

**Floodlighting to the Artificial Turf Pitch (ATP) and to the Multi-Use Games Area (MUGA), Folkestone Academy, Folkestone – SH/08/1061.**

A report by Head of Planning Applications Group to Planning Applications Committee on 9 December 2008.

Application by Kent County Council Children, Families And Education for installation of floodlighting to the Artificial Turf Pitch and to the Multi-Use Games Area at Folkestone Academy, Folkestone (Ref:SH/08/1061)

Recommendation: permission be granted subject to conditions

Local Member(s): Mr R. Pascoe

Classification: Unrestricted

**Site**

1. The site is located in the northern part of Folkestone, south of the Park Farm Industrial Estate, the M20 motorway and the Kent North Downs. The site is bordered to the west and south by residential areas. Immediately to the east of the academy there is KCC land on which the old Channel School buildings have been demolished. Across the Park Farm Road there are industrial units and allotments. The main academy building is sited diagonally at the western end of the site. The Multi-Use Games Area (MUGA) is located near the main vehicular access from Kingsmead to the north of the site, whilst the extensive playing fields are located to the east of the building. There two additional access points to the Academy off Lucy Avenue, which is a cycle/pedestrian access with limited vehicular access and pedestrian/cycle access from Park Farm Road (see page D2.2).

**Background**

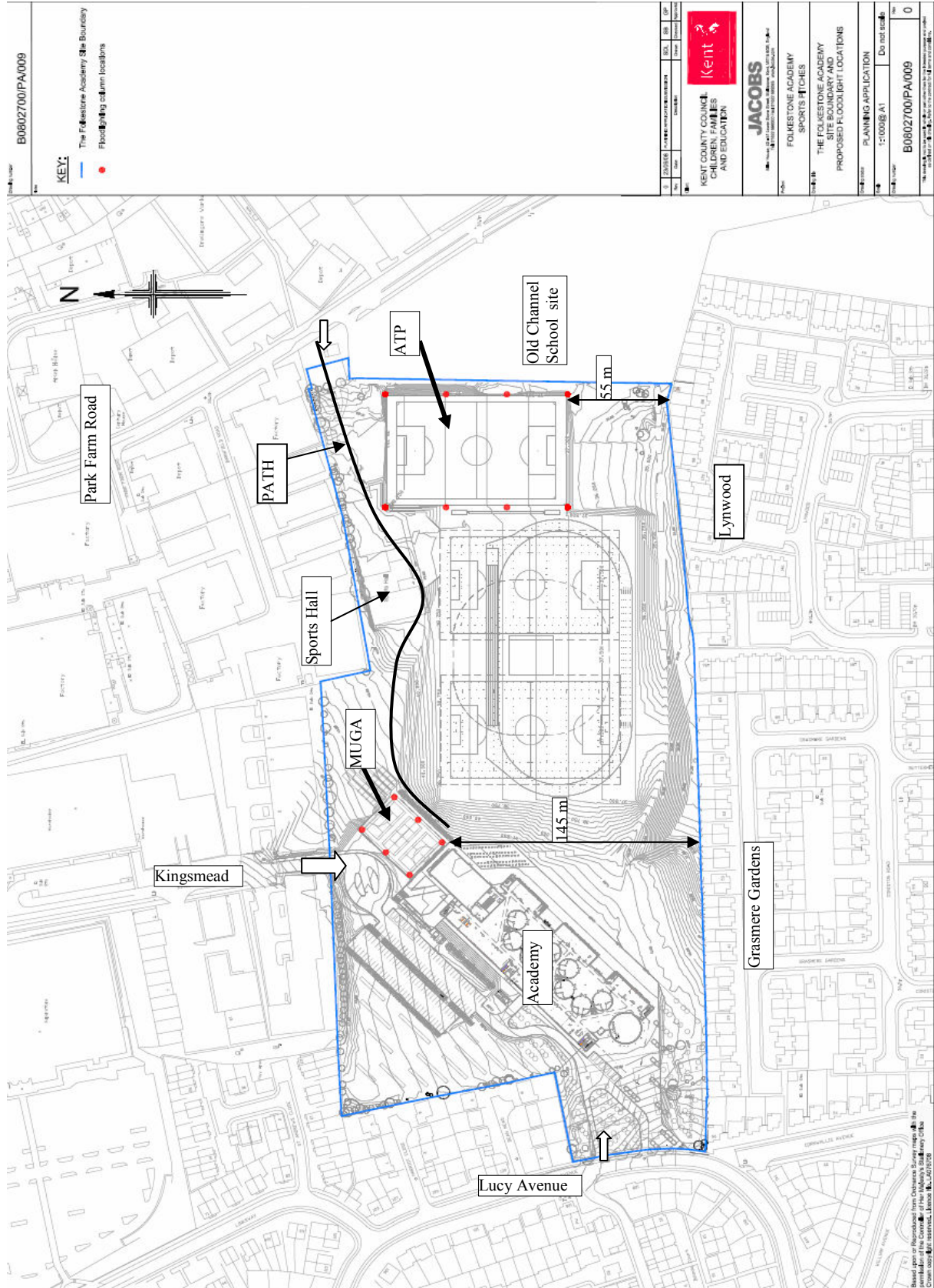
2. The concept of academies is that they are “publicly funded independent schools that provide free first class education to pupils of all abilities”. The site was the subject of a Members’ Site Meeting in December 2004. The planning permission for The Folkestone Academy was granted in 2004 and the school opened in September 2007. The three storey Academy building is designed for 1480 pupils. The external facilities include approximately 3422m<sup>2</sup> of hard play area for sports activities (MUGA), external grass playing fields (accommodating a 400m running track, a cricket pitch and two senior pitches for rugby and football) and an Artificial Turf Pitch (ATP). The Academy’s facilities are available for use by local groups and organisations when not needed for Academy activities. The use of the facilities within The Folkestone Academy is limited to the hours of 0700 to 2300. The Folkestone Academy specialises in Arts, Media and European Culture.

