

Item No. 8

APPLICATION NUMBER	CB/17/04133/FULL
LOCATION	Fulbrook Middle School, Weathercock Lane, Aspley Guise, Milton Keynes, MK17 8NP
PROPOSAL	The Construction of a Synthetic Turf Pitch with Associated Floodlighting, Fencing, and Ancillary Features
PARISH	Aspley Guise
WARD	Aspley & Woburn
WARD COUNCILLORS	Cllr Wells
CASE OFFICER	Stuart Kemp
DATE REGISTERED	26 October 2017
EXPIRY DATE	21 December 2017
APPLICANT	Fulbrook Middle School
AGENT	Geraint John Planning
REASON FOR COMMITTEE TO DETERMINE	The application site is council owned land and an objection has been received which cannot be overcome through condition.
RECOMMENDED DECISION	Full Application - Granted

Reason for Recommendation:

The proposal constitutes the construction of a synthetic turf pitch with associated fencing and flood lighting within an existing school playing field. The proposal is considered appropriate development within the Green Belt as it would provide an appropriate facility for outdoor sport and recreation, would preserve the openness of the Green Belt, and would not conflict with the purposes of including land within the Green Belt. The proposed would not result in any undue detrimental harm to the character or appearance of the area, neighbouring amenity, trees or landscaping, ecology nor highways safety given its design, siting and the conditions attached. As such the proposal is considered acceptable in accordance with policies CS3 and DM3 of the North Core Strategy and Development Management Policies, Sections 8, 12, 13 and 15 of the National Planning Policy Framework and the Central Bedfordshire Design Guide.

Site Location:

The application site comprises of Fulbrook Middle School and associated school grounds located to the north Weathercock Lane and south east of Burrows Close in Woburn Sands.

The site is located within the Green Belt.

The Application:

Planning permission is sought for the construction of a Synthetic Turf Pitch with Associated Flood lighting, Fencing, and Ancillary Features.

The pitch would have a maximum width of 61 metres and depth of 97 metres, it would benefit from open panel fencing along the perimeter at a maximum height of

4.5 metres. 6 floodlights would be installed outside of the parameter fencing at a maximum height of 15 metres.

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (March 2012)

Core Strategy and Development Management Policies - North 2009

CS1 Development Strategy

CS3 Healthy and Sustainable Communities

CS14 High Quality Development

DM3 High Quality Development

Central Bedfordshire Local Plan - Emerging

The Central Bedfordshire Local Plan has reached submission stage and was submitted to the Secretary of State on 30 April 2018.

The National Planning Policy Framework (paragraph 48) stipulates that from the day of publication, decision-takers may also give weight to relevant policies in emerging plans unless material considerations indicate otherwise.

The apportionment of this weight is subject to:

- the stage of preparation of the emerging plan;
- the extent to which there are unresolved objections to relevant policies;
- the degree of consistency of the relevant policies in the emerging plan to the policies in the Framework.

Reference should be made to the Central Bedfordshire Submission Local Plan which should be given limited weight having regard to the above. The following policies are relevant to the consideration of this application:

SP1: Growth Strategy

SP4: Development in the Green Belt

HQ1: High Quality Development

T2: Highway Safety and Design

T3: Parking

EE13: Outdoor sport, leisure and open space

CC5: Sustainable Drainage

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

Design Supplement 7 Householder Alterations and Extensions

Relevant Planning History:

None Relevant

Consultees:

Aspley Guise Parish Council
No response received

Highways Officer
No objection.

SuDS Engineer
We are pleased to see an integrated SUDS solution for this development proposal and recommend a condition

Landscape Officer

be applied to secure the final detailed design of the surface water drainage system, its implementation and long term maintenance/management.

CB/17/04133- Fulbrook MS Muga - Landscape and Visual: there are landscape concerns regarding the visual impact of this proposal, a factor which does not seem to have been given appropriate consideration within the Application. The proposal is sited in the southeastern corner of the school site, very close to the site boundary and adjacent to the wooded features of the Golf Course. Currently there are attractive views of the woodland gained from Weathercock Lane, these are of local value, as they help retain the connection to the countryside. The site lies within the "Woburn Greensand Ridge " landscape character area, where the strategy is to "conserve and enhance" traditional landscape features. The Guidelines for Development include the need to "Conserve the strong wooded context to settlements..... (6A.1.39)"

The landscape concerns relate to the visual impact of the 6 x 15m high lighting columns and to a lesser extent, the appearance of the fencing. It is noted that there will be significant spillage of light into the neighbouring woodland. Apart from the ecological concerns, the loss of tranquillity (which is accepted as covering visual as well as noise disturbance) is an issue, as the visual impact of fencing and lighting and the artificial surface will urbanise the foreground to the wood. There is also the concern regarding the potential conflict and longterm management implications to the wooded edge - the stand-off between the development and the trees does not appear to be sufficient. Whilst the wooded edge provides some containment in the view, experience suggests that there may need to be greater management of the trees on the boundary in the future.

