

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 proposals dossier for each case; and other documents as might be additionally indicated.

Item D1

Change of use from agricultural land to school sports field, with associated pavilion building, storage and fencing, and the creation of a horticultural area with associated polytunnels, at land adjacent to the Foreland Fields School, Ramsgate – TH/17/818 (KCC/TH/0137/2017)

A report by Head of Planning Applications Group to Planning Applications Committee on 13 September 2017.

Application by Kent County Council Property and Infrastructure Support for the change of use from agricultural land to school sports field and the construction of an associated sports pavilion, provision of storage containers, the erection of boundary fencing, the creation of a horticultural area with associated polytunnels, and the provision of a vehicular access road to access land to the south of the application site at land off Newlands Lane, adjacent to Foreland Fields School, Ramsgate - TH/17/818 (KCC/TH/0137/2017)

Recommendation: Planning permission be granted subject to conditions.

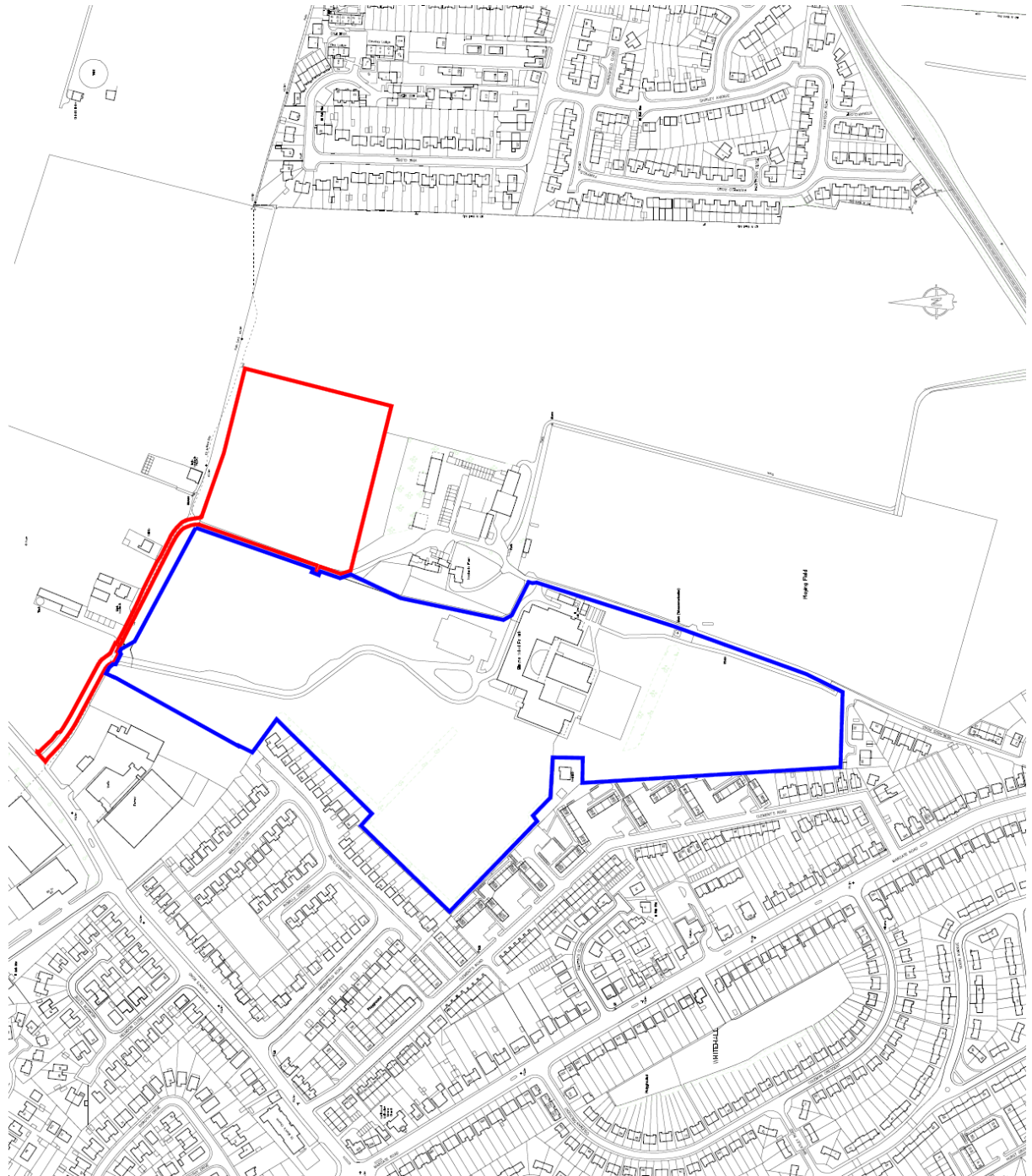
Local Member: Mr P Messenger and Ms K Constantine **Classification:** Unrestricted