**Proposal**

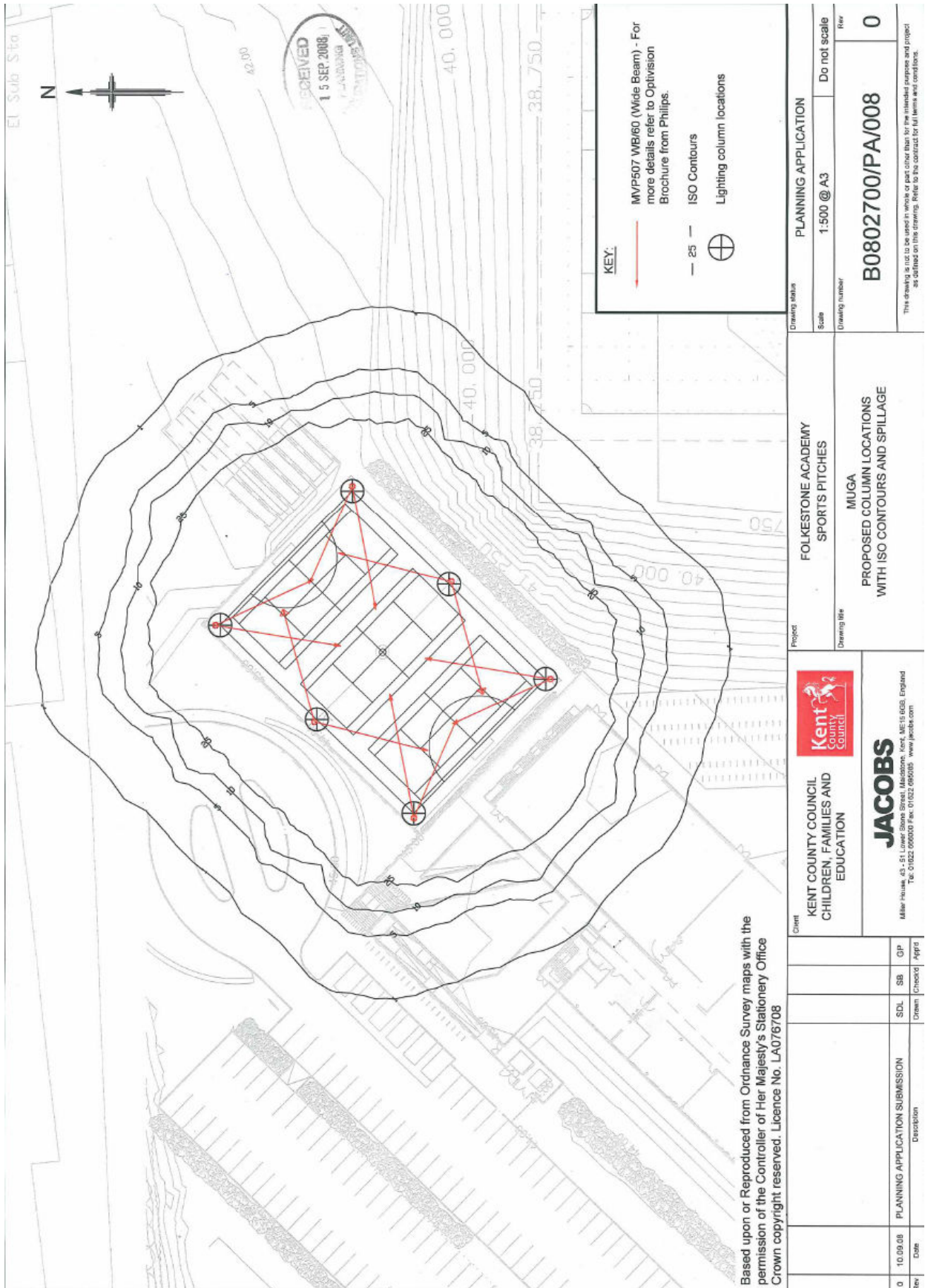
3. The current planning application consists of two main parts. The first part is for an installation of floodlighting to the Multi-Use Games Area (MUGA). The second part is for an installation of floodlighting to the Artificial Turf Pitch (ATP) to the east of the site. The applicant is seeking permission for the hours of use between 1600 and 2300 every day all year. Both of the sub-proposals are discussed individually below. I also observe that this application is proposing to amend the already approved (December 2006) landscaping scheme to the south of the site. The applicant believes that the development would give a greater choice of playing times for the community groups. It would be an

