

SECTION D
DEVELOPMENT TO BE CARRIED OUT BY THE COUNTY COUNCIL

Background Documents - the deposited documents, views and representations received as referred to in the reports and included in the development proposal dossier for each case and also as might be additionally indicated.

Item D1

Details of site levels and surface water drainage scheme for the development on Site 2 pursuant to planning permission TW/10/4051 for the redevelopment of The Skinners Kent Academy, Blackhurst Lane, Tunbridge Wells – KCC/TW/4051/R5&R7

A report by Head of Planning Applications Group to Planning Applications Committee on 6 September 2011.

Submission of details by Kent County Council Building Schools for the Future & Academies Team required by conditions imposed on planning permission TW/10/4051 for the redevelopment of The Skinners Kent Academy. These details relate to: revised details of site levels of the development on Site 2 (condition 5) and details of a surface water drainage scheme on Site 2 (condition 7). The Skinners Kent Academy, Blackhurst Lane, Tunbridge Wells (KCC/TW/10/4051/R5&R7).

Recommendation: Approval be given for the submitted details relating to site levels and surface water drainage for the development on Site 2.

Local Member: Mr. K. Lynes

Classification: Unrestricted

Site Description and Background

1. Members of the County Council's Planning Applications Committee will recall that they resolved to grant planning permission for the redevelopment of Skinners Kent Academy (SKA), subject to conditions, at their Meeting on 15 March 2011. A decision notice granting planning permission was issued in accordance with Member's resolution on 30 March 2011. The planning consent contains some 41 planning conditions covering, amongst other matters, the control of development, the submission of details for prior approval of the County Planning Authority, the timing of works, off site highway junction improvement works and hours of use of Academy and community facilities.
2. The SKA currently comprises the existing buildings and grounds of the former Tunbridge Wells High School located to the east side of Tunbridge Wells. The site is located just north of the Pembury Road (A264), the main arterial route connecting Tunbridge Wells town centre with the A21, Pembury Village and other outlying villages further east of the town centre. The site is accessed principally from Blackhurst Lane, with a secondary entrance off Sandown Park. Both are residential streets leading north from Pembury Road. The centre of Tunbridge Wells is located some 2.4km west where Tunbridge Wells railway station is located, whilst the suburban centre of High Brooms and its railway station are located some 2.7km north west. The A21 is situated approximately 1.6km to the east of the application site and provides the only direct road access to the M25 from Tunbridge Wells.
3. The SKA site, extending to approximately 5.3 hectares in total area, is split into two distinct areas, known as "Site 1" (the main campus containing Academy buildings) and

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“Site 2” (an existing school sports field where it is proposed to construct a new non-floodlit All Weather Pitch under the Academy redevelopment). Additional land owned by the Academy is located to the south of Pembury Road (known as “Site 3”). The details which are the subject of this Committee Report relate to the heights of ground levels and a scheme of surface water drainage of the development on Site 2.

4. The topography of Site 2 rises approximately 2 metres in a gentle slope from the north adjacent to Sandown Park (approximately 150m AOD) to the south adjacent to Pembury Road (approximately 152.6m AOD). The site is bounded by Pembury Road along its southern boundary where a 2 metre high timber close-boarded fence has recently been installed behind a hedgerow and linear tree planting adjacent to Pembury Road. The site is bounded by the rear garden of properties along Sandown Park along the south western side of the site where established tree and evergreen vegetation is present. On the north eastern side rear gardens of properties in Sandown Close back onto the site, with the grounds of the Leonard Cheshire Disability Seven Springs care home adjoining most of this boundary. Site 2 is secured by a substantial hedge with a timber close-boarded access gate along the boundary with Sandown Park and significant screening along the south western and north eastern sides from trees and shrubs located along these boundaries. Access to the site is largely pedestrian (with limited emergency vehicle access) and is solely from Sandown Park. Site 2 is located within the urban area of Tunbridge Wells and is defined within the Limits of Built Development within the Tunbridge Wells Borough Local Plan. The far southern edge of the site (nearest to Pembury Road) falls within the Pembury Road Conservation Area. Site 2 is also located adjacent to two Areas of Landscape Importance (defined by Local Plan Policy EN22) to the east and west, and an Important Landscape Approach to the south along Pembury Road (defined by Local Plan Policy EN23). The site does not contain any protected trees and is not located in any other designated area of environmental or landscape importance.
5. As part of the redevelopment of SKA, planning permission was granted for the construction of a non-floodlit All Weather Pitch (AWP) on Site 2 measuring some 82 x 55 metres (plus runoff). There were a number of changes made to the AWP proposals during the processing of the planning application for the Academy redevelopment, including changes to its size, positioning within Site 2, the removal of floodlighting and alterations to its hours of use. Permission was granted for the installation of a non-floodlit third generation polyethylene sand and rubber filled synthetic grass pitch on the southern end of Site 2. The hours of use of the AWP were restricted through planning condition such that the pitch can only be used between the hours of 08:30-21:00 Monday to Thursday; 08:30-20:00 Friday; 10:00-16:00 Saturday; and no use on Sundays or Bank Holidays. Conditions were attached to the planning permission requiring the applicant to submit details of ground levels and a scheme for the disposal of surface waters in respect of Site 2 before any works in connection with that site are undertaken.
6. Construction works on the redevelopment of SKA commenced on 25 July 2011, with operations focussing to date on site set up and enabling works on Site 1. Prior to the start of construction activities on Site 1 the County Planning Authority received and considered (including a period of public consultation) details required by the planning permission relating to (amongst other matters) external materials for the new buildings, ground levels and finished floor levels of the development on Site 1, details of a foul and surface water drainage scheme, ground contamination, a Code of Construction Practice and a programme for the implementation of off-site highway junction improvement

