

- 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.

NOTES TO APPLICANT

Any conditions in bold must be discharged before the development commences. Failure to comply with this requirement could invalidate this permission and/or result in enforcement action.

The application form for approval of details reserved by a condition, guidance notes and fees (i.e. £34.00 for householder applications and £116.00 for all other applications, per submission) can be found on our website www.centralbedfordshire.gov.uk or alternatively call Customer Services on 0300 300 8307 for hard copy forms.

- 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.