Site Description/Background

1. Foreland Fields School was relocated from Lanthorne Road, Broadstairs, to the current site in Newlands Lane in the Spring of 2017. Planning permission for the purpose built new school was granted on the 8 September 2014, following consideration of the application at Planning Applications Committee on the 16 July 2014. Foreland Fields School is a day Special School catering for pupils who have Profound, Severe and Complex Learning Needs (PSCN), many of whom also have Autistic Spectrum Disorder. The School provides for pupils aged 2-19 in four departments – Nursery/Infants, Juniors, Seniors, and 14-19 Education.
2. Foreland Fields School is fairly central within the Isle of Thanet, located to the north of Ramsgate, the south of Margate and to the south west of Broadstairs. The A254 Margate Road, which links Ramsgate and Margate is located approximately 500metres to the south west of the School (separated from it by housing and the Royal Harbour Academy), with the school accessed via Newlands Lane, a turning off Pysons Road. Until such time as the Royal Harbour Academy (formerly called The Ellington and Hereson School) was built in 2007, Newlands Lane was primarily an access to Newlands Farm and a small number of properties. That farm is still accessed via Newlands Lane, although the western end has been widened and surfaced to provide appropriate access to both Forelands Fields School and Royal Harbour Academy. Beyond the school entrance, the road is private with pedestrian right of way only.

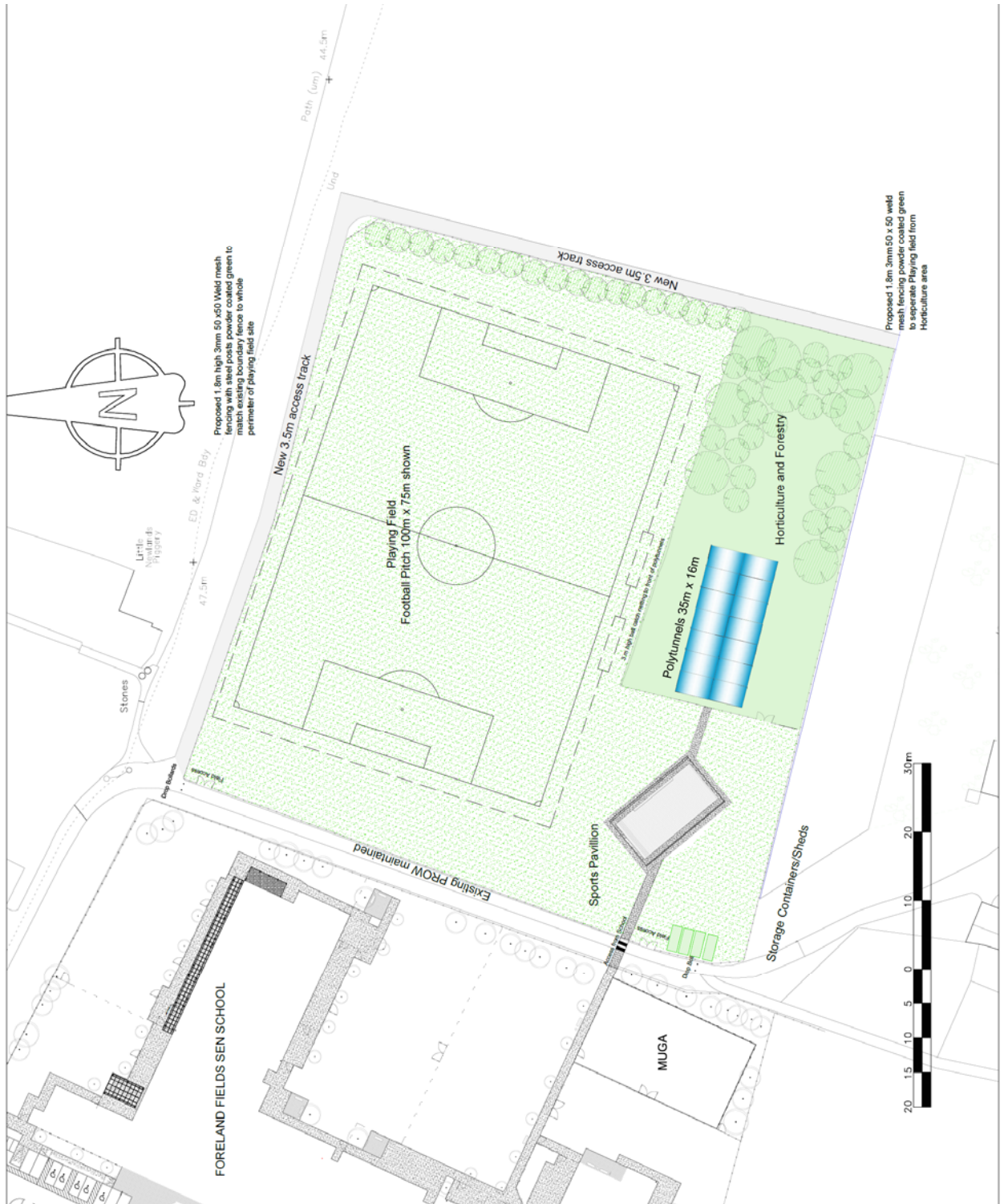
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SITE LOCATION PLAN