The Floodlighting Report, in my view, erroneously assesses the site as being within "Environmental Zone 3 ", considering it to be within a suburban area. Given the countryside and wooded setting, it would be more appropriate to design a scheme acceptable to EZ 2 - the rural area, especially as the MUGA is at the furthest point from the highway and existing developed area.

More information on alternative lighting solutions are required. Lower height columns which reduce the light spillage should be considered. The visual impact of columns can also be reduced through the use of recessive coloured coatings rather than silver grey, particularly as the columns will be seen against the dark backcloth of the wood. and this should also be explored.

The Application has not included a landscape scheme or detailed how the soils to be excavated will be disposed of.

Until a landscape scheme is submitted, the scheme can not be considered acceptable.

If progressed, a landscape mitigation scheme will be required. There appears to be scope to establish some trees and hedging on site, eg between the highway frontage and the area of playing field to the west of the MUGA. Planting which creates a filtered screen, whilst still allowing views through to the woodland would be appropriate. Opportunities to create wildflower rich grassland utilizing sandy soils would also be beneficial.

nb. Woburn Sands lies just outside of the "Greensand Country " Landscape Partnership Programme, a HLF funded conservation programme aimed at halting the decline in landscape character experienced across the Greensand Ridge, part of which has been caused by the impact of minor schemes which result in suburbanisation of the rural area.

Trees and Landscape
Officer
Ecology

No objection subject to condition.

Response 01/11/2018

The scheme is objected to for the following reasons;

The April 2018 Preliminary Ecological Appraisal notes that the trees in the neighbouring habitat (tree line and spinney) have potential to support foraging/commuting bats. The ponds and rougher vegetation both in the wider and neighbouring sites also offer suitable foraging habitat for bats. Bats are a European Protected Species and legislation states;

Wild animals of a European Protected Species are protected from disturbance. Disturbance of such wild animals includes in particular any disturbance which is likely:

(a) To impair their ability:

o to survive, to breed or reproduce, or to rear or nurture their young; or

o in the case of animals of a hibernating or migratory species, to hibernate or migrate, or

(b) To affect significantly the local distribution or abundance of the species to which they belong.

The PEA acknowledges potential impacts on bats as a result of lighting stating 'Any increase in lighting, particularly of the boundary tree lines and spinney, could adversely impact the suitability of the site in supporting

foraging/commuting bats, through the displacement of such behaviours.'. Recommendations are made within the report to limit the use of the floodlighting and for further surveys to determine the level of use of the site by bats. The planning statement acknowledges this potential impact in 5.26.

Central Bedfordshire Council now holds a District Licence for Great Crested Newts and as such the applicant could apply for this licence to cover any potential impacts on GCN.

The NPPF states that the right information is crucial to good decision-making, as such without the necessary detail to inform a decision it is not possible to adequately determine impacts from the proposal.

The updated NPPF also expects development proposals to deliver net gains for biodiversity, this site lies on the edge of the Greensand Ridge Nature Improvement Area and as it stands the scheme only appears to result in a detrimental ecological impact and is therefore contrary to policy."

Additional Response - 10/12/2018

Ecology CB/14133

Following the Preliminary Ecological Appraisal further bat survey work was undertaken, this identified 6 bat species using the site including the nationally scarce Barbastelle. The report concludes in 'The use of the site by Barbastelle indicates high importance to foraging and commuting bats... As a site of high importance it is necessary to avoid displacement of this use and the only way of doing this is to avoid floodlighting at critical times.'

Whilst the report suggests no lighting of the sports pitch from dusk through to dawn between the months of April and September inclusive it is recommended that this restriction be extended to October inclusive, the warmer UK autumns of recent years would suggest it is wise to allow for longer periods of bat activity.

A lighting spill plan was submitted with the application and this was revised to allow for the movement of lighting column M4 at the eastern goal end to be moved, M6 at the western goal end should also be moved to take it further away from the boundary tree line where the bats have been recorded commuting.

All columns must have directional lighting to minimise spillage and an updated light spill plan will be required, this should accompany a lighting strategy to be conditioned suggested wording follows;

Prior to use, a “lighting design strategy for bats” for the new sports pitches shall be submitted to and approved in writing by the local planning authority.