**Floodlighting to the Artificial Turf Pitch (ATP) and to the Multi-Use Games Area (MUGA), Folkestone Academy, Folkestone – SH/08/1059**

opportunity to raise the level of participation in sport, give access to competition, promote social inclusion and improve fitness while reducing childhood obesity.



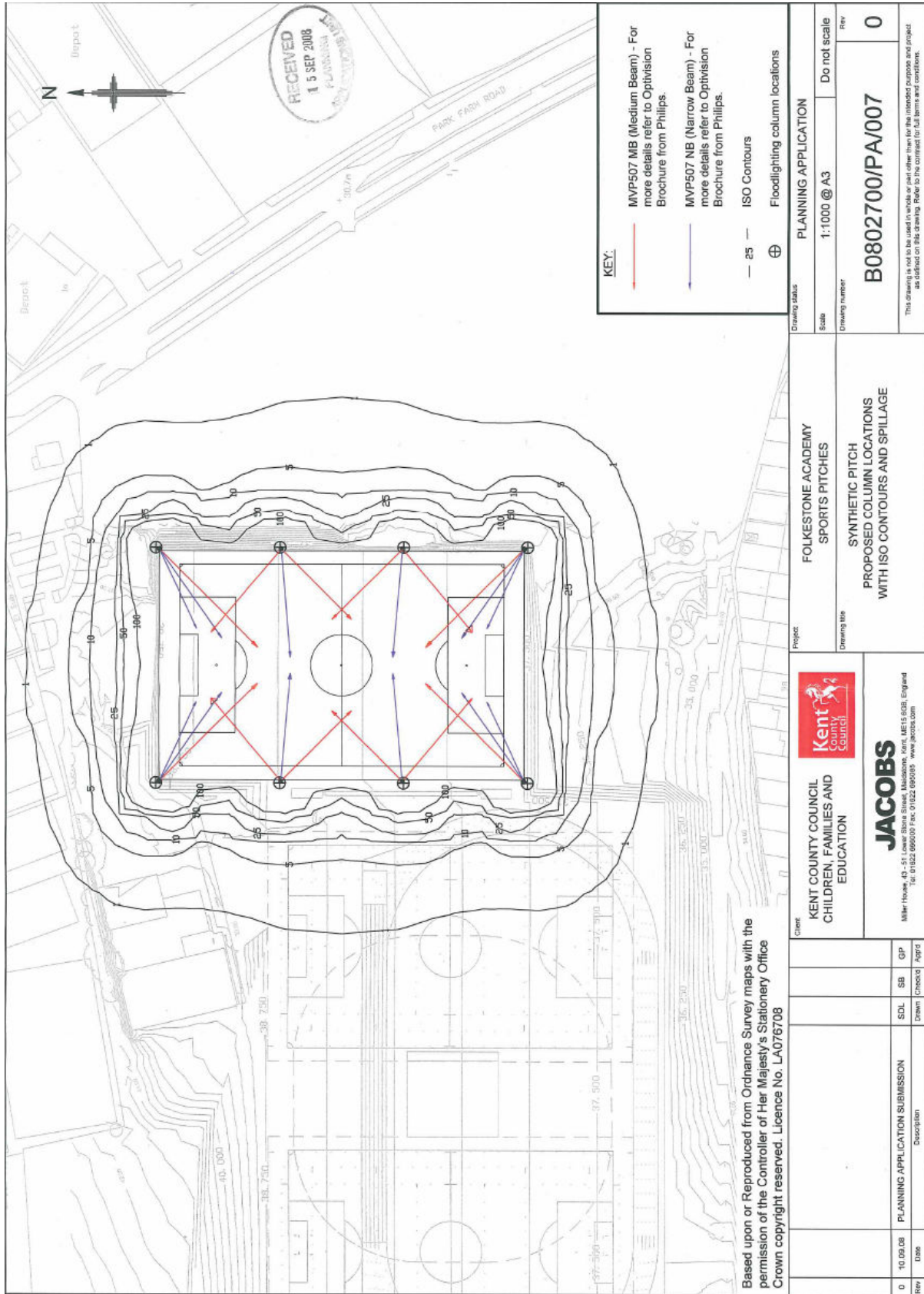
**Floodlighting to the Artificial Turf Pitch (ATP) and to the Multi-Use Games Area (MUGA), Folkestone Academy, Folkestone – SH/08/1059**



Rev	0	10.09.08	PLANNING APPLICATION SUBMISSION	SB	GP
			Description	Drawn	Checked
					Appd
Client		KENT COUNTY COUNCIL CHILDREN, FAMILIES AND EDUCATION			
Project		FOLKESTONE ACADEMY SPORTS PITCHES MUGA PROPOSED COLUMN LOCATIONS WITH ISO CONTOURS AND SPILLAGE			
Drawing title		B0802700/PA/008			
Drawing status		PLANNING APPLICATION			
Scale		1:500 @ A3 Do not scale			
Drawing number		0			
Revision		This drawing is not to be used in whole or part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.			