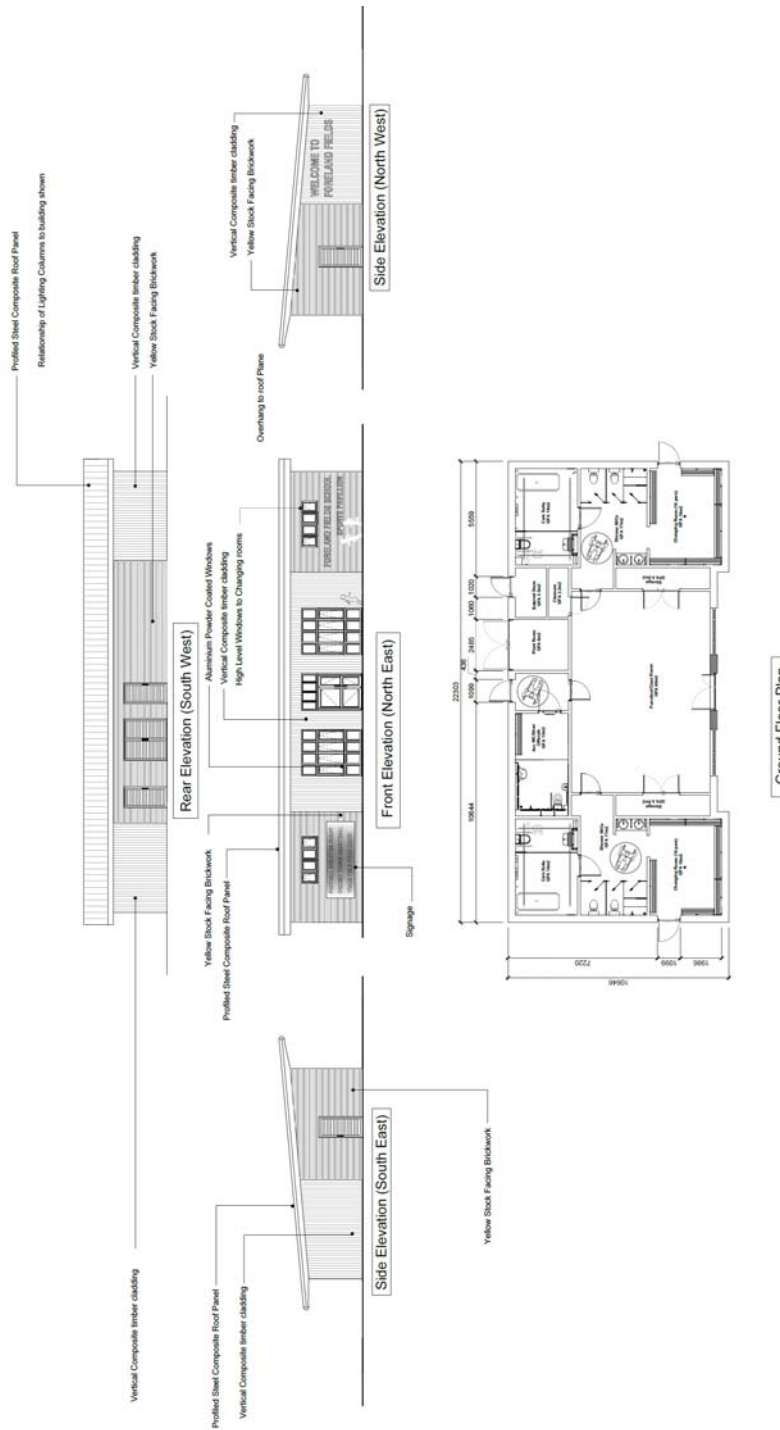
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PROPOSED SITE PLAN



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PROPOSED PAVILION



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3. This application relates to a 2.09 hectare square parcel of land located to the east of the existing fenced boundary of the Foreland Fields School site. Although the application site is owned by the County Council, the site has been leased to a local farmer and used for agricultural purposes. The relatively flat site is currently open grassland and is unsecured (no boundary treatment). An unmade track, which provides vehicular access to Newlands Farm, and is also a Public Right of Way, runs along the western boundary of the application site, separating it from the Foreland Fields School boundary. A further Public Right of Way extends along the northern site boundary, which follows the line of Newlands Lane and links Pysons Road with housing in Dumpton to the east. Open agricultural fields extend to the north and east of the application site, with housing in Dumpton beyond the field to the east. To the south of the application site lies Newlands Farm, the buildings of which are well screened behind a row of mature trees which run along the southern application site boundary. Two further residential properties are accessed via Newlands Lane and are located to the immediate north of the Foreland Fields School site. The closer of these two properties is approximately 50 metres away from the north west corner of the application site.
4. The application site, surrounding agricultural land and the adjacent school sites, are outside of the defined urban and village confines, located within the Green Wedge (Policy CC5 of Thanet District Local Plan 2006), and within the Countryside (Policy CC1), being of landscape value separating the built up areas of Ramsgate and Broadstairs. However, the application site, and land to the south, west and east (including the recently developed Foreland Fields School site and the Royal Harbour Academy site) is also allocated as a 'New Education Site' under Policy CF6 of the Thanet District Local Plan, which seeks to provide an educational complex in this location.

