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COND/2020/0176

WARD: C

LOCATION: Sheerwater Estate, Albert Drive, Sheerwater, Woking

PROPOSAL: Approval of details pursuant to Condition 62 (external sports pitch lighting for the artificial grass pitch) of planning permission PLAN/2018/0374 for the Sheerwater Regeneration, to seek approval for alternative external sports pitch lighting only.

APPLICANT: Pellikaan Construction

OFFICER: Joanne Hollingdale

REASON FOR REFERRAL TO COMMITTEE

Although the applicant is the contractor for the Leisure Centre phase of the Sheerwater Regeneration, legal advice is that this conditions application falls outside the Scheme of Delegation and thus such applications are required to be determined by the Planning Committee.

SUMMARY OF PROPOSED DEVELOPMENT

This conditions application seeks approval of details pursuant to Condition 62 (external sports pitch lighting for the artificial grass pitch) of planning permission PLAN/2018/0374 for the Sheerwater Regeneration, to seek approval for alternative external sports pitch lighting only.

PLANNING STATUS

- Urban Area
- Thames Basin Heaths SPA Zone B (400m-5km)
- Priority Place
- Flood Zone 1 and 2 (some areas)
- Basingstoke Canal Conservation Area & SSSI
- Urban Open Space
- Local Centre

RECOMMENDATION

APPROVE details submitted.

SITE DESCRIPTION

This conditions application relates to the Leisure Centre phase of the Sheerwater Regeneration. This phase relates to the Leisure Centre which is almost complete and is located within the grounds of Bishop David Brown School. The Leisure Centre phase also includes the sports pitches within the school grounds including the new (3G) artificial grass pitch, which was approved with external sports pitch lighting.

PLANNING HISTORY

The most relevant planning history for this application is as follows:

PLAN/2018/0374 - Section 73 application to remove Condition 26 (bund), to vary Condition 4 (approved plans insofar as they relate to the Leisure Centre and sports pitches), Condition 23 (phase

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1b playing fields timeline), to submit details to satisfy Condition 21 (on/off-site drainage works), Condition 27 (drainage details for phase 1a(i)), Condition 28 (drainage details for phase 1a(ii)), Condition 29 (drainage details for phase 1a(iii)), Condition 30 (drainage details for phase 1b), Condition 52 (external materials for Leisure Centre), Condition 53 (details of finished floor levels for Leisure Centre), Condition 54 (sustainability - substitution of combined heat and power plant with a ground source heat pump) and amendments to wording of Condition 36 (phase 1c details of front boundary enclosures), Condition 38 (phase 1c biodiversity enhancement measures), Condition 43 (phase 1c external materials), Condition 45 (phase 1c details of bin storage areas), Condition 46 (phase 1c details of photovoltaic panels), Condition 47 (phase 1c sustainability measures), Condition 49 (protection of residential properties from noise), Condition 51 (phase 1c details of play area/trim trail delivery) to alter the timing for the submission of details for approval, of planning permission PLAN/2015/1260 for the redevelopment of the Sheerwater Estate. Permitted 18.04.2019 subject to a S106 Legal Agreement and Executive Obligations.

PROPOSED DEVELOPMENT

This conditions application seeks approval of details pursuant to Condition 62 (external sports pitch lighting for the artificial grass pitch) of planning permission PLAN/2018/0374 for the Sheerwater Regeneration, to seek approval for alternative external sports pitch lighting only.

The submitted details include plans of the (3G) artificial grass pitch showing the positions of the lighting columns, plans showing the light spillage, comparison spillage plans with the previously approved details, an external lighting design note and a letter from the applicant's Ecologist.

The external sports pitch lighting has already been installed on the site.

CONSULTATIONS

Sport England: We have reviewed the submitted details and consulted with the Football Foundation/Football Association and are satisfied that the information submitted complies with the relevant technical guidance. No objection is raised to the condition being discharged.

WBC Environmental Health Officer: There are no concerns to raise for this application.

Surrey Wildlife Trust: Provided that the applicant undertakes the actions as detailed in the submitted plans and letter from Ecology Solutions (23 November 2020), we would advise that the information provided is considered to be sufficient to meet the requirements of condition 62.

REPRESENTATIONS

As this application seeks approval of details pursuant to a condition on a planning permission, there is no statutory requirement for neighbour notification.

RELEVANT PLANNING POLICIES

Woking Core Strategy 2012

CS7 – Biodiversity and nature conservation

CS17 - Open space, green infrastructure and sport and recreation

CS21 – Design

DM Policies DPD

DM5 – Environmental Pollution

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DM7 – Noise and Light Pollution