# Item D2

## Floodlighting to the Artificial Turf Pitch (ATP) and to the Multi-Use Games Area (MUGA), Folkestone Academy, Folkestone – SH/08/1059



Based upon or Reproduced from Ordnance Survey maps with the permission of the Controller of Her Majesty's Stationery Office Crown copyright reserved. Licence No. LA076708

**Kent County Council**

**JACOBS**

Miller House, 43-51 Lower Stone Street, Maidstone, Kent, ME15 6DB, England  
Tel: 01622 690000 Fax: 01622 690085 www.jacobs.com

Rev	Date	Description	Drawn	Checked	Appr'd
0	10/09/08	PLANNING APPLICATION SUBMISSION	SDL	SB	GP

**Item D2**

Floodlighting to the Artificial Turf Pitch (ATP) and to the Multi-Use Games Area (MUGA), Folkestone Academy, Folkestone – SH/08/1059

---



**Floodlighting to the Artificial Turf Pitch (ATP) and to the Multi-Use Games Area (MUGA), Folkestone Academy, Folkestone – SH/08/1059**

---

**Planning Policy**

4. The Development Plan Policies summarised below are relevant to the consideration of the application:

(i) The Kent & Medway Structure Plan 2006:

Policy SP1 Seeks to conserve and enhance Kent's environment and to ensure a sustainable pattern of development.

Policy SS6 Seeks to improve the built and natural environment, the functioning and appearance of the suburbs, including the provision of services and facilities that serve local needs.

Policy QL1 Seeks to ensure that all development is well designed and of a high quality that responds positively to the local character. Development, which would be detrimental to the built environment, amenity, function or character of the area, will not be permitted.

Policy QL11 Provision will be made for the development and improvement of local services in existing residential areas and in town centres, particularly where services are deficient.

Policy QL15 Provision should be made for sport, informal and formal recreation facilities taking account of the potential for dual use and/or joint provision.

Policy TP3 States that the local planning authority should ensure that development sites are well served by public transport, walking and cycling.

Policy NR5 Development should not result in an unacceptable level of pollution including noise and light intrusion.

(ii) Shepway District Local Plan 2006:

Policy BE1 A high standard of layout, design and choice of materials is expected for all new development.

Policy U15 The illumination levels should be the minimum necessary to meet its stated purpose, the lighting should be positioned and shaded to minimise glare and light spillage from the site, or impact on local residents, road users, wildlife; and the impact on the visibility of the night sky should be reduced as far as possible.

Policy U16 Development should not lead to a significant increase in noise levels.

Policy BE15 Adequate provision should be made within the site for landscaping.

**Floodlighting to the Artificial Turf Pitch (ATP) and to the Multi-Use Games Area (MUGA), Folkestone Academy, Folkestone – SH/08/1059**

---

**Consultations**

5. **Shepway District Council:** raises no objection to the proposal subject to the following conditions: all lights to be turned off between 2300 and 0700, carrying out a landscaping scheme to be approved by KCC and the development being carried out in accordance with the details approved.

**Divisional Transportation Manager:** raises no objection to the proposal.

**The County Council's Lighting Advisor:** The nearest residential properties are on roads lit by street lighting. The floodlights proposed for both areas are the Philips OptiVision type which have flat glass enclosure in order to minimise spill light above the horizontal and so minimise glare while keeping the lighting close to the area to be lit. The light spill from the MUGA falls to 1 lux approximately 30m from the edge of the MUGA which is short of any houses (1 lux is the minimum lighting level which would normally be expected on a minor or estate road). The light spill from the synthetic pitch falls to 1 lux at 45m from the pitch. The greater light spill area is due to the extra height of these columns which are 15m tall. Nevertheless the light spill area is still 10m short of the rear gardens of the properties to the south of the school. Much of the rest of the area to the north and east comprises large commercial/industrial units many of which have their own floodlighting and security lighting. The vertical light spill calculations indicate that the maximum level of light spill would be 0.76, which is well below the permitted level of 10 lux maximum and 2 lux after curfew for a medium district brightness.

**Local Member**

6. The local Member Mr R Pascoe was notified of the application on the 17<sup>th</sup> October 2008.

**Publicity**

7. The application was publicised by the posting of two site notices and the individual notification of 78 nearby properties.