Relevant Planning History

5. As stated in paragraph 1 of this report, the Foreland Fields School relocated to their current site in the Spring of this year following the granting of planning permission for the purpose built new school in September 2014. Following the opening of the relocated school, just one planning application has been submitted to the County Planning Authority for consideration. Application reference KCC/TH/0171/2017 (TH/17/955), which proposed the creation of a specialist playground facility on an area of existing amenity grass within the grounds of the school, was submitted in June 2017, with conditional planning permission granted at the end of July.

Amendments

6. When originally submitted, the current application met with concern and objection from a small number of local residents, primarily due to the fact that floodlighting and associated community use was included within the proposal. Thanet District Council also expressed concern regarding the '*proposed floodlighting within the Green Wedge, and the light pollution that may result in this sensitive location*'. As a result of these concerns, the applicant amended the planning application and removed the floodlighting from the proposal. It is the amended proposal that will be discussed throughout this report.

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Proposal

7. This application has been submitted by Kent County Council Property & Infrastructure Support and proposes development of the site to provide a school sports field together with a horticulture area, containing a 16m x 35m polytunnel and a small woodland area. A small pavilion building is also proposed to provide changing rooms, a care suite, toilets and a small classroom, with storage containers proposed to house sports equipment. As part of the development, an access road is proposed to the east of the application site boundary to facilitate access to land to the south (beyond Newlands Farm) which is in the ownership of St Lawrence College. It is proposed that the sports field would be used by the Foreland Fields School and the local community outside of school hours (only within the hours of daylight) particularly children with Profound, Severe and Complex Learning Needs (PSCN) from other schools.
8. The applicant advises that the principle use of the site would be as ancillary facilities to the Foreland Fields School. The vast majority of the site would remain without permanent built development, and the sports field provision would not require any material alteration to ground levels or conditions as the site is level and well drained. The land would require 'conditioning' to provide a sports field, with seeding and/or turfing. For the avoidance of doubt, the facilities would not be floodlit. It is proposed to fence the application site perimeter with 1.8metre high weld mesh fencing, powder coated dark green to match the perimeter fencing of the main Foreland Fields School site.
9. In the south east corner of the application site, a horticulture and forestry area is proposed, which would be fenced off from the adjoining sports field with 1.8metre high weld mesh fencing, powder coated dark green. A 16metre x 35metre polytunnel for horticulture is proposed, the fencing adjacent to which would be supplemented with 3 metre high ball catch netting to prevent damage from stray balls. The polytunnel structures are temporary in nature and would provide additional educational benefits as well as providing vegetable and fruit crops for potential use in school meal provision and for sale. Tree planting is proposed to the south west corner of the site to provide an area for teaching pupils about forestry, whilst enhancing the ecological value of the site. Further tree planting is proposed along the eastern boundary of the site, inside of the perimeter fencing.
10. In the south west corner of the application site, a 22.3metre x 10.6metre single storey brick built pavilion is proposed. The building is proposed to be finished in yellow stock facing brick, with areas of vertical composite timber cladding, with a shallow monopitch roof finished in grey profiled steel composite roof panels. The building would accommodate a classroom with a floor area of 65sqm, changing facilities with direct access to the playing field, care suites and toilet facilities. The applicant advises that the specialist disabled changing facilities and toilets are an essential facility for the playing field and need to be in close proximity to the pitch for the convenience of pupils and teachers, bearing in mind the special educational needs of the pupils. Further, the proposed classroom would be used to teach both the sport and agricultural curriculum and again needs to be located adjacent to the polytunnels and woodland area to maximise the educational benefit. Four storage containers/sheds are proposed to the south of the pavilion, adjacent to the vehicular field access (for use by maintenance vehicles only), for the storage of sport and maintenance equipment.

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11. The applicant advises that the proposed development would not result in increased vehicular traffic to the site during the school day as use would be for existing pupils of Foreland Fields School only. The sports field would be available for community use at evenings and weekends during the hours of daylight, primarily by children with Profound, Severe and Complex Learning Needs (PSCN) from other local schools. The applicant advises that evening and weekend hours of use would be limited to between 16.00 to 21.00 (restricted in the winter months by a lack of light). At these times the school premises would not be in operation and therefore traffic flows would be low.
12. Users of the sports field out of school hours would park within the school car park, although a very small number of visitors may need to be driven to the facility if their health needs mean that they are unable to access from the school car park. A pedestrian access gate from the main school site would be located opposite the pedestrian access gate into the proposed playing field, separated by the Public Right of Way (which would not be directly affected by the development proposals). A new vehicular access route is to be provided to the north (to the south of the alignment of the PROW) and east boundary of the application site. That would consist of a 3.5m wide concrete farm road to provide access to land adjacent to Newlands Farm.

The application is supported by a Design and Access Statement and a Statement of Need (from the County Council as Education Authority).

