

APPLICATION NUMBER	CB/09/06722/FULL
LOCATION	Land On The South Side Of Rugby Club, Woburn Street, Ampthill
PROPOSAL	Full: Change of use from Agricultural Land to D2 Sports Pitches, Training Land with associated Groundworks.
PARISH	Ampthill
WARD	Ampthill
WARD COUNCILLORS	Cllr Paul Duckett, Cllr Gary Summerfield
CASE OFFICER	Mary Collins
DATE REGISTERED	07 December 2009
EXPIRY DATE	08 March 2010
APPLICANT	Ampthill & District RUFC
AGENT	Aragon Land and Planning UK LLP
REASON FOR COMMITTEE TO DETERMINE	Councillor call in Cllr Summerfield: Effects on SSSI at Coopers Hill
RECOMMENDED DECISION	Full Application - Granted

Site Location:

The development site is situated on the western slope of Cooper's Hill between Station Road and Woburn Road at the western end of Ampthill. The application site is bounded on its eastern, northern, western and part of its southern side by Cooper's Hill Site of Special Scientific Interest. To the west lies the A507 Ampthill by pass.

The site is currently in agricultural use and it is understood previously formed part of the Coopers Hill nature reserve prior to 1917 when the trees were felled for war purposes.

Ampthill Rugby ground is situated off the southern side of Woburn Street Ampthill with the Queensmen Football ground next to it. The existing rugby ground lies to the north of the application site and is separated from it by the intervening SSSI.

The site is outside the Settlement Envelope of Ampthill and is within the South Bedfordshire Green Belt.

The Application:

Planning permission is sought for the change of use from agricultural land to D2 Sports Pitches, Training Land with associated groundworks.

RELEVANT POLICIES:**National Policies (PPG & PPS)**

PPS 1 - Delivering Sustainable Development

PPG 2 - Green Belt
PPS 5 - Planning for the Historic Environment - Policy HE7
PPS 5 - Planning for the Historic Environment: Historic Environment Planning Practice Guide
PPS 7 - Sustainable Development in Rural Areas
PPS 9 - Biodiversity and Geological Conservation
PPG17: Planning for open space, sport and recreation
PPS25: Development and Flood Risk

Core Strategy and Development Management Policies, Central Bedfordshire (North), November 2009

CS3 - Healthy and Sustainable Communities
CS4 - Linking Communities
CS11 - Rural Economy and Tourism
CS16 - Landscape and Woodland
CS17 - Green Infrastructure
CS18: Biodiversity and Geological Conservation
DM4: Development within and beyond settlement envelopes
DM14 - Landscape and woodland
DM15 - Biodiversity
DM16 Green Infrastructure
DM17 - Accessible Greenspaces

Supplementary Planning Guidance

Mid Bedfordshire District Landscape Character Assessment Final Report August 2007.

Planning History

None

Representations: (Parish & Neighbours)

Amphill T C

Objects to the application on the following grounds:

- i) There is no ecological assessment provided with the application.
- ii) Access to the site is across the SSSI at Coopers Hill.
- iii) There could be a potential for damage to the areas of wet flushes.
- iv) The application is contrary to Policy CS18

Adj Occupiers

242 Letters of support received:
Approximate breakdown:

Amphill residents:61
Bedfordshire 177
Others: 12

Club lacking in adequate playing and training space

This application will help improve and transform the club's facilities

There is a vast mini and youth section within the club that would benefit from extra pitch space

Club contributes to the local community and youth development

Additional pitches will help the community by attracting more children to the club

Benefit to Ampthill

Should be encouraging children to partake in sport

Children are taught respect whilst also keeping fit.

The local community needs facilities for young people to play or watch sport. This will divert them from being a nuisance to the community, policing and council cleaning services.