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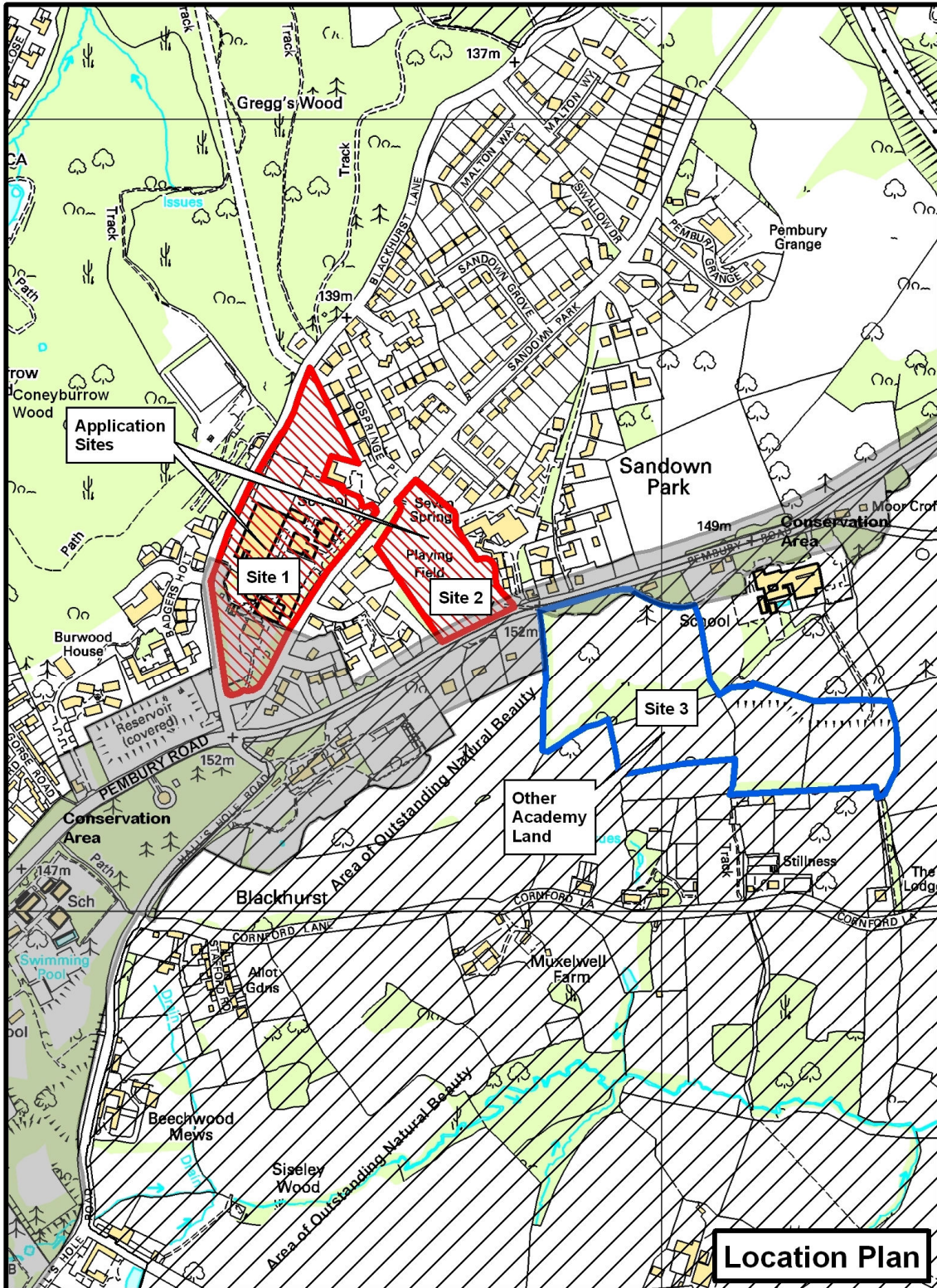
works. Those details were formally approved under delegated powers on 14 July 2011 prior to the commencement of construction activities.

