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**15/00321/FUL**

**THE FITZWIMARC SCHOOL, 72 HOCKLEY ROAD,  
RAYLEIGH**

**CONSTRUCTION OF AN EXTERNAL 3G ARTIFICIAL TURF  
PITCH (ATP) WITH FENCING, FLOOD LIGHTING AND A  
STORAGE CONTAINER**

**APPLICANT: THE FITZWIMARC SCHOOL**

**ZONING: EDUCATIONAL LAND ALLOCATION**

**PARISH: RAYLEIGH TOWN COUNCIL**

**WARD: TRINITY**

In accordance with the agreed procedure this item is reported to this meeting for consideration.

This application was included in Weekly List No. 1321 requiring notification of referrals to the Assistant Director, Planning Services by 1.00 pm on Wednesday, 17 February 2016 with any applications being referred to this meeting of the Committee. The item was referred by Cllr J Hayter.

The item that was referred is appended as it appeared in the Weekly List, together with a plan.

## **1 NOTES**

- 1.1 Planning permission is sought for the construction of an external 3G Artificial Turf Pitch (ATP) with fencing, floodlighting and a storage container at Fitzwimarc School, 72 Hockley Road, Rayleigh. The site is an existing playing field for the school allocated as educational land and is surrounded by residential development. Dwellings within The Courts, Ruffles Close, Victoria Road, Byford Close, Helena Road, Graysons Close, Millfield Close and Hockley Road all either border or are in close proximity to the school playing field where the proposed pitch would be located. There is a public footpath to the southern boundary of the field which connects Helena Road to Hockley Road and two trees subject to Tree Preservation Order are located within the centre of the playing field. The land slopes from the west down to east.
- 1.2 The proposal incorporates an Artificial Turf Pitch with perimeter ball-stop fencing, floodlights and clean access with outdoor storage for maintenance equipment. The ATP would use green coloured artificial grass with white and blue coloured line markings for football. The fencing would be dark green

open steel mesh 4.5m in height and would surround the ATP, it would be double cladded with 3m high close boarded wooden fencing for noise mitigation. Interior fencing would also be used for the pathway, 1.2m high rising to 2m high behind the goal storage alcoves. 8 floodlights are proposed measuring 15m in height and would use galvanised steel columns. A storage container would be located to the west of the pitch and would measure 6.06m wide, 2.44m deep and 2.59m high to be used for the storage of maintenance equipment (small tractor and attachments) along with sports equipment.

- 1.3 The pitch would be used by the school and its partner organisations and community groups during the daytime and evenings which will provide an all weather pitch for increased usage. The pitch would be used for predominately football but also rugby, hockey and other sports that can form curricular or extracurricular activities. Existing on-site parking arrangements would be utilised. The construction of the ATP would be porous and underneath the pitch would be a system of new perforated perimeter drains and lateral drains which would collect and direct percolating rainfall away from the pitch area and into the existing surface water system and out into the outfall to the east boundary.
- 1.4 The application provides a design and access statement, environmental noise report, need statement, travel plan, lighting impact statement, assessment and specifications and letters of support from Academy Soccer FC, Rayleigh FC, Essex County FA, Essex County RFU Ltd. and Rochford Hundred Rugby Football Club.
- 1.5 During the course of the application, concerns were raised by officers with regards to the lack of information supplied in relation to trees, ecology and drainage and as a result the agent submitted an Arboricultural Impact Assessment, Tree Protection Plan, Tree Constraints Plan, Ecological Appraisal and Drainage Calculations for consideration. A change to the positioning of the pitch was made with a retaining wall now proposed as a result of the tree report and therefore a Revised Site Plan and Revised Artificial Football Pitch Plan was submitted to reflect this change. Re-consultation has taken place on the changes made and the additional information submitted. Existing and proposed drainage plans were also provided after the second consultation which the ECC Flood & Water Management Team have provided comment on.

## **2 PLANNING HISTORY (since the 1990s)**

- 2.1 04/01108/CM - Construction of an All-Weather, Multi Use Area Including Perimeter Fencing and Footpaths for the School and Wider Community Use (ECC reference: CC/ROC/135/04). APPROVED BY ECC

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- 2.2 04/01107/CM - Floodlighting for Proposed All Weather, Multi Use Games Area for the School and Wider Community Use (ECC reference: CC/ROC/134/04). APPLICATION WITHDRAW
- 2.3 F/0339/94/ROC – Provide 8 x 16m high columns for flood lighting in association with all weather synthetic grass pitch and jumping area (F/0338/94/ROC) (For school use & private hire). REFUSED
- 2.4 F/0338/94/ROC – Provision of an all weather synthetic grass pitch and jumping area (for school use and private hire). REFUSED. ALLOWED ON APPEAL

### 3 MATERIAL CONSIDERATIONS

#### Use

- 3.1 The application is supported by a need statement. This states that the project has been identified by ECC FA as a priority for the area with only 10 artificial grass pitch sites within a 10 mile radius of the site and only 4 within 5 miles, only 2 of these are full size 3G pitches. It is not understood if the relatively new 3G pitch at Eastwoodbury Lane, Eastwood has been considered within this assessment (The Len Forge Centre) or the 3G pitches at Clements Hall (5-a side pitch) and Rayleigh leisure centres. It goes on to explain that there are 3 football clubs and 3 rugby clubs that would benefit from the facility.
- 3.2 Policy CLT10 of the Core Strategy states that the Council will take a positive approach to the provision of playing pitches within the District. Therefore a proposal to provide more usable playing pitches within an existing facility such as Fitzwimarc school should be supported however, such a positive inclusion must also be weighed against other material planning considerations such as residential amenity, drainage etc. which is considered within this report. The supporting text to policy CLT10 explains that issues such as accessibility, impact on biodiversity and amenity of neighbouring residents must be considered. The text also explains that opportunities to accommodate playing pitches outside of the Green Belt are welcomed, as this will often provide facilities in more accessible locations, particularly if pitches are accompanying other visitor – generating activities. Therefore, the current proposal would comply with the principle of CLT10, being a proposal within the grounds of a school in an existing residential area close to Rayleigh High Street which is already a visitor-generating activity outside of the Green Belt. Impact on biodiversity and amenity of neighbouring properties is considered later within this report.
- 3.3 Policy CLT9, when referring to leisure facilities, states that the Council will look to make the best use of existing facilities in the District by encouraging those such as within school premises to be made accessible to all. This

proposal would enhance this opportunity although this policy is particularly referring to the use of existing facilities rather than proposals for expansion.

3.4 Policy CLT8 explains that the Council will encourage the provision of additional facilities for young people within appropriate locations where a need has been identified and which are accessible by a range of transport options. The site is located in a good location, with car parking on site but also a public car park and sustainable transport options available a short walk from Rayleigh High Street. Bus stops are also located on both sides of Hockley road to the school frontage. This policy goes on to explain that such facilities should be appropriate to the target age-group, well managed and flexible to meet changing needs and should show that the views of young people have been incorporated into the development. The proposal would be appropriate for a variety of age groups from youths through to adults. Management would be the responsibility of the school, the owner of the pitch if this were to differ or relevant clubs. The pitch would be flexible as it would enable different age groups and sports to use the pitch although the use would predominately be for football with the ability for training for other sports such as rugby and hockey to occur. It is not clear that the views of youths have been considered but by nature of the clubs involved in the proposal which include youth teams it is considered that the clubs are acting on behalf of youth teams to seek to expand facilities for this group.

3.5 The Council's Playing Pitch Strategy Supplementary Planning Document 2012 (SPD) identified the following solutions/recommendations to tackle the issues identified within this document in terms of need:

3.6 Medium – Long term:

- Provide additional pitches to bring supply in line with demand
- When providing new provisions for football, they should mainly be mini and junior pitches, and focus should be on providing them on the western side of the District
- Roles and responsibilities to be reviewed and updated in the management contract
- Secure developer contributions wherever possible through planning obligations and/or community infrastructure levy
- Focus investment on floodlit synthetic turf pitches/ Artificial Grass Pitches
- Ensure any relocated pitches are made to standard league requirements and are on a fit-for-purpose site.

Short term:

- Encourage education institutions to sign up to a formal community use arrangement for dual use of school facilities
- Re-designate adult pitches to mini/junior pitches
- Continue to work closely with partners/open space contractors/organisations to provide better service for the public

- 3.7 The design and access statement confirms that the 3G pitch proposed would be able to support mini and junior football as well as training for rugby, hockey and other sports. The pitch is also located in the western side of the district making it more accessible. The proposal would represent an artificial grass pitch within an existing school that would enable community use. Therefore, it is considered that the proposal would follow the recommendations of this SPD in terms of need. Whilst the SPD does not identify a need for adult football pitches the proposed pitch would enable adult, junior and mini football to take place.
- 3.8 The existing school pitch markings include a full sized rugby pitch, 200m running track, full sized football pitch, 9v9 football pitch, 300m running track, cricket wicket (unusable condition), polymeric surfaced athletics area and throwing cage/area. A layout plan has been provided showing that all except for the 300m running track could be re-accommodated at the site with the 3G pitch in place. The loss of the 300m running track is not considered objectionable as the 200m track would still provide a sufficient athletics facility at the site. This also does not include the cricket wicket as the school currently have alternative arrangements for cricket facilities that they use off-site with some cricket practice taking place within the school buildings. This will ensure that the school are still able to provide a variety of sporting activities on site whilst also having an all-weather pitch to enable some activities to occur all year round. Training grids are shown on the plans within the school field, the agent has advised that these are not for any specific sporting activity, they are play areas for any form of recreational activity. This can include tag, British bull dog, rugby, football, mini tennis, yoga etc. The required drainage bunding location does affect the throwing cage/area and training grids but the bunding, throwing cage/area and training grids can still all be accommodated within the playing field as shown in a revised drawing supplied. Precise positioning could be agreed by planning condition.
- 3.9 Sport England make no objection to the application subject to a condition being imposed regarding a community-use agreement which could be attached to an approval. Sport England, The Football Association and the Essex County FA consider there to be a need for a facility such as this within this location.

#### **VISUAL AMENITY**

- 3.10 Comment has been provided by residents with regard to the loss of a green space and impact on visual amenity. Whilst the proposal would replace an open green field with an artificial turf pitch it would still retain a degree of openness by nature of its open design beyond a 3m height. The pitch would be visible from surrounding properties and the public footpath to the south of the site. However, it is not considered that the pitch with its proposed floodlit columns relatively narrow in design in close proximity to the school buildings,

parts of which rise to 4 storey in height, would have a detrimental impact on visual amenity when compared with the school buildings themselves.

### **DRAINAGE**

- 3.11 The site is located within flood zone 1. The Environment Agency surface water maps show that there is a risk of surface water flooding at and neighbouring the site. The site is located within a Critical Drainage Area (CDA) (area ROC6: Rayleigh East) as identified on figure 8.1 of the Rochford Critical Drainage Areas within the South Essex Surface Water Management Plan 2012. There are potential surface water hotspots located to the west of the site. The Fitzwimarc school is considered to represent critical infrastructure within this CDA. However, the site is not a formal CDA as identified by the Environment Agency. There are no such formal CDA's within the Rochford district and on this basis the Environment Agency would not provide comment on such an application.
- 3.12 The Flood Risk Assessment within the design and access statement advises that the ATP shall be porous and therefore will allow rainwater to permeate through the playing surface. Underneath the pitch area would be a system of new perforated perimeter drains and lateral drains collecting and directing percolating rainfall away from the pitch area and into the existing surface water system and out into the outfall to the east boundary. Drainage calculations were supplied during the course of the application.
- 3.13 The Council's engineer and ECC as Lead Local Flood Authority were consulted for their comments. Local residents have provided comment with regards to drainage stating that the school field floods and neighbouring gardens and properties have also flooded during heavy rainfall events. The Council's engineer has reviewed the drainage calculations and considers them to appear satisfactory but raises concern that no analysis has been carried out of the existing pipework/ditch that this new system is intended to discharge into and that no plan showing the proposed route or construction details has been submitted. The Council's engineer concludes by considering that analysis of the system receiving the discharge from the new installation needs to be proved adequate before the application can be considered. ECC have reviewed further plans provided by the agent showing existing and proposed surface water run off and are satisfied that the approach proposed demonstrates that the development will not negatively affect the flood risk from the site. The drainage calculations show that existing surface water would be caught by the pitch and attenuated within its stone base foundation that has 30% void space reducing the run-off to the site boundaries and therefore improving the drainage arrangements at the site. The further plans show that the 1700m<sup>2</sup> running track with stone base as attenuation along with the rest of the playing field would flood as an exceedance plan and there is the intention to install bunding to the west of the athletics area and to the

north of the rugby pitch to catch any excess water in extreme flood events beyond the exceedance plan.

- 3.14 With no objection from the Council's specialist surface water flooding advisor at ECC on the basis of this information, it is considered that the proposal would be acceptable from a drainage perspective. A planning condition requiring precise details of the bunding including siting to be agreed should be attached to an approval.

### **Ecology**

- 3.15 No ecological report was initially submitted with the application. However, the site is a large school field with clear potential for ecological species to be present and local residents have made reference to having seen badgers, foxes, bats, birds, hedgehogs, mice, squirrels and even deer present on the school field. A site visit to properties in Ruffles Close has shown evidence of badger activity between these properties and the school field. Natural England Standing Advice also suggests that the site has potential for protected species to be present.
- 3.16 During the course of the application an ecological appraisal by RPS was submitted to address officer concerns about the lack of information supplied with regards to the ecological impact of the proposal. The ecological appraisal advises that there would be no adverse impacts on designated sites from the construction of the sports pitch.
- 3.17 The appraisal concludes that the site area where the pitch would be located is open short managed grassland and therefore would not support protected species. The appraisal notes the potential for some species to be present within the wider site area and that such species have been recorded in the wider site area outside of the boundaries of the proposed pitch. This includes invertebrates, amphibians and reptiles, birds, badgers, hedgehogs and bats. As no species have been identified within the actual site area no further survey works are recommended however, mitigation and habitat enhancement shown at sections 5 and 6 of the appraisal is recommended. This includes: any necessary tree works to take place outside of the breeding bird season, the covering of excavations for foundations/service connections or the use of ramps to allow hedgehogs and badgers to escape, landscaping proposals to provide some habitat for foraging for hedgehogs and badgers post-construction, lighting designed to minimise light spillage onto the mature oaks to avoid disturbing bats and their invertebrate prey, the protection of mature trees during construction through the provision of fencing, the provision of bat tubes or bat boxes on suitable trees to provide additional roosting opportunities for bats and the provision of bird boxes on trees and buildings.

- 3.18 The Council's ecological consultant does not object to the application. It is not considered that the proposal would be detrimental to any protected species using the wider site area and the mitigation/habitat enhancement referred to within the appraisal should be controlled by planning condition. Part of the mitigation includes using minimal lighting. As floodlights are included in the proposal it will be important to ensure that these ensure no unacceptable light spill and are only illuminated for set periods of time to ensure some dark periods are provided.

### **Trees**

- 3.19 There are two trees subject to Tree Preservation Order (TPO) (TPO/00012/94) located within the centre of the school playing field. Only one is shown on the topographical survey supplied, it appears from viewing on site that the tree shown on the survey is that located closest to the proposed ATF pitch. No tree survey was initially submitted with the application however, the Council's arboricultural officer considered that a full arboricultural survey and report be submitted before a decision is reached on the application because there are a number of trees that may be affected by access, and 2 TPO trees that may be affected by the layout design.
- 3.20 During the course of the application an Arboricultural Impact Assessment (AIA) by RPS was submitted to address officer concerns about the lack of information supplied. Four trees were surveyed (including the two TPOs), all were considered to be A category trees. The AIA has confirmed that no trees would require removal to achieve the development of the pitch. It has advised that the two TPO trees closest to the site can be adequately protected with tree protection fencing and recommends that the compacted ground around the TPOs be mulched to aid the reduction of this compaction and improve the rooting zone. This could be controlled by planning condition.
- 3.21 The Council's arboriculturalist has viewed the proposal and has advised that the temporary fencing for T1 falls short of the Root Protection Area (RPA) by around 1.6m. He recommends that ground protection be constructed to cover the remaining 1.6m during the intensive phase of development which could be controlled by planning condition. He also recommends that all trees listed within the impact assessment are protected during the intensive phase of development using temporary fencing as detailed within the assessment as at present only T1 and T2 are shown to have protection. This could also be controlled by condition along with a condition ensuring that the development is carried out in accordance with the impact assessment, method statements, tree protection plan and the recommendations.
- 3.22 On this basis it is considered that the proposal would not be detrimental to trees near to the site of the artificial pitch and that adequate protection could be controlled by planning condition.

**Residential Amenity**

- 3.23 The application has generated a number of comments from local residents with the key concerns relating to noise, parking and lighting implications. Parking will be discussed later within the report, an assessment around noise and lighting is undertaken below.