**Representations**

8. 3 letters of representation were received in response to the proposal. The main planning reasons for objections can be summarised as follows:
- Although the resident has been a supporter of the Academy, now they are seriously concerned about the light pollution affecting the adjacent residential properties in Grasmere Garden and Lynwood;
  - Would not like to have the floodlights being switched on most of the evening and at nights because of light spill into bedrooms, and therefore asked for the lights to be switched off after the hours of use of the ATP;

Other issues raised:

- Feeling that the residents have been unduly affected by the development already with noise pollution during construction and flooding of properties;
- I need to see the revised Environmental Statement concerning the effects caused by the proposals on the surrounding properties, as they will intensify the light pollution caused already.

**Floodlighting to the Artificial Turf Pitch (ATP) and to the Multi-Use Games Area (MUGA), Folkestone Academy, Folkestone – SH/08/1059**

---

**Discussion****Introduction**

9. The application is required to be determined in accordance with the relevant Development Plan policies, unless other material considerations are of overriding importance. The Policies that are considered relevant to the proposal are listed in paragraph 4 above. Kent and Medway Structure Plan Policy QL15 is considered specifically relevant as it gives support to improvements of major formal and informal sports facilities, as well as to the dual use of school facilities, while making sure that the development is designed to avoid nuisance from traffic, noise and lighting. Additionally, Kent and Medway Structure Plan Policies QL1 (quality of development) and NR5 (pollution impacts) and Shepway District Local Plan Policies U16 (illumination) and U16 (noise) protect the residential amenity from the potential negative impacts of a development. Consideration is also given to Shepway District Local Plan Policy BE15 that requires that adequate provision is made within the site for landscaping. In conjunction with these and other relevant policies, these issues are considered and discussed below.

**Floodlighting to MUGA**

10. The MUGA is located near the main vehicular access from Kingsmead to the north of the site, at the north-east end of the academy building. The closest residential properties are located to the west of the MUGA separated by a lit car park. The closest properties with direct view towards the MUGA are 145m to the south of the MUGA, on Grasmere Gardens. There are also properties to the north-west from the MUGA, which are separated from the MUGA by a lit car park and therefore not considered to be directly exposed to the proposed luminaires. The site steps down from the north towards the south by means of three main levels. The access from Kingsmead and the adjacent ring road is on the highest platform limited with a 2-3m high retaining wall between the ring road and the north-west boundary of the MUGA. The playing fields and MUGA are on an elevated platform in relation to most of the Grasmere Gardens properties and therefore the view towards the MUGA from the ground floor of these properties is limited (see D2.2).
11. The MUGA is 28m wide x 42m long and is marked to be used for five-a-side football or for three tennis courts (see D2.3). The proposal is to install six 10m high columns finished in light grey metallic colour with two luminaires on each column, which gives a total of 12 luminaires. The luminaires would be OptiVision MVP 507 with flat glass enclosure to minimise the light spill and with no upward light. Every lamp is approximately 64cm x 65cm x 30cm and is also finished in metallic light grey to blend in with the sky (see D2.5). Every luminaire would be 1.1 kW floodlight with a total installed power of 13.2kW. The proposed illumination levels and modes reflect the flexibility of the current use of the MUGA for football and tennis. The switch modes would be set for 350 lux or 180 lux, both for half or whole MUGA use depending on the sporting need.
12. The floodlighting scheme is designed to minimise light spill taking account of its proximity to the residential properties. Detailed horizontal light spill calculations show that the light spill falls to 1 lux within 30m from the MUGA, which is well within the Academy's own site boundary.
13. According to the *Guide to Design, Specification and Construction of Multi-use Games Areas including Multi-synthetic Turf Pitches* produced by Sport England a location close to car parks and support facilities is desirable. The guide also encourages good access

**Floodlighting to the Artificial Turf Pitch (ATP) and to the Multi-Use Games Area (MUGA), Folkestone Academy, Folkestone – SH/08/1059**

---

to the facility for people with disabilities and a position away from residential properties. This proposal is in line with all of these recommendations.

**Residential amenity**

14. The Development Plans policies protect the residential amenity and require that the provision of new sport facilities is sympathetic to its surrounding. The Sport England Guide advises that floodlit MUGAs should be at least 12m, and ideally at least 30m from residential properties. The MUGA here is 120m – 145m away from the boundary with residential properties therefore the floodlights would not result in harmful light intrusion. The light spill calculations show that within 30m from the facility the light spill would come down to 1 lux, which would still be 90m away from the nearest property to the north west of the site and over 115m from the properties to the south. The floodlights have been designed so they can operate independently and enable lighting to be provided for the whole or half of the pitch, all at full lux levels or lower levels. In summary, it is considered that the proposed floodlighting is unlikely to have any detrimental impact on the visual amenity of local residents. The existing and proposed landscaping would further mitigate any effects on the neighbours.
15. The other main potential impacts of installation of floodlighting to MUGAs are increases in noise and traffic levels, which normally can be controlled by restricting the hours of use. These issues are discussed below.