Valuable community resource

26 Letters of objection received:

- Detrimental impact on Coopers Hill SSSI
- Massive earth movements involved would alter the water levels and hydrology significantly with the potential to destroy a significant part of SSSI and the acid mire
- Any development next to the SSSI could have implications for hydrology of the site and its ecology
- Wear and tear to public footpaths crossing SSSI and result in degradation of the fragile sandy soils.
- Parking on match days is a problem. Increased parking in Woburn Road and Station Road. Parking on verges impairing pedestrian visibility.
- Serious negative impact on the view from Coopers Hill nature reserve. Currently it is a view of wildlife in an undulating topology, the proposed development would introduce a man made flat section to the currently unspoiled views from Ampthill's most popular nature reserve.
- Impact on wildlife
- Current field habitat for skylarks
- Would rob Ampthill of an attractive and popular area for walking and one that helps to frame the vistas around Ampthill.
- Loss of green belt land
- Erosion of paths connecting site with existing rugby club
- Impact of water quality from use of herbicides

Consultations/Publicity responses

Archaeology	<p>The proposed development lies within a documented prehistoric archaeological landscape. The results of the evaluation (fieldwalking and trial trenching) indicate the proposed development site is archaeologically sensitive, however there are few remaining sub-surface archaeological features and those that do survive are likely to be of fairly recent origin. The Council's Archaeologist can now confirm that the applicant has completed the required scheme of archaeological investigation and consequently has no objection to this application on archaeological grounds.</p>
Ramblers	<p>Footpath FPA3 traverses Cooper's Hill from the site of the War Memorial and then enters the area of the proposed development. It crosses the field in a westerly direction and exits the field via the proposed vehicle access route to the A507.</p> <p>Examination of the documents 805/002 and 805/003 indicates that the cut and fill work and the completed southern-most pitch will be very close to the line of path FPA3. Due to this proximity, it is likely that there could be intrusion upon the line of the path during the cut and fill work. If the project were allowed to proceed, then the contractors should be made aware of the path's existence and at no time should the ROW be impaired by temporary spoil heaps or equipment.</p> <p>The southern-most corner of the second pitch will be much closer to the southern boundary of the field and hence closer to path FPA3. Regarding the proposed use of the existing track for access between the clubhouse and the new pitches, this is on the line of ROW FP15. It should be brought to the attention of the proposers that any future application to allow vehicles to use this route would be strongly opposed.</p>
Footpaths	<p>Surface of footpath will deteriorate due to additional use by spectators and players in studded footwear. The footpath crosses the SSSI and this will damage it</p>
Highways	<p>The proposal is for a change of use from Agricultural land to D2 sports pitches, training land. The site has a direct access off the A507 which is intended to be used for ground maintenance vehicles and for emergency vehicles only. Players and spectators and coaches are proposed to access the site by walking via the footpath to the rear of the site from the Dillingham Park, that house the Amptill and District Rugby Union Football Club</p> <p>There are 90 car parking spaces at the existing Dillingham Park that are proposed to be used for the existing and the spectators and coaches to the new facility which is satisfactory.</p> <p>Recommend condition is attached requiring details of how direct access onto the A507 will be controlled to restrict to ground maintenance and emergency vehicles only.</p>
Police	<p>Concern that access to A507 will be used. Potential parking on</p>

	A507
Natural England	Initially Objected to the proposed development. The application contains insufficient information to satisfy Natural England that there would be no adverse effects on features of interest for which the SSSI is notified, as well as biodiversity interests on the application site. Wildlife Survey received: Support mitigation measures but the issues of hydrology need to be resolved before determination of the application. Awaiting response on revised plan
Wildlife Trust	Objected to the proposed development. The application contained insufficient information, concern regarding impact of surface water runoff on adjoining SSSI Awaiting response on revised plan
Greensand Trust	Application has the potential to have a detrimental impact on Coopers Hill SSSI, its habitat and species. No attempt has been made by the applicants to assess this impact and therefore lodge objection to the proposal.
Beds Network	Badger Do not have any records of badger setts on, or immediately adjacent to, the application site as it is private land and have not had opportunity to visit it. Aware that there is a sett on the verge of the A507 Badgers are definitely present in the area.
Sport England	Planning Policy Objective 7 of Sport England's Planning for Sport and Active Recreation: Objectives and Opportunities document (September 2005), supports the development of new facilities that will secure opportunities to take part in sport. As the proposal would clearly meet this objective, Sport England would support the principle of this planning application. Advise that the RFU have also confirmed their support for the development.
IDB	The site the subject of this application is on the Woburn Sands formation where natural drainage is good such that the greenfield rate of runoff is 1 litre per second per hectare. However, the cut and fill operations proposed for the levelling of ground for the rugby pitches is likely to alter the natural drainage of the site through ground compaction and the construction of steeper gradients on the slopes surrounding the pitches. Recommend a condition is included in any planning permission which may be granted which requires surface water runoff to be adequately discharged to ground on site, in order to ensure that overland flow of surface water is not increased which could reach the River Flit, Flood Zone 3.
Environment Agency	The application site lies in Flood Zone 1 defined by Planning Policy Statement 25 as having a low probability of flooding. However, the proposed scale of development may present risks of flooding on-site and/or off-site if surface water is not effectively managed. It is likely that changes in the gradient /landform upon creation of two sports pitches may increase the rate of surface water runoff and the rate of discharge from the site. The applicant should submit calculations to demonstrate the greenfield runoff rate from the site has not been increased as a result of the proposed sports pitches. Where the runoff from the site is greater than previous, on-site attenuation will be required