7. Details of proposed ground levels and a surface water drainage scheme for Site 2 were originally submitted by the applicant to the County Planning Authority for approval in May 2011. A consultation with key stakeholders (including the Borough Council and Environment Agency) was undertaken on the submitted details, together with the notification of all properties which shared a common boundary with this site. The proposed level details met with concerns from the Borough Council, specifically in relation to the raising of the grass pitch through 'fill' material excavated as part of the construction works on Site 1. These initial concerns were also shared by my officers and therefore the applicant was asked to reconsider the proposed levels for Site 2 and invited to resubmit revised details for consideration.
8. Revised level details together with an amended surface water drainage scheme relating to Site 2 were subsequently submitted by the applicant in July 2011. A fresh consultation was undertaken with key stakeholders (including the Borough Council and the Environment Agency) together with the individual notification of all properties who share a common boundary with this site. The revised level details and surface water drainage scheme are being reported to the Planning Applications Committee as they have met with objection from the local community.
9. Members should be aware that this Report considers only the merits of the submitted revised level details and surface water drainage scheme relating to Site 2 in planning land use terms. It does not consider any other matters which were considered by this Committee under the main planning consent.
10. A site location plan identifying Sites 1, 2 and 3 together with the key landscape and heritage designations can be found on page D1.4. Plans showing the level details and surface water drainage scheme are also attached to this report. Copies of these plans will be available at a larger scale for Members to view at the Committee Meeting itself.

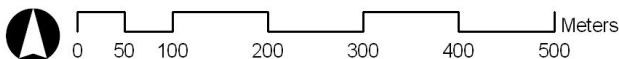
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Site Location Plan