The strategy shall:

a) identify those areas/features on site that are particularly sensitive for Barbastelle bats and that are likely to cause disturbance along important routes used to access key areas of their territory, for example, for foraging;

b) show how floodlighting will be installed (through the provision of appropriate lighting contour plans and technical specifications);

c) pitches shall not be lit between from dusk through to dawn between the months of April and October inclusive, unless otherwise agreed in writing by the local planning authority

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To prevent a detrimental impact to the nationally scarce Barbastelle bat.

Pollution Officer	No objection subject to conditions.
Leisure, Libraries and Countryside Policy Manager	Support the application subject to inclusion of Sport England Recommended conditions
Sports England	No objection subject to conditions following revised plans.
Archaeological Officer	No objection

Other Representations:

Neighbours

1 Neighbour Objection Objection (Summary)
- Object to hearing adults shouting and using foul language from rear garden and the possible chances of footballs landing in garden or striking children.

1 Neighbour Comment Comment (Summary)
- Impact on Highways leading to overcrowding and parking of cars along Weathercock Lane.
- Impact of sustained levels of increased noise.
- Lack of consultation as outside of district boundary.

Considerations

1. Principle

1.1 The application site is located within the Green Belt and therefore Section 13 of the National Planning Policy Framework (NPPF) is a key consideration in the

determination of this application.

- 1.2 Section 13 of the NPPF explains that the government places great importance on the protection of Green Belts. It states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 1.3 The five purposes of including land within the Green Belt as outlined in paragraph 134 of the NPPF are as follows:
 - to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns merging into one another;
 - to assist in safeguarding the countryside from encroachment;
 - to preserve the setting and special character of historic towns; and
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 1.4 Paragraph 144 of the NPPF states that, when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. It states that 'very special circumstances' will not exist unless the harm that would be caused to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
- 1.5 Paragraph 145 explains that the construction of new buildings should be regarded as inappropriate development, unless it falls within the provided list of exceptions. The applicant is relying on exception 2: provision of appropriate facilities for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.
- 1.6 The proposal is for the construction of a synthetic turf pitch as well as associated fencing and flood lighting within the existing school playing field. As such it is considered that the proposal would constitute the provision of outdoor facilities for outdoor sport. The proposed pitch would be well located adjacent to existing development and would be constrained within the application site through the existing boundary treatment to the east, large woodland to the north and residential development to the west and south. Given the siting and nature of the proposal, whilst it would result in an increased developed form within the site, it is not considered to conflict with any of the 5 purposes of including land within the Green Belt and as such would aid in preserving the openness of the Green Belt. As such the proposal would not result in any undue impact on the openness of the Green Belt.
- 1.7 Given the above, the proposal is considered to constitute appropriate development within the Green Belt which would not result in any undue harm to the openness of the Green Belt.
- 1.8 Policy CS3 of the North Core Strategy and Development Management Policies Document (2009) states that the council will ensure that appropriate infrastructure is provided for existing and growing communities by supporting in

principle the upgrading of community, education, open space, recreation, sports, play and health facilities and will approve new development which makes provision of the above. The proposal is considered to be in accordance with the above policy through the upgrading of the existing sports facilities (playing field).

1.9

Given consideration of the above the proposal is considered to be acceptable in accordance with both Sections 8 and 13 of the NPPF in regards to Green Belt and Policy CS3 of the North Core Strategy and Development Management Policies as such the proposal is considered to be acceptable in principle.

2. Impact on the Character and Appearance of the Area

2.1 The proposed synthetic pitch has been set back from the front of the application site to ensure that it does not form part of the existing streetscene along Weathercock Lane.

2.2 The materials to be used for the perimeter fencing are similar to those utilised in the existing boundary fencing around the school planning field and as such the erection of such fencing would not result in any undue impact on the character or appearance of the area.

2.3 The number of proposed floodlights have been kept to a minimum and would be designed to reduce light spill around the site. The site is well screened by existing landscaping and is contained by both the landscaping and neighbouring residential development. Given this, the proposal would not result in an undue impact on the character or appearance of the area.

2.4 It is considered that the proposal would not have a detrimental impact on the character and appearance of the surrounding area and that it is in accordance with policies in the Core Strategy and Development Management Policies Document dated 2009, Chapter 12 of the NPPF and the Central Bedfordshire Design Guide.

3. Neighbouring Amenity

3.1 The proposed pitch would be located adjacent to the boundary of the rear garden of the nearest neighbouring property at No.43 Weathercock Lane. Given the nature of the proposed development it would not affect No.43 in terms of loss of light or privacy and would not appear as unduly overbearing.