**Hours of use**

16. The planning permission for The Folkestone Academy (ref. SH/04/1426) was granted subject to a planning condition restricting the use of the Academy building and the outdoor facilities to between 0700 and 2300 hours. The application has to be considered in the context of the site being open between these hours. For this reason, only the hours of use of the proposed floodlighting are under consideration. However, it is noted that allowing the installation of the floodlighting may result in an increase in the level of outdoor activities during evening hours.
17. The applicant proposes to use the floodlights to MUGA between 1600 and 2300 hours every day of the week, which would be broadly in line with the originally permitted hours of use. Nevertheless, until now the use of the MUGA has been limited to daylight hours, therefore it was less likely that the MUGA was to be used after sunset (approximately 1600 hours) in the mid-winter and (approximately 2100 hours) in the mid-summer. Therefore, naturally the likelihood of using the outdoors for activities was reduced.
18. I wish to advise that should the floodlighting be permitted until 2300 hours, then it could result in visitors continuing to use the changing facilities and the car parking after the hours of 2300. This would in effect override the planning condition restricting the use of the facilities within the academy site beyond 2300 hours, which I do not consider to be acceptable in residential amenity terms. To avoid this happening and in order to re-iterate the importance of the curfew of 2300 hours, I would recommend the floodlighting to be used until 2230 hours, which would then allow the visitors to leave the site by 2300 hours (see the table below).
19. I would also remind the applicant that the planning condition on the 2004 planning permission limits the noise levels from the use of the academy building and grounds so it does not exceed a level of 55dB LAeq 1hr at the boundary of the closest noise sensitive properties. I would recommend inclusion of an informative on the potential planning permission reminding the applicant about the continuous applicability of this planning condition.

**Floodlighting to the Artificial Turf Pitch (ATP) and to the Multi-Use Games Area (MUGA), Folkestone Academy, Folkestone – SH/08/1059**

20. Overall, it is considered that the provision of the new facility would improve sporting facilities available to The Academy and the local community. The availability of the MUGA during evenings between 1600 and 2230 hours would not be unreasonable bearing in mind the 2300 hours restriction to the use of the rest of the site. In my view, it is highly unlikely that there would be any significant impact on the public highway and the intensity of the traffic to/from the site as a result of installation of the floodlighting. Considering that the lights would mostly be used after regular school hours, when the academy’s staff would have gone home, there would be sufficient space for visitors to the MUGA. Due to the design and location of the floodlighting I do not consider the floodlighting to the MUGA be detrimental to residential amenity. I do accept the applicant’s argument that the provision of sporting facilities during evening hours has the potential to reduce the obesity and anti-social behaviour in young people and therefore I would recommend approval of the proposal.

Table of the hours of use of the site and floodlighting

	Mondays – Fridays	Saturdays	Sundays	Bank Holidays
Current hours of site use as approved in SH/04/1426	<b>0700 – 2300</b>			
Application hours of floodlighting use sought	<b>1600 – 2300</b>			
Recommended use of floodlighting use	<b>1600 – 2230</b>			<b>None</b>

**Landscape impacts**

21. Finally, the wider landscape, especially those of the Kent North Downs (north from the site) are taken into account in assessing the proposal. The proposal is to install six 10m high columns to the MUGA adjacent to the access ring road and to the north-east end of the 13m high academy building. The ring road and the adjacent car parking are lit with 18 luminaires on 9 columns approximately 12m high. The ground level of the MUGA is 2-3m lower than the level of the ring road and therefore the 10m columns would be approximately 4m lower than those on the ring road adjacent to access from Kingsmead. Additionally, the floodlighting columns, if seen from the Kent North Downs, would be in the context of the Park Farm Industrial Estate and its street lighting. For this reason, I do not consider that the floodlighting to the MUGA would be highly visible, if at all, in the wider landscape.

**Floodlighting to Artificial Turf Pitch**

22. The ATP is located at the east end of the site, away from the academy building. At the very north-east corner of the site there is the caretaker’s house and the entrance to The Folkestone Academy from Park Farm Road. A pedestrian/cycle path runs along the northern boundary of the ATP, south from Sports Hall to the main building. The ATP is to the south of the Park Farm Industrial Estate and to the east is the demolished Channel School. The Kent County Council owns the land east from the Academy and west from Park Farm Road. The ATP is 100m long x 64m wide and is positioned 55m away from properties to the south, in Lynwood. The ground level of the Lynwood residential properties is more than 3.5m lower than the ground level of the ATP. Hence, looking south from the sports pitch one could only see the pitched roofs of the two storey houses (see D2.2 and D2.4).

