

Appendix

1. Details of the application

1.1 The application seeks full planning permission for the for the creation of a 3G artificial grass pitch with associated infrastructure. This includes perimeter fencing, hardstanding areas, football equipment storage, floodlights, spectator stands and acoustic fencing. The proposed development includes the following:

- 106m x 70m 3G pitch;
- Hardstanding viewing areas and goal storage areas;
- 4.5-metre-high fencing to the perimeter of the facility, with a 1.1-metre-high pitch perimeter barrier fencing to the artificial grass perimeter, to segregate the pitch playing area from surrounding macadam areas;
- 6 x 15-metre-high floodlighting columns;
- Maintenance / sports equipment store located within the fenced facility enclosure;
- 1-metre-high topsoil bund to the north and east of the AGP;
- 3-metre-high acoustic fencing partially to the south and east perimeter of the facility along with 2-metre-high acoustic fencing to the northern boundary;
- 2 x spectator stands to the northern boundary.

1.2 The proposed 3G artificial grass pitch is designed to accommodate a full sized 11v11 adult football, as well as having capacity to cater for a variety of smaller youth football pitches and training areas within the space. The proposed facility also accommodates opportunities for increased sporting opportunities for hockey and rugby.

1.3 The proposed development features a landscaping scheme comprising of a 1m high bund that runs along the northern and eastern boundary of the proposed 3G pitch.

1.4 The new 3G artificial pitch would form part of the wider facilities at the site and be managed by a management company. The Council, in partnership with Stapleford Town FC, would remain responsible for developing and maintaining community links with other local grass-roots football clubs and partner organisations. A management company would take responsibility for the new 3G pitch in terms of lettings co-ordination and would be responsible for promoting and advertising the new/enhanced facilities.

2. Site and surroundings

2.1 The application site comprises 8164m² of playing field land at Hickings Lane recreation ground. Hickings Lane recreation ground is approximately 51209m² and is bound by the B6004 Hickings Lane to the north and residential properties to the south, west and eastern boundaries. The site is predominantly flat with a gentle fall from north to south. There are trees bordering the northern boundary of

the site. The wider site includes a mixture of community recreation facilities including the existing redundant clubhouse.

3. Relevant Planning History

3.1 Planning permission was granted for a new pavilion/community building 23/00051/REG3 which includes ancillary facilities such as activity spaces/rooms, gym space and café/social space. This includes the creation of a multi-games area (MUGA), community garden and reconfigured parking area.

4. Relevant Policies and Guidance

4.1 Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:

4.1.2 The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy A: Presumption in Favour of Sustainable Development
- Policy 2: The Spatial Strategy
- Policy 10: Design and Enhancing Local Identity
- Policy 12: Local Services and Health Lifestyles
- Policy 13: Culture, Tourism and Sport
- Policy 16: Green Infrastructure, Parks and Open Space
- Policy 17: Biodiversity

4.2 Part 2 Local Plan 2019:

4.2.1 The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 17: Place-making, Design and Amenity
- Policy 19: Pollution, Hazardous Substances and Ground Conditions
- Policy 25: Culture, Tourism and Sport
- Policy 28: Green Infrastructure Assets
- Policy 31: Biodiversity Assets

4.3 National Planning Policy Framework (NPPF) 2023:

- Section 2: Achieving sustainable development
- Section 4: Decision-making
- Section 9: Promoting healthy and safe communities
- Section 9: Promoting sustainable transport
- Section 12: Achieving well-designed places
- Section 15: Conserving and enhancing the natural environment

5. Consultations

5.1 **Broxtowe Environmental Health (noise and light)** – no objections subject to conditions:

- opening hours of 3G pitch restricted to 08.00-22.00 hours Monday to Fridays, 09.00-20.00 hours Saturday and 09.00-18.00 hours Sundays;

- Construction / Demolition Method Statement; and
- Construction hours.

5.2 Broxtowe Tree Officer – no objections.

5.3 Broxtowe Parks and Open Space – following observations:

- Further details required of proposed planting to ensure effective future maintenance of the landscaping scheme; and
- Access to the bowling green, perimeter, bund and to the rear of the site for tractors and vehicles is required at all times for grass cutting and site maintenance.

5.4 County Highways – no objections.

5.5 County Lead Local Flood Authority – no objections.

5.6 Nottinghamshire Wildlife Trust – no objections subject to conditioning precautionary working measures and a Landscape and Ecological Management Plan.

5.7 Nottinghamshire Police – recommended that details of lighting, cctv and storage security are conditioned.

5.8 Coal Authority – no comments. The site lies within a low risk coal mining area.

5.9 Sport England – objection to the application:

- The proposal removes the ability to play cricket at the site and displacement of cricket club.
- The need for the facility – further information should be submitted to demonstrate the need for 3G artificial grass pitch provision in this location.
- Impact of the proposal on the capability and flexibility of the site to provide a range of sports and playing pitches.
- In summary, the application has failed to demonstrate that the proposal may meet one of the exceptions contained within Sports England Field Policy or with paragraph 103 of the NPPF.

5.9.1 Resident comments – 35 objections, 3 letters in support and 1 neutral. Comments received summarised below:

Principle of development

- Loss of public open space.
- The proposed development is designed for football and not inclusive for other sports.

Visual Amenity

- Floodlights and fencing will be prominent additions.

- Loss of trees.
- New facilities will detract from green open character of the site.

Residential Amenity

- Operating hours unacceptable.
- Noise impact from new facility near residential properties.
- Noise impact from spectators.
- Light pollution from floodlights.
- Loss of privacy and sense of enclosure
- Increased vehicle pollution.

Highway Safety

- Lack of parking provided on site for both pavilion and 3G pitch users.
- Increased traffic and on street parking in surrounding areas.

Other matters

- Loss of cricket facilities and displacement of Stapleford Cricket Club.
- Lack of public engagement with community.
- Ecological impact – loss of grassland and harm to protected species.
- New facilities will not be free to use by the public.
- Unacceptable health impact from artificial grass pitch materials.
- The proposed development will result in surface water drainage issues.
- Mental health impact due to loss of green space.
- Increase in antisocial behaviour.
- 3G artificial grass pitches require future maintenance which amounts to additional costs for the Council.
- Negatively impact small businesses in Stapleford town centre.
- Inaccuracies in planning application form.

6. Assessment

6.1 The main issues for consideration are the principle of the development and the impact of the loss of open space/playing fields, the impact on the vitality of town centres, the impact of the development on the character and appearance of the area, its impact on the amenity of neighbouring properties, ecology and highway safety.

6.2 Principle of Development

6.3 Policy 12 - Local Services and Healthy Lifestyles of the Aligned Core Strategy (2014) states that new, extended or improved community facilities will be supported where they meet a local need. Policy 13 - Culture, Tourism and Sport of the Aligned Core Strategy (2014) states existing where appropriate, sporting facilities will be protected and their further development will be supported. Policy 25 - Culture, Tourism and Sport of the of the Part 2 Local Plan (2019) states that development proposals will be encouraged that make specific provision for sports pitches that are suitable for a wide age range of users, in particular children's sport. Policy 25 also highlights that the adopted Playing

Pitch Strategy (2016) identifies a deficiency in accessible and secured floodlit football turf pitches to the Football Association accreditation standard within the Borough (mainly in the south).