which must be provided up to the 1 in a 100 year critical storm with an allowance for climate change and controlled to that of the greenfield runoff rate.

The proposal will only be acceptable if condition is imposed requiring a scheme for the provision, implementation, ownership and maintenance of the surface water drainage system for the rugby pitches.

Recommend condition regarding contamination.

Site Notice
posted 23/12/09
Application
advertised
18/12/09

Response received

Response received

Determining Issues

The main considerations of the application are;

- 1. Principle**
- 2. Visual impact**
- 3. Biodiversity and impact on adjoining SSSI**
- 4. Footpaths and rights of way**
- 5. Archaeology**
- 6. Parking and access**
- 7. Amenities of neighbouring property**

Considerations

1. Principle and background

The site is within the Green Belt and outside the Settlement Envelope of Ampthill.

PPG 2 states that the use of land for outdoor sport and outdoor recreation is considered an appropriate land use within the Green Belt and the change of use is therefore acceptable in principle. This proposal does not comprise any facilities or buildings associated with the use.

Policy CS3 states that the Council will ensure that appropriate infrastructure is provided for existing and growing communities by safeguarding existing community, education, open space, recreation sports, play and health facilities and supporting in principle the upgrading of community, education, open space, recreation sports, play and health facilities

CS17 says that development that would fragment or prejudice the green infrastructure network will not be permitted

CS18 says that development that would fragment or prejudice the biodiversity network will not be permitted

PPS9 states that "Planning permission should be refused if harm to wildlife interests cannot be prevented, adequately mitigated or compensated".

The proposal is considered to be acceptable in policy terms.

In terms of relocation, Ampthill Rugby Club has considered a number of alternatives in order to gain the additional pitch space it requires. This included relocating the club out of the region with options considered at Stewartby, Flitwick, Bedford and further afield but the Club does not want to leave Ampthill but was worried it had little choice due to the lack of space. Sites at Huntings Engineering and close to Ampthill tip were considered but the site close to the tip was sold for housing and Hunting Engineering did not contain enough space and the land was unsuitable. The club also did not want to develop entirely new facilities including club house as this would be prohibitively expensive due to the inability to dispose of the current site due to its location.

The site proposed for the new pitches is the only location within Ampthill that could utilise the clubs existing facilities and was of a suitable size.

The existing club has sufficient changing room space, but is lacking in pitch space. The proposed pitches will initially be used for juniors, but could be used by adults in the longer term. The current pitches are overused and therefore this shows the need for further pitches.

2. Visual impact

The development site is situated on the western slope of Cooper's Hill between Station Road and Woburn Road. The application site is bounded on its eastern, northern, western and part of its southern side by Cooper's Hill Site of Special Scientific Interest. The site is currently in agricultural use and is devoid of trees and as such is highly visible.

The Mid Bedfordshire District Landscapes Character Assessment Final Report August 2007 describes the landscape as the Wooded Greensand Ridge which is a prominent landform creating a distinctive skyline and horizon in the view from much of Bedfordshire. Any change on the ridge - land management or development/quarrying could threaten this important characteristic.

The site currently slopes upwards from west to east and is on the western slope of this part of the Greensand Ridge.