**Noise**

- 3.24 The intended hours of operation according to the application form are:

8am – 10pm Monday to Friday

8am – 8pm Saturdays

8am – 8pm Sundays and Bank Holidays

- 3.25 The pitch itself would have 3m high close boarded fencing surrounding it with a surface density of at least 10 kilograms per metre squared with no gaps. This would be double cladded with synthetic rubber inserts to all fencing mesh panels and all post fixings to reduce noise, rattle and vibration from ball impacts.
- 3.26 An acoustic report by Acoustic Consultants Limited has been submitted with the application. This concludes that the predicted noise level is below the level of community noise for moderate community annoyance in outside living areas (such as gardens) stated in World Health Organisation 1999 of 50dB. It therefore concludes that the proposal is considered acceptable in environmental noise terms with noise emission considered to be adequately controlled at the nearby residential properties and not expected to adversely affect nearby residents by way of noise.
- 3.27 Clearly the proposal will have an impact on the amenity of neighbouring properties in comparison to the previous playing pitches. However, what must be considered is whether such impact is considered sufficiently detrimental to justify refusal of this application. It is also a consideration that a planning application in 1994 was allowed on appeal following refusal by the Council for an all-weather pitch at the school, this pitch was never constructed. This was allowed without floodlighting though so would have had different hours of operation to the current proposal and the appeal inspector at this time prevented use on Sundays and after 17:00 on Saturdays. This appeal also restricted the use of a public address system which could be attached by condition to the current application. Similarly, netball courts were approved in 2004 by ECC and constructed with floodlights also being restricted at this time which would have subsequently restricted operating hours.
- 3.28 The Council's Environmental Services officer has reviewed the information supplied with the current application and considers the acoustic work proposed to be reasonable should the specifications be employed in

construction which could be controlled by condition. He does state that the hours of operation on a Sunday are required to start later. Therefore, for Sundays and bank holidays it is considered reasonable to limit usage from 9am – 8pm by condition, this start time is also in line with the Football Association's (FA) suggested compromise for Sunday/bank holiday start times. The FA also suggest other alternative times as a compromise however, based on the findings of the acoustic report and the lack of objection from the Council's specialist advisor it is not considered reasonable to provide any more restrictive control over the hours of operation.

- 3.29 The land level slopes from west down to east which would result in the noise barrier appearing higher and thus having an improved impact in terms of noise mitigation than if the site were entirely on level ground. Concern has been raised by residents with regards to the language used by players on the proposed pitch. The potential behaviour of people using the pitch is not a material planning consideration.
- 3.30 It is considered that due to the lack of objection from the Council's specialist advisor on noise together with the mitigation proposed i.e. the acoustic fencing, that the Council would not be justified in refusing the proposal on the basis of potential noise implications. Whilst the noise generated would be greater than that currently experienced by neighbouring properties, it is not considered that such an increase would be sufficiently detrimental to justify refusal. A planning condition should be imposed requiring fencing to be installed in accordance with agreed details and amendments to operating hours.

### **Lighting**

- 3.31 The proposal incorporates 8 floodlights surrounding the ATP on columns rising to 15m in height. They would be galvanised steel columns/masts with electrical cubicles and distribution pillar finished polyester powder coated grey. There would be two light fixings on each column. The average intended luminance level is 200Lux (230 average/Lux) with a minimum 120Lux (173 average/Lux) for training and non-competitive usage. The floodlights proposed are OptiVision MVP507 described within the lighting impact statement submitted as providing excellent control of spill light, glare and upward leakage of light. The lighting impact statement advises that light spillage dissipates to 2Lux within 33m of the pitch fence line. It also explains that all design calculations have been undertaken using an open, unobstructed site and that the values of overspill would be further reduced by any existing mature trees, adjacent buildings or natural screening. The assessment provides visual examples of floodlighting to pitches sited 50m and 60m away which is similar to the current scenario whereby the rear elevation of the closest neighbour would be sited 58m from the floodlights. The intended operating hours for the pitch are until 10pm Monday to Friday

and 8pm Saturdays, Sundays and bank holidays, therefore the floodlights would be switched on, where seasonally required, until these times.

- 3.32 Policy DM5 of the Development Management Plan 2014 requires applicants to take into consideration the environmental zone where a development is being proposed and the corresponding lighting thresholds so that proposals such as this are adequately considering light pollution. The site is considered to fall within environmental zone 3 being a site within development boundaries. Within such a zone lighting proposals will only be permitted if the applicant can demonstrate to the Local Planning Authority that the scheme proposed is the minimum needed for security and/or working purposes and that it minimises the potential obtrusive light from glare or light intrusion to an acceptable level. With regards to floodlighting, this policy also goes on to state that floodlighting of sports and other leisure and recreational facilities also requires careful consideration as it can be a nuisance to adjacent land users, have a detrimental impact on the countryside and can cause unnecessary glow in the night sky. Any proposal for floodlighting must demonstrate how essential it is for the associated land use and must be of a design to minimise the impact on the environment and its surroundings. Details to be submitted must be adequate to enable the assessment of the effect of the lighting and the appearance of the fittings. Sport England's guidance 'Artificial Sports Lighting', or the most up-to-date available, should be referred to.
- 3.33 Within the precise wording to policy DM5 it states that external floodlighting will be permitted provided that the lighting is designed to be as directional as possible using the minimum number of lights required with the aim of reducing light pollution, there is a curfew time of no later than 10pm and consideration is given to the effect of the light upon local residents, vehicle users, pedestrians, local wildlife and the night sky.
- 3.34 Local residents have raised issues with regards to the impact of the new lighting and the impact upon the enjoyment of their properties. The school field is surrounded by residential properties, the siting of the floodlights would be 58m from the closest residential property with most being between 60m and 96m away.

The details submitted with this application relating to lighting are as follows:-

- 1) Lighting Impact Statement (within the Design & Access statement)
- 2) Floodlighting performance results
- 3) OptiVision luminaire specification
- 4) Master MHN-FC light specification
- 5) ILP 2011 – Guidance notes for the reduction of obtrusive light
- 6) Drawing no.05 showing flood light and pitch elevations
- 7) Drawing no.06 showing luminance and spillage

- 3.35 The artificial pitch is intended to provide all year round outdoor sport use to Fitzwimarc school and community groups. On this basis, the floodlighting is a requirement of such intended use. Without the floodlighting, the viability of the project is likely to be questionable, therefore it is important that the Council are clear as to whether there are likely to be any detrimental implications of such lighting but at the same time, realise the repercussions of restricting floodlighting for the proposal.
- 3.36 The planning history here represents a material consideration with regards to the acceptability of floodlighting at this site.
- 3.37 In 1994, planning permission was refused for 8 x 16m high floodlights in association with an all weather synthetic grass pitch and jumping area proposed at this time (F/0339/94/ROC). This application was refused for the following reason:
- 'In the opinion of the Local Planning Authority the provision of floodlighting, in association with the proposed all weather synthetic grass pitch (application ref: F/0338/94/ROC) would create a level of illumination to the site – by reason of its location, scale and intended hours of operation that would be detrimental to the amenity currently enjoyed by local residents immediately surrounding the site. Moreover the illumination of the site will allow use of the site past the times that would normally be expected, therefore creating increased disturbance to adjoining occupiers.'*
- 3.38 Whilst this application was not appealed, when allowing the appeal into the actual use of the all weather pitch as part of application ref: F/0338/94/ROC the inspector considered it reasonable to impose a condition preventing the installation of floodlighting. In doing so, the inspector must have either been concerned at the time with the potential implications of such lighting or perhaps did not consider sufficient information was available to reach a conclusion on any potential impact. In 2004, ECC sought planning permission for an all weather pitch which was approved permission and has since been constructed but an application for floodlighting made at the same time was withdrawn. The approved 2004 pitch subsequently had a condition imposed preventing artificial lighting.
- 3.39 The proposed pitch arguably has the potential to affect a greater number of people than the 1994 and 2004 applications due to its more central position. The 1994 application was for a pitch to the southern boundary near to the former tennis courts and at this time there were no occupied houses at Millfield Close (built on the former tennis courts), this development was under construction. The 2004 application was for netball courts alongside existing school buildings to the northern boundary and a new jump area to the north-eastern corner of the site.

3.40 The Council's Environmental Services officer has reviewed the information supplied with the current application and considers the lighting to be reasonable should the specifications be employed in construction. Whilst there are land level differences, as the land slopes from west down to east, as long as the specifications are followed it is not considered that unacceptable light spillage would occur. The application is supported by a lighting impact statement that demonstrates how the lighting has been carefully designed to avoid spillage in order to reduce light pollution but still enable the sports facility to function sufficiently. Whilst planning history suggests there have been previous concerns with regards to floodlighting, it is not clear what information was provided at the time to address light pollution concerns. Also since 1994 lighting technology has vastly improved resulting in reduced light spillage and glow. It is not considered that the Council would be justified in refusing the current application with regards to lighting with the information supporting this application and with no objection from the Council's Environmental Services team that investigate statutory nuisance complaints such as lighting. It is not considered that the lighting would have a detrimental impact upon local residents, vehicle users, pedestrians, local wildlife and the night sky to justify refusal of this application. However, planning conditions should be imposed requiring the details submitted to be adhered to and for the lighting to be switched off at 10pm Monday to Fridays and 8pm Saturdays, Sundays and bank holidays which is considered reasonable for a residential area.

#### **Other**

- 3.41 Whilst residents have raised concern with regard to the potential for an increase in litter, this would be a matter for the school/pitch operators associated with the management of the pitch and would not be a matter that could be controlled as part of this application.
- 3.42 Concern has also been raised with regards to overlooking but the pitch would be surrounded by 3m high fencing located a minimum 58m from the boundary with neighbouring properties and therefore is not considered to generate unacceptable overlooking.

#### **Parking**

- 3.43 The Parking Standards document advises that outdoor pitches should provide 20 parking spaces per pitch plus 1 space per 10 spectator seats (maximum), 10 cycle spaces plus 1 space per 10 vehicle spaces (minimum), 1 powered two wheeler space plus 1 per 20 car spaces (minimum) and if there are 200 vehicle bays or less 3 bays or 6% of the total capacity, whichever is the greater, should be to disabled sizing (minimum). The document also advises that coach parking and facilities must be considered for all D2 uses and that multifunctional uses must be considered per individual class use and

adequate parking allocated to encompass all uses, when assessing the parking requirements of a development, taking into account cross visitation.

- 3.44 The application form states that the site currently has 120 parking spaces, 2 spaces for light goods vehicles/public carrier vehicles, 12 spaces for motorcycles, 4 disabled spaces, 76 cycle spaces and 1 space for a designated minibus. The proposal would incorporate one pitch with no spectator seats and therefore would need to provide 20 parking spaces (3 disabled bays), 12 cycle spaces and 2 powered two wheeler spaces. There is the ability for coach parking to the front of the school if required in the area for existing parking. There are other activities which take place of an evening/at weekends within the sports hall, main hall and small hall of the school that would require parking provision, this includes cricket, jazercise, slimming world and badminton. A sixth form will also be opening in September 2016 at the school.
- 3.45 The Parking Standards document advises that a lower provision of vehicle parking may be appropriate in urban areas (including town centre locations) where there is good access to alternative forms of transport and existing car parking facilities. Whilst outside of the town centre, the site is a short walk from the High Street where public car parks, bus stops and the train station is located. There are also bus stops directly outside the school. ECC Highways have reviewed the quantity of parking and do not object to the proposal. Therefore, even though it is considered that adequate parking is available on-site to support the proposed and existing uses that already take place within the halls on the site, there are also adequate transport options within close proximity largely due to the sites proximity to Rayleigh High Street if it were to be considered that on-site parking was insufficient.
- 3.46 A travel plan has been provided with the application using 2010 data. Whilst the data used is now 6 years old ECC Highways do not object to the travel plan considering it to be adequate in detail given the nature of the proposal. ECC Highways do suggest a planning condition be imposed to ensure that the loading/unloading/reception and storage of building materials occurs clear of the highway which is considered reasonable for this scale of development.

#### **4 REPRESENTATIONS**

RAYLEIGH TOWN COUNCIL

*First Response:*

- 4.1 Objects to this application as it causes light pollution, noise to residents and potential flooding issues. Cllr Burton requested that it be minuted that he did not object to the potential flooding issues.

*Second Response:*

- 4.2 Objects to this application as the amended proposal has not addressed any of previous concerns such as light pollution, noise to residents and potential flooding issues.

## RDC ARBORICULTURE

*First response*

- 4.3 I would recommend that the information I requested be submitted before a decision is reached. There are a number of trees that may be affected by access, and 2 TPO'd trees that may be affected by the layout design, I suspect they can be retained but there may be incursions into the root protection area that will affect longer term health and viability, also consideration needs to be given for future pressure for tree works due to proximity to pitch, lighting, etc. Provided below is a list of the information required to inform my recommendation.
- 4.4 No [works or] development shall take place until a full Arboricultural survey and report in accordance with BS5837:2012 has been submitted to and approved in writing by RDC. The report shall include the following:
- a) a plan that shows the position, crown spread and root protection area in accordance with section 5.5 of BS5837:2012 of every retained tree on nearby ground to the proposal in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on the plan.
  - b) details of each surveyed tree in a separate schedule in accordance with section 4 of BS5837:2012
  - c) a schedule of tree works for all the retained trees specifying pruning and other remedial or preventative work. All tree works shall be carried out in accordance with BS3998:2010.
  - d) details and positions of the ground protection in accordance with section 2 of BS5837:2012.
  - e) details and positions of Tree Protection Barriers identified separately where required for different phases of construction work [e.g. demolition, construction, hard landscaping] in accordance with section 6.2 of BS5837:2012. The Tree Protection Barriers shall be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.

- f) details and positions of the Construction Exclusion Zones in accordance with section 6.2 of BS5837:2012.
- g) details and positions of the underground service runs in accordance with sections 4.2 and 7.7 of BS5837:2012.
- h) details of any changes in levels or the position of any proposed excavations, including those on neighbouring or nearby ground in accordance with paragraph. 5.4.2 of BS5837:2012.
- i) details of any special engineering required to accommodate the protection of retained trees [e.g. in connection with foundations, bridging, water features, surfacing] in accordance with section 7.5 of BS5837:2012.
- j) details of the methodology to be employed for the installation of paths within the RPAs of retained trees in accordance with the principles of “No-Dig” construction.
- k) details of the methodology to be employed for the access and use of heavy, large, difficult to manoeuvre plant [including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc.] on site.
- l) details of the methodology to be employed for site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phototoxicity
- m) details of the method to be employed for the stationing, use and removal of site cabins within any root protection areas in accordance with section 6.2 of BS5837:2012.
- n) details of tree protection measures for the hard landscaping phase in accordance with section 5.6 of BS5837:2012.
- o) the timing of the various phases of the works or development in the context of the tree protection measures.

#### *Second Response*

- 4.5 A tree impact assessment has been received that clearly identifies and categorises trees within the near vicinity of the proposal and is in accordance with British Standard 5837.
- 4.6 The location of the temporary fencing as suggested for T1 falls short of the RPA by around 1.6m. The location of the temporary fencing is situated at 9.1m from the stem of T1, however the calculated RPA is at a radial distance of 10.7m from the stem. I suspect the reduced distance is to allow for construction access/manoeuvrability. The proposed development is outside

this 10.7m RPA, however I would recommend that ground protection be constructed to cover the remaining 1.6m during the intensive phase of development, this should be in accordance with BS 5837.

- 4.7 I would recommend that all trees listed within the impact assessment are protected during the intensive phase of development using temporary fencing as detailed within the assessment. At present only T1 and T2 are shown to have protection.
- 4.8 I would recommend that the development is carried out in accordance with the impact assessment, method statements, tree protection plan and the recommendations as detailed above.
- 4.9 Please use the above to form a basis of planning conditions and those listed below.
- 4.10 No development or any preliminary groundworks shall take place until:
- a. All trees to be retained during the construction works have been protected by fencing of the 'HERAS' type or similar. The fencing shall be erected around the trees and positioned in accordance with British Standard 5837:2012, and;
  - b. All weather notices prohibiting accesses have been erected on the fencing demarcating a construction exclusion zone as detailed in BS5837:2012 section 6.
- 4.11 Notwithstanding the above, no materials shall be stored or activity shall take place within the area enclosed by the fencing. No alteration, removal or repositioning of the fencing shall take place during the construction period without the prior written consent of the County Planning Authority.
- 4.12 No works should be carried out within the Root Protection Area (RPA) unless provisions are made in a site specific arboricultural method statement and subsequently approved by RDC.

Unless otherwise approved in writing by RDC, no retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree's branches, stems or roots be pruned.

*Further Comments:*

- 4.13 There would have to be no raising of soil levels within the RPA of any retained tree (including 3rd party). A suitable plan showing the RPAs of all retained trees (including 3rd party) and the location of bunds will need to be supplied and approved by RDC (a detailed tree protection plan). My only concern is how effective the bunding will be if it has to have say 15m sporadic breaks,

there are a number of trees on the north/eastern boundary that may make this unfeasible, especially being so close to the running track which reduces available space further. 500mm of soil covering an RPA would be sufficient to reduce the biological process of the roots (some subject to TPO) and initiate decline.

*Further Comments:*

- 4.14 Yes, it can be conditioned as outlined in my last email, I would just be worried that it would not be achievable due to the number and size of RPA's affected and constrained space due to the running track. If they can produce a detailed tree protection plan showing RPAs with bunding located outside, then that would work, however as stated above, can they guarantee this would work for their drainage whilst meeting our demands for the trees.

*Further Comments:*

- 4.15 A condition that all trees are protected by weld mesh panels in accordance with BS 5837 2012 for the duration of development is required.

RDC ENVIRONMENTAL SERVICES

- 4.16 Having studied the lighting and acoustic reports, these appear to be reasonable in their content should the specifications be employed in construction. The hours of operation on a Sunday are of some concern and a slightly later start time might be expected for the use of the facility.