Planning Policy Context

13. The following Guidance/Statements and Development Plan Policies summarised below are relevant to the consideration of the application:
 - (i) **National Planning Policies** – the most relevant National Planning Policies are set out in the **National Planning Policy Framework (March 2012)**, and the **National Planning Policy Guidance (March 2014)**, which set out the Government's planning policy guidance for England at the heart of which is a presumption in favour of sustainable development. The guidance is a material consideration for the determination of planning applications but does not change the statutory status of the development plan which remains the starting point for decision making. However the weight given to development plan policies will depend on their consistency with the NPPF (the closer the policies in the development plan to the policies in the NPPF, the greater the weight that may be given).

The NPPF states that, in determining applications, local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.

In terms of delivering sustainable development in relation to this development proposal, the NPPF guidance and objectives covering the following matters are of particular relevance:

- achieving the requirement for high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- protecting and enhancing valued landscapes;

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- the promotion of healthy communities;
- consideration of whether the opportunities for sustainable transport have been taken up and safe and suitable access to the site can be achieved for all people;

In addition, Paragraph 72 states that: *The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local Planning Authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools, and works with schools promoters to identify and resolve key planning issues before applications are submitted*

Policy Statement – Planning for Schools Development (15 August 2011) sets out the Government’s commitment to support the development of state-funded schools and their delivery through the planning system.

(ii) **Development Plan Policies**

The adopted 2006 **Thanet District Council Local Plan (Saved Policies)**:

- Policy D1** All new development is required to provide high quality and inclusive design, sustainability, layout and materials.
- Policy D2** Development proposals will be well landscaped and maximise the nature conservation opportunities wherever possible.
- Policy HE12** Archaeological sites will be preserved and protected.
- Policy TR16** Proposals for development will be required to make satisfactory provision for the parking of vehicles.
- Policy CC1** Within the countryside, new development will not be permitted unless there is a need for the development that overrides the need to protect the countryside.
- Policy CC5** Within the Green Wedge new development will not be permitted unless it can be demonstrated that the development is not detrimental or contrary to the stated aims of the Policy. New development that is permitted should make a positive contribution to the area in terms of siting, design, scale and use of materials.
- Policy CF1** Planning permission will be granted for new community facilities if the proposals are not contrary to other Local Plan policies and the community use and location are demonstrated as acceptable.
- Policy CF6** The site around Newlands Farm is allocated to provide an education complex, and development which would preclude development for such purpose will be refused. Development will be permitted only at such time as a comprehensive master plan has been developed.

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Policy SR3 - Proposals for the multiple use of existing facilities and new development which will create opportunities for recreational use by the public additional to the existing use of the facilities will normally be permitted.

Consultations

14. **Thanet District Council** raises no objection to the application and comment as follows:

“The site lies within the open countryside, inside the Green Wedge. The Council supports the creation and expansion of schools, in line with Paragraph 72 of the National Planning Policy Framework. The principle of education related development, in this location, has been established through Local Plan Saved Policy CF6 ‘New Education Site’. This policy requires fullest consideration in minimising impact on the open qualities and long views across the green wedge through careful siting of built elements and landscaping and demonstration of how use of the proposed facilities by the wider community can be achieved.

The scheme proposes the siting of built structures, namely a single storey sports pavilion and polytunnels, towards the south of the site. Having regards to the nature, siting and scale of the proposed development, together with the natural screening present, it is considered that the existing long views would be retained and the proposed development would be viewed in the context of the existing school buildings to the west. The Design and Access Statement confirms that the sports facility would be available for private hire outside school hours.”

Broadstairs and St Peters Town Council: no comments received to date.

Ramsgate Town Council supports sporting facilities for school children and encourages the County Council to provide more sporting facilities for Thanet.

Kent County Council Highways and Transportation have no objection to the application, subject to conditions to cover the following:

- School car parking to be made available for community users of the facilities outside of school hours;
- Construction management strategy to be submitted to include the timing of HGV movements to ensure that they do not occur at peak school times, parking and turning facilities for delivery and site personnel vehicles, and wheel washing facilities.

Public Rights of Way have no objection to the application but requests that the applicant’s attention is drawn to the following points;

- no furniture may be erected on or across Public Rights of Way without the express consent of the Highway Authority;
- there must be no disturbance to the surface of the right of way, obstruction of its use, and/or encroachment on the current width, either during or following any approved development; and
- the granting of planning permission confers on the developer no other permission or consent or right to close or divert any Public Right of Way at any time without the express permission of the Highway Authority.

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Further, it is noted that access from the Foreland Fields School site to the application site crosses the Public Right of Way. The applicant is encouraged to speak with the Public Rights of Way team should any works to the Right of Way be required.

Environment Agency have no objection in principle to the application, but conditions are required to ensure that the development would proceed in an environmentally friendly manner as the site spans a Source Protection Zone 1 & 2 (an area of public water supply). Conditions are required regarding the prohibition of piling and other foundation design using penetrative methods, the control of infiltration of surface water drainage into the ground, and what to do in the event that contaminated land is found to be present.