Two level full size rugby pitches 100 metres long by 65 metres wide with 10 metre in goal areas and 5 metre run-offs are proposed.

Due to the topography of the site a cut and fill operation is required which will remove 26,387 m³ of existing site materials and redistribute it to provide two level playing fields. The pitches themselves will have a gradient of 1 in 100 and will be sited lengthway with the length of the pitch parallel with the slope.

The pitches are set down from the top of the ridge and will be seen against the backdrop of the higher section of the slope and the top of the ridge. The pitches are approximately 4 metres lower than the footpath at the top of the ridge. The pitches are also at different levels to each other with the southern pitch being approximately 3 metres higher than the northern pitch.

The slope above each pitch will be graded to 1 in 5 slope whilst the slopes below the pitches will be graded 1 in 6 to the southern pitch and 1 in 5 to the northern pitch.

Although the regrading of the land and the creation of level playing fields would change the topology of the slope, the land will in effect be terraced with the sides of the terraces being sloped. As the pitches will be flat and almost horizontal and viewed edge on, the visual impact of the pitches themselves will be minimal when seen from the west

To the west of the site runs the A507. There will be limited views of the pitches from the road due to screening by an area of woodland in the SSSI to the boundary with the road. There will be distant views of the ridge and the pitches from the Millbrook Crossroads and from Fordfield Road to the west which runs parallel to the ridge. However the overall visual impact of the development on the ridge will be of the sides of the pitches and the goals posts will be seen against the back drop of the slope and landscaping to the top of the ridge.

There will be some views of the pitches from the top of the ridge and the public footpath that runs along the top. However there is currently some planting along the public footpath which will serve to partially screen the western slope from view. There will be views down towards the pitches but the main view from the ridge line will not be unduly harmed by the proposal.

There will also be views of the pitches from the public footpath crosses the site. The southern pitch will be seen end on from this point and the pitch will be higher than the adjoining slope.

As will be discussed in the next section of the report there is potential for habitat creation around the pitches and this will help to improve the visual impact of the proposal and help to improve the landscape value and character of this particular part of the Greensand ridge at Ampthill.

3. Biodiversity and impact on adjoining SSSI

The application site is bounded on its eastern, northern, western and part of its southern side by Cooper's Hill Site of Special Scientific Interest
Cooper's Hill is one of the few remaining fragments of lowland heathland remaining in Bedfordshire. On parts of the SSSI where springs arise, areas of acid mire are found, another rare habitat.

Impact on SSSI

Concern has also been raised that there is the likelihood of new informal paths being created through a quiet, sensitive part of the SSSI, as there is the potential for spectators and players to create short cuts to the new pitches from the existing facilities and changing rooms and these will damage the SSSI.

The construction of fencing to the southern boundary of the existing rugby football ground and to the northern boundary of the application site is proposed and this will serve to partially enclose the SSSI and channel users to a single entry and exit point to the training pitches and to use the existing footpath connecting the training pitches with the existing facilities. A drawing 1370/10/1 has been submitted showing the position of fencing and this is considered sufficient to prevent incursion into and short cuts through the intervening SSSI from the changing rooms and clubhouse to the new pitches.

The style of fencing put forward is not considered to be high enough or robust enough and may be easy to break or vault. As such a condition will be imposed that the height of the fence should be 1.8 metres.

Hydrology

The proposed earth movements have the potential to significantly affect the hydrology of the lower lying wetter parts of the SSSI. These acid mire areas rely on a delicate water balance and as such a hydrological assessment is needed to assess the potential impact on the SSSI

Cooper's Hill SSSI already receives above its critical load of nitrogen from atmospheric pollution and therefore it will be particularly sensitive to additional inputs from fertilisers.

To mitigate against water run off and fertilisers washing off into the lower and adjoining SSSI a plan was submitted (805/002 Revision T2) showing the position of a swale to prevent fertiliser /herbicides washing off into the acid mire of the SSSI. It is considered that rather than a swale which would hold up water and allow water to slowly dissipate into the surrounding mire that a bund would be more appropriate as it would divert the water away from the SSSI and encourage water to travel down the slope.