23. The proposal is to install eight 15m columns finished in light grey metallic colour with three luminaires on each column, total of 24 luminaires. The luminaires would be

**Floodlighting to the Artificial Turf Pitch (ATP) and to the Multi-Use Games Area (MUGA), Folkestone Academy, Folkestone – SH/08/1059**

---

OptiVision MVP 507, as discussed under MUGA section. Every luminaire would be 2.1kW floodlight with total maximum installed power of 50.40kW. The ATP is designed to be used mainly for football but could be used for other sports too. The proposed illumination levels would be set up in 4 modes: for 350 lux or 180 lux, both on full pitch and half pitch. For example, the submitted illumination modes could be set up to illuminate the whole pitch to the highest level of 350 lux, which would mean that all 24 luminaires be on and they would use 50.40kW. On the other hand, the mode could be set up to illuminate only half of the pitch at the lowest level to achieve 180 lux, which would mean that only 6 luminaires would need to be switched on, using total 12.60kW. Discussion in this report is based on the maximum illumination levels.

**Residential amenity**

24. The floodlighting scheme is designed to minimise light spill taking account of the proximity to the residential properties. The detailed horizontal light spill calculations show that the light spill from the ATP is slightly greater than that to the MUGA due to the extra height of the columns. The calculations show that light spill can extend up to a distance of 45m from the pitch. This is still 10m away from the boundary with the rear gardens of the properties to the south. However, I would note that the southern part of site is a sloping ground coming down from 37.50 AOD (pitch) to 34.00 AOD (boundary line). For this reason, following the consultation with the County Council's Lighting Advisor, the applicant was requested to provide additional calculations of the vertical light spill on the elevations of the residential properties to the south. Those shown that the maximum level of vertical illuminance spill light would be 0.76 lux, which is well below the permitted level of 10 lux maximum and 2 lux after curfew for a area defined as medium district brightness. Therefore, no objection is raised to the proposed lighting.
25. As mentioned in paragraph 14 above, the *Guide to Design, Specification and Construction of Multi-use Games Areas including Multi-synthetic Turf Pitches* produced by Sport England recommends a distance of 30m from residential properties, which in this particular is nearly doubled. Also, the horizontal and vertical light spill calculations indicate that there would be no light spill, nor light intrusion from the floodlit ATP. From this point of view, the proposed floodlighting scheme would be in line with the national standards for floodlighting to sports pitches.
26. Nevertheless, floodlighting proposals result not only in the light spill but also in visual impact on the locality. In my view, the installation of floodlighting to the ATP would have a visual impact on the amenity of the local residents. In line with the KCC Floodlighting Guidance Notes 2006, the visual change can be scaled from substantial, through moderate to slight adverse impact, or no change. In the first year of the development, the impact could be classified as moderate adverse impact on the residents to the south of the ATP due to a noticeable deterioration of the existing view, particularly on winter evenings. Having said that, the significance of the visual change would lessen over time when screen planting along the southern boundary matures. For this reason it is important that the already approved comprehensive landscaping scheme, which the applicant is looking to amend slightly, is not downgraded so it would not be capable of mitigating that impact. The issue of planting changes is discussed in paragraph 32.
27. Finally, I would mention that the main school building is up to 15m high so the residents living to the west of the academy would not be able to see the ATP floodlighting.

**Hours of use**

28. The planning permission granted in 2004 restricts the use of the Academy facilities to the hours of 0700 until 2300 any day, which is important in consideration of the hours of use of the proposed floodlighting scheme. The applicant proposed for the floodlights to be

**Floodlighting to the Artificial Turf Pitch (ATP) and to the Multi-Use Games Area (MUGA), Folkestone Academy, Folkestone – SH/08/1059**

used between 1600 to 2300 hours any day of the week, as that the playing fields can be potentially used until 2100 or 2200 hours in the summer anyway. On the other hand I would advise that, the absence of floodlighting does have a natural control over the evening use, especially in the autumn and winter months, which allows the residents to have some seasonal respite from the disturbance in the evenings.

29. It is difficult to determine what are the reasonable hours and days for community use, especially where the adjacent playing fields can be used every day until dawn. Until now the use of the playing fields and the synthetic pitch has been limited to daylight hours as discussed above. My view is that allowing use of the ATP floodlights until 2300 every day would be unacceptable from a residential amenity perspective. Residents have also raised concerns about having this facility used until such late hours.
30. Having taken into account the proximity to neighbouring properties and the existing practically unrestricted use of other sports facilities on the site, I would recommend to restrict the use of the floodlighting to hours between 1600 and 2200 Mondays to Saturdays, 1600 and 1800 Sundays; and no use on Bank Holidays (see the table below). The recommended restrictions to the use of lights would give residents a greater opportunity of some quiet time. Additionally, the floodlights should be set up with built-in time controls, thereby preventing any users continuing beyond the pre-set times.