The County Council's Flood Risk Team/SuDs Officer raises no objection to the application subject to the imposition of conditions requiring the submission and approval of a detailed Sustainable Surface Water Drainage Scheme and subsequent details of the implementation, maintenance and management of the approved Sustainable Surface Water Drainage Scheme, and a further condition controlling the infiltration of surface water drainage into the ground (to ensure that there would be no unacceptable risk to controlled waters and/or ground stability).

The County Archaeologist raises no objection to the application subject to a condition being placed on any grant of planning permission requiring the securing of the implementation of programme of archaeological works, to be undertaken in accordance with a written specification and timetable which should be submitted for prior approval.

Local Members

15. The local County Members, Mr Paul Messenger and Ms Karen Constantine, and the Member for the adjacent ward, Mrs Rosalind Binks, were notified of the original application on the 1 June 2017, and the amended submission on the 31 July 2017.

Mrs Rosalind Binks confirmed that she has 'no issues with the application and welcomes the amendment'.

Publicity

16. The application was publicised by the posting of 3 site notices around the application site, advertisement in a local newspaper, and the individual notification of 44 neighbouring properties. All those who made representations on the original submission were notified of the amended application (floodlighting removed from the proposal) on the 31 July 2017.

Representations

17. Following the initial neighbour notification on the original application, a total of 7 letters of representation were received. Following the second round of neighbour notification on the amended application, one letter of representation has been received.

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A summary of the main issues raised/points made to date are set out below, omitting any concerns/objections raised regarding the provision of floodlighting as that is no longer proposed as part of this application;

Access and Highway Matters

- Confirmation is sought that the Public Rights of Way would not be affected by the proposal as these are regularly used;
- No extra car parking appears to be provided;
- How would the public access the site when in use out of school hours and where will they park?
- Newlands Lane (beyond the school access) is used to access a small number of residential properties and agricultural buildings/land. It should not be used to access the proposed facility;

Amenity Matters

- The view from local properties is being eroded by development;
- Noise from evening and weekend use/use by the public would be a disturbance to local residents;
- The development would generate disruption in terms of vehicle movements;
- If evening use until 9pm is permitted how would that be enforced?
- Trees should be planted around the site to help reduce noise pollution;

Other

- The development would materially affect the character of the area;
- The development is contrary to Policy CC5 of Thanet District Local Plan, which states that open sports and recreation uses would be permitted provided there is no overriding conflict with other policies. The proposal would not be open in nature, and would not make a positive contribution to the area in terms of siting, design, scale and use of materials;
- The need for the pavilion building on the site is questioned, and it is suggested that the pavilion's proposed facilities would be less intrusive in the Green Wedge if they were provided within the built environment of the existing school buildings;
- Would the facility be staffed when used out of school hours? There is a potential of vandalism to the pavilion building as it outside of close public view. Would the site be secured?

Discussion

Introduction

18. In considering this proposal regard must be had to the Development Plan Policies outlined in paragraph 13 above. Section 38(6) of the 2004 Planning and Compulsory Purchase Act states that applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Therefore, this proposal needs to be considered in the context of Development Plan Policies, Government Guidance, including the new National Planning Policy Framework (NPPF), and other material planning considerations arising from consultation and publicity. In this case the key determining factors, in my view, are the impact upon the local landscape, general amenity matters, access and highway matters, and whether the development is sustainable in light of the NPPF.

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Impact on the Local Landscape including Design/Siting/Massing

19. As outlined in paragraph 4 of this report, the application site, surrounding agricultural land and the adjacent school sites, are outside of the defined urban and village confines, located within the Green Wedge (Policy CC5 of Thanet District Local Plan 2006), and the Countryside (Policy CC1), being of landscape value separating the built up areas of Ramsgate and Broadstairs. However, the application site, and land to the south, west and east (including the recently developed Foreland Fields School site and the Royal Harbour Academy site) is also allocated as a 'New Education Site' under Policy CF6 of the Thanet District Local Plan, which seeks to provide an educational complex in this location.
20. Policy CC5 states that new development within the Green Wedge will not be permitted unless it can be demonstrated that the development is not detrimental or contrary to the stated aims of the Policy. The Policy goes on to state that 'open sports and recreational uses will be permitted subject to there being no overriding conflict with other policies and the wider objectives of the plan'. Further, any related built development should be kept to the minimum necessary to support the open use, and be sensitively located.
21. Although the site is designated under Policy CF6 of the same Local Plan as an education complex which, in my view, and that of the District Council, means that development of the nature proposed would be acceptable in principle in terms of Policy designations, a local resident considers that the development would not be open in nature and would be contrary to Policy CC5. I will therefore assess the development against the principles of Policy CC5 of the Thanet District Local Plan for avoidance of doubt.
22. This application, in my view, proposes a development which can be classified as an open and recreational use, a use which is permitted within the Green Wedge. Although the application site would be fenced, the majority of the site would be an open turfed sports field. Built development, in the form of a small single storey pavilion building and the polytunnel in the horticulture area, would be located to the south of the site, adjacent to existing built development (Newlands Farm) and set against the back drop of mature tree planting and screening, rather than an open view beyond. In assessing this application, Thanet District Council, who raise no objections to the proposal, consider that existing long views across the area would be retained and that the proposed built development would be viewed in the context of the existing school buildings to the west. I agree with this view, and consider that the applicant has given careful consideration to the site layout to minimise any impact on the openness and functioning of the Green Wedge.
23. The need for the pavilion building has been questioned, and it is suggested that the facilities that the pavilion would provide should be provided within the existing school buildings. As set out in paragraph 10 of this report, the pavilion building would accommodate a classroom with a floor area of 65sqm, changing facilities with direct access to the playing field, care suites and toilet facilities. As advised by the applicant, the specialist disabled changing facilities and toilets are an essential facility for the playing field and need to be in close proximity to the pitch for the convenience of pupils and teachers, bearing in mind the special educational needs of the pupils. Further, the proposed classroom would be used to teach both the sport and agricultural curriculum and again needs to be located adjacent to the polytunnels and woodland area to maximise the educational benefit. I accept the need for these facilities, and further accept the requirement for the classroom and changing facilities to be located in close