RDC ENGINEER

*First Response*

- 4.17 Surface water drainage needs to be considered to prevent issues to residential properties at Byford Close and Helena Road.

*Second response*

- 4.18 The drainage calculations appear satisfactory of the actual site but no analysis has been carried out of the existing pipework/ditch that this new system is going to discharge into. There is also no plan showing the proposed route or construction details. I do feel that analysis of the system receiving the discharge from the new installation needs to be proved adequate before the application can be considered. A condition could be used regarding the layout and construction details.

RDC ECOLOGY

- 4.19 I am in agreement with the conclusion of the ecological report. I have no concerns regarding the application.

#### ECC FLOOD WATER MANAGEMENT

##### *First Response:*

- 4.20 Given the location of this application and the fact that the pitch covers more than half a hectare, it would seem prudent to request more information regarding the drainage strategy for the site. At first glance the scheme seems reasonable, the surface is permeable which is a good start but the DAS mentions surface water drainage calculations but none have been provided. Please see our outline and detailed drainage checklists (attached) for the sort of information that we would be looking for in order to be able to assess whether or not a development is likely to pose a flood risk.

##### *Second Response:*

- 4.21 I notice that the system appears to only be designed to contain the 1 in 30 year event. A drainage system should be able to manage rainfall from a 1 in 30 event within the system, which this appears to do. It should also be able to manage rainfall from a 1 in 100 year event + climate change on site. This should be demonstrated by using an exceedance plan to show what happens to the rest of the water that falls on this area. Furthermore the drainage calculations appear to suggest that no limit is being placed on the discharge rate from this feature other than those imposed by the pipe. 76.7l/s seems very high for this development especially considering that there are existing flooding issues locally. We would expect information to be supplied about green field rates and would also normally request that rates are limited back to the greenfield 1 in 1 year rate wherever possible.
- 4.22 What is the void ration for the sub base? It is important to know this so that a judgement about the potential storage volume can be made.

##### *Further Comments:*

- 4.23 I am happy that the approach that the agent is proposing demonstrates that the development will not negatively affect the flood risk from the site.

##### *Further Comments:*

- 4.24 It is important that water generated up to the 1 in 100 year + climate change event are managed on site. The bund was introduced to retain any flows greater than 1 in 30 year event (that the formal drainage system was designed to accommodate), up to and including the 1 in 100yr +CC event. If the bund is totally removed then I would have concerns that this might allow overland flows which would affect downstream properties. However, as the

area that we are talking about is fairly large it is likely that a fairly low level bund could manage the volume of water that would be generated from this development.

- 4.25 If the route that is taken is to condition submission of details then I would suggest that any condition that was applied to the application should specify that the bund should be designed to specifically to restrict surface water flows until and including the 1 in 100 year even plus climate change.

*Further Comments:*

- 4.26 I am satisfied that the updated bund proposal still meets my requirements in terms of mitigating flood risk.

ECC HIGHWAYS

*First Response:*

- 4.27 From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to the following condition:
1. Prior to commencement of the development, the areas within the curtilage of the site for the purpose of loading / unloading / reception and storage of building materials, shall be identified clear of the highway.

*Further Comments:*

- I have had another look at the travel plan, whilst it is not up to date; it is adequate in detail given the nature of the proposal.
- I visited the school site and counted 78 parking spaces in the front car park and I understand there are at least a further 32 spaces to the side and rear of the site.
- Based on the Parking Standards Design and Good Practice document Sept 2009, the proposed parking spaces are adequate given that we require a maximum of 20 spaces per pitch. Considering that the site is also used for other purposes outside of school hours, the parking provision would be considered adequate given that the school is in an urban area and there is access to other existing parking facilities.

*Second Response:*

- 4.28 The Highway Authority has no further comments to make regarding the amended application. Our original response dated 22nd June 2015 remains the same.

SPORT ENGLAND (Comments as statutory consultee)

4.29 Comments as follows:-

- Summary: Sport England makes no objection as a statutory consultee to the planning application subject to planning conditions being imposed on any planning permission relating to securing a community use agreement for the proposed artificial grass pitch as set out in this response. The proposal is supported in principle as a non-statutory consultee.
- Essentially Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field, unless one of 5 exceptions applies:-

1) Sport England Policy Summary of Exceptions:-

- E1 - An assessment has demonstrated that there is an excess of playing fields in the catchment and the site has no special significance for sport
  - E2 - The Development is ancillary to the principal use of the playing field and does not affect the quantity/quality of pitches
  - E3 - The Development only affects land incapable of forming part of a playing pitch and would lead to no loss of ability to use/size of playing pitch
  - E4 - Playing field lost would be replaced with equivalent or better playing field in terms of quantity, quality and accessibility
  - E5 - The proposed development is for an indoor/outdoor sports facility of sufficient benefit to sport to outweigh the detriment caused by the loss of playing field
- It is proposed to site a full size floodlit artificial grass pitch (AGP) with a 3G surface suitable for football and rugby use would be built on part of Fitzwimarc School's playing field. I consider that Exception E5 of the above policy would be the most applicable to the proposal. While I have not visited the site, I have considered the information provided and would make the following assessment of how the proposed development would relate to exception E5.

1) Sports Development Benefits - The key potential sports development benefits of the proposed development are considered to be as follows:-

- School Benefits: The artificial grass pitch (AGP) would offer potential to significantly improve the delivery of curricular and extra-

curricular sport at the Fitzwimarc School by providing an all weather pitch which could be used continuously throughout the year by the school and could be used intensively due to its synthetic surface and floodlighting. The pitch could be used for a range of sports and would be especially suitable for football and rugby. The facility would also address problems (e.g. PE lesson and match cancellations) associated with the school's natural turf pitches not being fully available in the winter season due to ground conditions. In particular, the facility will be used for introducing girls' football and rugby into the curriculum and it will enable more school teams to be developed for extra-curricular sport;

- **Community Benefits - Football:** The AGP would offer significant potential benefits to the community as it would be floodlit and available for community use outside of school hours. At present, there are no floodlit all weather pitches with a 3G surface in the Rayleigh area and the nearest comparable all weather pitches are in Southend and Basildon which is a significant distance for many community users to travel especially young people. It is proposed that the AGP would be used principally by Rayleigh Boys and Academy Soccer football clubs which between them run over 60 football teams but do not have access to adequate match play and training facilities. At present, these clubs experience problems with accessing facilities in the area due to limited availability, competition from other sports and cost of hire. The facility would also be available for wider community use including pay as you play when not required by the partner clubs.
- **Community Benefits - Rugby:** The AGP would help address community rugby needs by providing a floodlit all weather training pitch that would help address the current limited availability of pitches especially during the winter period. Rochford Hundred Rugby Club would be the principal club user. The Rugby Football Union, who are supportive of the principle of the proposal, have advised that the club's existing training pitches have drainage problems which result in training being cancelled throughout the season and the club do not have the resources to address this. The AGP would help address this and allow the club to develop women and girls rugby because the club's existing facilities do not have adequate capacity for growth. An accessible, RFU design compliant pitch in the area would facilitate development of their natural turf pitches through enhancing the pitch supply in the area and also through an alternative venue, available when groundworks on the club's site are undertaken.
- **Strategic Need:** The proposals offer potential to help meet a strategic sports facility need. The Football Association and the

Essex County FA have confirmed that there is a clear strategic need for a 3G surface AGP in this area for meeting community football needs and that the Fitzwimarc School site has been identified as a priority for addressing this need (see detailed comments made by the FA below). Both bodies have confirmed their support for the proposal. Furthermore, Sport England's established Facilities Planning Model which assesses the supply and demand for AGPs has identified that all of the existing AGPs in the south Essex area are operating at 100% of their capacity during peak community use periods and that the majority of unmet demand is due to a lack of capacity. The provision of an additional AGP would provide more capacity to address this issue. Rochford District Council's Playing Pitch Strategy (2011) also identified a range of football pitch deficiencies that this proposal would help address.

2) Football Association Comments (made by Mark Liddiard, Regional Facilities & Investment Manager, the FA):-

- “The FA and Essex FA have prioritised the project at the School for funding so that both the School and local youth football clubs can use a 3G pitch for training and match use.
- We have invested recently into the Len Forge Centre in Southend where we provided investment towards a 3G Football Turf Pitch. This pitch is due to be at 100% capacity during the evenings which from our point of view is excellent news but sadly we have received many concerns from clubs from the Rochford/Southend area who cannot access the pitch because there is no time available. Around 18 months ago I presented the case internally for another pitch along the A13 corridor and this was warmly received because the football participation in Rochford / South East Essex is high and this coupled with some excellent well organised clubs tends to lead to high levels of demand for facilities especially 3G pitches.
- This is a £600,000 project and we struggle as The FA to meet the extremely high demand for investment into 3G pitches across the country and Essex FA have an excellent track record of identifying priority areas hence our discussions and the project developing. A crucial element of our investment is to make sure facilities are sustainable and do not require significant public sector subsidy and therefore the business plan, programme of use and income which the pitch generates is important to ensure that a 3G Football Turf Pitch can be maintained to the highest standard and there is a replacement fund set up to replace the surface after around 8 years of use.

- I have read through the planning application and looked at a large number of responses from local residents and I have spoken at length to the Surfacing Standards with regards to the acoustic fencing. There are many examples of this type of fencing being used to reduce down the noise impact to neighbouring properties. For example at Bedfordshire FA Headquarters, a 2m acoustic fence is located at one end of a pitch to protect 2 properties from noise. These 2 properties are located 18m away from the pitch and I understand that there have been no issues around noise complaints because the pitch is well managed and users sign up to a strict terms of use policy.
- To ensure that a Full Size 3G Football Turf Pitch is sustainable financially we would expect the pitch to be used by a minimum of 60 teams a week (mon-fri) for training between 6-10pm (on average 3 teams per hour taking into account mini soccer would use a quarter of a pitch and 11v11 teams would use half of a pitch).
- To obtain funding we would expect the pitch to be open a minimum of 85hrs a week and up to 10pm Monday to Friday to allow the usage outlined above. There is very little flexibility around this and if planning permission is granted for a time which is less than 10pm then there is an extremely high chance that priority funding would be withdrawn for the project and sadly we would have to look at other options. The FA maintains the view that the School has worked in consultation with Rochford Planning Officers to mitigate the impact of the pitch on neighbouring properties by providing acoustic fencing and screening of the pitch. I know that extensive discussions have taken place around car parking and access and The FA is of the opinion that the Schools main car park is suitable for users to park or be dropped off and then walk up to the pitch.
- It is also important to remember the ethos of the pitch is to provide training/match facilities for FA Charter Standard clubs in the town i.e. Rayleigh Youth and Academy Soccer. These are well organised and run FA Charter Standard Community Clubs who we would expect to have the correct procedures in place around Player Code of Conduct, Parent/Supporter Code of Conduct and adhere to the FA RESPECT campaign. The ethos of the pitch is not to be run as an adult small sided football venue where the maximum income is the driver. It is The FA experience that operation and control of noise is more difficult to manage at these types of facilities and that the proposal that Fitzwimarc School has developed is clearly not along these lines.
- In the spirit of compromise to ensure the project progresses and using our experience the timings of usage and floodlighting outlined

below would be acceptable for us to obtain our funding.

- 1st September – 31st May:
  - Monday - Thursday 08:00 to 22:00
  - Friday 08:00 to 21:00
  - Saturday and Sunday 09:00 to 20:00
  - Bank Holidays 09:00 to 18:00
  - These timings are reflective of the winter months when it is fair to suggest that residents from neighbouring properties probably access their gardens much less than they do in the summer months. It is also worth noting that many families will have their windows closed and curtains drawn in the winter months when darkness falls so The FA feel that the impact of noise in addition to the acoustic fencing is further reduced and therefore the impact is minimised.
  
- 1st June – 31st August:
  - Monday - Thursday 08:00 to 21:00
  - Friday 08:00 to 20:00
  - Saturday and Sunday 09:00 to 19:00
  - Bank Holidays 09:00 to 18:00
  - In the summer months there is traditionally less usage of 3G pitches and therefore a compromise to reduce the hours would be acceptable”

### 3) Impact on Playing Field:

- In relation to the impact on the playing field, the AGP would be sited on a substantial part of the school's playing fields. At present, the area affected is marked out for two football pitches (one senior and one 9v9 junior), a 300m oval running track and a disused cricket wicket. The siting of the AGP would displace these pitches and necessitate a revised playing pitch layout. The senior football pitch would be lost although all of the existing match and training activities that the school uses it for would be transferred to the AGP which would be able to accommodate all of the displaced use. The 9v9 pitch could be retained through relocating it to the east of its current position although the dimensions of the pitch would have to be reduced slightly to accommodate the pitch. While it would not be possible to provide an under 11/12 age 9v9 pitch which meets the FA's recommended size, it would still be suitable for school use and no existing community users would be affected.
  
- In relation to the running track, the school have advised that the existing 200m running track to the south of the playing fields will be

adequate for meeting its athletics needs. The cricket wicket is understood to be disused and unsuitable for school use due to its condition. The school meets its cricket needs through the cricket nets provided in the sports hall and using Rayleigh Cricket Club's pitches. Consequently, the loss of the wicket would not affect the delivery of the school's PE curriculum. The AGP would be sited close to the hammer/discus throwing cage and reduce the potential throwing area. However, the school have advised that the remaining throwing area would be adequate for meeting the school's needs and that there is no existing community use of the cage.

- The AGP would offer the benefit of reducing wear and tear on the remaining grass pitches as many of the activities that currently take place on the grass pitches (especially football and rugby training) would be transferred to the AGP.

#### 4) Conclusion:

- On the basis of the above assessment, I consider that the potential sports development benefits that the proposed AGP would offer would clearly outweigh the detriment caused by the impact on the playing field. I therefore consider that the proposal would meet exception E5 of our playing fields policy. This being the case, Sport England does not wish to raise an objection to this application, subject to the following condition being attached to the decision notice (if the Council are minded to approve the application):
  - Community Use Agreement: A condition requiring a community use agreement for the AGP to be submitted and approved by the local planning authority (in consultation with Sport England) prior to first occupation of the development in order to ensure that community access to the AGP is secured in practice. A community use agreement sets out a school's policy and arrangements for community use of its sports facilities and covers matters such as hours of use, types of bookings accepted, restrictions on community use etc. The agreement is usually between a school and the relevant local authority or leisure trust (e.g. Rochford District Council) but may involve additional bodies such as community sports networks and the Essex County Football Association. Sport England regularly secures the completion of such agreements through planning conditions on planning permissions for school developments.
  - Such a condition is justified to avoid a scenario where community access (outside of school hours) to the proposed AGP does not take place (or is significantly restricted) following

the implementation of the proposed development and to ensure that the community use arrangements are safe and well managed. Without suitable community access being secured over a long term period in practice, one of the principal sports development benefits of the proposals would not be realised and consequently there would not be a basis for Sport England to make no objection to the loss of part of the playing field. A community use agreement also provides clarity and formalisation with respect to community access arrangements for all parties. Fitzwimarc School have confirmed that they would be willing to complete such an agreement. Community use agreement templates, examples of completed agreements and further advice can be provided upon request. For information, Sport England's guidance for schools on preparing for and delivering community use is available at <http://www.sportengland.org/facilities-planning/use-our-school/>. Sport England has developed a schedule of model planning conditions for local authorities to use which are on our website at [www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/](http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/). It is requested that model condition 17 be imposed to address this matter.

- If you wish to amend the wording of the condition or use another mechanism in lieu of the condition, please discuss the details with the undersigned. Sport England does not object to amendments to conditions, provided they achieve the same outcome and we are involved in any amendments.
- If your Authority decides not to attach the above condition, Sport England would wish to lodge a statutory objection to this application. Should your Authority be minded to approve this application without the above condition, then in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, the application should be referred to the National Planning Casework Unit.

SPORT ENGLAND (Comments as non - statutory consultee)

4.30 Comments as follows:-

- Principle of the Development:
  - Sport England has assessed the application in the light of its Planning for Sport Aims and Objectives Guide (2013) [www.sportengland.org/facilities-planning/planning-for-sport/aims-and-objectives/](http://www.sportengland.org/facilities-planning/planning-for-sport/aims-and-objectives/) which is consistent with the NPPF. Objective 3 of this guide

8.2.27

relates to ensuring that the provision of facilities and opportunities for sport and recreation meets the needs of the local community which includes new facilities and the enhancement of existing facilities.

- The proposed development would provide a new sports facility that would offer potential to make a major contribution towards meeting community football and rugby facility needs in the Rayleigh area for the reasons set out above. The proposals are considered to meet the above objective therefore. Sport England would therefore wish to confirm its support for the principle of the proposed development as a non-statutory consultee. As set out above the Football Association, the Essex County FA and the RFU have advised that they are also fully supportive of proposal.
- Hours of Use and Sports Lighting:
  - The proposal for the AGP to include sports lighting is welcomed and considered essential as this will offer significant sports development benefits in terms of facilitating use by the community during peak periods as well as extra-curricular use by the school. Without sports lighting, it would not be possible for the facility to meet the needs that it has been designed to address and the potential for securing funding towards its implementation will be diminished as set out in the above comments by the FA.
  - While Sport England would not as a statutory consultee require a planning condition to be imposed relating to the hours of use of the artificial grass pitch and its lighting, it is acknowledged that the Council may wish to impose such a condition in order to address potential impact on residential amenity or the environment. If planning permission is granted for the AGP, it is recommended that any condition that may be imposed by the Council relating to the hours of use of the lighting and the use of the pitch is not overly restrictive. In this regard, it is advised that peak community use of AGPs on similar sites usually extends until 10.00pm on weekday evenings. The hours of use of the AGP which are sought by the applicant seeks use of the lighting up until 10.00 p.m. on weekday evenings during the football season. This is considered acceptable and would appear to achieve an appropriate balance between meeting the needs of the community while minimising any potential impact. If the Council wishes to impose a planning condition restricting the hours of use of the AGP or its floodlighting, consideration should be given to using condition 15 from our model conditions schedule [www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/](http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/).