- 6.4 Policy 16 – Green Infrastructure, Parks and Open Spaces of the Aligned Core Strategy (2014) advises parks and open space should be protected from development and deficiencies addressed in part 2 Local Plans. Exceptions may be made if the development is a small part of the Green Infrastructure network and will not be detrimental to its function, or the development is a use associated with parks and open spaces or if none of the above apply the park or open space is shown to be underused or undervalued.
- 6.4 In accordance with Policy 28 – Green Infrastructure Assets of the Part 2 Local Plan (2019), the site comprises of a playing pitch and informal open space. Development proposals which are likely to lead to increased use of any asset will be required to take reasonable opportunities to enhance the asset. Furthermore, permission will not be granted for development that results in any harm or loss to the Green Infrastructure Asset, unless the benefits of development are clearly shown to outweigh the harm.
- 6.5 Paragraph 96 of the NPPF advises that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:
- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages; and
 - b) 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.
- 6.6 Paragraph 97 of the NPPF advises to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:
- a) 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) and other local services to enhance the sustainability of communities and residential environments; and...
 - c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.
- 6.7 Paragraph 103 of the NPPF advises that 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.
- 6.8 A number of concerns have been raised by local residents about the reduction in green space and displacement of natural turf football pitches and cricket facilities. The existing users of the site are Stapleford Town FC who currently have a number of teams covering different age groups. Stapleford Town FC would be the main users of the facility, however it would be available to other football clubs and community groups. The proposed development will be used to provide multiple community and leisure purposes and is intended for use by the public and clubs throughout the week and weekend.
- 6.9 The proposed development would result in the partial loss of a playing pitch and informal open space at Hickings Lane recreational ground, approximately 0.82 hectares. The Broxtowe Green Space Standard has been used to assess the impact of any partial loss of park land, referenced within the Broxtowe Green Infrastructure Strategy (2015-2030) and referenced in Policy 28 of the Broxtowe Part 2 Local Plan. The Council have submitted a loss of parks and informal open space statement which uses the standard to assess the impact of the proposal on Hickings Lane functionality of a park. Evidence submitted demonstrates that post development, Hickings Lane would exceed the 1 hectare in size minimum requirement for a park in accordance with the Green Space Standard. Evidence submitted also demonstrates that all residents affected by the proposed development maintain within 500m distance from parks in Stapleford. The assessment shows that residents of Stapleford are well served by green spaces, in particular parks that are at least 1 hectare in size including Pasture Road recreation ground and Ilkeston Road recreation ground.
- 6.10 Sport England have objected to the proposed development on the grounds of 3 key issues: 1) the displacement of the cricket club, 2) further supporting evidence required to demonstrate an identified need for an artificial grass pitch in this location; and 3) the loss of existing sports / playing facilities on the site. The proposal will result in the loss of the northern section of the playing field which is currently marked out for football and cricket. Notwithstanding the Sport England objection received, the Council have re-consulted Sport England with further information to address the above concerns raised. Any further comments received will be reported as a late item.
- 6.11 The proposal has been designed in the interests of overcoming any concerns raised by Sport England in terms of the loss of playing pitches. The proposal seeks to replace the natural turf with a 3G artificial grass pitch which helps to increase usage during winter months offering more evening usage supported by floodlighting. The resultant facilities would not only be used by community

football clubs, but also by partner organisations and community groups from the surrounding areas to gain the maximum football developmental outcomes, via prearranged and structured community access. A community use agreement by way of planning condition is proposed to ensure appropriate management of the pitches is secured in the interests of providing opportunities with users outside of Stapleford Football Club.

- 6.12 The Council have identified a need for artificial grass pitches in Broxtowe. The proposed facility will accord with Sport England's and The Football Association's technical design guidance for artificial grass pitches. The proposed facility is also able to accommodate sports and training including hockey and rugby. The proposal has been designed as a high quality sports facility as an enhancement of the existing playing pitches at Hickings Lane and as such, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields. The proposed artificial grass pitch has been designed to comply with relevant Sport England and National Governing Bodies of Sport design guidance.
- 6.13 Currently, there are two existing full-sized 11v11 3G artificial pitches in Broxtowe situated at Eastwood Community FC and Kimberley Leisure Centre. The Broxtowe Playing Pitch Strategy (2016) indicates a shortfall of 1.3 full size 3G artificial pitches in the area. Furthermore, it is suggested that there is a greater need for a full sized 3G artificial pitch in the South given both existing full sized pitches are located in the north.
- 6.14 In terms of the displacement of the cricket club, this matter was addressed by planning condition under planning permission 23/00051/REG3. This condition has been approved and a new facility within Stapleford has been agreed for the cricket club. As such, it is considered that the agreed relocation should address Sport England's concerns in terms of displacement of the cricket club.
- 6.15 The approved 40m x 60m MUGA under planning reference 23/00051/REG3 is to be implemented in addition to the proposed artificial grass pitch. Notwithstanding this, the proposed development maintains grass playing facilities to the south-east of the proposed artificial grass pitch and within the south-west part of Hickings Lane Recreation Ground. It is important to note, that Hickings Lane in terms of its total size following the implementation of the approved MUGA and proposed artificial pitch will remain above 1 hectare in size and therefore maintains compliance with the Broxtowe Green Standard. Stapleford includes a number of parks (green spaces over 1 hectare) ensuring residents have an acceptable level of access to local playing pitches. In response to the proposed partial loss of playing fields and to encourage more usage of the south-west area of Hickings Lane currently used by Stapleford Town FC, a condition has been added requiring details of the existing football railings on the existing 11v11 football pitch to be removed. This is to encourage increased use by the community within this part of the park. Stapleford

residents are well served by playing pitches including Pasture Road recreation ground and Ilkeston Road recreation ground.

- 6.16 In light of the above, it is considered that the proposal satisfies Sport England's Playing Fields Policy as to any loss of playing pitches. Exception 5 of Sport England guidance states 'The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field.'
- 6.17 The proposed development is considered to be an enhancement to existing playing facilities on site. Whilst the proposal results in the partial loss of informal open space, however, it is considered the proposal complies with the Green Space Standard ensuring access to parks is unaffected. Hickings Lane park will remain an acceptable size in accordance with the Green Space Standard. Overall, it is considered that the health benefits in terms of a high quality facility open to the local community outweigh any harm associated with the development. In terms of loss of informal open space, it is considered the proposal complies with Policy 16 – Green Infrastructure, Parks and Open Spaces of the Aligned Core Strategy (2014) and Policy 28 – Green Infrastructure Assets of the Part 2 Local Plan (2019). In terms of the creation of enhanced sports pitches, it is considered that the proposal complies with Policy 25 - Culture, Tourism and Sport of the of the Part 2 Local Plan (2019).
- 6.18 Whilst the proposed development would result in the partial loss of existing grassed playing fields, the proposed development offers significant benefits to the local community in respect of enhanced sports facilities.
- 6.19 It is therefore considered that the principal of the development in this location is acceptable, subject to any other material considerations.
- 6.20 Impact on Town Centres
- 6.21 Policy 6 - Role of Town and Local Centres of the Part 1 Local Plan states that main town centre uses should be located in centres. Development should be appropriate in scale and nature to the role and function of the centre. If no suitable sites are available in centres then edge of centre locations should be used, and only if there are no suitable sites will out of centre sites be considered. Proposals for edge of centre and out of centre sites should satisfy the sequential test and show how the development will not have a severe adverse impact on any centre.
- 6.22 Policy 13 - Proposals for Main Town Centre Uses in Edge-of-Centre and Out-of-Centre Locations of the Part 2 Local Plan states permission will be granted for retail, leisure, office or food and drink uses in edge of centre and out of centre locations providing: a) It does not result in a unit of 500 square metres gross floor space or more; and b) It is in an area of deficiency and meets local needs, including that generated by major new housing development; and c) Such a use does not result in a significant adverse impact on the vitality and

viability of any nearby centre taking account of both extant permissions and the cumulative effect of previous increases in floor space in edge-of-centre and out-of-centre locations. Impact assessments will be required for all edge-of-centre and out-of-centre retail, leisure, office or food and drink uses of 2,500 square metres gross or more.