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proximity to the sports field and horticulture area in this particular instance due to the special educational needs of the pupils. Further, the horticulture area is, in my view, an acceptable land use in an existing agricultural field, adjacent to an established farm. In considering the above, I am satisfied that the proposed built development has been kept to the minimum necessary to support the open use, and has been sensitively located, meeting the requirements of Policy CC5 of the Thanet District Local Plan.

24. In my view, the proposed development would not be detrimental to the functioning of the Green Wedge in terms of settlement separation, as the development would be open in nature and would be located adjacent to an existing school within an area allocated in the Local Plan for an education complex. I consider the layout of the site to be logical, providing facilities that are fit for purpose and designed to meet the needs of the user group. The layout of the site, and the siting, scale and massing of the pavilion building and horticultural area, are appropriate for the site and would not be contrary to the relevant principles of Development Plan Policy, with particular regard to Policy CC5 of the Local Plan. New development within the Green Wedge should, however, also make a positive contribution to the areas in terms of design and use of materials.
25. Although no objections to the design of the pavilion building have been received, it is important to consider these matters to ensure that the proposal is in accordance with the general design principles expressed in Development Plan policies and the NPPF. The single storey 22.3metre x 10.6metre brick built pavilion is proposed to be finished in yellow stock facing brick, with areas of vertical composite timber cladding, with a shallow monopitch roof finished in grey profiled steel composite roof panels. I consider the design of the building to be appropriate for its setting, and further consider the scale of the development to be similar to the adjacent Foreland Fields School building. I have no objection to the materials proposed, but consider that further details should be provided for approval should permission be granted. Subject to the imposition of a condition requiring the submission and approval of details of all materials to be used externally, I consider the design of the building to be acceptable and in accordance with Development Plan policies.

General Amenity Matters including Community Use, Screening and Site Security

26. Following the initial round of consultation on the application as originally submitted (floodlighting proposed) 7 letters of objection/concern were received. Following removal of the floodlighting from the proposal, only one resident continued to express concern over the application, primarily with regard to landscape impact and access arrangements. However, for completeness I will address the points of objection expressed by local residents in the initial consultation, as set out in paragraph 17 of this report.
27. First, a resident considers that the view from their property is being eroded by development in the area. However, protection of private views is not a material planning consideration, and the impact of the development on the wider landscape has been assessed above and considered to be acceptable. It is also suggested that the site would be vandalised when not in use, and it is requested that use out of school hours is supervised by staff. The site is proposed to be secured with 1.8metre high weld mesh fencing, finished in dark green, to match that of the adjoining school site. When the sports field is not in use, the site would be secured and all gates locked. Use out of school hours would be supervised, particularly as community use would be primarily by children with Profound, Severe and Complex Learning Needs (PSCN) from other local schools. I therefore consider that the applicant has taken all reasonable efforts to secure

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the site to prevent unauthorised access, and that users of the facility out of school hours would be supervised and managed.

28. Noise from use of the facility out of school hours is raised as a concern by local residents, in addition to the noise and disturbance from vehicles accessing the site. First, in terms of vehicle movements (which will be discussed in more detail later in this report), all users of the facility out of school hours would be required to park within the Foreland Fields School site. The access to that school, which is a shared access also leading to the Royal Harbour Academy, is already used out of school hours by members of the public using community facilities at both schools, primarily at the Academy site. The small number of additional vehicle movements associated with the limited proposed community use of the sports field would be negligible, and would have a limited impact on noise generation from vehicles. I am therefore satisfied that vehicle movements associated with this development would not adversely affect local the amenity of local residents in terms of noise disturbance.
29. With regard to noise from use of the sports field itself, it is important to note that the development is adjacent to the Foreland Fields School, with the Royal Harbour Academy beyond, and adjacent to working agricultural land. It is not an intrinsically quiet environment, and background noise levels from existing schools and land uses already exist. Further, although the closest of the two properties on Newlands Lane is approximately 50 metres away from the North West corner of the application site, the edge of the urban area is approximately 170 metres to the east of the application site. This degree of separation, combined with the relatively limited out of hours use in terms of levels of use (primarily children with Profound, Severe and Complex Learning Needs (PSCN) from other local schools) and hours of use (9pm latest and limited by day light), combined with existing background noise sources, leads me to the view that noise generated by use of the facility would not have a significantly detrimental impact on the amenity of local residents. However, hours of use of the sports field and the pavilion building out of school hours should be controlled by a condition of consent, in the event that permission is granted. I recommend that out of hours use be limited to between the hours of 16.00 to 21.00 Monday to Sunday, and limited to daylight hours only (no temporary artificial lighting).
30. Tree planting is proposed to the eastern boundary of the site, which would aid in screening the sports field and associated built development from properties to the east. However, limited planting details have been provided within the planning application, so I consider that a detailed scheme of landscaping should be submitted pursuant to condition should planning permission be granted.