Location Plan

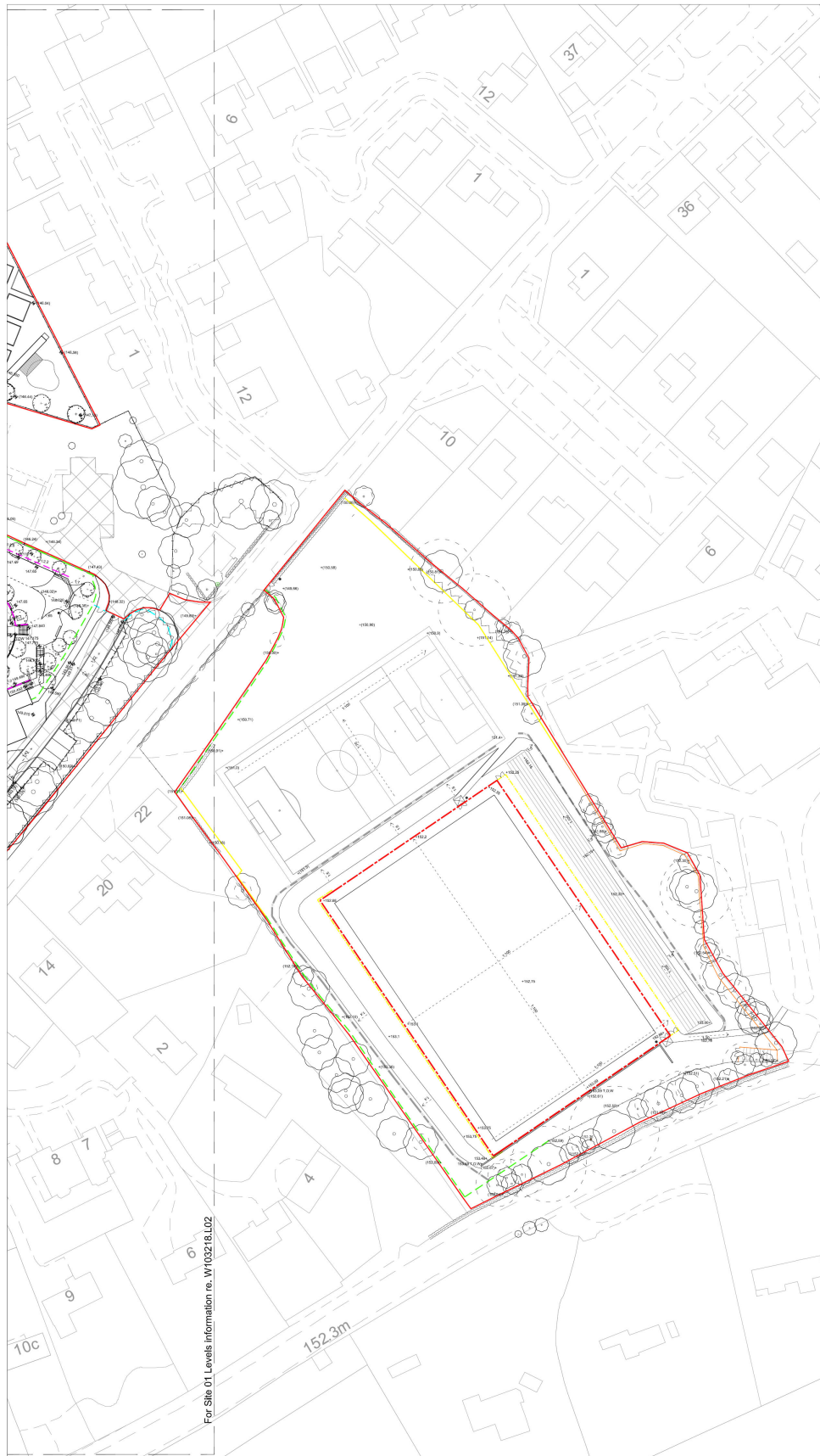


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Site 2 Level Details



For Site 01 Levels information see W103218.L02

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION	
In addition to the information already associated with the types of work detailed on this drawing, note the following:	
CONSTRUCTION	
1. Excavation work to be carried out in accordance with the relevant standards for excavation and shoring, trenching and shoring.	
2. Working areas to be protected by appropriate barriers, signage and lighting.	
3. Excavation work to be carried out in accordance with the relevant standards for excavation and shoring, trenching and shoring.	
MAINTENANCE/CLEANING	
1. Maintenance of existing works to be carried out in accordance with the relevant standards for maintenance and repair.	
2. Regular maintenance of existing works to be carried out in accordance with the relevant standards for maintenance and repair.	
3. Access to existing works to be maintained in accordance with the relevant standards for maintenance and repair.	
DECOMMISSIONING/DEMOLITION	
It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement.	

Key:

-00.00	Existing survey level retained
-00.00	Proposed level
1:42	Proposed gradient
—	Site boundary

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NO.	DATE	BY	DESCRIPTION
01	10/03/11	W.D.	Issue for information
02	10/03/11	W.D.	Issue for information
03	10/03/11	W.D.	Issue for information
04	10/03/11	W.D.	Issue for information
05	10/03/11	W.D.	Issue for information
06	10/03/11	W.D.	Issue for information
07	10/03/11	W.D.	Issue for information
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48	10/03/11	W.D.	Issue for information
49	10/03/11	W.D.	Issue for information
50	10/03/11	W.D.	Issue for information

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PROJECT TITLE:
SKINNERS ACADEMY

DRAWING TITLE:
SITE 02 LEVELS ARRANGEMENT

DESIGNED BY:	LN	DATE:	09.03.11
CHECKED BY:	KD	DATE:	09.03.11
APPROVED BY:	DR	DATE:	09.03.11

DRAWING NO: **103218L03** REVISION: **Q**

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Details of site levels and surface water drainage scheme for Site 2 as part of the redevelopment of The Skinners Kent Academy, Tunbridge Wells – KCC/TW/10/4051/R5&R7