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- It should be noted that if the Council sought to remove the proposed sports lighting or impose significant restrictions on the hours of use of the AGP or its lighting in the evenings this may affect our position on the planning application as a statutory consultee and on the principle of the development as a non-statutory consultee as the potential community benefits would be diminished. If such an approach is to be taken it is requested that Sport England be advised before the planning application is determined to provide an opportunity to review our position on the planning application.
  - While I am not in a position to review the proposed lighting scheme in detail, I can advise that the proposed average maintained illuminance of 200 lux meets the Football Association's minimum recommendation for AGPs in terms of competitive use. If the proposed lighting scheme is material to the assessment of the planning application, I would recommend that consideration be given to Sport England's 'Artificial Sports Lighting' guidance note (2012) [www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/artificial-sports-facilities/](http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/artificial-sports-facilities/) and the Football Association's Guide to Floodlighting [www.thefa.com/my-football/football-volunteers/Runningaclub/yourfacilities/TechnicalStandards](http://www.thefa.com/my-football/football-volunteers/Runningaclub/yourfacilities/TechnicalStandards).
  - Noise Impact:
    - It is acknowledged that noise generated from the use of the AGP may be an issue in the determination of the planning application and it is noted that an Environmental Noise report has been submitted with the application. Sport England is shortly due to publish a guidance note and a supporting technical document on the planning implications of AGP acoustics. This is intended to aid in developing a more consistent approach when assessing the noise associated with AGP use and to provide some rules of thumb when assessing noise impact. I would be happy to provide the Council with a copy of this guidance note upon request if it would assist in the determination of the planning application. Please note the comments made by the FA above about noise and how the proposals have sought to mitigate this. It is advised that planning applications for similar AGPs on similar sites have been recently approved with the restrictions suggested by the FA being incorporated.
  - Facility Design:
    - In terms of the design of the proposed AGP, the Football Association's Guide to 3G Football Turf Pitch Designs and Layouts may be useful if the design is material to the determination of the planning application as the facility has been designed for football use. A copy of this can be provided upon request. The FA and the Essex County FA have advised

that the design of the facility accords with their guidance.

- The absence of an objection to this application in the context of the Town and Country Planning Acts, does not in any way commit Sport England's or any National Governing Body of Sport's support for any related application for grants funding.

#### LOCAL RESIDENTS

4.31 Comments have been received which can be summarised as follows:-

4.32 (Please note: due to the large quantity of comments received, below is a summary of the key comments received. For full details please refer to the Council's website)

#### *First Response:*

4.33 **In support** – 21 responses received (8 Lancaster Road, 5 The Courts, 7 Picton Close, 116 Hobleythick Lane Westcliff, 6 Shakespeare Avenue, 1 Swallow Close, 55 Leslie Road, 15 Green Lane Leigh, 46 Deepdene Avenue, 38 Collier Way Southend, 49 Great Wheatley Road, 6 Mornington Avenue Rochford, 1 High Road, 224 Eastwood Road, 15 Lower Lambricks, 33 Etheldore Avenue, 1 Sheridan Close, 14 Church Road, 17 Caversham Park Avenue, 39 Avondale Road, 84 Downhall Road) which can be summarised as follows:-

- The school needs this type of facility to continue to provide the pupils with vital exercise, all year round and not weather affected, and also improve their sports competitiveness which the school have always been excellent at, despite their lack of budget and top class facilities.
- Rayleigh does not have enough sports facilities and siting this facility at the school means that it will be available to both the students and the general public. Fitz is a very successful sports school and we should be proud of this and support the school in any way we can.
- Its use out of school hours is a bonus as in my opinion anything that encourages children and young adults to participate in sport is a good thing. It keeps them off the streets where they can get involved in all sorts of mischief.
- I am a firm believer that the 3g pitch proposed on the Fitzwimarc site will be hugely beneficial to both the school and the local area. To have a facility where the children of Rayleigh can take part in recreational activities all year round in a safe environment can only be a good thing.

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- My son plays for Rayleigh Boys. In the past year, bad weather has stopped many of the games - the club will be able to use these facilities for the benefit of local children, where they may not be able otherwise to play football. It is a good use of space in the interests of local health.
  - This would be hugely beneficial for the school and also some of the local community clubs, who do so much to encourage exercise and keep children fit and healthy. There is currently nothing like this in Rayleigh, which is to the detriment of the local people for a town of Rayleigh's size and standing.
  - I think that this is a very worthwhile and positive development. Over recent years the inclement weather has meant that football training/football matches have been all but impossible over the winter months (6-8 week periods) for my son's team (Rayleigh Boys). Every day we read in the papers warnings of the future health burden of a sedentary lifestyle, and of the importance of children becoming involved in sports at an earlier age. Yet for some months of each year the very limited all-weather facilities in Rayleigh are over burdened; opportunities for the children to play their sport are significantly limited. This proposal will allow training to continue for more of the time in more weathers, which helps to meet the government's own advice that children in the 5-16 age range should exercise for at least 60 minutes each day. It also allows the school's fields to be used to a fuller extent, mitigating the impact of the vicissitudes of our winter weather.
  - Currently, there are a number of local pitches which are not fit for purpose in the winter as they become waterlogged and unplayable. I believe that this installation will enable our children to continue to enjoy football (and other sports) throughout the year. As a parent and local Head Teacher I am passionate about the importance of sport in our schools and communities, and I fully support the proposal.
  - This is now the time for the Council to prove that they do care about today's youth and that they are a forward thinking Council. If approved it will also generate much need funds for the school which in turn will be used for the benefit of the pupils.
  - This could also be a good time for local Councils to review facilities as this could also generate revenue for them if they gave up some grass pitches for 3-4g pitches which would require minimal maintenance.
  - Below extracts are from the FA Website:-
- 4.34 Alex Horne believes one solution is building more artificial pitches for community use: "We also know of course that grassroots pitches only really get you four or five hours of football a week and increasingly we're seeing

people being comfortable both training and playing on artificial 3G and 4G surfaces. Read more at <http://www.thefa.com/news/2014/mar/alex-horne-grassroots-footballinvestment#ZU3EM98jv5wg1yeB.99>

- 4.35 Horne also explained the benefits of 3G for wider use in the grassroots football community:
- 4.36 They are a very useful asset and capable of delivering 50 plus hours per week as compared to a natural turf pitch which can deliver perhaps five hours per week. There are only around 600 good quality artificial grass pitches across the country that are used extensively for training and development, and increasingly for fixtures. "The FA is looking at plans to get more delivered long-term in England. "We'll try and come up with a solution which is different to what we've got now and will be different for every local authority. "We believe that there's a solution for every local authority that sees pitches in new ownership, and a new mix of pitches across artificial and grass. "That way we can deliver the right facilities across the country for people to keep playing football. "That's clearly going to take a lot of time but also goodwill and we're getting that goodwill. "I think local authorities are under pressure because they need to cut cost but I think they also recognise how important football is to local communities."
- I believe that in this day of children sitting in front of screens and computers it should be of paramount importance to provide facilities that will allow exercise to be taken outside all year round. The local fields and pitches suffer from flooding for up to 6 weeks a year and so to be able to have an alternative would be marvellous. Many high end schools are able to provide excellent sports facilities so why should we stop our school in Rayleigh from having them.
  - It will be sited as far away from local houses to avoid any nuisance and it can also be used by children in the school holidays avoiding excess travel to similar facilities in Southend or Thundersley. This facility if approved will be great for the community of all ages.
  - In relation to the construction of the 3G pitch. I am supportive of this as a Rayleigh resident. 3G pitches are the next generation to develop skills for young and old alike in football and it was a disappointment that this was not considered at the Rayleigh sports centre which currently has hard court outside facilities when it was built. Hard court pitches at the sports centre become dangerous when it's cold and wet. The 3G pitches will be safer and provide an all year round football facilities to Rayleigh's football teams and also bring Fitzwimarc school on a par with Sweyne school with its facilities.
- 4.37 **In Objection** - responses received from the addresses listed below (119 total addresses objecting) which can be summarised as follows:-

Alexandra Road: unknown x 2, 7, 8, 9, 17, 20, 23, 25, 29, 35

Byford Close: 1, 2, 3, 4, 5, 6, 7, 9, 11, 13, 15, 17

Graysons Close: 12, 14

Helena Road: unknown, 6, 8, 11, 15, 16, 18, 21, 24, 26, 28, 30, 31A, 32, 33A, 35, 37, 39, 40, 44, 50, 54, 57, 59, 74, Blue Jay Way, Brundall, The Cobbins, Oaklea, Fairview (50A)

Hockley Road: Ruffles Cottage (56), 60

Louise Road: 3, 8, 10, 16

Millfield Close: 2, 5, 9, 17, 18, 19, 21, 23, 24, 25

Nelson Road: 95

Ruffles Close: unknown, 1, 3, 4, 5, 6, 7, 8

Scotts Walk: 18

Spencers, Hockley: 24

The Courts: 1, 6, 7, 8, 10

Uplands Park Court: 8

Uplands Park Road: 40

Upway: 51, 57, 60, 65, 70

Unknown addresses: 5

Victoria Road: unknown, 3, 11A, 12, 19B, 21, 23, 28, 34a, 36, 40, 44, 45, 46, 47, 68, 77

Walnut Close, Laindon: 28

Wingfield Street, Peckham Rye, London: 34, 38

#### 4.38 NEED FOR FACILITY

- The figures show there has been a decline in the number of teams in the area over the last year. Over a 10% decline by my reckoning. This should alleviate the need for additional pitches particularly if this trend continues.

8.2.33

Do you have any stats going back further? Sporting trends are cyclical and you would not want to be left with a white elephant.

- The school has enough facilities already I would have thought, without the need for more. It is a school after all and not a sports centre!
- I do not believe that this is how our taxes should be spent by Fitzwimarc School. It already has very good sport facilities for its pupils. The sporting achievements of the school's pupils often feature in our local papers which backs this up. Like every other school in the country, it does not need and should not have a full sized floodlit football pitch that overtakes its sports field.
- The school cannot claim that this facility would improve results as they already do extremely well at local and national level. Why do they need a full size pitch? Adults requiring this could use Rayleigh Leisure centre or Sweyne Park School.

#### 4.39 OTHER SITES

- There is considerable cost involved with undertaking this project. Maybe adding floodlights the grass pitches in Fairview Park would be a more realistic option and open that park up to others to enjoy in the evening such as joggers or dog walkers!
- There are a number of very large parks in Rayleigh already and one is just a stones throw away 'Fairview Park'. If a replacement of grass with an artificial surface is required, why not look at that location and add a couple of artificial surfaces at the tennis court end of that field. Changing facilities and toilet facilities are already onsite. I am often left scratching my head when I read how no pitches are available and yet I walk around this park at a weekend and wonder why the pitches are empty. Surely addressing the pitch allocation scheduling would be a good place to start.
- Rayleigh already has a vast array of sporting facilities which could be used to house this football pitch and would cause far less impact upon local residential homes – Fairview Park, King Georges Park and the fields along Rawreth lane where there is already a cricket pitch. I must therefore ask is the football pitch really needed or is the school just trying to make money at the expense of its neighbours' misery?
- This school field is a private area; surely the facilities in Fairview Park could be improved for local clubs?
- The area already has Clements hall with a flood lit pitch. There are community halls, football clubs, rugby clubs for parties outside of the Fitzwimarc community.

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- The school is promoting the 3G pitch as a commercial venture but there are more appropriate venues away from residential areas including the current football grounds for Rayleigh Football Club and Rayleigh Town Football Club.
  - The Sweyne Park School less than a mile away, already has a full size external artificial pitch, could this not be rented out to interested parties? Fairview Park also has underused football pitches with changing rooms and toilets on site, could this facility not be considered?
  - This area is a school, not a sports club!
  - There are already football areas in King Edward and Victoria Road playing Fields. It is well known locally that only a small percentage of the pitches are actually used in this area. Why not use Rawreth Lane pitches? Why not improve Fairview Park? Why not use Sweyne Park School? What about Rayleigh Leisure Centre? Obviously the clubs in support of this application have not looked at facilities that are already in place.
  - Rayleigh Boys football team were refused land for a football pitch behind the Rayleigh Leisure Centre many years ago, I cannot understand why a piece of land away from a community cannot be found and the council could then use the revenue to improve Rayleigh Town Centre.
  - RDC has just opened, 22/6/15 a full size 3G pitch in Clements Hall sports facility with full floodlighting. There is also a full size 3G pitch, with no floodlighting at Sweyne school, but can't be used when dark.
  - What about using the area that Southend United was going to use near B&Q that shouldn't cause as many problems as there are no residents there.
  - I understand the importance for local communities to have access to sporting facilities. I also support the role that both the Government and Sport England play in making sure these facilities are provided for the benefit of local communities. Living on Helena Road, I am in a very fortunate position of having access to multiple recreational and sporting facilities:-
    - Rayleigh Lawn Tennis Club (less than a mile as the crow flies or 1.3 miles walking)
    - King Georges Park which provides football fields, a large children's park, bowling lawn and communal exercise equipment half a mile walk
    - Fairview Park which provides all weather tennis courts, football pitches

- Sweyne Park School which has its own Artificial pitch for communal use less than 1.5 miles
- Various golf courses
- Multiple health and fitness centres within 2 miles.
- With the above facilities in mind, I believe that Rayleigh has an abundance of communal sporting facilities available for use and having walked around these public places frequently, I would suggest these are currently under utilized. One of the requirements for Sport England is to protect sports and recreational buildings and land including playing fields. Sport England expects these to be retained or enhanced as part of any redevelopment unless an assessment has demonstrated that there is an excess of provision and they are surplus to requirements, or clear evidence supports their relocation. With this in mind, I have not seen sufficient evidence that the current facilities are inadequate to support the demands of the local communities. Furthermore, I have not seen sufficient evidence that the above current facilities cannot be enhanced to accommodate the sporting activities this new application will facilitate.
- This development could be housed in Fairview playing fields, which is 10 times the size of a school playing field.
- In accordance with local validation requirements an Open Space Assessment should have been submitted to test this development site against PPG17 especially with regard to better positioned development sites. I am mindful that to West of Rayleigh there is a large residential development currently being considered at appeal which would present a better location for an ATP pitch with floodlights etc.
- Some comments state that this would help with obesity!! There are many sporting facilities in and around Rayleigh, many parks that are free to use (Fairview Park has tennis courts) and schools already offer a varied choice in sports and many extracurricular activities. FitzWimarc has a sports hall, 2 gyms and a fitness suite and that, together with their field offers ample opportunities for exercise that is varied - football is just one!
- There are several all-weather, all-hours facilities in the area. They are housed away from residential areas, as they should be. Rayleigh Leisure Centre offers a host of facilities for all ages as does Virgin Active. Sweyne Park School has an artificial pitch and Clements Hall has a swimming pool plus just about everything else. They all offer a variety of sporting facilities and that is what young people need to tackle obesity. Using this subject to support this application is

ridiculous!

- I also note that the artificial 3G pitch will be a solution to child obesity!! Can I suggest you point out to your children where the local parks are, as this may also help!! There are a number in the area and a very big one not more than 100m from the Fitzwimarc school field as the crow flies!! There are enough football pitches in Rayleigh, which adequately meet the existing requirements of the local clubs and I'm sorry, if Rochford Rugby club have issues with the drainage at there site as a large sway of the grass disappearing from the school field will certainly add to the residents drainage problems...or does that not matter?!! Furthermore the number of teams in the Rochford catchment area has been declining steadily over the last 4 years. The current football pitches have been in use on the Fitzwimarc field for many decades...I played on them, my son played on them and we won trophies playing on them!! but now apparently the grass isn't good enough any more!! Still looks pretty green to me!!

#### 4.40 APPROPRIATENESS OF FACILITY AND IMPACT ON SCHOOL

- Full size pitch verses mini-football pitches. Fitzwimarc school is a place of education. Educate the children in the right way. If you are creating football pitches create mini league football pitches so that technical ability and skill set can be developed at an early age. Charging up and down a full size pitch is not the correct approach for educating youngsters in the art of football, even through years 8-13. It's about the education, not about the winning.
- Why does Fitzwimarc feel it necessary to build a full sized football pitch in accordance with FA & FIFA rules? It will be too big for the children to play a match on, so must be being aimed at adults and therefore of limited benefit to the school. The size and location of the pitch is totally inappropriate and means that Fitzwimarc will become a single outdoor sports school – football. The pitch will encroach over the current rugby pitch, cricket wicket, hockey pitch & athletics track. Fitzwimarc is renowned as a fantastic school for a wide variety of sports – do we really want them to just specialise on one?
- Fitzwimarc is a school. The primary focus should always be on the education, care and safety of the students. In opening up the school field and facilities to Joe public there must be clear boundaries around student/public interaction.
- It is clear this is a change of use for the school, and far from being an educational resource it will be a commercial one with the intention to hire out the site until 10pm weeknights and 8pm, weekends.