A further plan was received on 15 October 2010 805/002 Revision T4 which showed a raised bund. Comments are awaited from Natural England and the Wildlife Trust. If these details are acceptable it is expected that Natural England and the Wildlife Trust will be able to remove their objection to this planning application.

Protected species

A Ecological Survey has been carried out and the report found that there is an exceptional population of Common Lizards around the edge of the site. These are protected by the Wildlife and Countryside Act 1981 and the report recommends some measures to minimise the impact of creating the rugby pitches in section 5.1 of the report. A condition will be imposed to ensure that these mitigation measures are carried out.

Habitat enhancement

There will be large areas of the application site that are not to be taken up by the pitches or by spectators and it is proposed that new wildlife habitats around the pitches are created.

Site enhancements for biodiversity are outlined in section 5.2 of the Further Surveys report dated 27/0710 and these are supported by Natural England and the Wildlife Trust. Figure 3 attached to the report shows the recommended location for the habitat enhancements which include sand bars, scattered scrub and heath/acid grassland. It is vital that the successful establishment of the heathland/acid grassland habitat is ensured along with its long term management for the benefit of wildlife. The creation of heathland can be a long process and so the need to secure management into the future is critical to its

success. A condition will be attached to ensure the successful creation of heathland and acid grassland around the proposed rugby pitches. The Bedfordshire Wildlife Trust manage the heathland on Cooper's Hill adjacent to this site and the applicant is encouraged to explore a long term agreement with the Wildlife Trust as outlined at 5.2.6. As this is a vital part of the mitigation for this planning application the long term management arrangements should be put in place as a priority if the application is permitted.

The establishment of a suitable species rich acid grassland/heathland mix is highly desirable, though is likely to take a longer period to establish than standard amenity grassland, and therefore the timescales for success need to be adjusted accordingly. The sward development will need to be monitored over the initial 5 year period, and only agreed seed mixes (containing suitable local provenance seeds) should be used to reseed areas where it is deemed have failed to establish.

4. Footpaths and rights of way

Footpath No. A3 traverses Cooper's Hill from the site of the War Memorial and then enters the area of the proposed development. It crosses the field in a westerly direction and exits the field via the proposed vehicle access route to the A507.

Footpath No. 15 will connect the existing rugby ground and changing rooms with the training pitches. The application site does not impinge on this footpath but there is concern that this path is likely to be affected by the increased footfall using it and this will cause damage to the path and the SSSI it crosses. The soils here are sandy, fragile and easily eroded and the increased use of path in studded footwear will exacerbate this.

The cut and fill work and the completed southern-most pitch will be very close to the line of path FPA3. Due to this proximity, it is considered likely that there could be intrusion upon the line of the path during the cut and fill work. Contractors should be made aware of the path's existence and at no time should the Right of Way be impaired by temporary spoil heaps or equipment.

Although there is concern that the existing pathway will be eroded by increased use, it is conceded that it is better that the existing path is used rather than new informal footpaths being created and damaging the SSSI where there is vegetation. As discussed previously, the erection of the fence will stop incursions into the SSSI and it is accepted that the existing path across the SSSI will be sacrificed instead.

Regarding the proposed use of the existing track for access between the clubhouse and the new pitches, this is on the line of right of way FP15. Vehicles are unable to use this route.

The change of use of the land will not alter the public's use and enjoyment of the land for walking. The route of the public footpaths to the outer parts of the field remain unaltered and the land was not previously within the public domain but in agricultural use. The use as rugby pitches will ensure that there is a degree of public access to the site.

5. Archaeology

The proposed development lies within a documented prehistoric archaeological landscape.

The groundworks required to create two level rugby pitches within the application area will involve “cut and fill” and “approximately 26,000 cubic metres of soil will be cut and filled to create the pitches.” (Amphill and District RUFC Planning Statement, page 3). This quantity of earth moving will have a negative and irreversible impact on any surviving archaeological deposits present at the site.

The application was not accompanied by enough information to be able to assess the full impact of the proposed development on the archaeology of the site and work out an appropriate mitigation strategy. Therefore additional information was required on the archaeology of the site to be able to determine this application. This information was obtained through an archaeological field evaluation commissioned by the applicant.