3.2 The pollution team have been consulted on the proposal in regards to the impact of light spill and noise on neighbouring amenity. Revisions have been made to the proposed flood lighting in order to reduce light spill to an acceptable level. As such the pollution team have raised no objection to this aspect subject to conditions to further control the extent of illumination.

3.3 The noise assessments submitted are considered to be satisfactory, whilst the pollution team have noted that the community use associated with the pitch would result in increased use of the site in comparison to the existing playing field. Given this increased use a condition has been attached to require further noise mitigation measures in order to further protect existing neighbouring occupiers from noise.

3.4 Given the above assessment and having consideration to the comments of the

pollution officer the proposal is considered to have an acceptable impact on neighbouring amenity subject to conditions.

4. Trees and Landscape

- 4.1 The Trees and Landscape Officer has been consulted on the proposals and following revisions to the siting of the proposed flood light columns has raised no objection subject to condition.
- 4.2 The revisions ensure that any potential conflict of the existing trees along the boundary to the east of the site is kept to a minimum and as such the proposal is considered acceptable in this regard subject to condition.
- 4.3 The Landscape Officer has also been consulted on the proposal and has made comments in regards to the impact of the proposed floodlighting and the lack of any landscape scheme.
- 4.4 Whilst the floodlights would be visible within the locality of the site they are considered to be commensurate to the scale of the proposed development, in addition a revised light spill plan has been provided which further reduces light spill into the adjacent woodland. The proposed pitch would be located within the school field adjacent to the existing concrete playground which already benefits from external floodlighting, although on a smaller scale to that proposed. A condition has been attached to ensure that the extent of illumination is agreed prior to the instalment of the floodlighting on site as well as a condition to restrict the hours of use of the pitch and associated lighting. In addition, a condition has also been attached requiring a detailed landscape scheme. Given the above, the proposal is considered to have an acceptable impact on Landscape subject to the conditions attached.

5. Highways

- 5.1 The site currently benefits from extensive parking adjacent to the main school building, during school hours the pitch would be used by school pupils only and would not generate any increased parking provision. Outside of school hours the existing car parking would be utilised to serve a wider community use of the proposed pitch. The Highways Officer has been consulted on the proposal and has raised no objection.
- 5.2 The existing car park is considered adequate to serve the pitch outside of school hours in accordance with the requirements of the Central Bedfordshire Design Guide, as such the proposal is considered to be acceptable in this regard.

6. Ecology

- 6.1 The proposed siting of the synthetic pitch currently comprises of a section of the existing grassed school playing field which is bordered by woodland and soft landscaping to the north east and south east.
- 6.2 The ecologist initially objected to the proposal given that limited information was provided in regards to the potential impact of the development on protected bat species.
- 6.3 The applicant has subsequently submitted a formal bat survey which identifies protected bat species present on and around the site and proposes mitigation

against any such harmful impact through the restricted use of the floodlighting during bat foraging months (April - October).

- 6.4 The ecologist has provided an updated response following receipt of this report which has led to further revisions in regards to the position of proposed floodlighting, by further reducing light spill along the south eastern boundary and has also recommended a condition be attached to any approval to appropriately restrict the use of floodlighting.
- 6.5 Given the revised light spill plan and floodlighting position and the inclusion of the recommended condition restricting the use of floodlighting between April - October, the proposal is considered to have an acceptable impact in this regard.

7. Other Considerations

7.1 SuDS Engineer:

The councils SuDS engineer has been consulted on the proposal and has made no objection subject to further details in regards to the surface water drainage for the site being provided through condition.

7.2 Sport England:

Sport England have also raised no objection to the revised proposals subject to the inclusion of conditions relating to the final material finish and layout of the pitch.

7.3 Neighbour Objection / Comment:

The formal objection and comment of the neighbours in regards to this application have been addressed in the relevant sections above. The proposed noise and highways impacts are considered to be minor and acceptable with neither the Pollution Officer or Highway Officer raising any objections in relation to these issues. The Local Authority conducted an extensive consultation on this application including the direct consultation of 20 neighbouring properties (adjoining the red line plan of the site as required) and a site notice was erected on Weathercock Lane on 31/10/2017.

7.4 Human Rights issues:

The development has been assessed in the context of human rights and would have no relevant implications.

7.5 Equality Act 2010:

The development has been assessed in the context of the Equalities Act 2010 and would have no relevant implications.

Recommendation:

That Planning Permission be **GRANTED** subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act

1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 All external fencing works hereby permitted shall be carried out in materials as shown on approved plan no.CBC/001.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match the existing building in the interests of the visual amenities of the locality.