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- What safety implications have been considered for the school pupils?
  - The school has very good sporting facilities at present, and indeed achieve outstanding results in their activities. I cannot understand how allowing this full size ATP to be constructed will be of benefit to the pupils. FitzWimarc is a school for learning, at present the pupils are taught all manner of sports both indoor and outdoor. The field as it stands accommodates football, rugby, cricket, all field athletics (high jump, javelin, running etc.) With the inclusion of this ATP, they would lose the outdoor cricket pitch, forcing them to play indoors with a softball. The running track would also be greatly reduced.
  - FitzWimarc schoolchildren will not benefit from this addition as they already have a huge sports hall and 2 gyms. The only people to benefit would be the school as they charge local clubs for their use.
  - This is nothing but a cynical and selfish move by the school to increase revenue, without any consideration for the tax paying local residents of this local neighbourhood.
  - I believe the school has a motto of 'Traditional Values', however this honestly seems to have been lost! The school sent home Fitz Funder raffle tickets and told the children it was to improve sporting facilities. However, when we paid for our tickets we had no idea that the 'improvements' would involve this type of facility. Now that it is common knowledge, we feel cheated and misled. The school is in a state of dis-repair and needs to concentrate on essentials to benefit children.
  - Currently children have the freedom to explore the field during their lunchtime, but where would they go if a full-size pitch was taking up all the ground? Would they walk around the fenced in facility like animals in a zoo?
  - I am amazed that the school is prepared to give up such a vast area of its remaining green space, taking it away from the majority of its pupils for the minority and of course outsiders who have little or no connection with the school.
  - What will happen to cricket? Playing indoors with a softball is certainly no substitute for playing on an outside pitch. I also noticed that you will lose the 300m running track! What about sports day?
  - On our recent parents' visits to the school, I was shocked to see how much the building and grounds have deteriorated! There was a stairwell out of use due to the condition of the stairs and ceiling which appeared to be badly damaged by water ingress from the roof. Indeed everywhere we went it was evident that the school is in desperate need of repair and

modernisation.

- My daughter will soon be looking towards joining a secondary school. I can state now that we will be looking at Sweyne Park, here they have all the facilities, including an artificial pitch, but everything fits in well with no disruption to the students.
- The school's pupils play on the field in all weathers, so they do not need an all weather pitch. They also win pretty much every trophy going so this is not needed for the enhancement of the pupils.
- As a general comment I feel the school would be better served by concentrating their efforts and (? our) money on education and not commercial ventures.
- I am writing this objection from my position as a schoolteacher. I am absolutely astounded and bewildered that FitzWimarc are even considering installing a 3G synthetic full size pitch. The school is struggling at present trying to maintain its high standards of teaching in what can only be described as a very poorly maintained infrastructure. FitzWimarc School requires a huge injection of cash purely to bring it back up to a reasonable safe specification, let alone the modernisation that is desperately needed. The sporting success of the school is beyond doubt, all the facilities, including two indoor sports centres, are currently enjoyed by all the pupils. The provision of this huge structure will have a detrimental effect on these facilities. They will lose the cricket pitch and running track along with many other field sports! I cannot understand why these plans were not discussed with the staff; I think management may find their views very interesting.
- I am also concerned that once this pitch is in place where will the children of the school do their athletics, cricket and cross country. I have been informed that they will be doing all of these activities off site. As a parent of the school I am not in favour of pupils being taken off the school grounds when there are ample grounds at present, which when this pitch is in place will take up most of the ground.
- Fitzwimarc are a very sporty school but why would they get rid of their rugby/cricket pitches to then rent out to clubs out of school and send their own school children to Rawreth Lane when they need to play a game of cricket!! Crazy and unfair to pupils of Fitzwimarc.
- I understand FIFA will be contributing to the cost and tempting though this is it must not be allowed to influence the final decision as too often happens where money is concerned.

- The school put in a running/jumping track at the bottom of the field some years back. The upkeep of these facilities is poor. The metal crash mat cover lays in disrepair and looks a real eyesore. The corner of the field has become a rubbish tip and a home for rats. I have no confidence in the schools ability to maintain a facility on this field.
- I am aware of a 3G pitch with floodlighting in Sevenoaks which is open until 9pm (this pitch is in a large school playing field with no residential properties nearby). They operate 4 x 6-a-side matches per hour at a cost of £5 to £6 per player which brings in over £240 per hour. How can Rayleigh Boys & Academy Football afford these costs, at present they only charge £1 per session? What happens when the parents can't afford this and numbers drop. The pitch has to be viable and they will open it to adult matches!

#### 4.41 RESIDENTIAL AMENITY

##### Noise:

- While living next to the school is a real pleasure during the week days, it does shut down after 5pm and is very quiet over the weekends. The children's voices carry off the fields quite clearly during the day.
- Whilst we agree that this facility would greatly benefit the pupils allowing year round sports facilities, we are extremely concerned that this facility may be hired by other sports associations i.e. football clubs and used in the evenings for training purposes and matches outside school hours. Should this occur during the evenings, then there would be an intrusion of light but more so noise from the young people especially late teens and young men training at football using swearwords and shouting which would be extremely unpleasant. The noise from the present school field is easily heard here in Byford Close, but it is not intrusive as it is during school hours or on a Saturday morning, and there is no bad language just children having fun. The main objection is should this facility be hired out to third parties in evenings and weekends, it would cause noise and light pollution. Therefore if you can assure us that no licence will be provided for the hiring out of this facility to third parties, then we have no objection. Both our children attended Fitz and this kind of facility would have been excellent but as stated above the concern is the possibility of it being used in the evenings and weekend by third parties. We enjoy hearing the children belonging to the school playing football, athletics etc and we can hear every word spoken by the teachers, which is not a problem, but it would be if there were a group of young adults football training etc.
- Activities in the school should be limited to school hours, to minimise disruption to local residents.

- This is a large development and will severely impact on my enjoyment of the current peace and calm of the area outside school hours. Academy Soccer YFC proposes using the facilities all day Saturday and Sunday mornings and possibly Sunday afternoons depending on weather. This is unacceptable. The peace and tranquillity of weekends will be destroyed for ever.
- The proposed times of use to 10pm mid-week and 8pm weekends and bank holidays is totally unacceptable. They will destroy the right to peace and quiet. I understand that the local sports clubs need somewhere to go to do their practice and play games but the Fitzwimarc School is not the best option due to the fact that the sports facilities already there can be seen at all times but do not impact on the local resident's quality of life in any way. To open the facilities to the public in general is not a good idea as to do so could cause resentment towards the school. Currently there is a very good relationship between the school and its neighbours.
- I think the facility would be great for the children of the school if the use of it were only just for them, but Sweyne Park have something similar which does not have floodlights, and therefore is not hired out to adults using it late at night or weekends. We are sure we are not alone in thinking that after working hard all week that we are entitled to come home to the peace and quiet of our own home?
- The light pollution and noise that will be created from such a facility will not be welcome in what is essentially a young family orientated neighbourhood. Myself having 2 children under the age of 2, would find the noise and light that would flood our children's bedroom unacceptable and disruptive to family life especially in the evenings. If the school finds it necessary to have an AstroTurf pitch it should be used by the school and during school hours only. Therefore no need for floodlights. Having only just purchased the property due to the quiet location and proximity to the school, I am against the school being turned into a late night sports club causing disruption to family life to all surrounding residents.
- The sound from the sports field carries clearly to our address, so we can hear every comment. This lasts however between 08:30hrs until 16:00hrs at the latest and not at weekends. If the pitch is hired out as planned, then we will be forced to listen to shouting between 08:00hrs and 22:00hrs each and every day. This will severely affect the quality of my home life due to the increased noise pollution.
- At present when we hear the children, it is good natured calling or instructions from the teachers. I have seen enough Saturday and Sunday league football matches to know that the language used during matches and training is not restrained and will involve a lot of swearing and strong language.

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- My property backs on to the playing field by the pole vault area. Before 0800 some mornings the noise is unbearable as it sounds like the teacher and pupils are in the bedroom. The school has no consideration for the properties that overlook the playing field. We already have shouting and swearing of pupils and the even louder shouting of teachers but now, they are asking us to put up with this until late evenings through out the week and weekends. There will be absolutely no opportunity for anybody to relax and enjoy their gardens.
  - We as residents are entitled to put our children to bed at a reasonable hour without them having to endure floodlighting and shouting and swearing and noise.
  - We already have to endure the noise and excess traffic throughout the football season and are subject to foul language bellowing from the Fairview Park. This is already a designated communal area where the neighbours accept a certain amount of noise and disturbance.
  - Local rugby clubs who are in support of this are currently housed outside of residential areas for a good reason, far away from residents to ensure their noise does not disturb others.
  - The Human Rights Act (in particular Protocol 1, Article 1) states that a person has the right to peaceful enjoyment of all their possessions, which includes the home and other land. Additionally, Article 8 of the Human Rights Act states that a person has the substantive right to respect for their private and family life; the protection of the countryside falls within the interests of Article 8. Private and family life therefore encompasses not only the home but also the surroundings. Our enjoyment of living in Byford Close includes living close to a school but children, and the noise they create, is a very different matter to adults and the volume of noise they can create, especially in a competitive environment.
  - I sincerely hope the council reject this plan and rethink where 3rd parties out-of-hour sports practice can go looking at the infrastructure in the area and not suggesting placing it in the middle of a peaceful neighbourhood.
  - The prevailing wind will carry that noise over long distances, indeed I can hear football matches and associated bad language from Fairview Park and that is further away.
  - The noise would prevent anyone from sleeping that needs an early bedtime. Neighbours of the school would no longer be able to open their windows in the evening without the unpleasant noise disturbance from a full size football pitch. Not a normal expectation when living next to a school. Neighbours of the school would have their health adversely affected. Schools dictate that children should not go to bed late and should

get sufficient sleep in order to perform well in their lessons; this obviously does not concern the school regarding those children neighbouring it. If even just one child were to suffer it would not be fair.

- The noise would go on way past those hours as people would not go quiet the instant the game is over. It will take time for everyone to leave the site. Neighbours to the parking facilities would be exposed to all the cars leaving the site and the awful noise that goes with that, again, not acceptable from a school.
- Finally, lets be really clear about this, the proposal is for a full size pitch open all year round 16 hours per day during the week you only need to look at the other pitches in the area (and there are quite a few) to see what the noise, traffic and pollution impact would be.
- Under the Human Rights Act, Protocol 1, Article 1, it states that a person has the right to peaceful enjoyment of all their possessions, which includes the home and garden. We believe that the proposed development would have a dominating impact on us and our right to the quiet enjoyment of our property.
- The noise assessment carried out by Acoustic Consultants Limited, stated that the nearest residential properties are to the north on Ruffles close, the east on Helena Road and the south of Millfield Close. There is no mention of the houses in Byford Close, where the residential properties will look straight on to the proposed development. The constant noise and lighting emanating from the proposed site will be completely unacceptable. As the site will be in use up to 22.00 hours, how will children be able to sleep in the front bedrooms? It will be absolutely unbearable, having to put up with the floodlighting accompanied by shouting and swearing until the site vacates at 22.30!!
- The government planning policy PPS1, paragraphs 17-19, states that Planning policies should seek to protect and enhance the quality, character and amenity value of the countryside and urban areas as a whole. The site is located in a predominantly residential area where occupiers could reasonably expect a level of amenity concurrent with the property. The inclusion of this construction, so close to residential properties, will introduce a diverse element that by reason of the use is likely to result in noise, disturbance and nuisance to the detriment of neighbour's residential amenity. In conclusion we would also like to request that, should the application be approved, the council consider using its powers to enforce controlled hours of operation and other restrictions that would make living so close to the site a little more bearable.

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- I am a pensioner and often have my grandchildren around and do not want us to be exposed to offensive language day in day out.
  - Does this mean that it is going to be used for competitions? If so does that mean that we are also going to have to put up with the noise from spectators? If so where are the spectators going to sit is the next stage to apply for stands to be built?
  - This is a residential area and a real intrusion into our lives with cars and coaches coming and going not forgetting the noise everyday.
  - The W.H.O guideline for nuisance noise is levelled at 45-50 decibels. Could any council, or school official, honestly give assurance that the noise levels generated by a football match and its supporters, whether it be children or adults, would not far exceed the noise level parameters levied by the W.H.O? I think not!
  - Our home will cease to be a place to relax as barriers would need to be in place (e.g. windows closed / curtains drawn) to defend against light intrusion and incessant noise emanating from players, spectators and referees whistles for up to 12 hours per day commencing 8am or earlier.
  - A considerable increase in noise pollution not only from mechanical, i.e cars but also human voices, discussions, chatting about what may have happened during their experience whilst attending the venue, car doors opening and closing, late into the evening 7 days a week.
  - We have already seen a gradual increase in activity in Fairview park with a gym, 'boot camps' and evening and weekend football training (all over and above the originally existing winter football matches) leading to lighting in the evening and noise levels beyond the original purpose of the park facilities. Now we have this proposal for noise and light in 'stereo'.
  - Two of my children's bedrooms back onto the field but our biggest concern is the one belonging to my disabled son. Part of his condition means that he is extremely sensitive to both noise and light and regularly has trouble falling to and maintaining sleep. For him to be subjected to loud noises and light pollution until 10 o'clock every night during the week and 8 PM on Saturdays and Sundays and Bank holidays is completely unacceptable to us. I cannot stress strongly enough how much this will have a significant adverse effect on his health and mental well-being.
  - I also fail to see how even though every event taking place on one of these pitches has recorded levels that far exceed 50db, it appears to have magically dropped to 48db when it reaches my house. Perhaps this can be explained in more detail. We feel that a level which is only just below what is classed as a noise nuisance level is not acceptable and questionable.

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- In conjunction with the lighting, there will also be an excessive amount of noise from people using the facility and from an increase in vehicle traffic on local roads. I believe this would become an additional statutory nuisance.
  - I question the due diligence process to date which includes an Environmental Noise Report. This fails to include one neighbouring street (Byford Close), which in a straight line is actually closer to proposed development.
  - They also used the assumption that the land is flat when clearly it is being built on the crest of a hill meaning it will have to be partly elevated. There are no side elevation details in the plans. It quotes a decibel estimation of 48 using assumptions and then proceeds to note a 3-decibel tolerance, which could therefore result in noise above the World Health Organization maximum limit.
  - It is also not clear if the estimated noise levels include any Public Address System use or spectator noise until 10pm every night and who would police the usage?
  - You must also take into consideration the elderly people living at the Lavers whose bedrooms are on the boundary of the field and elderly people often go to bed early and will be greatly distressed by the noise and the lighting this football pitch will create.
  - The church bell-ringing has a restriction and is allowed only one evening a week because of the noise, and this is a pleasant sound, unlike the noise from a football match.
  - This playing field is on a slope and you only have to walk down the footpath from Hockley Road to Helena to see how much slope there is. Therefore the ground will have to be levelled off which will mean the lighting will be much higher and the noise much greater than stipulated in the application.
  - The report on the noise levels likely to be generated is fundamentally flawed as it is based on supposition, how can an exercise such as this possibly gauge how loud the shouting etc. will be?
  - Today as I write this note, it appears to be Sports Day at the school. Whilst naturally we have no objection to this as it is use by the school for the pupils, we wanted to point out that if you are in the front of our house at this very moment, 10.30 am, every word can be heard from the staff when shouting at the pupils or announcing who is jumping, running etc. Also the cheering and clapping from the pupils. Again this is not a problem but it highlights the problems that will occur during the evenings and weekend

and Bank Holidays when the proposed pitch is let out to clubs for training purposes. Please take this into consideration when making a judgment on this awful proposal. Have the pitch if necessary but without floodlights and without hiring it out to interested third parties, keeping it for the benefit of the Fitzwimarc pupils. I see that the notes on this site that are "for" the proposal are naturally those people who wish to use this as a training facility outside school hours. I am sure they would not themselves wish to live right on top of this.

- We have ascertained from local estate agents, that should this proposal go ahead our properties will be reduced by 10% in value. This will need to be given to us in compensation for our loss. It will also mean that our properties will be very difficult to sell as no one will wish to live beside this intrusive noisy facility. It also appears that according to the Court of Human Rights people "Have the right to enjoy their property peacefully". This will not be the case when the school have their way. This will be followed up by myself and I will ensure everyone else is aware of this.

#### 4.42 Floodlighting:

- The plans show that there will be 50ft floodlights used each evening in order to light the pitch. Due to this being a proposed full sized FA/FIFA pitch there will need to be several high powered floodlights pointing in all directions in order to satisfactorily illuminate the entire pitch. These floodlights will cause light pollution to all of the local residential homes. Each home that looks towards the football pitch will become blinded by the immensely powerful lights. The floodlights are shown as being 50ft but as the sports field slopes then one end will need to be raised by approximately 6 – 10ft, so therefore at one end the lights will be 60ft off the ground, not 50ft as stated.
- It is suggested that the pitch will be hired out between 08:00hrs and 22:00hrs. These hours are bad enough and quite frankly unacceptable, but what measures are being put in place to ensure that the lights and noise do not carry on outside of these times? Will the lights be on a timer so automatically switch off or will it be up to the hirer to turn them off and on? So will the 08:00hrs actually be 07:30hrs as they need the lights on to set up and conversely will they stay on until 23:00hrs as the training overran and then they needed the lights on to pack up?
- From the documentation on the site, it is apparent that the community groups are supporting this and state that it will be used all year round and they have stated they will use this facility for their training and match purposes. If training finishes at 10.00 pm then surely it will be at least a half hour before the lights will be turned off and the field has been evacuated.