- 6.23 Paragraph 91 of the NPPF advises that local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.
- 6.24 Paragraph 94 of the NPPF advises that when considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored. A sequential test is required for the application as the proposal comprises leisure and more intensive sport and recreation which are main town centre uses in accordance with Annex 2: Glossary of the NPPF.
- 6.25 There are two existing 11v11 full sized 3G artificial grass pitches in Broxtowe situated at Eastwood Community FC and Kimberley Leisure Centre. Broxtowe's Playing Pitch Strategy (PPS) was adopted in 2016. At the time of its adoption, it indicated a shortfall of 1.3 full size 3G FTPs in the area following the completion of new 3G pitch at Eastwood Football Club. Evidence submitted highlights that there is an uneven spread of existing facilities, with both existing full sized 3G pitches located in the north of the Borough.
- 6.26 With 34 teams currently and with significant expected growth, Stapleford Town have the capacity to utilise fill a full size artificial grass pitch. Wider engagement is expected with the Football Foundation, however and with local clubs such as Pegasus FC and Phoenix FC both with large junior sections, the pitch would be in high demand. A large number of community groups have been identified to support participation amongst under-represented groups with discussions about community initiatives with Notts County Foundation taking place as well as engagement with local charities. Local Authority Services such as the Youth Service have raised interest to use the pitch and the Council's Communities Officer is liaising with various groups to ensure representation from minority groups. There is potential for post 16 education opportunities to use the pitch offering and promoting both education and employment opportunities.
- 6.27 In light of the above, it is accepted that there is a need for a new full sized 3G artificial pitch in the south of the Borough, specifically Stapleford. The proposed facility situated in the north-west area of the park would be located in an out of centre location, approximately 522m from Stapleford town centre. The wider areas of Hickings Lane recreation ground would be situated approximately

298m north-east of Stapleford town centre. The proposed facility would be approximately 8,200m². Given the size and layout required for the proposal, it was concluded that there were no available sites within the boundary of the Stapleford town centre. As such, sites in edge of centre locations within 300m distance of Stapleford town centre were considered.

- 6.28 Land which runs alongside the River Erewash, north-west and south-west of Stapleford is protected Green Belt land under the Part 2 Local Plan. Significant areas of this land lie within Flood Zone 3 with a high probability of flooding. Further to this, due to the meandering route of the river, it is considered that the size and layout would not be suitable in this location. As such, areas in this Green Belt have been discounted for the reasons above. Queen Elizabeth Park is situated to the south-west of Stapleford town centre. Queen Elizabeth Park is over 3 hectares in size and features a basketball court, children's play area and tennis courts. This open space has been discounted due to the limited size of the open space and as a result the proposed 3G pitch would result in a disproportionate loss of the open space.
- 6.29 Allotment land situated north-east of Stapleford town centre would not be a suitable size for the proposal, over 4500m² in area. Land further east of Stapleford town centre includes Stapleford Cemetery which includes the Cemetery Chapel and Mortuary which is a Grade II listed building. Stapleford Cemetery and land beyond eastwards is situated within the Green Belt. As such, these areas of land to the east of Stapleford town centre have been discounted. In light of the above, edge of centre sites have been assessed, however due to a number of constraints, none are considered suitable.
- 6.27 In summary, it is considered that the proposal passes the sequential test and would not amount significant harm to the vitality and viability of the Stapleford town centre. Furthermore, it should be noted that flood space proposed would not exceed the 500m² or 2500m² thresholds contained within Policy 13 – Proposals for Main Town Centre Uses in Edge-of-Centre and Out-of-Centre Locations of the Part 2 Local Plan.
- 6.28 Design
- 6.29 Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014 Policy 10 states that all new development should be designed to make a positive contribution to the public realm and sense of place, reinforce valued local characteristics and have regard to the local context and be designed in a way that conserves locally and nationally important heritage assets and preserves or enhances their setting.
- 6.30 The site is located on Hickings Lane recreation ground, consisting mostly of a grassed area used for cricket and football. The character of the site is predominantly residential including properties to the north, east, south and west of the site. The existing pavilion located in the south-west corner of the site is to be demolished. The existing bowling green and play area are to be retained. The new pavilion building granted planning permission will be situated to the

west of the proposed artificial grass pitch and the approved MUGA to the south-west.

- 6.31 The proposed development comprises of a full sized artificial pitch (106m x 70m) and associated hard standing surrounding. The proposed height of new open steel mesh barrier fencing around the perimeter of the pitch would be 4.5m to the perimeter of the facility itself with a further 1.1m high fence within the perimeter separating the spectator area from the playing area. The acoustic fencing to the north and east of the facility will be 3 metres in height and 2m in height to the north of the facility. The proposed height of the bunding will be 1m in height to the north and east of the facility. The proposed spectator stands would be situated north of the pitch set in two blocks both 3.5m in height. A storage container would be sited in the southern part of the facility and be 3m in height. Six lighting columns would be erected, three fronting the north and south of the pitch, 15m in height.
- 6.32 The proposal has been carefully considered to lessen the visual impact when viewed looking into the site from Hickings Lane. Trees fronting Hickings Lane will help to partly screen and reduce the prominence of the proposed perimeter fencing. No trees will be removed as part of this development. The proposed bund is to be constructed using top soil taken for the development site. A soft landscaping scheme has been submitted demonstrating a hedgerow to be planted along the bund to soften the appearance of the development when viewed from Hickings Lane. However, further details of the proposed bund landscaping have been conditioned to ensure the most appropriate landscaping scheme could be easily maintained. The appearance of the 4.5m high perimeter fencing would be green coloured and entrance gates of matching colour. The 1.1m high fencing type will be steel open mesh fencing. Against the background of the site, it is considered that dark green fence colours to be used would provide the most discrete appearance. The acoustic fencing would be close boarded timber panels situated immediately outside of the mesh perimeter fencing.
6. The Council's Parks and Open Spaces team have been involved in discussions during the assessment of the application to ensure an effective landscaping scheme can be implemented. Detailed landscaping plans would be required to ensure appropriate landscaping maintenance for the lifetime of the development. This includes maintenance of the bund. Further to this, access is required to the bowling green and other parts of the wider park will be required during the construction period to avoid any disruption. As such, it is considered conditioning further landscaping details and a construction management plan will address these matters.
- 6.33 The proposed artificial grass pitch would be situated in the north-east corner of Hickings Lane Recreation Ground set back from both northern and eastern boundaries. The proposed layout retains the existing footpaths that runs along the perimeter of the park and open space in the south-eastern corner would be unaffected.

