are already enclosed with mesh fencing. To cautiously mitigate noise levels beyond school hours, acoustic barriers were added to the design based on recorded data from the nearest site boundaries.
- **Flooding** – The existing Redgra pitches are not known to regularly flood yet the proposed pitches have been designed to reduce the increased flood risk by way of permeable materials and increased stone bases beneath the artificial turf surfaces. This will attenuate more surface water on-site to improve the existing drainage characteristics of the site and thus reduce the risk of localised flooding.
- **Athletics** – Whilst it is disappointing to remove some athletics provisions, namely the 400m track, it is considered that the new provisions will cater for a wider range of sports that improves the curriculum and the offering to the community. Further, the condition of the Redgra is no longer fit for purpose. The long/triple jump pits will be rejuvenated with new materials and a sprint track will be marked over the hockey pitch, to ensure that athletics can still be supported. Other athletics provisions will continue to exist around the wider site.
- **Ancillary Provisions** – The existing toilets and changing facilities will remain accessible by pupils during school hours. Beyond school hours, the community will also have access to them when they hire the pitches. In the future, a new small toilet/changing block might be considered nearer the pitches for ease of access.

5. PLANNING POLICY CONTEXT

5.1 National Planning Policy

The National Planning Policy Framework (NPPF), published in March 2012 and most recently revised in December 2023, sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.

Planning law requires that planning applications be determined in accordance with the development plan, unless material considerations indicate otherwise. This includes local and neighbourhood plans that have been brought into force and any spatial development strategies produced by combined authorities or elected Mayors.

5.2 NPPF – Achieving Sustainable Development

NPPF paragraph 7 – 'The purpose of the planning system is to contribute to the achievement of sustainable development.'

NPPF paragraph 8 – '*Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:*

- a) An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'*

NPPF paragraph 10 – '*At the heart of the Framework is a presumption in favour of sustainable development.'*

5.3 NPPF – Promoting Healthy and Safe Communities

NPPF paragraph 96 – '*Planning policies and decisions should aim to achieve healthy, inclusive and safe places which; promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other.'*

NPPF paragraph 97 – '*To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should; plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship).'*

NPPF paragraph 102 – '*Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.'*

NPPF paragraph 103 – *‘Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*

- a) An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- b) The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- c) The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.’*

5.4 NPPF – Meeting the Challenge of Climate Change, Flooding and Coastal Change

NPPF paragraph 173 – *‘When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:*

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*
- b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;*
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
- d) any residual risk can be safely managed; and*
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.’*

NPPF paragraph 174 – *‘Applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments.’*

NPPF paragraph 175 – *‘Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:*

- a) take account of advice from the lead local flood authority;*
- b) have appropriate proposed minimum operational standards;*
- c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and*
- d) where possible, provide multifunctional benefits.’*

5.5 NPPF – Conserving and Enhancing the Natural Environment

NPPF paragraph 191 – *‘Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:*

- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;*
- b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and*
- c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.’*

NPPF paragraph 194 – *‘The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions.’*

5.6 Local Planning Policy

The Mid Sussex District Plan 2014-2031 was adopted in March 2018. The plan and associated planning documents detail all local policies as well as a range of design considerations, whilst also allocating land for specific purposes. The following policies are considered appropriate to the subject development:

Policy	Title
DP24	Leisure and Cultural Facilities and Activities
DP26	Character and Design
DP29	Noise, Air and Light Pollution

5.7 Local Planning Assessment

Leisure and Cultural Facilities and Activities (DP24)

The policy directs considerations towards leisure facilities and open space. The proposals support the aims with resulting benefits to local fitness and well-being without compromising any existing user groups associated with the playing field. The facilities would be accessible by the local community outside of school hours. The function of the land, already serving for sports & recreation, would be enhanced by the nature of the proposals.

Character and Design (DP26)

The policy offers guidance as to how development should consider the character of a local area and influence designs accordingly. The development is proposed over existing sports facilities with perimeter fencing, replacing the existing fencing with a new system blue in colour to match with wider fencing on-site. The lighting columns with their galvanized finish would appear in keeping with wider floodlights on-site and offer a neutral appearance against the sky and site features. The artificial turf surfaces would be green in colour to resemble natural grass.

Noise, Air and Light Pollution (DP29)

The policy focuses on pollution from air, noise or light with mitigations advised as to minimize negative impacts. Specialist surveys were undertaken to inform the facility design whilst also recognising the existing land function. The conclusions are such that no adverse impacts are anticipated by way of lighting, noise, or otherwise. Further, a sustainable urban drainage system (SuDS) has been shaped to avoid an increase in local flood risk.