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- The floodlights would have a major impact on all surrounding houses within sight of the school. There are also two nursing homes and 1 retirement residential property, within close proximity and the extra noise and lights would be upsetting for residents. There are many local elderly residents living in their own homes who would be affected. Floodlights are an un-natural light of course; creating confusing signals for wildlife that also have the right to enjoy their homes. Floodlights are ugly and out of character in terms of the appearance of the field and school.
  - The flood lights (8No x 15m high) are significantly higher than the surrounding properties which are typically characterised by two storey houses with a ridge height of 7.0m to 8.0m. The flood lights are galvanised steel columns and functional. By their very nature they have an adverse impact on the environment and are visually intrusive. From my property 4 of the flood lights will be directly visible and when they are switched on the overall light pollution will be significantly increased.
  - The bedrooms at the rear of my home will be floodlit until past a child's bedtime.
  - The glare from the 15 metre high floodlights 400 metres away will cause light pollution and will shine into my house as there is nothing to block the lights. This will cause me great distress as I often go to bed early in the evenings during the winter.
  - In the winter months there would possibly be five to six hours when the floodlights are switched on. The disturbance to those living within the arc of these lights would be unreasonable.
  - I enjoy looking at the night sky when I can but the light pollution from the floodlights would ruin that past time for me.
  - We are extremely worried that we have been identified on the plans as one of the properties that will be most severely affected by this. No one has been to nor asked to come onto my property to test anything at anytime! The back wall of my house is 6 metres from the boundary. This combined with our elevated position means that regardless of the angles of the floodlights the fact that they are 50 foot high which is more than twice as high as my house means that we will have light pollution and loss of the night sky. The angle of them will not lessen the devastating effect this excess light and noise will have on our family.
  - The school has an important role in ensuring that the lighting for this artificial pitch meets the requirements of the Environment Protection Act 1990.

- They are not enclosed and I do not know where there is a stadium that does not emit a blur of light into the atmosphere when their lights are in use.

#### 4.43 Overlooking:

- At present all of the current outdoors sports tracks and pitches at Fitzwimarc are a reasonable distance away from the fence lines and therefore do not impact directly upon the neighbours. However if the full sized pitch is built then if Fitzwimarc decide to try and fit in reduced sized pitches and tracks, these will have to come increasingly close to the fence line and therefore impact upon the local residents through an increase of noise and being directly overlooked by the pupils.
- Currently, we do not need to close curtains at night because we are not overlooked, and this would be the case for everyone backing onto or overlooking the field. Privacy would be lost with a football/rugby team looking on!
- For me personally, I really wouldn't feel comfortable to be in the garden, overlooked by the proposed 200 or so people 7 days a week, so would almost end up as a prisoner in my own home. There will be no respite, it is proposed to open bank holidays and being AstroTurf there will be no weather issues to stop play.
- The district wide local plan, policy 6.8: states that all new developments are expected to ensure adequate privacy for the occupants of adjacent residential properties. We believe that the proposed development is a direct contravention of this policy.
- I live in Byford Close and my property sides directly onto the school playing field and the entire length of my property is lined by the school fence. This means that during the school day both my property and especially my garden are overlooked by the school children. I was aware of this when I bought the property and was prepared for this between 8am and 4pm during the week. This meant that after 4pm and over the weekend I can make full use of my garden and enjoy my privacy. With this application it would now mean that at no time would I be able to enjoy my garden without it being overlooked by people using the field.
- Contrary to the application's statement the proposed plan would be in full view of and extremely close to our and several of our neighbours windows.

## 4.44 Other:

- Why is the school trying to turn this into a sports facility when it is a school? Let the pupils enjoy the facility in school time with the occasional matches on Saturday mornings as in the past.
- Please consider these objections and come to your senses and not allow this money making scheme to go ahead at the expense of local residents who bought properties near a school not a sports centre.
- Victoria Road and Byford Close would be sandwiched in-between the park and the school and this would very much alter the living conditions for residents.
- This proposed development is on a school/college playing field which is bounded closely on three sides by residential properties including our own.
- It's difficult to see where a pitch of over 8200 sqm could be sited comfortably on this field, but I also have grave concerns about the proximity of the pitch to the northern perimeter of the field, not only does this impact on houses, it also affects an elderly residential home.
- If the facility is available for anyone to hire 7 days per week, I foresee problems. If the school uses its grounds for the pupils there is control over their behaviour. There would be no control over its use by non pupils.
- Will impact on my well being as a carer for my wife and daughter.
- This is a quiet residential area which would be made almost impossible to live in.
- Rayleigh already has many problems in the town centre with the nightclubs and pubs we would now bring this problem to this residential area.
- Air pollution from participants' cars.
- We do not want to live next door to something akin to a football stadium.
- I had always considered the school a good neighbour but the arrogant way that they have consulted with sports clubs, one of which is not even a local club, and have told their pupils that it is going ahead and will be built in the six weeks holiday, with complete contempt of their neighbours feelings means that I can no longer consider them such, which after 15 years I find really disappointing.

- This proposal would completely ruin the neighbourhood. The application form states the nearest adjoining properties are Ruffles close, but houses in Byford Close are nearer. Residents all around the school have been supportive of the school and now have been completely dis-regarded. For the past year the school has been making their plans and at the last minute residents now find out what is going on. The school has been given a grant but before they accepted this, they should have considered the impact on residents.
- With excessive artificial light and an increase in noise occurring concurrently, I am extremely concerned for the welfare of local residents, particularly young children. These facilities could cause sleep deprivation in local children, which is a current major concern within the UK because it significantly prohibits learning and development. It also puts you at risk of serious medical conditions.
- Privacy is something that should be cherished. This proposal would ruin gardens and their tranquillity.
- It is also worth noting that over the last two years, I have witnessed an increase in instances of school property being thrown in to our garden. In addition to litter, I have had to collect two corner flags and various rugby balls from my garden. While this didn't cause injury, I believe that objects such as corner flags could cause significant injury if they were to hit local residents. The proposal for developing the artificial pitch will displace students from the field within close proximity to the school buildings in to areas closer to resident's gardens. With this in mind, it raises the risk of further litter and objects being thrown in to gardens and thus future injuries as a result.
- We have ascertained from local estate agents, that should this proposal go ahead our properties will be reduced by 10% in value.
- At present Byford Close and the other residential roads around Fitzwimarc School are very desirable and maintain good house prices. Once the pitch is built and the local residents get affected by both the noise and light pollution, then this will adversely affect the house prices.

#### 4.45 VISUAL AMENITY

- Eye sore – from our house we can see most of the school sports field, so will clearly be able to see the entire football pitch and also the floodlights. This will be an eye saw and ruin our view from our house.
- Destruction of the visual ambiance.

- The application form states that the site is not seen from a road or pathway. Byford Close lies at the bottom of the school field and looks directly onto the site, I know because I live there. Most houses face the field and some are adjacent to it. The alleyway from Helena Road to Hockley Road runs right alongside the site. Louise Road houses all look straight down the alley and see the field beside it. Millfield Close houses back onto the site. Helena Road houses either back onto, or look on to the site. Victoria Road houses either back onto or look onto the site, and Ruffles Close house back onto the site.

#### 4.46 SECURITY AND ANTI-SOCIAL BEHAVIOUR

- With there being such high floodlights, what security is going to be put in place to stop children climbing up the floodlights for dares and what security is going to be put in place to stop undesirables gathering around the pitch after 22:00hrs?
- This may cause anti social behaviour due to the external hire of the venue outside of school hours and weekends and the potential for more graffiti along the public alley between my property and the school playing field.
- I do also wonder what state the school grounds would be left in over time. Should broken glass, needles, and undesired materials be left behind at night, would there be a chance of a schoolchild finding such stuff during lunch breaks and possible risk of danger to them? If I were a parent of a child attending the school, this would certainly worry me. I do not believe this could be properly controlled with such a short time between pitch closing and school opening. Furthermore, any clean up operations would be further disruption to the schools neighbours.
- Possible local vandalism from 'over excited' supporters and players.
- Since we moved here in 2006, I've had more than my fair share of rubbish thrown into my back and front gardens from the public footpath that I expect will be used to access the site. Apart from the usual variety of bottles, bags, chewing gum, broken pens, unfinished lunches and wrappers that I am constantly picking up, I have twice this year had to pay a Window Cleaning firm to have egg cleaned from my bedroom window and outside walls. I was woken one morning at 3am by an egg breaking on my window, which is no more than 12 feet from the public footpath fence. I have also had to have a roof tile which mysteriously got broken replaced. About 2 years ago I found the tiles from the top of my wall had been prized off and used to batter and break a school building window and damage the building. I dread to think what the future holds.
- Inevitable confrontation with rowdy football supporters.

- Drinking, violence and other anti-social behaviour would result in many injuries.

#### 4.47 TREES

- A number of years back Fitzwimarc illegally went ahead and cut down some very well established oak trees running through the centre of the school field, as a forerunner to a similar planning application back then, which was turned down. They were never replaced. There are still some of those trees remaining, which should stay there.
- Will the school be made to put back the oak trees they felled illegally? Why have the school been allowed to do this?
- The plan shows a single oak tree sited in the middle of the playing fields, in actual fact there are two. As these trees are protected, what is the plan for the second one? Are they planning to remove it?
- Also the East and North boundaries of the school field have extensive trees and shrubs (many mature and long standing) which if not within the site are certainly on adjacent land.
- Rochford District Council please do not let the school chop the 2 protected trees remaining on the field.
- Also I have noticed that one of the Oak trees is on the border of the pitch, will this be removed?
- The application form states "no" to both questions but looking at the photographs there are trees on and adjacent to the development site. Works to form the ATP adjacent to the retained tree is within felling distance of the tree and within the tree's RPA. Therefore, in line with local validation requirements a tree report should have been submitted.

#### 4.48 ECOLOGY

- At present there are various animal runs across the sports field for both badgers and foxes. With the building of the full sized pitch and the extended hours of use, this will have a severe impact upon the local wildlife and also the resident bats through the use of the floodlights.
- On the Application Form submitted Question 13 asks if there is reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected. (a) and (b) has been ticked No, but there are badger and fox sets around the perimeter of the area and adjacent to it. Following the housing development of the nearby site in Hockley Road, wildlife was evicted, and

this additional upheaval would be extremely damaging to the many badger and fox communities in this area. Floodlights would create confusion and be very disturbing.

- At dusk, bats can be easily seen flying around our garden especially in close proximity to the adjacent mature Oak tree. The noise and light pollution from the use of the pitch in the evenings will disturb the bats and cause harm to their natural habitat.
- I know they have badgers, which along with the foxes will have their routes destroyed. Their burrows are in my garden and exit under the fence on the Fitz side of the fence, very close to the proposed pitch. These burrows are in use and I am happy to allow them to be viewed by RDC. The disturbance late at night every night will destroy the badgers run.
- I am also concerned about the wildlife impact, currently there are badgers, bats and the occasional deer regularly using the environs, as well as numerous hedgerow borders around the site with all sorts of animals at home there what impact will these changes have on them.
- Nesting birds, hedgehogs and other wildlife will be displaced.
- The noise and disruption will lead to a loss of habitat for many birds and small creatures. We are encouraged to help wildlife not drive it away.
- We see badgers, foxes, bats, hedgehogs all the time. Plus, mice, birds, squirrels etc., they also have the right to their enjoyment of the countryside and deserve to not lose their habitats.
- The planning application states that an environmental impact assessment has not been submitted with the planning application.
- There are badger and fox runs and also protected bats feeding around the bottom of the gardens surrounding the playing fields. There has not been an environmental impact study on the activities of the bats and this is a requirement of all planning applications.
- My own chickens (livestock) will have their laying patterns disrupted by light pollution.
- There appears to be a bat declaration form missing in the supporting documents. Bats inhabit the surrounding hedgerows as well as several badgers and there are also some very large oak trees in the playing field, which do not appear to feature on the plans.
- It is also mentioned in the application that wildlife will not be affected. There is a badger run which comes through our garden, 3 adults and 3

cubs, and into our neighbours and then into the playing field. The floodlights and noise will have a considerable affect on the badgers and also other wildlife such as the bats which are seen flying in the field at night.

- I do not know if any of the oaks are threatened or protected but they alone are home to an estimated 500 forms of dependant creatures.
- The application form indicates "no" to all of the questions in the Biodiversity and Geological Conservation section. As previously advised by myself and others, bats and other protected wildlife are known to be present on and adjacent to the development site. "Yes" should have been ticked to the two questions in section a). A Biodiversity Survey and Report in accordance with PPS9 along with a BAT survey declaration is required in order to comply with your local validation requirements.

#### 4.49 LOSS OF GREEN SPACES AND OUT OF CHARACTER

- The green spaces are being eaten up throughout the town. Rayleigh is becoming over-developed and we should not sacrifice green spaces to accommodate this. RDC should push back on the developments.
- The current school site houses a large school building and tower block, with additional outbuildings and a large sports hall. The local area is subject to excess litter and noise. However, because the playing field is an open green and natural area, this does to some extent compensate and is attractive to the eye. The school sold the adjacent area of land beside the alleyway and this is now a housing development. Looking out from our house, we enjoy the open green and natural aspect and are aware of the local wildlife.
- We believe that the proposed development does not respect local context and would be entirely out of character with the area, to the detriment of the local area.
- Visually, the impact on the character of the area would be damaged because a school is accepted within a neighbourhood as part of family life, but this sporting facility would create a different and competitive culture. It would attract groups of all male and all females; a different matter entirely to school children.
- S14 Existing use description has been completed as 'natural playing field' and has omitted to say 'school playing field' which is a completely different matter.
- This plan entirely changes the nature of the neighbourhood in which it will be situated.

- Visually it will be a scab on the landscape.
- This joint project of yours will create a young offenders vibe, with its 8no 15 metre high floodlights, and intrusive 4.5 metre high fencing directly at the bottom of my property.
- A facility of this type should be in an out-of-town location.
- The proposal to have floodlight towers 15m high (higher than many of the surrounding trees?) together with fencing 4.5m high will detract from the current area.
- Unsightly, from a pleasant almost rural ambiance to an extremely large fabricated structure.

#### 4.50 PLANNING HISTORY

- A previous similar application (94/00339/Full) has already been refused.
- The school made a similar application in 1994 and it went to a tribunal and it was turned down due to the lighting and the fact it would be open to commercial activities and not just for the school. They made the same application in 2005 and again it was turned down due to the lighting and the fact it was to a commercial activity and not just for the school pupils.
- A further application was made to install an artificial jumping pit and a throwing cage being paid for by Sports England to encourage sport in the school. The school decided to ignore the planning consent and move the throwing cage to a different location. My complaint made a retrospective planning application necessary that was passed by RDC!!!
- During the last 21 years the school has applied three times to have the erection of a floodlight pitch to fund the school activities. They already have in house out of hours activities where they hire out the hall to commercial enterprises.
- The 2004 application was rejected by Rochford District Council (RDC) due to the lighting issue and the commercial use of the proposal outside of the school activities. This went to the Government appeal and was rejected due to the commercial activity within a residential area.
- The school applied again in 2005 to obtain permission to erect the same with both being provided with 16 metre floodlights in the first application and 15 metres in the second. This was rejected by RDC due to the objections of the surrounding residences.

- The school had similar plans refused so why would RDC accept another set of plans, nothing has changed in the area!

#### 4.51 DRAINAGE

- My property has been affected by flooding from the school field in the past, and has been remedied. What impact is the proposed new drainage system going to have on the already questionable drainage system? I do not want my property flooded again because of excessive drainage from the school playing field.
- When there is very heavy rain, the water runs off the school sports field and can cause my garage to flood. If a full size artificial pitch is built, then there will be a massive reduction in grassed area where the rain water can be absorbed prior to running down Byford Close and entering my garage.
- The submitted drawings (plans) illustrate cut and fill to the existing ground levels. No section drawings have been submitted. During heavy rainfall the current field floods. With the pitch taking up a large area, what is the impact from the raised section above natural ground level for loss of flood catchment area and flooding to adjacent properties? The 3G pitch is positively drained so provide details of how surface water will be discharged for different flood events including climate change.
- Somewhere between my home and the proposed pitch there used to be a ditch/stream which has been filled in. I believe this to be a potential risk for flooding which I will be investigating.
- Since the school has built their hard running track, my garden has suffered with far more damp and when it rains my garden gets flooded far more often than before the track was built. This running track is tiny in comparison with the plans to build this full sized artificial football pitch. With my garden being directly below this pitch it will mean that all of the water run off will end up in my garden and the rest of Byford Close. This is totally unacceptable.
- In recent years there has been a problem with flooding in the Rayleigh area and by having a large area of the field replaced with artificial turf this would mean a reduction in the surface area to soak up the heavy rainfall which could result in flooding to local houses.
- I would like to draw your attention to the localised flooding problems and the fact that being downhill of the school rain waters from Fitzwimarc have contributed to our own and neighbours rear gardens being flooded in the past, especially during the severe flooding of the summer of 2013 (YouTube recorded – Rayleigh floods). We had our rear garden flooded to a depth of some fifteen inches then. One bungalow lower down had

extensive internal flooding. This has all occurred when at least there was the opportunity for some water to be absorbed by the natural grassed surface of the school playing field. This situation will not arise if an artificial pitch is allowed to be constructed. This area's flooding problems will only be accentuated and worsened.