- 6.34 In summary, whilst the proposed development represents a significant change to the existing natural appearance of the open park, the proposed artificial pitch and associated infrastructure form part of the wider development of the site to enhance the existing playing facilities. To conclude, the design and scale of the proposed development is considered not to adversely impact the character and appearance of the locality.
- 6.35 Living Conditions
- 6.36 Policy 10 - Design and Enhancing Local Identity of the Part 1 Local Plan requires that development is assessed in terms of its treatment of the impact on the amenity of nearby residents or occupiers. Policy 17 - Place-making, Design and Amenity of the Part 2 Local Plan states that permission will be granted to new development which ensures a satisfactory level of amenity for neighbouring properties. Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Part 2 Local Plan states that permission will not be granted for development that would result in an unacceptable level of pollution, contamination to groundwater resources.
- 6.37 The application has been supported by a noise assessment. The opening hours of the proposed 3G artificial pitch would be 08:00-22:00 Monday to Friday, 09:00-20:00 Saturdays and 09:00am Sundays and Bank Holidays. The nearest residential properties to the proposal include: to the north on the opposite side of Hickings Lane, to the north-east off Hickings Lane, to the east off West Avenue and south-east off West Cross Avenue. Noise monitoring was undertaken in a location representative of the nearest noise sensitive receivers to the proposed to the east of the proposal which comprises the boundary of a number of residential gardens. It is recommended that a 2m high acoustic fencing is to be erected along the northern perimeter and a 3m high acoustic fence along the eastern perimeter and south-eastern corner of the pitch. The acoustic barrier should have a surface density of at least 10 kilograms per metre squared with no gaps.
- 6.38 The noise assessment has considered the potential noise impacts resulting from whistles, voices on the pitch and ball impact on the perimeter fencing. To reduce noise from balls hitting the fence it is recommended that an alternative fixing method for the fence panels is applied to the fence to the east of the pitch. This would comprise a continuous neoprene or rubber strip fixed to the posts for their full height. The intention is that there is no metal to metal contact of overlapping panels or posts which could cause rattling sound. The fixings would then include neoprene isolators to again ensure no metal to metal contact. The noise assessment highlights use of whistles is infrequent compared to other noise sources and is considered not to result in a significant impact.
- 6.39 A noise management plan is recommended to ensure effective future management of the facility. The noise management plan should include a method of informing the users that swearing and anti-social behaviour is unacceptable and that the facility reserves the right to dismiss users from the

pitch and ban future use if this is the case. It is advised that neighbours are given a facility to report excessive noise or anti-social behaviour directly to the operator. This will allow the complaint to be investigated and addressed in a timely manner. Staff at the site should have a written action plan to deal with complaints. This would include the ability to warn or ban user groups from the pitches. A log of complaints would also be kept.

- 6.40 The noise assessment concludes that the development (including appropriate noise control measures) would potentially be noticeable but not intrusive and would result in 'no observed adverse effect'. This is defined in Planning Practice Guidance as 'Noise can be heard but does not cause any change in behaviour or attitude. Can slightly affect the acoustic character of the area but not such that there is a perceived change in the quality of life'. As such, it is considered that subject to the proposed noise mitigation measures, the proposal would not significantly impact the living conditions of neighbouring properties in terms of noise.
- 6.41 The application has also been supported by a lighting assessment. The proposal includes 6 floodlights that will be designed to reduce overspill on nearby residential properties. The assessment shows that light spill would be contained around the perimeter of the pitch. Any light spill towards the boundary of neighbouring gardens to the east would be kept to a low intensity which would not result in an adverse impact on the living conditions of neighbouring properties. It is recommended that the development be carried out in accordance with the floodlight control mitigation measures contained within the lighting assessment.
- 6.42 There would be some temporary noise during the construction phase. To limit potential disruption on any nearby residential properties a construction and demolition statement and construction hours could be conditioned to help to lessen any potential impact on residential properties during the construction period. The construction activities may increase noise levels within the vicinity of the site however any related noise during construction would be intermittent, localised and temporary in nature.
- 6.43 The Council's Environmental Health team have reviewed the noise assessment and lighting assessment and have provided no objections subject to conditioning opening hours. Further to this, it is recommended that a construction and demolition method statement is conditioned in the interests of protecting the amenity of any neighbouring properties.
- 6.44 To conclude on the impact on living conditions of neighbouring properties, it is considered the proposed development will have no significant impact on neighbour amenity.
- 6.45 Highway Safety
- 6.46 No changes are proposed to the established vehicular access off Hickings Lane. New trips would be generated following the introduction of the proposed

3G artificial pitch resulting from the likely intensification of the site. The proposed facility offers increased usage potential during winter weather conditions and evening hours. The site is within a sustainable location within the built up area of Stapleford. In addition, there is a bus service running along Hickings Lane.

6.47 The application has been supported by trip generation analysis to demonstrate the parking requirements of the proposed artificial pitch. As part of the approved pavilion building, increased parking facilities were included. The approved total number of parking spaces includes 88 parking spaces and 20 cycle spaces. Based on the above parking numbers, it is understood that the club would have sufficient parking to accommodate the additional artificial pitch community users to site. County Highways have provided no objections to the proposed development. It is considered that the site provides sufficient car parking for the scale of the proposed development and would not be detrimental to the safety or capacity of the highway.

6.48 Ecology

6.49 The application has been supported by an Ecological Impact Assessment. Nottinghamshire Wildlife Trust have reviewed the ecology report and have provided no objections subject to conditioning a Landscape and Ecology Management Plan and precautionary working measures are implemented during construction works. The proposed floodlighting has been designed to reduce light overspill on to nearby trees to the north of the artificial pitch to limit any potential negative ecological impacts. The proposed development is supported by a biodiversity net gain plan and demonstrates a 10.39% biodiversity net gain. Notwithstanding this, the application has no statutory obligation to deliver 10% BNG as the application is a minor development due to the size of the site area falling below the 1-hectare site area threshold. The application was valid prior to the statutory requirement for all minor applications requiring 10% BNG delivery from 2 April 2024. To ensure the development delivers a biodiversity net gain. Biodiversity enhancement measures include a landscaped bund surrounding the north and east side of the proposed artificial pitch, mixed scrub planting in wider areas of the park as well tree plantings.

6.50 The Council's tree officer has reviewed the submitted tree survey and has provided no objections. No trees are to be removed to facilitate the proposed development. Tree protection measures will be conditioned to ensure any trees close to the development are not damaged during construction. It is proposed to plant a number of native species trees in the southern part of Hickings Lane recreation ground.

6.51 Other issues

6.52 Nottinghamshire Lead Local Flood Authority have been consulted and have provided no objections. The site is situated in Flood Zone 1 and therefore at low risk to river flooding. The proposed design uses a permeable surface

construction with an underlying attenuation storage area for surface water assist surface water drainage in this location.

- 6.53 Nottinghamshire Police have been consulted and security deterrents have been requested. As such, a Secure by Design condition has been proposed in the interests of reducing the potential for crime.
- 6.54 The application site is located in a low risk coal mining area. As such, there are limited coal legacy land stability issues with the location of the proposed development.