Proposed Details

11. As set out above, this matter relates to the consideration of details of site levels (pursuant to condition 5) and a surface water drainage scheme (pursuant to condition 7) both relating to the development on Site 2, as required under the terms of planning permission TW/10/4051 (granted in March 2011). This report considers the merits of the information submitted in respect of both conditions in planning land use terms and does not consider other matters relating to the wider redevelopment project, as previously considered in determining the main planning application. The principle of the AWP on Site 2 is already established.
12. The proposals for Site 2 include the raising of ground levels of the area covered by the AWP, running track and immediately surrounding area by between 0.2 and 1.2 metres. The raised levels would be achieved using construction spoil excavated during the building works for the new Academy development on Site 1. Although it should be pointed out that this would not include all of the construction spoil arising from Site 1. As a result, there would be a need to transport excess construction material off site to authorised disposal sites particularly throughout the early stages of the construction process. Comparing the existing and proposed ground levels at the four corners of the AWP indicates the proposed level changes: North = +0.85 metres; East = +0.16 metres; South = +0.82 metres; West = +1.18 metres. Comparing the existing and proposed ground levels at the mid point of the four sides of the raised area of the AWP and grass running track (as shown on existing and proposed level sections through Site 2) indicates the proposed level changes: North boundary = +0.4 metres; East boundary = +0.19 metres; South boundary = +0.48 metres; West boundary = +0.74 metres. The AWP would be constructed with a 1:100 fall across the pitch width from west to east and a 1:100 fall across the length from south to north. The proposed grass mini football / rugby pitch to the north end of Site 2 would remain at the existing site levels (i.e. there would be no raising of levels on this part of the site).
13. It is also proposed to install positive drainage into Site 2 which would cover both the grass pitch and AWP. The proposed drainage scheme would consist of the installation of French drains, carrier drains and soakaways for the grass mini football/rugby pitch and AWP. The AWP would be surrounded by a drainage swale on the north, eastern and western perimeters where the ground level would fall at a gradient of between 1:4 and 1:5 from the height of the AWP down to surrounding existing ground levels of the playing field, except at the southern end where a retaining wall would be constructed. It is important to note that prior to the redevelopment of the Academy, Site 2 has not benefited from any surface water drainage with the resulting effect of a frequently waterlogged pitch surface during winter months.

Planning Policy

14. The key National and Development Plan Policies most relevant to the proposal are summarised below:
 - (i) **National Planning Policies** – the most relevant National Planning Policies are set out in PPS1 (Delivering Sustainable Development), PPS5 (Planning for the Historic Environment), PPS9 (Biodiversity and Geological Conservation), PPS17 (Planning for Open Space, Sport & Recreation), PPG24 (Planning and Noise) and PPS25 (Development and Flood Risk).

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(ii) **South East Plan (2009)** – the most relevant policies are:

- Policy CC6** Promotes the creation of sustainable and distinctive communities that respect the character of settlements and landscapes, and achieve a high quality built environment.
- Policy NRM2** Water quality will be maintained and enhanced through avoiding adverse effects of development on the water environment.
- Policy NRM4** Confirms that the sequential approach to development in flood risk areas set out in PPS25 will be followed.
- Policy NRM10** Seeks to locate new, noise sensitive development away from existing or planned new sources of significant noise.
- Policy BE6** Gives support to proposals which protect, conserve and, where appropriate, enhance the historic environment and the contribution it makes to local and regional distinctiveness and sense of place.
- Policy S1** Supports measures for developing and shaping healthy sustainable communities, including: community access to amenities such as open spaces and physical recreation activity; and healthier forms of transport.
- Policy S5** Increased and sustainable participation in sport, recreation and cultural activity should be encouraged by Local Authorities.
- Policy S6** Encourages the mixed use of community facilities in order to make effective use of resources and reduce travel and other impacts, and requires community facilities to be located and designed appropriately.
- Policy W2** Requires development design, construction and demolition which minimises waste production and associated impacts.

Important note regarding the South East Plan:

Members will already be aware of the relevant South East Plan (SEP) policy considerations in relation to the proposed development, in that The Plan was revoked and later reinstated pending the enactment of the Localism Bill. Members will also be aware that they have to have regard to the policies in the SEP and the Government's intention to abolish the Regional Spatial Strategies as material considerations. However the weight to be accorded is a matter for the decision makers.

(iii) The adopted **Tunbridge Wells Borough Core Strategy (2010)**:

- Policy CP4** Seeks to conserve the locally distinctive character of the Borough's urban and rural landscapes, including the High Weald Area of Outstanding Natural Beauty. Refers to the Borough Local Character Assessment 2002 being used to manage, conserve and enhance the landscape as a whole. Applies a hierarchical approach to nature conservation and biodiversity protection seeking to avoid net loss and states opportunities will be taken for biodiversity enhancement. Heritage assets, including Listed Buildings, Conservation Areas and Scheduled Ancient Monuments, will be conserved and enhanced with special regard had to their settings.
- Policy CP5** Requires all new development to employ sustainable design and construction standards and techniques and to make efficient use of water resources, comply with the sequential test set out in PPS25

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in respect of reducing flood risk, have regard to and implement the renewable energy and energy efficiency targets sets out in the South East Plan, manage and seek to reduce air, light, soil and noise pollution and be designed to reduce waste creation and disposal. Developments should also be of high-quality design which will create safe, accessible, legible and adaptable environments, and conserve and enhance the public realm.