PLANNING ISSUES

1. The only issue to consider is whether the details submitted are acceptable to comply with the requirements of Condition 62. Only the artificial grass pitch is to be lit with external sports pitch lighting. Under the original planning permission for the site PLAN/2015/1260, a planning condition required the details of the sports pitch lighting to be approved by the Local Planning Authority and this was so approved under COND/2018/0021 on 24.01.2019. When the subsequent Section 73 application was approved under PLAN/2018/0374 the condition was amended to require implementation in accordance with the previously approved details unless otherwise approved in writing by the Local Planning Authority.
2. It is understood that further approval is now being sought for alternative sports pitch lighting due to the improvements made to this technology in the interim. In addition the position of one lighting column is amended to enable easier access for maintenance (the column closest to the canal would be positioned to the east of the centre line of the pitch instead of aligning with the centre line of the pitch). The applicant has advised that the revised scheme submitted for approval has the following benefits:
 - A revised LED light fitting is proposed;
 - The quantity of light fittings is reduced by six (from 18no. to 12no. equating to 2no. per lighting column);
 - The new model is aesthetically similar to the previous model with roughly equal lumen output ratios;
 - The previously approved floodlighting system was to show 1 lux approximately at 91m metre from the centre of the pitch while the new proposed model is to be 1 lux at a maximum of 66m from the centre, a reduction of 27% of the 1 lux contour;
 - Total power and running costs are reduced;
 - There is less lighting overspill onto surrounding areas; and
 - Reduced glare.
3. The details submitted by the applicant advise that the lighting calculations achieve the requirement set out in the planning permission and the canal remains a dark corridor with diffused lighting levels between 2.5 and 1 lux past the modelled tree line. The canal will have a horizontal lux reading no higher than 0.3 lux. It should also be noted that some additional planting is to be provided to the north of the sports pitches which has not been taken account of in the modelling, which should further reduce light spill to the canal. There is no change to the approved number of lighting columns (6no. which would be coloured black) or their height (15m). The hours of use of the external sports pitch lighting is controlled by Condition 114 on planning permission PLAN/2018/0374 and this will not change.
4. In addition to the above the applicant has also advised that the external lighting will be on a timer to automatically switch off outside the approved hours of use. In addition the lighting will also be controlled by photocell to ensure external lighting is held off whilst daylight levels are sufficient.
5. The planning condition relating to the sports pitch lighting enables the LPA to assess the details having regard to the requirements to light the sports pitch, neighbour amenity and ecology. In this regard neither Sport England, the Council's Environmental Health Officer, nor the Surrey Wildlife Trust have raised any objections to the revised details submitted. As noted above the revised details would result in 27% reduction of the 1 lux contour resulting in less overspill and the applicant's Ecologist has reviewed the revised

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details and advised that it is “*clear that the design will result in reduced light spill from that previously considered to be acceptable. I am therefore satisfied that the amended scheme will not give rise to significant adverse effects on bats.*”

CONCLUSION

6. In light of the above comments the details submitted are considered acceptable and would meet the requirements of Condition 62. No objections have been raised to the submitted details by any consultee. The submitted details are also considered to comply with Policies CS7, CS17 and CS21 of the Woking Core Strategy 2012, Policies DM5 and DM7 of the DM Policies DPD 2016 and the NPPF. The details submitted are therefore recommended for approval as noted in the recommendation below.

BACKGROUND PAPERS

File - COND/2020/0176

RECOMMENDATION

It is recommended that details submitted are **APPROVED** as follows:

Details approved:

- 3G pitch layout plan by Pozzoni (drawing no. 4235-02_0912 Rev J) received on 07.12.2020 (except for turnstiles which are to form part of a separate application for LPA approval);
- Elevations/Sections of pitches and lighting columns ‘Multi-Use Games Pitch, Sections’ by BDP (drawing no. SHE-BDP-00-XX-SE-L-00-0021 Rev P04) received on 07.12.2020;
- Spill plan (drawing no. HLS05710 Rev 5 Spill Background) received on 07.12.2020;
- Football pitch layout showing elevations of lights (drawing no. HLS05710 Rev 9) received on 07.12.2020;
- Horizontal Spill plan (drawing no. HLS05710 Rev 9) received on 07.12.2020;
- Horizontal/Vertical Spill plan (drawing no. HLS05710 Rev 9) received on 07.12.2020;
- Lux plan for pitch (drawing no. HLS05710 Rev 9) received on 07.12.2020;
- Setting out plan received on 07.12.2020;
- Spill plan – vertical at 0.5m (drawing no. HLS05710 Rev 9) received on 07.12.2020;
- Photo of Philips BVP LED received on 07.12.2020;
- Sports pitch landscape proposals (except for position of floodlighting columns which shall be as shown on plans approved above) (drawing no. SHE-BDP-00-XX-PL-L-90-0130 Rev P04) received on 07.12.2020;
- Spill comparison plan – Rev 9 (drawing no. HLS05710) received on 17.12.2020;
- CalcuLuX Area 7.9.0.0 report (ref: 1211) received on 07.12.2020;
- Photo of light fittings received 09.12.2020;
- Letter from Ecologist by Ecology Solutions dated 23.11.2020 received on 10.12.2020;
- Technical Note relating to external lighting by Ramboll dated 26.11.2020 received on 10.12.2020;
- Email from agent received with Spill Comparison plan received 17.12.2020; and
- Email from agent dated 14.01.2021 confirming sports lighting will be on a timer switch to ensure compliance with the hours of use and a photocell light monitoring equipment will also be installed. **Note to applicant:** Even within authorised hours of use the external sports lighting should be switched off when not in use.

Note to applicant: The applicant is advised that the development is required to be implemented in accordance with the approved details.