7. Conclusion

- 7.1 The benefits of the proposal are that the development would deliver a new enhanced playing pitch facility. The proposal offers health benefits to children and the wider community. The facility would have an acceptable level of parking to accommodate an intensification of use.
- 7.2 The design has been carefully considered to ensure the proposal would positively integrate within the street scene in this location.
- 7.3 The proposed development has been designed to ensure there is no significant impact in terms of any potential noise or lighting impact.
- 7.4 The proposal demonstrates a 10.39% biodiversity net gain and offers improved surface water drainage facilities.
- 7.5 On balance, it is considered that any potential concerns would be outweighed by the benefits of the scheme, which is considered to be in accordance with the policies contained within the development plan. This is given significant weight.
- 7.6 It is recommended that conditional planning permission be granted subject to the below conditions.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
1.	The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission. Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.

<p>2.</p>	<p>The development hereby permitted shall be carried out in accordance with the following plans:</p> <ul style="list-style-type: none"> • Site Location Plan 02 00 • Proposed Site Plan 03 01 • Proposed AGP Drainage Layout 06 00 • Proposed AGP Drainage Strategy 07 00 • Topographical Survey 01 00 • Appendix E - Proposed Materials and Appearance <p>(Received by the Local Planning Authority 19/03/24)</p> <ul style="list-style-type: none"> • Tree Protection Plan A • Tree Work Plan A <p>(Received by the Local Planning Authority 15/04/24)</p> <ul style="list-style-type: none"> • Proposed Elevation 05 01 • Proposed Perimeter Elevation - Page 1 08 01 • Proposed Perimeter Elevation - Page 2 09 01 <p>(Received by the Local Planning Authority 29/04/24)</p> <p>Reason: For the avoidance of doubt.</p>
<p>3.</p>	<p>No above ground works shall take place until a landscaping scheme has been submitted to and approved by the Local Planning Authority. This scheme shall include the following details:</p> <ul style="list-style-type: none"> (a) numbers, types, sizes and positions of proposed trees and shrubs (b) proposed boundary treatments (c) proposed hard surfacing treatment (d) proposed lighting details (e) planting, seeding/turfing of other soft landscape areas (f) proposed bund gradient <p>The approved scheme shall be carried out strictly in accordance with the agreed details.</p> <p>Reason: Limited details were submitted and to ensure that the details are satisfactory in the interests of the appearance of the area and in accordance with Policy 10 - Design and Enhancing Local Identity of the of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.</p>

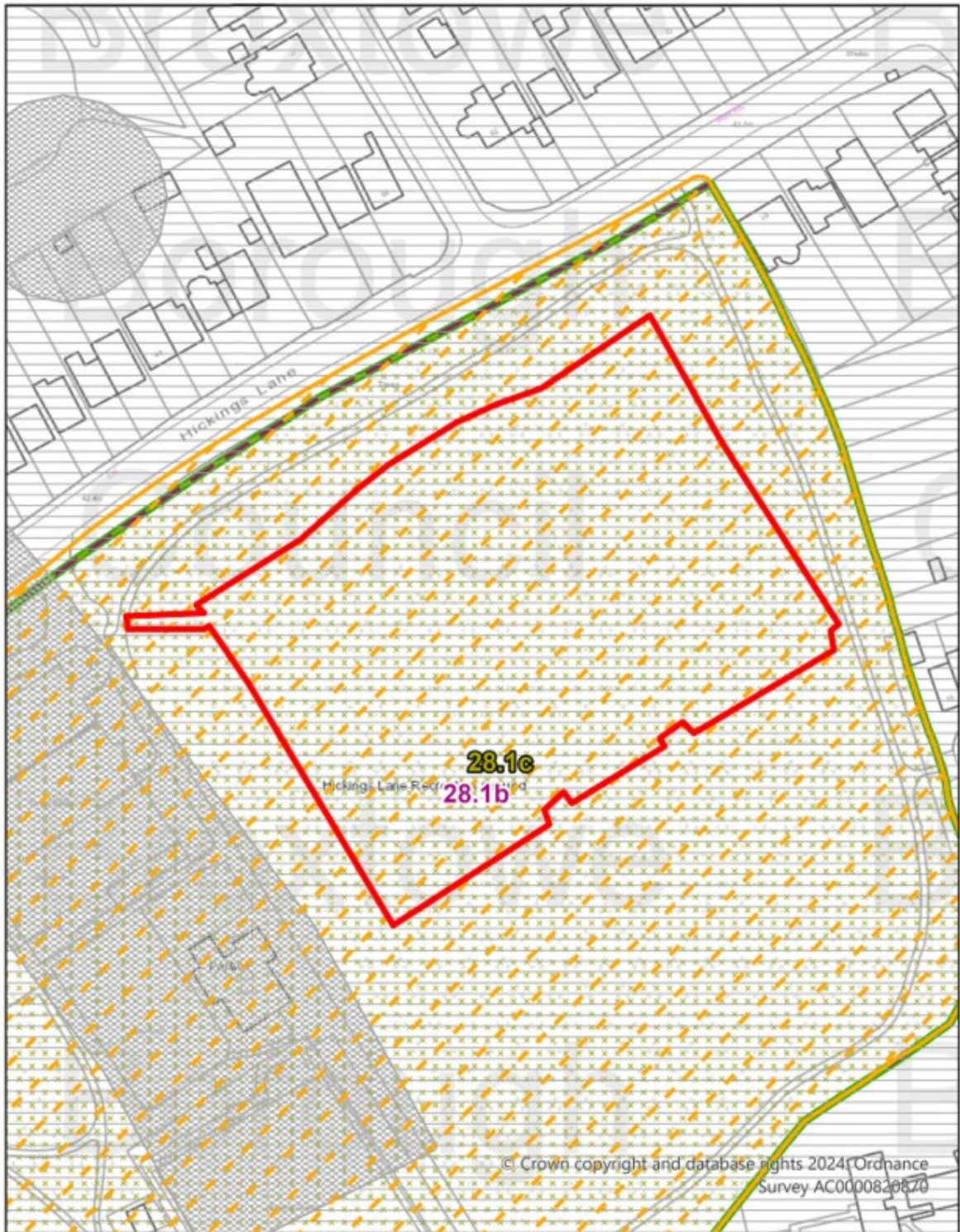
<p>4.</p>	<p>Prior to the commencement of the development, a detailed Landscape and Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Landscape and Ecological Management Plan shall include enhancement measures including mixed native species scrub, grassland enhancement and hibernacula and precautionary working measures. The development shall be implemented in accordance with the approved Landscape and Ecological Management Plan unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of securing an environmental net gain and habitat protection in accordance with Policy 17 - Biodiversity of the Broxtowe Aligned Core Strategy Part 1 Local Plan 2014 and Policy 31 - Biodiversity Assets of the Broxtowe Part 2 Local Plan 2019.</p>
<p>5.</p>	<p>No development within the full planning permission phase hereby approved shall take place until a Construction / Demolition Method Statement has been submitted to and approved in writing by the Borough Council. The statement shall include:</p> <ul style="list-style-type: none"> a) The means of access for construction traffic; b) parking provision for site operatives and visitors; c) the loading and unloading of plant and materials; d) the storage of plant and materials used in construction / demolition the development; e) a scheme for the recycling/disposal of waste resulting from construction / demolition works; and f) details of dust and noise suppression to be used during the construction phase. g) a scheme for the identification and safe removal of asbestos containing material. <p>The approved statement shall be adhered to throughout the construction period.</p> <p>Reason: To protect the amenity of neighbouring residents in accordance with Policy 10 – Design and Enhancing Local Identity of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.</p>
<p>6.</p>	<p>No part of the development hereby permitted shall be brought into use until a community use agreement has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to use of the</p>