Policy CP8 Seeks to maintain and enhance where appropriate the capacity, quality and accessibility of community facilities and importantly pledges specific support for the provision of additional facilities where there is a continuing demonstrable need and this will be provided on a single site or provide multi-use facilities.

Policy CP9 Reaffirms the priority of conserving the towns built and natural heritage and landscape assets.

(iv) The adopted **Tunbridge Wells Borough Local Plan** (Saved Policies):

Policy EN1 Requires all proposals for development to satisfy certain criteria, including: no unacceptable loss of/affect on amenity; respect for the context of the site; no loss of significant buildings, related spaces, trees, shrubs, hedges or other features important to the character of the area; services for foul and surface water sewerage and water supply have sufficient capacity/can be improved; no significant adverse effect on any features of nature conservation importance; and design, layout and landscaping take account of the security of people and property.

Policy EN5 Sets out criteria for development within conservation areas including, amongst others: that the proposal would preserve or enhance the buildings, related spaces, vegetation and activities which combine to form the character and appearance of the area; the use, or intensity of use, would be in sympathy with the character and appearance of that part of the conservation area in which the proposal would be situated; the proposal would not result in the loss of trees, shrubs, hedges or other features important to the character of that part of the conservation area in which the proposal would be situated; and, in meeting the car parking and access requirements, the character and amenity of the area would not be adversely affected.

Policy EN22 Small areas, to the west of the western end of site 1 and to the east and west of site 2, are identified on the Proposals Map as areas of landscape importance. Policy EN22 states that proposals for development will only be permitted where no significant harm would be caused to the appearance or landscape character of the designated area and the development would not materially detract from the contribution which that area makes to the locality.

Policy EN23 Pembury Road is identified as an Important Landscape Approach characterised by being lined principally by mature hedges and native trees which partly conceal built development and give the impression of the countryside extending into the built up area. The policy seeks to protect this character and to prevent discordant elements of development.

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(v) Other relevant guidance/documents:

1. **Royal Tunbridge Wells and Rusthall Conservation Areas Appraisal (2000).**
This details the special character of the Borough's Conservation Areas.

Consultations

15. **Tunbridge Wells Borough Council:** has no further observations to make in relation to these submissions. The Borough Council commented on the previous Site 2 level details, that in its opinion levels should not be raised from existing ground levels for both pitches and the track, and there should be more 'cutting' than 'filling', subject to any effect on trees.
16. **Environment Agency:** raises no objections to the submitted surface water drainage scheme.
17. **County Council's Noise Consultant:** raises no objections to the submitted level details. They note that 3 metre high acoustic fencing [to be considered separately under another consultation] running to the east and west of the AWP would also be raised, with its height remaining relative to that of the AWP surface. The attenuation, provided by the barriers would not be appreciably altered, and the previously made comments on the main application remain valid – *"in considering these prevailing conditions the maximum noise levels from the AWP whilst being audible would not therefore exceed those noise levels currently experienced in the area by local residents."*

Local Member

18. The local County Member, Mr. K. Lynes was notified of the submitted details on the 26 July 2011.

Publicity

19. The submitted details were publicised by the posting of two site notices and the individual notification of 11 neighbouring properties who share a common boundary with Site 2. A copy of the submitted details were sent to the Sandown Park and Blackhurst Lane Local Community Group, as well as being made accessible online for inspection via the County Council's website.

Representations

20. To date I have received 7 letters of objection to the submitted details, including one letter from the Sandown Park and Blackhurst Lane Local Community Group. The main points of objection can be summarised as follows:
 - Local Community Group, representing the residents of Sandown Park and Blackhurst Lane, are still concerned by Willmott Dixon's [the applicant's agent and construction company] revised plans for Site 2;
 - disappointed that Willmott Dixon has chosen to ignore the recommendations of the Borough Council which was to not increase the levels of either pitch;

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- the revised submission shows an increase in height of the AWP of a minimum of 0.33m and a maximum of 1.18m above existing levels. An increase in height of 1.18m would have a significant impact on noise levels and would undermine the performance of the proposed acoustic fence. The original acoustic tests which supported the original planning application are now invalid;
- increased affect on surrounding residential amenity through additional noise nuisance;
- raising the levels of the AWP and the use of surrounding downward-sloping banks would place spectators at a lower level than the pitch, making spectating difficult;
- concerned that the SKA Project Team is more concerned by the cost of removing surplus soil from the SKA site than meeting the recommendations of the Borough Council and mitigating the impact of noise from the AWP on residential properties that bound the site. We understand that the cost of removing material from the site and disposing of it in landfill would be significant – however we would like to suggest that this is an important step to take in minimising the impact on the community;
- requests that KCC rejects the revised details and reinforces the recommendations of the Borough Council;
- the revised level of the grass junior football/rugby pitch (i.e. maintaining the existing levels) is acceptable;
- the revised arrangements for drainage of the junior football/rugby pitch, with soakaways in place of the earlier swales, is acceptable; and
- concerned that in the event of heavy rainfall the run off would flow straight into adjacent land and fears flooding of adjacent garden and house;