5.8 Neighbourhood Planning Policy

The East Grinstead Neighbourhood Plan was made November 2016. Much like the Local Plan, the Neighbourhood Plan directs policies based on focused needs for the area. The policies considered applicable to the development are: Promoting Good Design (EG3), and Alternative Sports Provision (EG15).

5.9 Neighbourhood Planning Assessment

Promoting Good Design (EG3)

The policy outlines requirements to respect the character of an area, avoid adverse impacts on the surrounding amenities, and promote inclusivity. Between the existing land function, which will not change, and the specialist surveys undertaken, which evidence a lack of adverse impacts, we find that the development meets these aims.

Alternative Sports Provision (EG15)

This policy protects and promotes sport, recreation, and community facilities. It is deemed that the development supports this as the existing land function would be retained and improved to the benefit of the local community.

5.10 Sport England

Sport England provide advice to external parties on how they assess planning applications affecting playing fields. Although the majority of the development is sited over existing Redgra pitches, a small section of field land will be lost in order to accommodate the extended HTP recess that has been designed to support year-round sprints.

Sport England's Playing Fields Policy states that *'[they] will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of; all or any part of a playing field, or land which has been used as a playing field and remains undeveloped, or land allocated for use as a playing field unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'*

Exception 5 states – *'The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.'*

The following information serves to detail how the proposed development meets this criteria:

- **Location** – The location was easily identified as it makes effective use of the outdated Redgra pitches whilst also retaining the wider playing fields and established site features. The development would have great access from the nearby school buildings and adjacent car park. It would also retain the separation distances from surrounding dwellings, these deemed adequate based on specialist survey conclusions.
- **Robust Construction** – The design would allow for year-round use of the various sports facilities despite inclement weather conditions thanks to their resilient surfaces and underlying constructions. This would maximise their availability and thus the sporting benefits to both the pupils and wider community. The sports facilities have been designed to meet the design requirements per their national governing body (NGB) guidance documents: FA, FIFA, FIH, etc.
- **Existing Demand** – There are no community demands for this area beyond the occasional athletics hire. The proposals would introduce modern sports facilities to the site to the benefit of the school curriculum and local community groups with more regular access to a wider range of sports.
- **Future Demand** – The school wish to enhance the existing sports benefits to the local community, outside of core school hours. As such, the facilities could form part of a wider sports strategy to meet current and future community demands. This could indeed be formalised by way of a community use agreement (CUA).

6. MATERIAL CONSIDERATIONS

6.1 Key Material Considerations

Based on the policies deemed relevant in the determination of the subject planning application, we find that the key material considerations are: the principle of development, light, noise, and character/appearance.

6.2 Principle of Development

The existing Redgra pitches have been insitu since the 1980s, serving for sports and recreational purposes. The proposed development recognises the existing land function with well-designed features and mitigations that would not adversely impact the local setting or amenities. The development merely upgrades the existing sports facilities to meet modern sports standards, to the benefit of the school pupils and the local community.

6.3 Light

Specialist lighting engineers were consulted to design a suitable lighting solution for the proposals. The provided lighting documents demonstrate an appropriate lighting design that would provide the recommended lighting levels, as specified by the respective National Governing Body (NGB) guidance notes, whilst avoiding any adverse impacts upon the surrounding site features. Shields/cowling were factored into the design to minimize unwanted light spill beyond the pitches and to offer greater respect to the nearby dwelling, trees, and dense vegetation.

The lighting design accords with the Institution of Lighting Professionals (ILP) 'Guidance Notes for the Reduction of Obtrusive Light 2020' with appropriate environmental zone requirements, illuminance levels, directional light, and light spill. To confirm, the lights would be angled down towards the playing surfaces to minimize light spill, hence the proposed column heights of 15m.

Modern LED luminaries include a range of controls/features, including: an automated curfew system, a partial illuminance option (i.e. individual areas), and dimming (i.e. during training sessions). The hours of lighting use reflect the hours of facility use where daylight is inadequate, with an additional 30 minutes of operation to ensure safe egress of the facilities up to a 10pm curfew Monday-Saturday. A manual override switch is also included as standard to avoid the lights being left operational without demands/bookings.

6.4 Noise

Specialist noise engineers were consulted to record background noise levels, representative of the nearest noise sensitive receptors (NSR), before calculating the predicted noise levels and comparing them to the existing. The conclusions from their assessment were such that the development could be erected and used in the evenings and weekends without adversely impacting the nearby dwellings, if the suggested mitigations were adopted.