	<p>3G artificial grass pitch and include details of pricing policy, hours of use, access by persons other than football team members, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.</p> <p>Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Policy 13 - Culture, Tourism and Sport of the Broxtowe Aligned Core Strategy Part 1 Local Plan 2014 and Policy 25 - Culture, Tourism and Sport of the Broxtowe Part 2 Local Plan 2019.</p>
<p>7.</p>	<p>No part of the development hereby permitted shall be brought into use until a football pitch railing removal plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall demonstrate the location of the existing football club perimeter railings located within the south-west area of Hickings Lane Recreation Ground to have been removed.</p> <p>Reason: To improve access to open space within the park in accordance with Policy 16: Green Infrastructure, Parks and Open Space of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 28: Green Infrastructure Assets of the Broxtowe Part 2 Local Plan 2019.</p>
<p>8.</p>	<p>No part of the development shall be brought into use until a scheme detailing the developments' adherence to Secured by Design principles has been submitted to and approved in writing by the Local Planning Authority. All measures detailed in the scheme shall thereafter be implemented and within an agreed timeframe which shall be set out in the submitted details.</p> <p>Reason: To reduce the potential for crime in accordance with Policy 10 – Design and Enhancing Local Identity of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.</p>
<p>9.</p>	<p>The floodlit artificial pitch shall only be used between the following times: Monday to Sunday 08:00-22:00 Monday to Friday, 09:00 to 20:00 Saturday and 09:00 to 18:00 Sunday only.</p> <p>Reason: To protect nearby residents and road users from excessive operational noise and light pollution in accordance with Policy 17 - Place-making, Design and Amenity and Policy 19 – Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019.</p>

<p>10.</p>	<p>No construction or site preparation work in association with this permission shall be undertaken outside of the hours of 08:00-18.00 Monday to Friday, 08:00-13:00 Saturdays and at no time on Sundays or Bank Holidays.</p> <p>Reason: To protect nearby occupiers from excessive construction noise in accordance with Policy 17 - Place-making, Design and Amenity and Policy 19 – Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019.</p>
<p>11.</p>	<p>The hereby permitted development shall be carried out in accordance with the recommendations contained within the submitted Drainage Strategy McA014 (22nd April 2024).</p> <p>Reason: In the interests of flood risk in accordance with Policy 1 - Climate Change of the Aligned Core Strategy Part 1 Local Plan 2014 and Part 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF 2021.</p>
<p>12.</p>	<p>The hereby permitted development shall be carried out in accordance with the noise mitigation measures contained within the submitted Noise Impact Assessment Revision B (dated 22/04/24) and Noise Management Plan (received 22/04/24).</p>
<p>13.</p>	<p>The hereby permitted development shall be carried out in accordance with the floodlighting control measures contained within submitted Appendix D - Lighting Design Statement (compiled by Christy Lighting Masts Ltd dated 02/02/24) and Appendix A – Floodlighting Performance Report (compiled by Christy Lighting Masts Ltd).</p>
<p>14.</p>	<p>The approved landscaping shall be carried out not later than the first planting season following the substantial completion of the development or occupation of the building, whichever is the sooner and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation.</p> <p>Reason: To ensure the satisfactory appearance of the development in accordance with Policy 10 - Design and Enhancing Local Identity of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.</p>
	<p>NOTES TO APPLICANT</p>

1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2.	Burning of commercial waste is a prosecutable offence. It also causes unnecessary nuisance to those in the locality. All waste should be removed by an appropriately licensed carrier.

Site Location Plan



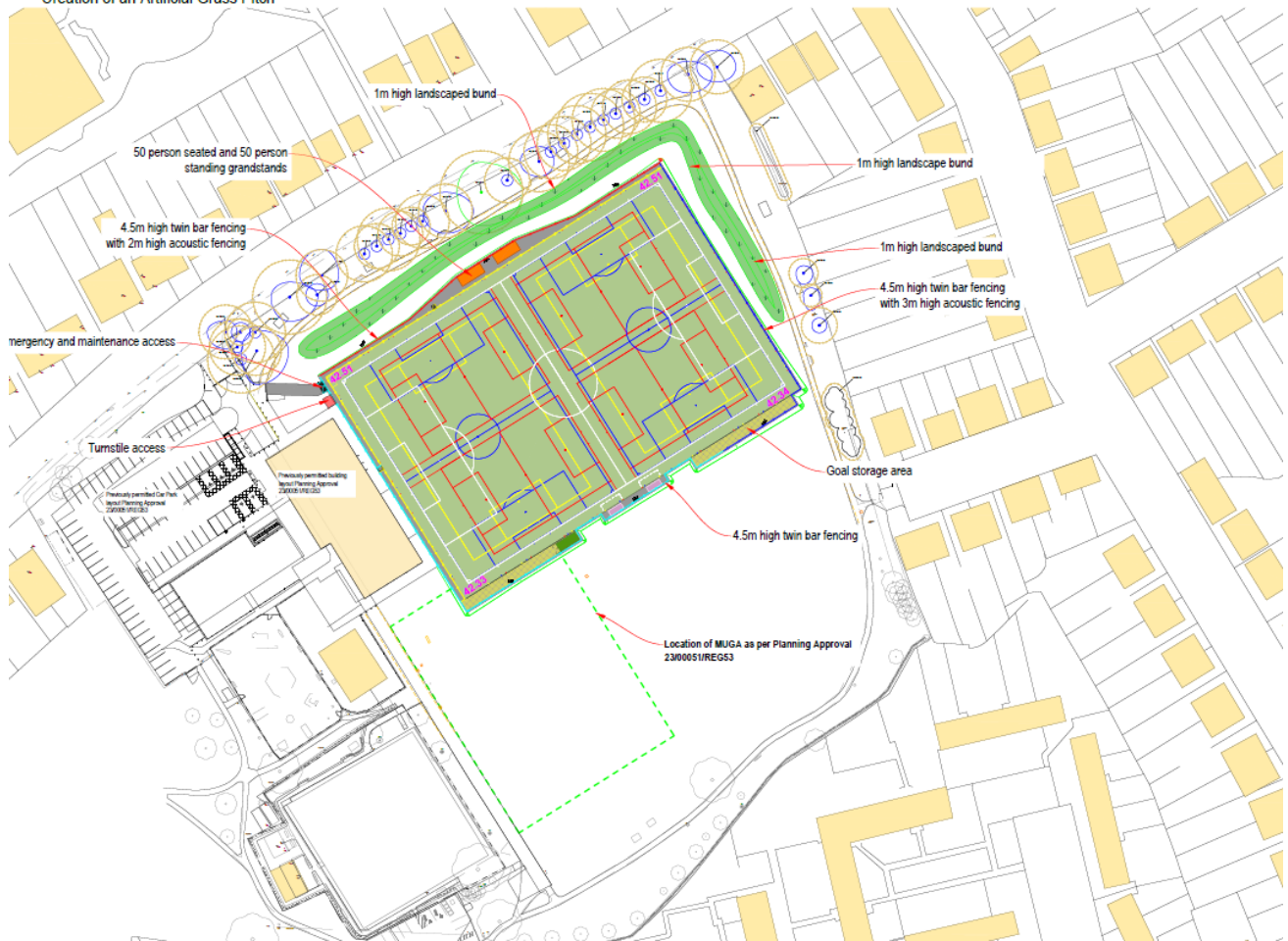
-  Site
-  Open Spaces
-  Coal Standing Advice
-  Coal Referral Area
-  Playing Pitches
-  Informal Open Space