Discussion

Introduction

21. The site level details and a scheme for the disposal of surface water drainage for the development on Site 2 submitted pursuant to planning permission TW/10/4051 are being reported to the Planning Applications Committee for determination as a result of the objections received from local residents as summarised in paragraph (20) above. These primarily relate to a perceived increase in noise impact on surrounding residential properties as a result of raising ground levels for the AWP. It has been suggested that by increasing the height of the AWP surface, the noise attenuation provided by the proposed 3 metre high acoustic fencing (as detailed and relied on as supporting justification in the main planning application) would be reduced, and therefore the previous noise impact assessment becomes invalid.
22. In considering the proposed details pursuant to the planning permission for the redevelopment of SKA, regard must be had to the most relevant Government Guidance/Statements and adopted Development Plan Policies as outlined in paragraph (14) and any other key material planning considerations relevant to take into consideration in the decision making process. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications (and submissions pursuant to planning permissions) must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Regard must also be had to the terms of the main planning consent for the SKA redevelopment in so far as the principle of an AWP has been established in planning terms and that these matters relate to the approval of technical details under that consent.

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23. The details being considered here only relate to proposed ground levels and a scheme for the disposal of surface water for the development on Site 2. As mentioned above, consideration of matters relating to the wider Academy redevelopment are not directly relevant for consideration within this Report. Members will be aware that details reserved by condition pursuant to a planning permission are generally matters of a 'technical' nature which are, in most cases, agreed with relevant statutory consultees (such as the Borough Council and Environment Agency) and approved under delegated powers.
24. The key planning land use considerations in this particular case can be categorised under the following headings:
 - consideration of the impact of raised levels of the permitted AWP and grass running track in terms of need and impact on residential amenity in terms of noise and visual impacts; and
 - consideration of the impact of the proposed surface water drainage installation scheme on Site 2 ground conditions and in terms of potential flooding impacts on surrounding properties;

Consideration of Site 2 levels

25. As outlined above, the principle has already been established for the construction of a non-floodlit AWP on Site 2, through the grant of planning consent for the Academy redevelopment. That consent was granted on the basis that the development was considered to accord with the general aims and objectives of Development Plan Policies. The heights of the ground level across this site were reserved out for later consideration by planning condition as the full details were not finalised at the main planning application stage and it was important to maintain planning control over the final details. It is however normal for there to be a degree of engineering works necessary to facilitate the construction of a new AWP on a previously undeveloped grass playing field site.
26. Ground levels across Site 2 are variable but generally sloping with an approximate 2 metre gentle slope upwards from the north adjacent to Sandown Park (approximately 150m AOD) to the south adjacent to Pembury Road (approximately 152.6m AOD). The AWP surface would be constructed at approximately 153.75m AOD at its highest part at the southern corner sloping downwards with a 1:100 gradient to 152.68m in the western corner. The pitch surface would also fall with a 1:100 gradient to the eastern corner to a height of approximately 152.86m AOD and 152.35m AOD at the northern corner. The level changes proposed for the AWP surface and running track range between approximately 0.2 and 1.2 metres above existing ground levels at the four corners, whilst the mid point level change on the four sides of the pitch range between approximately 0.19 and 0.74 metres. The raised AWP levels would be made up with some of the excess material removed from Site 1 as part of the construction works.
27. Whilst it is recognised that there would be an element of the raising of levels to construct the AWP surface and adjacent grass running track, it should be noted that on the basis of the existing sloping nature of the site it is inevitable that an element of 'fill' material would be required to construct the AWP, with an appropriate sub-base and below-ground drainage works. It should also be noted that in environmental and sustainability terms it is best practice for construction waste to be re-used on site as far as is reasonably possible to avoid unnecessary diversion to landfill. This approach

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is supported by Tunbridge Wells Core Strategy Policy CP5 which requires new development to accord with sustainable construction standards and techniques which seek to reduce waste creation and disposal. It is also in accordance with Policy W2 of the South East Plan which requires development to minimise waste production. In my view, the proposals to raise the AWP and adjacent grass running track represent a reasonable balance between the use of some construction spoil arising from Site 1, the need to install an appropriate sub-base and below ground drainage works, and the protection of surrounding residential amenity.