An archaeological report was submitted dated 6th October and was approved by the Council's Archaeologist on 12th October. The results of the evaluation (fieldwalking and trial trenching) indicate the proposed development site is archaeologically sensitive, however there are few remaining sub-surface archaeological features and those that do survive are likely to be of fairly recent origin. The Council's Archaeologist can now confirm that the applicant has completed the required scheme of archaeological investigation and consequently has no objection to this application on archaeological grounds.

6. Parking and access

Vehicular access to the application site is from the A507 and will utilise an existing agricultural access opposite The John Crosse House.

Concern has been raised by the Police that the access should not be used routinely by vehicular traffic. The applicant has confirmed that this access will be required for the initial ground works and construction traffic. Once the rugby pitches are completed, vehicular access will only be required for ground maintenance vehicles and emergency vehicles should a player be seriously injured.

The applicant has confirmed that the normal practice for emergency vehicle access is to fit the gate with a combination lock which has a standard combination that is known to the emergency services, restrictions on the sharing of the combination (e.g. to the ground maintenance contractor) would provide security.

The existing gate is currently approximately 5m from the roadside and will be located some 10 metres further from the road in order to enable a tractor and trailer (or emergency vehicles) to be parked entirely off the road while the driver opens and/or closes the gate.

Concern has also been raised regarding the increased level of on street parking in Woburn Street and Station Road on match days and that there is inadequate parking for the current use. No additional parking is proposed. Station Road has unrestricted parking with the exception of double yellow lines to the turning area to the end of the road. Woburn Street also has unrestricted parking and there a public car parks on the north side of Woburn Street.

The community police have acknowledged that there have been parking issues at the rugby club for a number of years but that this does not cause obstruction to the

road in any way and that the other parking bays nearby are used to prevent this.

The Highways Officer has no objection providing access from the A507 is suitably restricted.

7. Amenities of neighbouring property

There is only one residential property in close proximity to the proposed pitches and this is situated on the northern side of Station Road. This property is approximately 120 metres away from the public footpath and is not considered to be detrimentally affected by loss of outlook or amenities as a result of the proposal.

Reasons for Granting

The proposal is in conformity with Policy DM3 of the Core Strategy and Development Management Policies, Central Bedfordshire (North), November 2009, as it is appropriate in scale and design to its setting and respects the amenity of surrounding properties; DM14 as the proposal will not have an unacceptable impact on the landscape character of the area and DM15 as biodiversity is protected, appropriate mitigation measures will be carried out and the scheme will provide long term benefits for wildlife; Policy CS11 as the proposal supports the leisure developments in the countryside and which provides opportunities for rural diversification and is well located to support local services, businesses and other tourist attractions.

The proposal is in conformity with PPS5: Planning for the Historic Environment as the proposal reduces risks to a heritage asset.

It is also in accordance with Planning Policy Guidance: PPS1: Delivering Sustainable Development, PPG 2: Green Belt as the proposal does not affect the openness of the Green Belt and PPS 9: Biodiversity and Geological Conservation as biodiversity is safeguarded.

Recommendation

That Planning Permission be Granted subject to the following:

- 1 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 **No works shall commence on site until a scheme for the provision, implementation, ownership and maintenance of the surface water drainage system for the rugby pitches has been submitted to and agreed in writing with the Local Planning Authority . The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme and shall demonstrate that there will be no additional run-off from the site.**

Reason: To prevent flooding by ensuring that satisfactory

storage/disposal of surface water on the site up to the critical 1:100 year critical storm with climate change allowance and in doing so ensure that there is no increased flood risk elsewhere.

- 3 **Prior to the commencement of development a scheme setting out measures for protecting all trees, shrubs and other natural features during construction work shall be submitted to and approved in writing by the Local Planning Authority. No work shall commence on site until all trees, shrubs and features to be protected are fenced with 2.3 high weldmesh fencing securely mounted on standard scaffolding poles driven firmly in the ground in accordance with BS 5837:2005;**

- **for trees and shrubs the fencing shall follow a line 1.0m outside the furthest extent of the crown spread, unless otherwise agreed in writing by the Local Planning Authority;**
- **for upright growing trees at a radius from the trunk not less than 6.0m, or two thirds of the height of the tree whichever is the greater;**
- **for other natural features along a line to be approved in writing by the Local Planning Authority.**

Such fencing shall be maintained during the course of the works on the site. No unauthorised access or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fenced area.