Policy 28.1b
Policy 28.1c

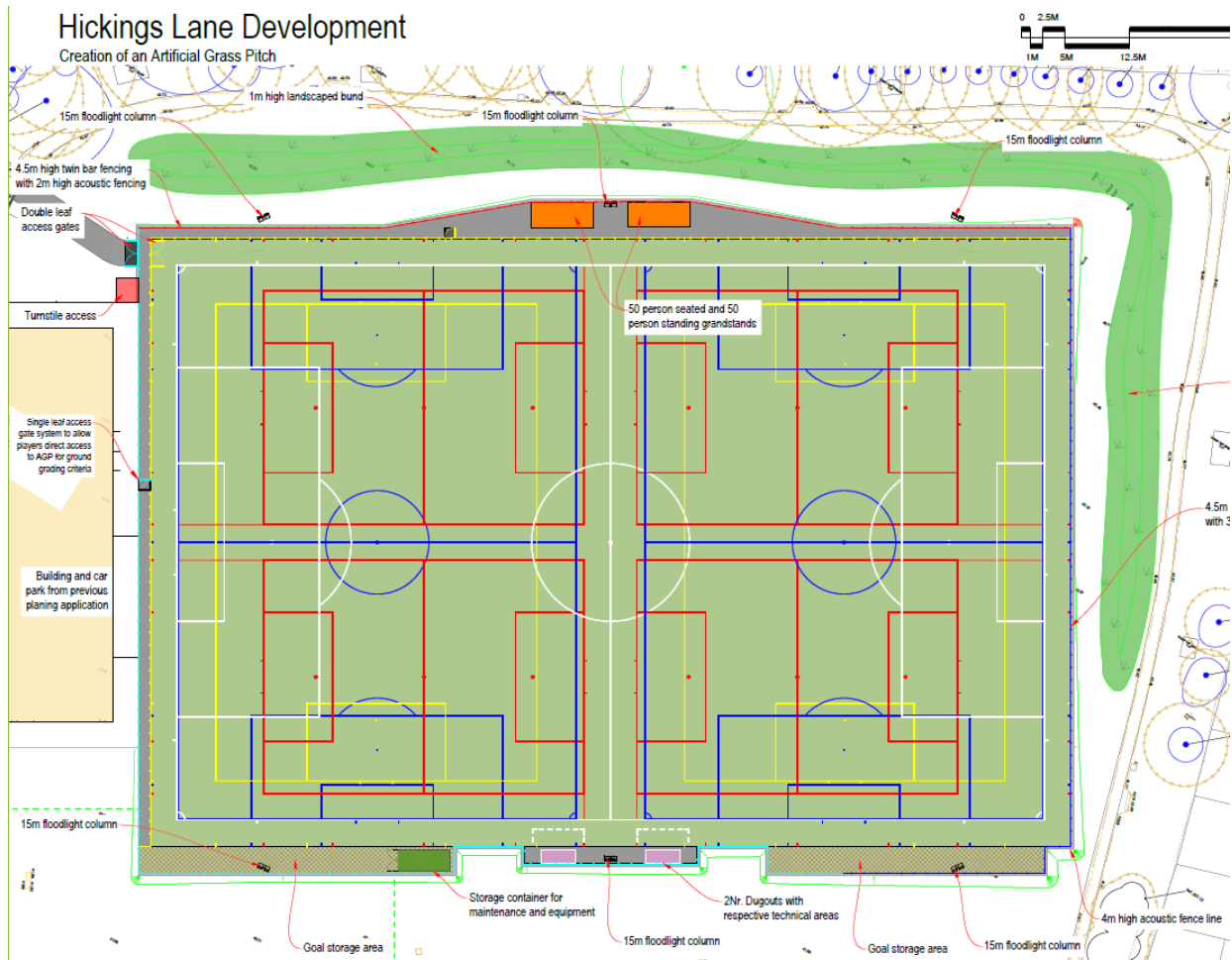
Proposed Site Plan

Hickings Lane Development

Creation of an Artificial Grass Pitch

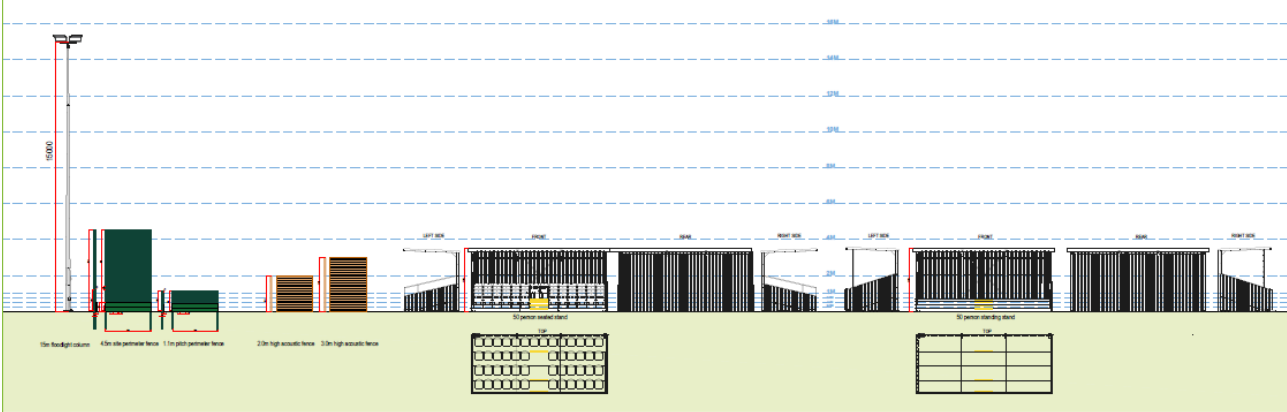
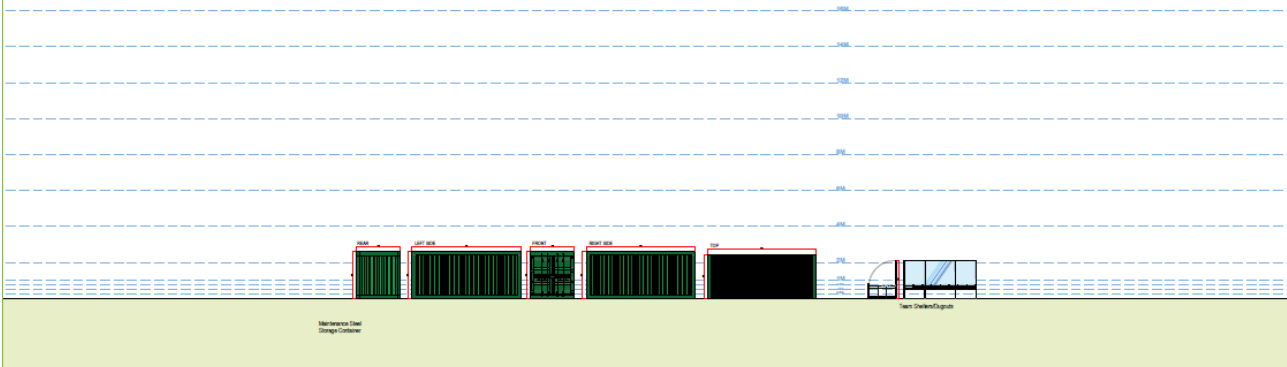