28. It should be noted that relative to the raised height of the AWP surface, the 3 metre high acoustic fence which would run along the eastern and western boundaries of the pitch surface would be on the edge of the area raised. That is to say that relative to the pitch height, the height of the fence would not alter. The applicant has submitted further documentation from their own Acoustic Consultant who has reviewed the submitted level details and has confirmed that the original Noise Impact Assessment Report (as submitted in support of the main application) still remains factually accurate in so far as the noise reduction through the acoustic fencing would still deliver the same acoustic performance as that detailed in the original noise assessment report. Members should note that the County Council's own Noise Consultant has been asked to comment on the submitted level details, and is satisfied that that the details contained in the original noise assessment report still remain valid. He therefore does not raise any objections to the submitted level details in respect of noise impacts.
29. In my view the raising of the pitch surface and surrounding area by between 0.2 metres and 1.2 metres would not have any overriding detrimental impact in visual terms on surrounding residential amenity or in terms of the Pembury Road Conservation Area. The proposed change in levels are generally not considered significant and in any case would be graded into existing levels with slopes of 1:4 and 1:5, reducing their visual impact. The principle of the AWP in this location has already been established in planning land use terms through the main application and the site would be subject to additional landscape infill planting under the terms of the main planning permission. The site is also subject to a further consultation on the details of fencing bordering the eastern and western boundaries with the final details subject to the approval of the County Planning Authority.
30. I am therefore satisfied that the level details submitted by the applicant in this instance are reasonable and that they would not cause any undue amenity impacts on neighbouring properties. I consider that the proposals accord with the general aims and objectives of South East Plan Policy W2 and Core Strategy Policy CP5 which seeks to re-use construction material on site and other key Development Plan Policies, notably Local Plan Policy EN1 which seeks to preserve residential amenity, Core Strategy Policy CP4 and Local Plan Policy EN5 which seek to preserve and enhance Conservation Areas.

Consideration of surface water drainage scheme

31. The applicant has submitted details of a surface water drainage scheme which include the installation of drainage measures on a site previously not benefiting from such measures. It is proposed that the drainage works would cover both the grass mini football/rugby pitch together with the new AWP. The scheme has been drawn up by the applicant's engineers who have designed the scheme to reduce the risk of flooding, with the knowledge of existing ground conditions.

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32. Based on the professional advice received from the Environment Agency, I am satisfied that the submitted surface water drainage scheme is fit for purpose and would clearly bring benefit to the playing field which hitherto often becomes waterlogged during winter months reducing the potential for use by the Academy. I am also satisfied that the scheme would not lead to a detrimental impact in flooding terms on surrounding properties. I consider that the proposals accord with the general aims and objectives of South East Plan Policy NRM4, Core Strategy Policy CP5 and Local Plan Policy EN1 which seek to ensure that adequate provisions are put in place to deal with the management of surface waters.

Conclusion

33. The submitted details, primarily those relating to the proposed levels of the AWP, have met with local objection as summarised in paragraph (20) above. Notwithstanding the concerns received, I do not consider that the proposed levels would have any overbearing impact on residential amenity or in wider visual terms on the setting of the nearby Conservation Area. Furthermore, the concerns raised relating to a perceived noise impact as a result of the pitch level being raised cannot in my view be sustained in planning terms in this instance on the basis of the professional views received from the County Council's Noise Consultant on this specific matter.
34. I am satisfied that the raising of the ground levels for the AWP using some construction spoil arising from Site 1 is reasonable in this instance in environmental terms having regard to best practice techniques for the re-use of construction material on site, whilst recognising that additional construction waste would inevitably have to be transported off site to authorised disposal sites. I note that the height of the grass mini football/rugby pitch would be maintained at the existing level which I fully support in this instance. I am also satisfied with the proposed surface water drainage scheme submitted in this instance and note that the Environment Agency has raised no objections to these details.
35. I consider that the submitted details accord with the general thrust of key Development Plan Policies and therefore recommend that approval be given to the submitted details as set out in paragraph (36) below.

Recommendation

36. I RECOMMEND that APPROVAL BE GIVEN to the site levels of the development on Site 2 (condition 5) and surface water drainage on Site 2 (condition 7) pursuant to planning permission TW/10/4051 for the redevelopment of SKA, as granted planning permission on 30 March 2011.

Case officer – Julian Moat 01622 696978
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Background documents - See section heading
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