Accordingly, a solid acoustic barrier has been factored into the design along the Northern section of the area. It was deemed that the barrier and adjacent mesh fence system with vibration clamps presented an acceptable scheme of mitigation to reduce the anticipated noise levels in the evening and weekends, with no perceivable changes expected during core school hours.

6.5 Character and Appearance

The development has been sympathetically designed to minimise visual impacts beyond the site. Most of the development features will be moderately screened given the great trees and vegetation adjacent. The artificial surfaces are of a similar appearance to natural grass, and the fencing is powder coated blue with an aperture mesh that allows the fencing to blend into its surroundings, similar to the existing mesh fencing. The lighting columns are galvanized as standard to soften their appearance against typical landscapes.

6.6 Other Considerations

Flood Risk and Drainage System

The Environment Agency classify the area as Flood Zone 1, an area with a low probability of flooding. Despite this low risk, we engaged with specialist drainage engineers to develop a sustainable urban drainage solution (SuDS) which follows the drainage hierarchy and accounts for microdrainage calculations, climate change and other salient factors. Their combined Drainage Strategy and FRA document concluded that the development will not result in increased local flood risk based on their robust drainage designs.

Highways and Access

There are upwards of 121 parking spaces across the school site, the majority of which would be available for community users accessing the development outside of school hours when the majority of school staff will have vacated the site.

There would be no change in vehicular movements or parking demands during school hours. Based on the large volume of on-site parking provisions, the range of public transport options in the area and the proposed schedule of use, it is considered that the development will not lead to significant off-site parking demands or vehicular movements outside of school hours. A travel plan could indeed be prepared or amended if deemed appropriate.

Ecology and Biodiversity

Surveys were completed by external consultants to investigate the biodiversity value of the development area. It was noted that the Redgra pitches and regularly maintained sections of playing field were of low biodiversity value. With the robust lighting design that minimized light spill beyond the pitch footprints, and with the planting of a small number of trees, the scheme was deemed to meet the +10% requirement to site biodiversity without presenting any adverse impacts towards local wildlife.

7. SUMMARY AND CONCLUSIONS

7.1 Applicant Rationale

'In addition to providing students with a first-class outdoor learning environment, Sackville School wants to be at the very heart of the community. We would like to develop sporting facilities which give both students and the community access to a wide range of activities, hence the intent to upgrade the existing facilities. Inclusion is at the heart of our ethos along with values of community, ambition, excellence, respect, resilience and teamwork, and we feel that Sport in general helps to strengthen those important underpinning principles.

Regarding the current Redgra surface, it is at times unplayable therefore a challenge to delivering the curriculum. It is also not of a standard that any community group would use as it does not meet modern sports requirements. Sackville School is important to the local area and popular. Within the local area, there are substantial housing developments in planning which will present increased demands for community facilities.

The development of these exceptional facilities is key to our vision of ensuring that the site serves the local and wider communities in the most highly effective way, providing excellent facilities and resources which meet and serve the diverse needs of communities, supporting social, economic, health and wellbeing and environmental needs, firmly underpinned by strong corporate and social responsibility.'

7.2 Statement Summary and Conclusions

Based on a review of the physical context of the site and planning policy, it is considered suitable to accommodate the proposed development for the following reasons:

- **Planning Policy** – The proposals accord with national and local policies which support the development of sports and recreation facilities of this type, seeking to create qualitative and quantitative improvements to existing sports provisions within the site.
- **Sport England** – The scheme recognises the aims and policies of Sport England following an assessment of their exception criteria, with community use proposed to extend the benefits beyond the curriculum;
- **Technical Compliance** – The specialist surveys concluded that the development in its proposed location would present no adverse impacts by way of light, noise, flood risk, ecology or otherwise;
- **Accessibility** – The site is in a sustainable location with great public transport links in the local area; and
- **Health & Wellbeing** – The development would provide both the pupils and community with access to great sports facilities, the kind of which positively influence fitness and general well-being.

With regards to the information contained in this statement and supporting documents, it is considered that the proposals are fundamentally sound in principle and representative of an appropriate and policy compliant scheme which seeks to create qualitative and quantitative improvements to the sports provisions the site.

Jason Palmer, Design and Planning Manager

Notts Sport Ltd is a limited company registered in England and Wales (registered number 2012744)

Notts Sport Ltd is part of Notts Sport Group Ltd (registered number 1804724)