- The Environment Agency Interactive Map - Risk of Flooding from Surface Water - shows there is a risk on the existing field particularly around the school buildings and the east side of the field, adjacent to the rear gardens of Helena Road. I am concerned the ATP, which according to the plans appears to cover 25 to 35% of the existing field, will significantly increase the risk. Having had our bungalow and garden flooded I feel the increased risk is not acceptable.
- I would also question drainage on the site as our own garden floods in heavy rain and was built on the site of the old school tennis courts.
- Our insurance is affected by the fact that Helena road has had floods in the recent past. If this plan goes ahead and the flooding is made worse our insurance premiums may go up or even worse we may not be able to get insurance. Will residents be able to make claims on the school or council if flooding is made worse by this dreadful scheme? I think not.
- I have checked the installation of these sites and there a number of ways they can be installed and there are a number of ways that drainage can be controlled. There is nothing in the planning application to show which is being used, as such we can only assume that the runoff from the playing field will cause more water to run into surrounding residential properties.
- The school currently sits on an elevated position relative to the properties on Helena Road. A number of properties suffer from flooding during the winter months as a result of rainwater running off of the school fields. Flooding has become more of a problem since the school removed trees that would normally absorb some of this water. This new development will increase indirect flood risk in locations beyond the development site simply by increasing the amount of run-off from the developed area. The artificial pitch will reduce the permeable surface area and lead to increases in the volume and speed of water transported through a catchment. Flooding in to gardens may prevent garden usage during spells of heavy rain and thus diminish the welfare of residents who benefit from utilising their gardens regularly. Should this proposal go ahead, I suggest the school provide adequate flood controls that incorporate water retention, storage and draining facilities. In addition, I believe they should also implement a compensation system should residents suffer significant water damage or disruption.

- With all this area of field being covered up all the water draining off the new pitch instead of soaking in is likely to cause a lot of flooding again down Alexandra and Albert Roads etc., which we have had several times in the past when we've had continuous heavy rain.
- Rayleigh Fitzwimarc School has a surface water discharge of 25-250m (Reference: Pr2nfe02569, Version 1, Status: Pre National Rivers Authority Legislation where issue date < 01/01/1899). An artificial pitch of this size will increase the flooding risk to the surrounding residential areas.
- At present our garage which is at the end of the Lavers often gets flooded in heavy rain, this started when the Lavers was built and the ditch that ran round the playing field was filled in. The drain at the end of our drive in the Courts gets blocked by the stones in the car park which slopes to the road. Therefore with the considerable size of the pitch the drainage from the playing field will have a greater impact on the surrounding area and I feel if we have some of the heavy downpours we have had in the past most of the houses surrounding the playing field could be flooded.
- I refer to your planning application for the above and note from the application form that surface water drainage will be via “sustainable drainage” (SuDS). However, reference to the design and access statement submitted as part of the application states the ATP will be positively drained using perforated pipework beneath and around the pitch that will then discharge via the existing outfall into the ditch on the eastern boundary. The existing field allows a large percentage of rain-fall to soak into the ground with any surplus during intense rain fall to be stored on the playing field as local flooding. The existing ditch on the eastern boundary is not adequately maintained or sufficiently sized to accommodate additional surface water run-off and it regularly floods. The school has expanded over the years creating more impermeable area with the resulting additional surface water being discharged into the ditch and now the creation of the ATP will result in a further 8264 sqm of catchment area being discharged into the ditch. As you intend to apply SuDS, I expect that you (and your consultants) will be looking at the schools overall surface water discharge strategy. With the further loss of catchment area from the ATP sufficient on site storage should be provided in the form of attenuation tanks and a flow restrictor manhole so that the overall discharge is no greater than the prescribed green field run off rate. During extreme rainfall, some surface water run-off from your school (playing fields and impermeable surfaces) does migrate into Ruffles Close before running into the Highway Drainage.
- The school does have a drainage facility which they are supposed to maintain twice a year but unfortunately they fail to do this.

- Whilst the artificial surface does incorporate a surface drainage system in extreme adverse weather this would have to have an access to allow escape into local drains and herein lies the problem. There are many areas east of the playing fields where the surface water cannot be transferred quick enough by the street drains during moments of extreme weather as have been experienced in recent times. Helena Road - abreast to the playing field and having a geological dip in the road structure to name but one in particular. Other even lower areas suffer in a similar or worse manner. The drainage system is of surface water and effluent combined. Additionally would be the constant use of shower water etc. being added to the already heavily loaded system.
- The application form states sustainable drainage for surface water but the design and access statement describes a positive drainage system beneath the ATP pitch discharging into the existing watercourse (ditch) on the eastern boundary i.e. not SuDS. Due to history of local flooding, surface water is to be kept on site in accordance with SuDS principals. Any discharge off site into the existing watercourse for the ATP drainage is to be added to the current discharge from the school and restricted to greenfield run-off rate to prevent flooding elsewhere.
- I live in Byford close which is situated on the eastern boundary of the playing field. The gradient from top to bottom is very evident when viewed from the surrounding properties. My house and garage has suffered severe flooding in the past due to the speed and sheer volume of storm water flowing from the field. Unfortunately, as a direct result of this, I have been faced with no option other than to invest in a new drainage system to my property which, in theory, allows any overflow of water to disperse into the mains. Although this helps, it still can't cope with heavy rain which results in a flooded garage floor! I fear that this will only get worse should these plans go ahead.
- I live in Ruffles Close and we also have flooding, and I reiterate our garage and our garden at the end of the Lavers gets flooded regularly, the reason being the concrete car park slopes down into the road and although there is a drain it is not sufficient and is usually blocked by the stones from the car park and is not cleared regularly.

#### 4.52 NOTIFICATION

- We have received no communication from Rochford Council about this.
- If this planning application is all above board then why were the School Governors not fully consulted about the plans? The Governors were informed that the school intended to have an artificial football pitch built but they were not informed of the sheer size and scale of the build.

- The school has shown its neighbours zero respect by not consulting with them ahead of seeking planning permission.
- I have spoken to a number of teachers, including a school governor from FitzWimarc, and was completely bemused by their lack of knowledge regarding these plans. There has been no information whatsoever between the school and their staff.
- It is interesting to note that the supporters of this scheme wrote their letter in January, but residents have only just heard of it? Why did homes in Victoria Road and Millfield Close not receive letters? Why did residents in Louise Road not receive letters?
- It appears that only the occupants of properties that are more or less adjacent to the Fitzwimarc playing field have been notified and therefore invited to comment if they wished. For example, in Helena Road, properties on the east side of the road, plus half a dozen or so properties on the west side (those that back on to properties in Byford Close), were not notified of the project therefore not given an opportunity to lodge any comments. This was repeated when those who live on the north side of Victoria road were likewise ignored. This is grossly unfair as the noise from a football match can carry an amazing distance, plus the light from 8 fifty foot high floodlights can both be seen by (and annoy) people over a large area. Take this from somebody born in the shadow of West Ham Stadium.
- As a parent of the school I wasn't aware of this until I was asked to sell raffle tickets for an artificial pitch, at no time was it mentioned that there would be flood lights or that this would be used outside school hours until 10pm, weekends and bank holidays.

#### 4.53 PARKING/HIGHWAYS

- Fitzwimarc has limited parking available both during the day and evenings. The school is open in the evenings for Evening Classes and the Sports Halls are used for various clubs, all of which require parking. By now introducing yet another sporting facility, this will increase still further the need for parking. Once the school parking spaces are full then the users will start parking in the local roads. We have previously had issues with people using the sports field parking in Byford Close and then jumping over the school fence. This caused not only issues with the limited local residents parking but also caused damage to the schools fence, which in turn then increased the use of this short cut as the fence became more and more damaged and easier therefore to gain access to the field.
- Will the school be made to ensure that parents park safely and respectfully when they collect their children. At the moment it is grid locked with parents double and treble parked, parked on pavements, and grass

verges. They have little respect for other road users and even less for the people that live near the school.

- Currently, the area is much quieter following the school and business closures at the end of the day and traffic calms down noticeably. However, this addition to the site would create traffic through the side streets cutting through to Hockley Road. Closing at 10pm is very late and we are certain cars would be rushing out of the site to get home.
- I don't believe sufficient consideration has been given to the traffic issue, any one who uses Hockley Road knows the regular traffic jams there, with so many people coming and going at 90 minute intervals how much additional pressure will that place on the area?
- There would be additional cars and parking problems within Helena Road and Alexandra Road, particularly at weekends if this facility is hired out to clubs and other groups. It is difficult enough to park as it is with residents own cars without extra cars.
- The surrounding streets were never designed for on-road parking on both sides, and parking in the school will be limited. The result will be run-off parking all along Victoria Road, Bull Lane and Uplands Park Road.
- There is already a problem regarding parking in The Courts which is a close. Half of the road is being used by staff parking their cars during the day and this will continue in the evenings and weekends if the proposal goes ahead. It is much quicker to park in our road than join the queue for the school car park.
- The FitzWimarc School provides parking for 120 cars, 104 at the front car park with spaces for 16 cars at the car park closest to the facility. The plans state that during change over periods, the ATP can accommodate up to 90 people. At present, with the evening clubs running, the lower car park is completely full. People are double parking their cars, parking on the curbs and potentially blocking access to Fire engines or ambulances. (I have photos, should you wish to view them). The people that do park in the front car park will have to negotiate their way down a single track roadway with two way traffic. There is no footpath provided.
- The car park at the school is already packed to capacity in the evening with cars belonging to students and tutors.
- We already have large volumes of traffic using this road at all hours, and many people who are not local residents are given to taking liberties with parking their vehicles inconsiderately and dangerously.
- Helena Road is already a very congested road with street parking and is frequently used as a cut through. Visitors to football matches will

exacerbate the situation.

- There is already a motion to get single yellow lines down Victoria Road due to parking issues and the congestion it causes. This situation will become far worse when outside organisations start to use the pitch. We have already had one serious road accident down Victoria Rd this year caused by poor parking and the huge volume of traffic that uses the road. By granting this application it will only cause even more accidents.
- This road at present with many parked cars is a danger for young school children coming from Victoria Road into Helena Road and Mill Field Close. Graysons Close is now used for daily parking by people working in Rayleigh town centre and Mill field Close cannot accommodate any more parked cars as it is narrow and a no through road.
- During the winter months on a Saturday morning we have traffic parked outside our house and into Victoria Road which makes turning from Victoria Road into Nelson Road and vice versa extremely difficult and quite frankly dangerous. We are now faced with more traffic along our road which is already a well known through route from Hockley to Eastwood and in the 30 or so years we have lived in Nelson Road it has increased dramatically.
- During the course of the year the school holds various functions and we are well aware of the parking problems this creates. How much worse would this be if this facility was approved?
- As a resident of The Courts, we already have traffic parked nose to tail most of the day particularly during school pick up and drop off times.
- FitzWimarc School has limited parking spaces and during the day, they are more than filled by staff, and in the evening with evening class students and instructors. There will be very little room if any, for football/rugby players and their hordes of followers. And believe me, everybody involved will be hoping for hordes of followers. So where will they go to park? Obviously off the Hockley road will be their first choice, starting with Upway, then The Courts, then Victoria Road, (already the subject of a road congestion investigation). And when they get to know the area better, and realize that there is a lane between Helena road and the Hockley road, Helena road will become the choice of many.
- The suggestion that there would be adequate parking within the school boundary is naive at best. School parking is limited, hence the fact that the front playground has been turned into a teachers car park! Factor in evening classes that are held over many weeks of the year and it becomes inevitable that there will be an overspill into the local area. Occasional games held at Fairview playing fields have demonstrated this fact as the

dedicated car park is soon filled and cars are then parked all along Victoria road and into Byford Close.

- A considerable increase in volume of cars leading to double parking along Victoria Road and therefore poor visibility and manoeuvrability when approaching and leaving private dwellings.
- Regarding parking, I cannot see anywhere in the application where parking is being proposed to be increased and this will inevitably lead to additional parking issues. If it is being proposed that the Fairview car park is used for over-spill then a study should be undertaken on the current over-spill use when sporting events are held at Fairview. Currently, to save crowding in the narrow car park, a significant number of participants park on Victoria Road instead. This is undoubtedly what would happen in the planning application. Why would you park in Fairview when you can park closer and on the road?
- Everyone living in the area is aware of parking problems generated by Fitz/Edward Francis, especially when events are taking place in the evening. This would be unbearable for residents!
- Parked cars in Upway from School drop off and pickup can be a problem but this is relatively short lived. Open Days and School events held in the evening cause more severe problems as there tends to be more cars parked and for a greater length of time. Often the cars all but block residents driveways and it can be very difficult to get in and out of drives particularly as Upway is a cut through and cars tend to speed. However Open Days and School events held in the evening are not frequent and it has to be accepted that these things will happen if you choose to live near a School. The proposed application is a different matter entirely and appears more of a commercial enterprise which could bring all the parking issues to Upway on a regular basis.
- The travel plan is dated 2011 and does not take account of the proposal and the inevitable increase in both pedestrian and vehicular traffic (the existing travel plan highlights amongst other issues difficulties with vehicular access to and from the site and, disruption to traffic using Hockley Road).
- Spend the money on urgent repairs to the building and car park etc. Car parking is an absolute nightmare, there's never any available parking in the designated areas. During open evening, we were directed to park on the field, this will not be possible with your full size pitch taking over 50% of the playing field!
- I am slightly confused by the travel assessment document as this is five years old and is not relevant to this application.

- Crossing this road is difficult enough at times without additional traffic.
- If the school do manage to get their plans passed for a sixth form college it can only compound this situation.
- No traffic survey regarding how many movements of vehicles in and out of the school. We believe the access to the school is inadequate and potentially very dangerous, an accident waiting to happen.
- It will be interesting to see what Essex Highways have to say about this proposal. As far as I can see, at the moment the access to this facility will remain the same access that is currently being used by the school. Although a traffic census has been done it does not contain the extra vehicular movements, in and out of the school, that this new facility will create. Problems already arise on the main road when more than one vehicle arrives or exits the school, this has already been stated in the survey of 2011. An up to date survey is needed. Can you imagine for argument sake, another two to three hundred vehicular movements a day that this facility would generate. The impact on the Hockley Road would be enormous. Safety and congestion become a real and very important issue in this matter. My estimated number of vehicles traveling to and from the school on a daily basis, to use this proposed facility, is in my view a conservative one.
- Fitzwimarc school are discouraging sixth formers from parking cars within their site due to a lack of parking facilities. This suggests that additional vehicles from people using the artificial pitch would put even more strain on current inadequate parking facilities. Both Helena Road and Victoria Road witnesses a significant traffic flow because they are often used as alternative routes to Rayleigh train station, various local schools, Hockley, Eastwood and various communal sites in the local area. Within the last week, I have witnessed two car accidents on the junction of Helena Road and Louise Road caused by a high number of vehicles combined with a high number of parked vehicles. Not only will this raise the pollution levels in the area, I am also concerned that there is an increased risk of car accidents caused by inadequate crossing points and/or poor traffic visibility from parked vehicles.
- As things stand at the moment we have a lot of cars parked in the surrounding roads and on the pavements and this situation will only get worse if this application is approved. For cars using the car park in Hockley Road, this will cause even longer queues into and out of Rayleigh town.
- The school already has very limited parking facilities and can not even accommodate their entire faculty at present, let alone guests/clubs/visitors in large numbers.

- I would also like to raise concerns as to how construction traffic will enter the site as I believe the currently unused entrance opposite the junction of Helena and Louise Road would be extremely dangerous.
- The application states it is not near a footpath..... is the alleyway not a footpath?
- Public footpath #46 is adjacent to the Southern boundary and the development will be clearly seen.

#### 4.54 INSUFFICIENT INFORMATION

- The storage container – there is mention of a large storage container but I cannot see any details on the plan with regards to its dimensions and its location. What will the container be made from? Fitzwimarc has a metal container that they keep their polevaulting equipment in and that makes a loud noise when being moved or opened. If the football pitch is used before 08:00hrs or after 22:00hrs then that is totally unacceptable.
- I can't see where the storage container is going to be situated, why would one even be necessary, how big will it be and what impact will that have in terms of noise and people accessing it.
- What about changing facilities for all the additional people will this be happening in the car park or on the field?

#### 4.55 WASTE

- Rubbish – at present there are numerous piles of rubbish that get blown from the sports field and gather along the fence line. Some of this rubbish blows through the fence and ends up in our gardens and along the road. With the increased usage planned of the field this can only increase the amount of rubbish that will both gather at the fence line and blow into our road/gardens.
- The playing field is already awash with litter that is never cleaned up.
- We already suffer from rubbish penetrating the fence and this will be made even worse as the fence is a ball proof fence not a rubbish proof fence.
- The grass area adjoining the playing field in Byford Close has to be cleaned regularly due to the amount of rubbish thrown over and blown through the fence. On the last clean up we collected a large industrial sized bag full of discarded bottles, crisp wrappers, football boots and even a school jumper! The school have been made aware of our concerns but no attempt has been made to clear it up and prevent it from happening.