Table of the hours of use of the site and floodlighting

	Mondays – Fridays	Saturdays	Sundays	Bank Holidays
Current hours of site use as approved in SH/04/1426	<b>0700 – 2300</b>			
Application hours of floodlighting use sought	<b>1600 – 2300</b>			
Recommended use of floodlighting use	<b>1600 – 2200</b>		<b>1600 – 1800</b>	<b>None</b>

**Wider views**

31. The land south from the M20 gently slopes south. The academy site is located south of the M20 motorway and the Kent North Downs. The playing fields and the ATP create an open space recognisable in a wider landscape of northern Folkestone. It is surrounded by the Industrial Estate from the north and east and residential properties to the south and west. It is likely that the visual impact of the proposed floodlighting on 15m high columns would be a noticeable feature even at the distance of 1km from the scarp slope of the Kent Downs AONB, particularly when illuminated. On the other hand, the provided technical details of the luminaires show that the potential light glare would be minimal due to its design to stop upward light. Also the light spill would be contained well within the site boundary (extended to the KCC land of the old Channel School). Finally, the switched on luminaires are likely to be seen through the illumination of the industrial/commercial estate units adjoining the Academy. Taking into account all of the above, I consider that the benefits of providing the improved facility would outweigh the minimal change of view from the Kent North Downs.

**Landscaping Scheme**

32. The Development Plan policies require that adequate provision is made within the site for landscaping. Currently, there is very limited planting, shrubs and hedgerow around the southern boundary of the academy due to the recent construction of the Academy and the playing fields. In December 2006 a comprehensive landscaping scheme was approved, which was considered appropriate to mitigate the impact of the major

**Floodlighting to the Artificial Turf Pitch (ATP) and to the Multi-Use Games Area (MUGA), Folkestone Academy, Folkestone – SH/08/1059**

---

redevelopment of the site. That landscaping scheme consisted of trees and shrubs planting at the lower ground adjacent to residential boundaries and also on the raised ground few metres north from the boundary with Grasmere Gardens/Lynwood properties.

33. Through the current application, the applicant is applying to revise the planting scheme. The strategy is to combine the planting only immediately along the boundary with the residents. The applicant advises that this is a result of abandoning the idea of a footpath to the south of the playing field and concentrating the access around the cycle/footpath to the north away from the neighbours. Although replacing the southern path with path to the north is welcomed, the applicant proposes to cancel planned tree planting (approximately 70 Maple trees) at the raised ground between the houses and the playing fields. In my view, considering the topography of the site, planting trees on the higher grounds would be most effective screening to offset the impacts of the development on the amenity of local residents. The revised details of species and location of the planting is under consideration by the applicant, who is committed to propose an adequate landscaping scheme. At the time of writing this report, I have not yet received the final drawing of an acceptable landscaping scheme. I will update the Committee verbally on this issue. Should an acceptable scheme not be available before the meeting, then a planning condition could be imposed that such scheme must be submitted for written approval within a month from the decision notice, if the Committee Members were minded to grant planning permission.

**Conclusion**

34. Overall, I consider that The Folkestone Academy and the wider community would benefit from upgrading the sports facilities and making them available in afternoons and evenings. It is expected that the MUGA and the ATP would be used by the Academy and by the local sports clubs, which would sequentially strengthen the links across the community. It is believed that the provision of high quality outdoor sporting facilities contributes to better health and fitness of people and helps reducing anti-social behaviour of young people.
35. Further, I accept that there would be some change in the long distance views from the Kent North Downs, however this is not considered to be very significant. It is acknowledged that the development may have some limited impacts on the amenities of residents but those would be reduced in the mid and long term as the boundary planting establishes. Also, any potential increases in games and traffic related noise could be controlled by reinforcing the already existing planning condition which limits noise level to 55dB LAeq 1hr and introducing restriction to hours of use of the floodlighting. Summarising, in my view, the benefits of installation of floodlighting to MUGA and ATP outweigh the risks of the minor increase in disturbance to residential amenity. Taking all of the above into account, I advise that the proposed development would be in accordance with the aims and objectives of the relevant Development Plan Policies and there are no material considerations that would make me recommend refusal of this proposal.

**Recommendation**

36. I RECOMMEND that PERMISSION BE GRANTED SUBJECT to conditions, covering:
- Standard time limit;
  - Hours of use for the floodlighting to the MUGA to be restricted to 1600 and 2230 hours; no use on Bank Holidays;
  - Hours of use for the floodlighting to the ATP be restricted to 1600 and 2200 hours Mondays to Saturdays, 1600 and 1800 on Sundays and no use on Bank Holidays;

## **Item D2**

### **Floodlighting to the Artificial Turf Pitch (ATP) and to the Multi-Use Games Area (MUGA), Folkestone Academy, Folkestone – SH/08/1059**

---

- Within one month of this permission, details of the revised landscaping scheme shall be submitted for the written approval of the County Planning Authority;
- Car parking shall be accessed only from Kingsmead and shall be kept available for use after school hours;
- The development to be carried out in accordance with the lighting and other detail specified in the application and not varied without prior written approval of KCC planning.
- Informative reminding the limits on noise.

Case Officer – Anna Michalska-Dober
-------------------------------------

01622 696979
--------------

Background documents –See section heading
---