Proposed 3G artificial grass layout plan

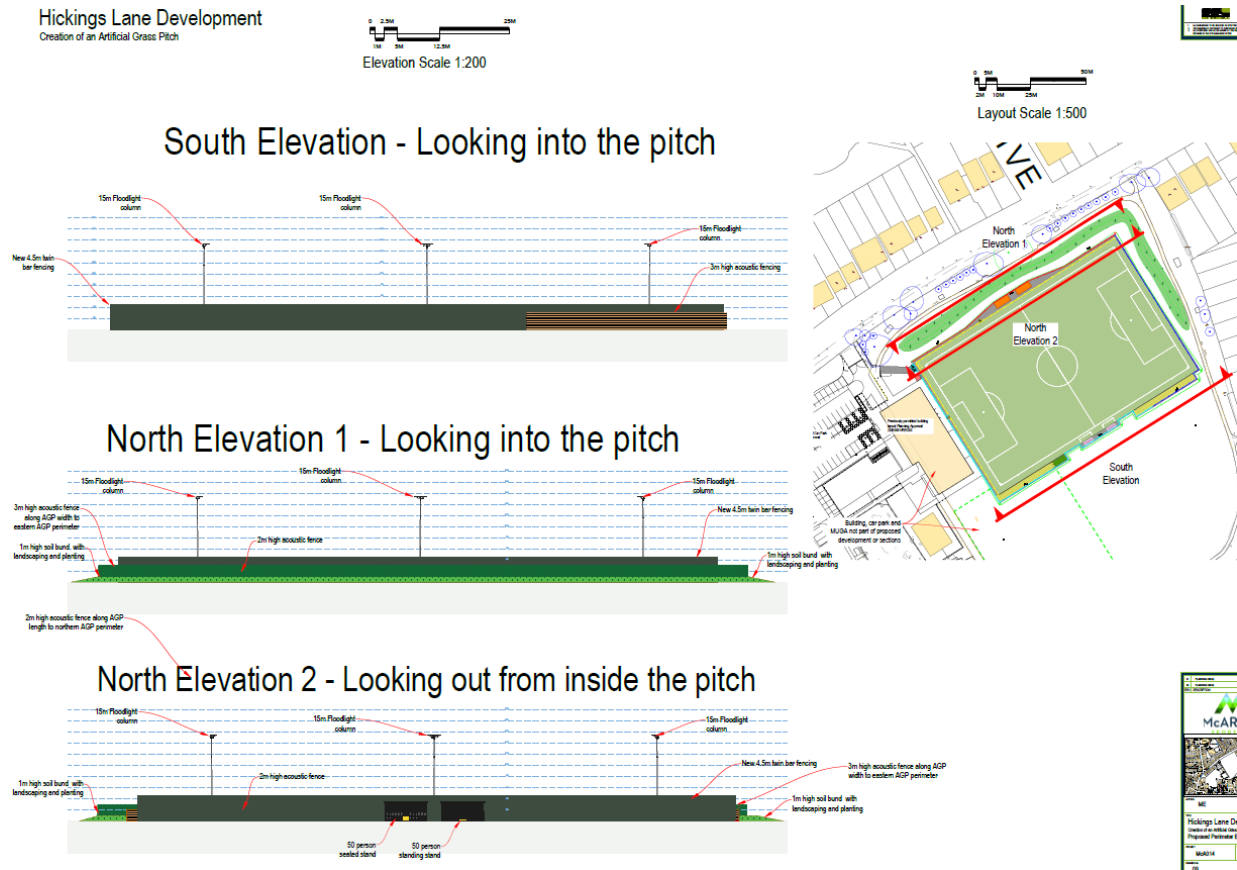
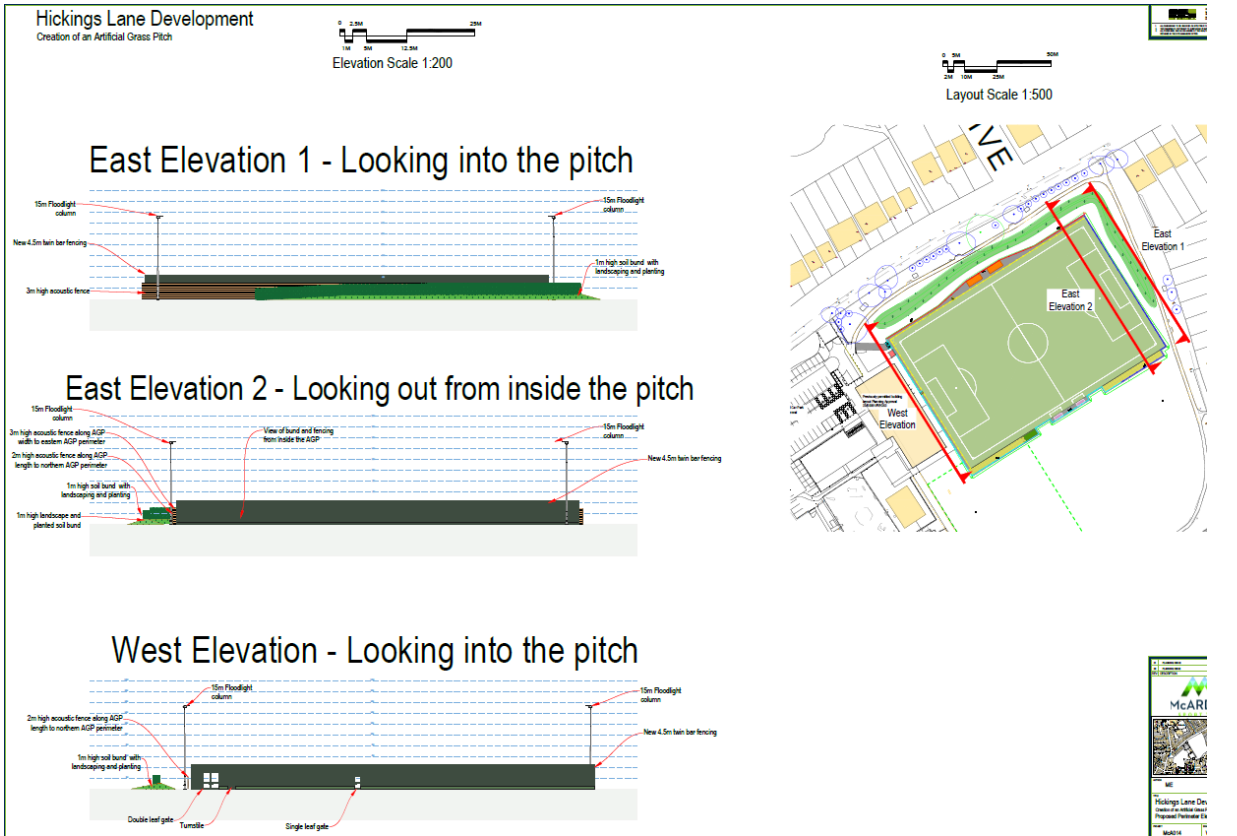


Proposed elevations and floor plans of stands, storage, dugouts, lighting fencing

Hickings Lane Development
Creation of an Artificial Grass Pitch



Proposed cross sections





View from Hickings Lane

View from existing cricket pitch



View from western footpath

**View of existing
Stapleford FC pitch in
south-west area of
Hickings Lane Recreation
Ground**