(Section 12, NPPF)

- 3 **Details of any external lighting to be installed on the site, including the design of the lighting unit, any supporting structure and the extent of the area to be illuminated, shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing. Only the details thereby approved shall be implemented.**

Reason:

To protect the amenity of neighbouring residential occupiers from adverse impacts due to obtrusive or spillover light or glare (Chapter 12 NPPF).

- 4 **Prior to development, an Arboricultural Method Statement, prepared by a suitably qualified arboriculturist, shall be submitted to the Local Planning Authority for approval, specifying the appropriate tree maintenance work required for the adjacent woodland edge, located along the southeastern boundary of the new sports pitch, in respect of the initial installation and future maintenance of the floodlighting columns. The tree work shall be specified in accordance with BS 3998: 2010 "Tree Work - Recommendations" and shall only stipulate the minimum work required to facilitate provision and upkeep of the lighting columns, and therefore seek to maximise tree cover by avoiding unnecessary and excessive pruning work. The approved Arboricultural Method Statement shall then be used throughout the entire course of development works, and future site usage of the floodlit sports turf facilities.**

Reason:

To ensure that the screening value and visual amenity of the adjacent woodland strip is maximised, and that only the minimum access facilitation pruning and future maintenance work is carried out, thereby preventing unnecessary and excessive pruning works from being undertaken.

- 5 The development shall not be brought into use until a landscaping scheme to include all hard and soft landscaping and a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall

subsequently be maintained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.

Reason: To ensure an acceptable standard of landscaping.
(Sections 12 & 15, NPPF)

- 6 Prior to use of the development hereby approved, a “lighting design strategy for bats” for the new sports pitches shall be submitted to and approved in writing by the local planning authority. The strategy shall:
- a) identify those areas/features on site that are particularly sensitive for Barbastelle bats and that are likely to cause disturbance along important routes used to access key areas of their territory, for example, for foraging;
 - b) pitches shall not be lit from dusk through to dawn between the months of April and October inclusive, unless otherwise agreed in writing by the local planning authority

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To prevent a detrimental impact to the nationally scarce Barbastelle bat in accordance with section 15 of the NPPF.

- 7 **No development shall take place until details of the method of disposal of surface water drainage have been submitted to and agreed in writing by the Local Planning Authority, including any land drainage system. Thereafter no part of the development shall be occupied or brought into use until the approved drainage scheme has been implemented.**

**Reason: To ensure that adequate foul and surface water drainage is provided and that existing and future land drainage needs are protected.
(Section 14, NPPF)**

- 8 **No development shall commence until full details of the design and layout of the proposed artificial pitch have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The facility shall not be constructed other than in accordance with the approved details.**

Reason: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy.

- 9 Use of the development shall not commence until:
- (a) certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf - FIFA Quality or equivalent International Artificial Turf Standard (IMS) and
 - (b) confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is fit for purpose and sustainable, provides sporting benefits and to accord with Development Plan Policy.

10 The artificial grass pitch and associated flood lighting shall not be used outside the hours of:

- a) 8 a.m. and 9 p.m. Monday to Friday;
- b) 10 a.m. and 6 p.m. on Saturday and Sunday

In addition the associated flood lighting shall not be used at all between the months of April and October (inclusive).

Reason:

In the interests of the protection of habitats and protected species and neighbouring amenity, and to accord with Development Plan Policy, (Chapter 12, NPPF).

11 Use of the artificial grass pitch shall not commence until a community use agreement prepared, in consultation with Sport England, has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the artificial grass pitch and include details of pricing policy, hours of use, access by non-school users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason:

To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy (Chapter 12, NPPF).

12 Prior to commencement of use of the new facility, the existing artificial cricket wicket shall be relocated in accordance with a scheme to be submitted to, and approved in writing by, the local planning authority in consultation with Sport England.

Reason: To ensure this facility is retained in a suitable location to meet Sport England/ECB guidelines, and to accord with Development Plan Policy

13 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers NSFMS001 B, NSFMS002 B, NSFMS003 E, NSFMS004 C, NSFMS005 C, NSFMS006 D, NSFMS007, NSFMS009 B, HLSO2790 Rev 8, CBC/001.

Reason: To identify the approved plan/s and to avoid doubt.

INFORMATIVE NOTES TO APPLICANT

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other

enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

2. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the National Planning Policy Framework (NPPF) and the Core Strategy for North Central Bedfordshire.
3. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website www.centralbedfordshire.gov.uk.
4. Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplications/> For artificial grass pitches it is recommended that you seek guidance from the Football Association/England Hockey/Rugby Football Union on pitch construction when determining the community use hours the artificial pitch can accommodate.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35

The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

DECISION

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