Reason: To safeguard the existing trees on the site in the interests of visual amenity.

- 4 The development permitted by this planning permission shall only be carried out in accordance with the approved biodiversity mitigation measures outlined in Section 5.1 of the Further Reptile and Nesting Bird Surveys dated 27 July 2010, compiled by Adonis Ecology Ltd unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure biodiversity interests are safeguarded in line with PPS9.

- 5 If, during development contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority, for a Method Statement detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that any potential land contamination is identified and appropriate remedial measures taken to produce a site that is free from harm to humans and ground water and is suitable for its proposed end use.

- 6 **Before development takes place details of how direct access between the A507 and the site for vehicles other than ground maintenance and emergency vehicles is to be prevented should be submitted to and approved in writing by the local planning authority. The approved details shall be implemented before the new facilities are first brought into use and thereafter retained for such purpose.**

Reason: In the interest of highway safety and for the avoidance of doubt.

- 7 Notwithstanding the approved plans, a 1.8 metre high chain link fence shall be erected in the positions shown on drawing 1370/10/1 prior to first use of the pitches. The fencing shall be kept in a good state of repair and retained at all times in perpetuity.

Reason: To ensure that the SSSI is protected against incursions by pedestrians.

- 8 The development permitted by this planning permission shall only be carried out in accordance with the habitat creation works outlined in Section 5.2 of the Further Reptile and Nesting Bird Surveys dated 27 July 2010, compiled by Adonis Ecology Ltd and shall relate to the areas shown on the plan at Appendix 1, Figure 3 attached to the report unless otherwise agreed in writing by the Local Planning Authority.

All habitat creation works shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. The works shall be undertaken not later than the end of the full planting season immediately following the completion of the development.

The sward development shall be monitored over the initial five years and the results reported annually to Natural England through the Local Planning Authority.

Reason: To create potential biodiversity gain through the appropriate design and management of wildlife enhancements within the development in line with PPS9.

- 9 The development permitted by this planning permission shall only be carried out in accordance with the principles for habitat enhancement management outlined in Section 5.2 of the Further Reptile and Nesting Bird Surveys dated 27 July 2010, compiled by Adonis Ecology Ltd and shown on the areas on the plan at Figure 3 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure existing or new habitats affected by development are managed effectively over an established period.

- 10 No works shall be commenced for the erection of any building or structure (including the erection of any lighting columns) within the area defined by the red line on site location plan Figure 3 without the specific grant of planning permission by the Local Planning Authority.

Reason: To protect the amenities of nearby occupiers and to protect the character and appearance of the surrounding countryside.

- 11 This permission does not authorise the use of the access from the A507 by vehicular traffic other than by vehicles used for ground maintenance or emergency vehicles.

Reason: To ensure safety of road users of A507.

Notes to Applicant

1. On uncontaminated land soakaways would be permissible for the disposal of clean surface water. Percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA Report 156), and to the satisfaction of the Local Authority. The maximum acceptable depth for soakaways is 2 metres below existing ground level. If, after tests, it is found that soakaways do not work satisfactorily, alternative proposals must be submitted.
2. The granting of this planning permission does not absolve the applicants from complying with the relevant law protecting species, including obtaining and complying with the terms of conditions of any licences required, as described in Part IV B of *Circular 06/2005*.
3. The surface of the public footpath must not be disturbed and no materials can be stored on the path at any time.
The Applicant is advised that if the Public Footpath is to be temporarily closed a period of six weeks notice will be required to arrange the temporary closure. Please contact Gemma Game, Rights of Way Officer, Central Bedfordshire Council on 0300 300 6574.
4. A surface water drainage scheme is required to effectively manage water run-off from the site so not to increase flooding on site or off site. The applicant will need to obtain water run-off calculations to provide information on the necessary storage/disposal (eg soakaways) of the surface water to the 1:100 year critical storm with climate change allowance that are necessary for this site.
5. The existing track between the clubhouse and the new pitches is on the line of Footpath 15 and is a right of way. Vehicles are unable to use this route.