- The footpath running alongside the school, already a haven for people dumping their rubbish, will see more rubbish dumped by late night visitors to football matches.
- Litter generated by rugby/football teams would obviously cause a problem and however healthy it all sounds, there would be cigarette ends everywhere.

#### 4.56 OTHER

- I note that the football pitch is FA & FIFA compliant, which can only mean that it is intended for use through those organisations for not only training but also for competitions. If this is the case then where are the spectators going to watch the matches from. There does not appear to be any seating shown in the submitted planning application. Does this mean that there will be another application coming in the future so that stands can be built for spectators? If so then this will just compound our initial objections.
- Fitzwimarc is a school with a wonderful tradition and reputation for being an excellent education establishment, however it seems with this planning application, that the school have nothing better to spend a vast sum of money on other than a football pitch in order to make more money, even if it is at the expense of the education of their pupils both academic and sporting.
- Our street lights have been turned off for several months to save energy now they want flashlights 50ft high what a mockery that is.
- What procedures would be in place to prevent food venders parking up in the location of the venue selling drinks and food?
- The application has so many 'errors' or 'oversights' or deliberate misleading statements.
- Also who will be checking the suitability of persons playing here, sex offenders, person with a criminal record as based in a school.
- The proposed construction of the artificial pitch and flood lights pose significant risk to the health of local residents.
- Fitzwimarc School has a history of achieving excellent results and I would support anything the school suggests that would maintain this level of success. However, the proposed artificial pitch does not, in my view, provide any further benefit to the pupils of the school. I believe the school would provide much more benefit to the local community and its students by investing this money into new or improved educational facilities or for developing its parking facilities so that they are able to accommodate an

inevitable increase in vehicles from six-formers.

- I have read the reports which were drawn up and there are areas of the report which are incorrect which gives me the impression that no one visited the site.
- The cut and fill exercise is not shown in section with levels existing and proposed and levels relative to other adjacent properties. The D and A indicates surplus spoil to be placed on the existing bund but no details provided. This information is required in order to evaluate the application and to comply with national and local validation requirements.
- It would seem that the only parties in favour of this scheme obviously do not live adjacent to the school!
- I notice that the Hammer & Discus throwing area is to be reduced. Ruffles Close have had problems in the past with discus landing in the garden, which is very dangerous and therefore I hope that the reduced site will not have an adverse impact and we will start having problems again.
- With the new development of 500 new homes it maybe that the school will have to increase the number of classrooms it has so this could mean that parts of the field will need to be built on.

### *Second Response*

- 4.57 **In Objection** - responses received from the addresses listed below (16 total addresses) which can be summarised as follows:-

Byford Close: 2, 7, 9, 11, 15, 17

Helena Road: 16, 18, 24

Louise: 3

Mill Field Close: 17b

Ruffles Close: 3

Spencers Hawkwell: 24

Wingfield Street Peckham Rye: 38

Uplands Park Road: 40

Unknown: 1

- After several months of waiting the school have now submitted some of the surveys they were required to submit at the outset.
- The first report from Micro Drainage is a technical report which lists details of the storms and drainage during the last 30 years for the area. If I am reading the report correctly it states that each storm over the past 30yrs has had a "flood risk". This means that the school playing field and the surrounding area are at risk of flooding and any tampering with the fine

balance of the water table and drainage will have potentially disastrous effects on the local housing.

- I also note that in the tree report/plan on page 45 of the 48 page RPS state "new development may have an effect upon the existing drainage pattern and ground water levels of a site. Where ground water conditions are liable to such change then expert advice on both drainage and tree selection should be sought". They are therefore also stating the importance and risk of flooding when development of an area takes place, especially when the top soil is tampered with. Unsurprisingly this admission by one of the Fitzwimarc surveys was buried in the lengthy report near the back.
- The ECO Survey Report, again compiled by RPS, states that animals were not evident within the site but how many times and over what period was this report conducted? There are badgers, foxes, hedgehogs, woodpeckers bats etc. often seen in Byford Close and their habitat is within the rough ground between Byford Close and the school fence. Any building works will disturb them as the football pitch will only be a few metres from that boundary. The noise from the pitch when built and the bright lights will then also cause them constant disturbance if it gets built.
- Having read every word of the recently submitted reports their purpose appears to have been to gloss over the truth of the matter and bury it deep within lengthy wordy reports with little substance.
- If you read these reports carefully enough you will also see that they actually prove our objections.
- The revised plans only reinforce my previous objections to this scheme.
- The reports use an enormous amount of complicated jargon, although the facts are there if you can work your way through it!
- The previous objections remain clear and valid as these reports are biased.
- I have noticed that great care and attention has been paid to the trees, wildlife and that they have invested a lot of time and effort giving projections of how this may affect badgers, hedgehogs, birds etc. but cannot actually see anywhere that mentions people. It would only be right that the same thorough investigative study should be produced, with charts, projected impact, disruption on the residents with regard to light pollution, air pollution surrounding the proposed site.
- There are also badgers present and we are concerned that should this project go ahead, with floodlights, which will disturb their natural habitat,

that these animals will be driven into our gardens and cause even more damage than they do already by climbing over our gate into the garden. I am sure you realise that badgers are protected, so surely the school cannot interfere with their habitat. There are already holes that have been dug under the fence between the playing field and Byford Close which have been made by foxes and badgers. There are also numerous bats flying around this area and they will be unable to feed should the pitch be floodlit.

- As the top soil will be tampered with the flooding risk will be increased the tree report implies.
- There is a document to Holli Fielden from "Richard" that says "The drainage calculations appear satisfactory of the actual site but no analysis has been carried out of the existing pipework/ditch that this new system is going to discharge into. There is also no plan showing the proposed route or construction details. I do feel that analysis of the system receiving the discharge from the new installation needs to be proved adequate before the application can be considered. A condition could be used regarding the layout and construction details." This concerns me greatly because the current outfall from the school field is directly behind my property and I have already said in my original objection that the drainage did not flow directly into the big sewer at the bottom of my garden but it fell directly onto the old lower ditch level and flooded my property. The school did put a proper outfall in but has yet to be proved effective as there has been no appreciable rainfall as yet. As no analysis has been carried out as per the document quoted development such as this cannot be allowed to even be considered.
- One of the reports mentions about constructing the lighting in a way so that interference to the creatures is minimal, that is not good enough. There should be no lighting and no pitches. No matter what remedial measures are proposed, it does not alter the fact that the development will have an adverse affect on local wildlife.
- The field is a flood risk and has been subject to intense flooding over the years. Any assisted drainage of water with pipes or gravel in the locality of the pitch has to be released somewhere. This would therefore exacerbate problems already being experienced in the neighbouring homes in Byford Close and Helena Road.
- The ecological survey would appear to have been carried out during daylight hours. Many of the animals that residents have referred to are nocturnal and feed in and around the school field during the night. Particularly badgers, hedgehogs and foxes who forage for earthworms, grubs, beetles etc. The report also states that there is sufficient grassland for foraging birds but does not make reference to the aforementioned

animals as no tracks or burrows were found thus refuting any evidence that they exist. The report is therefore somewhat questionable and does not validate the argument that there is no wildlife within the immediate or surrounding vicinity.

- Secondly, I would refer to the extreme flooding experienced by many residents in Helena Road in 2014. I have been a resident in Helena Road for 28 years and can recall the storms of 1987 but I have never experienced such flooding in 2014 within Helena Road whereby residents were desperately using buckets to try and clear their driveways to prevent the water entering their homes! We are all aware of climate change and the damage caused. Yet we still continue to enhance and create problems by ignoring nature's warnings!
- I am objecting to this planning application on the grounds that the first application did not provide all of the necessary documentation that was required and then the additional submission of the missing documents from a professional body stated that there has been a flood risk in the area for 30 years and that the disturbance of the top soil in the playing field of the school will increase this flood risk.
- If their own surveys suggest that there will be a problem with this development both environmentally and as a higher risk of flooding then the planning department MUST reject the application.
- The latest revisions/additional information in no way alter the adverse impact this commercially - motivated proposal would have on the local environment if approved.
- The report from Micro Drainage states that over a period of 30 years each storm poses a potential flood risk to the surrounding area. The likelihood of flooding is also backed up by the tree report which refers to the possible effect upon the existing drainage pattern should the installation proceed.
- ECO Survey Report states that animals were not evident within the site, however I can assure you that there are Badgers and I see them regularly a family of 3 adults and 2 young at present, they come through our garden into next door and then tunnel under the fence into the playing field. This badger set has been using the route for many years and I am sure the noise and light pollution will disturb them as it will many other animals foxes, bats, birds etc. I can only assume that the survey was done during the day and badgers are nocturnal creatures.
- I have to ask how Marcus Hotten, Assistant Director of Environmental Services can state that he has no issues with the application. Does he either not know the area or did he not read the reports.

- The report from the Applicant even states that by interfering with the top soil this will have implications upon the water table and potential flooding and therefore professional advice is required - where is that specialist advice. The flood risk report also shows that for every year for the past 20 years there has been a major risk of flooding and surprise surprise when there has been heavy rain we have had flooding both along Bull Lane junction with The Chase and also down the Upway, Station Crescent and down London Rd. This all comes from the stream that is below the school playing field, so any interference with the school field will adversely affect the local water table. Where is the report to show this? Why have they not submitted a Flood Risk report? Are they not supposed to have done so because we are a "Blue Area and likely to localised flooding. The school grass gets boggy as it holds water in one place and reduces the amount of flooding. By installing a 3G pitch, this will speed up the soak away process and therefore mean that the water reaches the water table quicker and therefore there is an increased risk of flooding. Why is it every resident and the Town Council can see this yet there is no Flooding report submitted.
- Looking at the change in the weather in the north of the country and all of the flooding that is happening can you really look at the proposal for the changes for Fitzwimarc to include football pitches that will increase the risk of local flooding due to the run off of water being increased in the local area.

(some responses to the second consultation have repeated concerns already raised, these will not be repeated here, the comments summarised above are specifically in relation to the new surveys/calculations received).

4.58 PETITION – a petition has been provided with this application signed by 106 people. This provides additional comments as follows:

4.59 Non-compliance with the Rochford District Council Validation Check List

- There is no Bat Survey Declaration Form, even though there are numerous bats living in the local Oak trees.
- There is no Bio-Diversity Survey and Report.
- There is no Tree Survey despite there currently being two old Oak Trees in the field and the plans only talking about one. We also believe that both of these trees have preservation orders.
- There are no cross-section drawings showing the levels to adjacent properties.
- There is no Flood Risk Assessment. Although this is not a BLUE area it is well known for local flooding issues and should therefore have an

assessment completed as per your checklist.

#### 4.60 The Design and Access Statement

- This reports that excess soil will be used to build up the bund, yet again there are no drawings to show this.
- What are the flood implications of doing this?
- The report states that there is ample parking on site and no plans to build any further parking spaces. With FitzWimarc having Parents Evenings, Evening Classes, Special Events, Sports Clubs already using the facilities, are 120 parking spaces really going to be enough?
- With approximately 60 people using the pitch at any one time, does the school actually have the infrastructure to cope with that additional volume of vehicle movements?
- Drainage – the report states that the drainage will go to the local Outpool Discharge off site, yet the same report also states that the water will be dealt with by way of Sustainable Drainage On-Site –which is it?
- The report also states that the AGP football pitch WILL NOT be used between 0800 & 2200hrs Monday to Friday and between 0800 & 2000hrs Weekends and Bank Holidays.

#### 4.61 Alternative Sites

- The building of a full sized artificial football pitch with floodlights for commercial use until 2200hrs, in the FitzWimarc School sports field within the heart of a residential area is totally inappropriate. There are far more and better sites for such a development and consideration should be given to this project being moved to one of those locations.

#### 4.62 Previous Applications and Planning Officer Reports

- The FitzWimarc School has twice previously made planning applications to have a football pitch with floodlights and also a tennis court with floodlights, both for hire to outside organisations, in 1994 & 2004/5. The first application was granted upon appeal with strict conditions about the hours of use and also not allowing floodlights. The second application was refused planning permission. We would therefore request that the previous Planning Officers Reports are considered and their information is used to refuse this current application.

4.63 We have also contacted the School in relation to the Deed of Covenant which we believe restricts the lands use to educational purposes and excludes business use.

4.64 MP RESPONSE – Two letters received from Rt Hon Mark Francois forwarding objections from local residents to this application. The objections received refer to the same concerns as that summarised above

## 5 RECOMMENDATION

5.1 It is proposed that the Committee **RESOLVES**

That the application be approved, subject to the following conditions:-

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- (2) Prior to commencement of the development hereby approved, a revised plan showing pitch markings for sporting activities, the artificial turf pitch and the drainage bunding shall be submitted to and agreed in writing with the Local Planning Authority. Once agreed, the pitch markings, artificial turf pitch and drainage bunding shall be installed in accordance with such positioning and details agreed prior to first use of the artificial turf pitch and thereafter be maintained in the agreed form.
- (3) Prior to first use of the development hereby approved, a community use agreement for the artificial turf pitch shall be submitted to and agreed in writing by the Local Planning Authority (in consultation with Sport England) setting out the school's policy and arrangements for community use of the artificial turf pitch and covering matters such as (but not limited to) hours of use, types of bookings accepted, restrictions on community use etc. Once agreed, the community use agreement shall be implemented on site and be permanently adhered to.
- (4) Prior to construction of the artificial turf pitch hereby approved, details of a surface water drainage scheme, including bunding detail, positioning and levels (which should be designed specifically to restrict surface water flows until and including the 1 in 100 year event plus climate change) and engineering details for the pitch, shall be submitted to and agreed in writing with the Local Planning Authority. Once agreed, such drainage shall be implemented on site prior to first

use of the artificial turf pitch and thereafter be maintained in the agreed form.

- (5) Ecological mitigation and habitat enhancement shall be undertaken in accordance with the preliminary ecological appraisal by RPS dated 3<sup>rd</sup> September 2015.
- (6) No development or any preliminary ground works shall take place until:-
  - a. All trees shown within the Arboricultural Impact Assessment to be retained during the construction works have been protected by weld mesh panel fencing including ground protection to cover the remaining distance outside of the Root Protection Area (RPA) of tree T1. The fencing shall be erected around the trees and the fencing and ground protection positioned in accordance with British Standard 5837:2012 (the fencing/ground protection shall be undertaken for the area outside of the RPA for T1 in accordance with the above), and;
  - b. All weather notices prohibiting accesses have been erected on the fencing demarcating a construction exclusion zone as detailed in BS5837:2012 section 6.

Notwithstanding the above, no materials shall be stored or activity shall take place within the area enclosed by the fencing. No alteration, removal or repositioning of the fencing shall take place during the construction period without the prior written consent of the Local Planning Authority.

No works should be carried out within the Root Protection Area (RPA) unless provisions are made in a site specific arboricultural method statement and subsequently approved by the Local Planning Authority.

Unless otherwise approved in writing by the Local Planning Authority, no retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree's branches, stems or roots be pruned.

The development shall be carried out in accordance with the above and the Arboricultural Impact Assessment, method statements, tree protection plan and the recommendations.

8.2.74

- (7) Fencing shall be installed surrounding the artificial turf pitch in accordance with the acoustic report by Acoustic Consultants Ltd. dated February 2015 prior to first use of the artificial turf pitch and shall thereafter be retained in this form.
- (8) No amplified music, speech or other form of public address system shall be installed or operated to serve the development hereby permitted without the prior consent of the Local Planning Authority.
- (9) The use of the artificial turf pitch hereby permitted and its associated floodlighting shall not take place outside the hours of 8am to 10pm Monday to Friday, 8am to 8pm Saturdays and 9am to 8pm Sundays and Bank Holidays.
- (10) The floodlighting shall be installed in accordance with the details submitted incorporating:-
- 1) Lighting Impact Statement (within the Design & Access statement)
  - 2) Floodlighting performance results
  - 3) OptiVision luminaire specification
  - 4) Master MHN-FC light specification
  - 5) ILP 2011 – Guidance notes for the reduction of obtrusive light
  - 6) Drawing no.05 showing flood light and pitch elevations
  - 7) Drawing no.06 showing luminance and spillage

And shall thereafter be retained in this form.

- (11) Prior to commencement of the development, areas within the curtilage of the site for the purpose of loading/unloading/reception and storage of building materials, shall be allocated clear of the highway. Once allocated, such areas shall be used solely for the purpose of loading/unloading/reception and storage of building materials during construction works.



Christine Lyons  
Assistant Director

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**Relevant Development Plan Policies and Proposals**

CP1, CLT3, CLT4, CLT6, CLT8, CLT9, CLT10, T1, T3, T5, T6 and T8 of the Core Strategy 2011

DM1, DM5, DM25, DM27 and DM30 of the Development Management Plan 2014

Parking Standards: Design and Good Practice Supplementary Planning Document adopted December 2010

Playing Pitch Strategy Supplementary Planning Document 2012

Open Space Study (2009)

Planning and Design for Outdoor Sport and Play (produced by Fields in Trust)

South Essex Surface Water Management Plan 2012

For further information please contact Mrs C Buckley on:-

Phone: 01702 546366 Ext 3416

Email: [claire.buckley@rochford.gov.uk](mailto:claire.buckley@rochford.gov.uk)

If you would like this report in large print, Braille or another language please contact 01702 318111.