Access and Highway Matters

31. The applicant advises that the proposed development would not result in increased vehicular traffic to the site during the school day as use would be for existing pupils of Foreland Fields School only. When the sports field would be available for community use at evenings and weekends the school premises would not be in operation and therefore traffic flows would be low. The applicant advises that users of the sports field out of school hours would park within the school car park, although a very small number of visitors may need to be driven to the facility if their condition dictates that they are unable to gain access from the school car park. The applicant has confirmed that should the latter be the case, then the vehicle would not park in Newlands Lane, but return to the school car park after dropping off. Parking in Newlands Lane is not considered acceptable, and the school would take steps to ensure that that would not occur. Kent

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County Council Highways and Transportation raise no objection to this application subject to the imposition of a condition requiring the school car park to be made available for use by community users of the facility out of school hours. Subject to the imposition of that condition, I do not consider that this application would have a detrimental impact on the local highway network.

Public Right of Way

32. As outlined in paragraph 3 of this report, Public Rights of Way (PROW) run along the northern and western site boundaries. As can be seen in paragraph 14 of this report, the County Council's Public Rights of Way team have been consulted on this application and have provided advice with regard to erecting furniture, disturbance to the surface, and obstruction of use. The applicant has confirmed that the PROW would be unaffected by the development and that no works are proposed to be undertaken to the Right of Way, should permission be granted. In this instance, therefore, I consider it sufficient to draw the applicant's attention to the advice provided by the Public Rights of Way team by way of an informative. Further, as requested, I also consider that a second informative should advise the applicant to speak with the Public Right of Way team should any works to the PROW be required.

Archaeology

33. The County Archaeologist has concluded that in order to secure the appropriate level of evaluation and mitigation of archaeological potential at the site, a condition of consent should be imposed. It is requested that no development takes place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written specification and timetable. I consider that the suggested condition would be an appropriate requirement in ensuring an acceptable level of evaluation and mitigation of the archaeological potential of the site. Therefore, subject to the imposition of the required condition, I do not consider that this proposal would have a detrimental impact on archaeological remains.

Drainage and land contamination

34. The Environment Agency and the County Council's Flood Risk Team (SuDs) both raise no objection to this application subject to the imposition of conditions. The Flood Risk Team require the submission of a detailed Sustainable Surface Water Drainage Scheme and the further submission of details of the implementation, maintenance and management of the sustainable drainage scheme. Both the Flood Risk Team and the Environment Agency require a further condition to control surface water drainage into the ground (there should be no discharge to ground within a Source Protection Zone unless the discharge is clean and uncontaminated i.e. roof water), and a condition regarding the prohibition of piling and other penetrative foundation design methods. Should permission be granted, the conditions as outlined above would be imposed upon the consent, and I am satisfied that such conditions would ensure that drainage of the site was both sustainable and effective.

35. With regard to land contamination, the Environment Agency requests a condition be attached to any consent regarding how works should proceed should any contamination be found during construction. Therefore, should permission be granted, a condition would be imposed covering this matter.

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Construction matters

36. Given that there are neighbouring residential and agricultural properties, including Newlands Farm, if planning permission is granted it would, in my view, be appropriate to impose a condition restricting hours of construction to protect residential amenity. I would suggest that works should be undertaken only between the hours of 0800 and 1800 Monday to Friday and between the hours of 0900 and 1300 on Saturdays, with no operations on Sundays and Bank Holidays.
37. I also consider it appropriate that details of a full Construction Management Strategy be submitted for approval prior to the commencement of development. That should include details of the methods and hours of working, location of site compounds and operative/visitors parking, details of site security and safety measures, lorry waiting and wheel washing facilities, details of how the site access would be managed to avoid peak school times, and details of the construction access. Such a strategy would also address the conditions required by Highways and Transportation with regard to the construction of the development. Therefore, should permission be granted, a Construction Management Strategy would be required pursuant to condition and the development would thereafter have to be undertaken in accordance with the approved strategy.

Conclusion

38. In my view, the development would not give rise to any significant material harm and is in accordance with the general aims and objectives of the relevant Development Plan Policies. The development is in accordance with the principles of the National Planning Policy Framework and the Planning Policy Statement for Schools (2011). Subject to the imposition of the conditions outlined throughout this report, I consider that the proposed development would not have a significantly detrimental impact on the character and appearance of the local landscape, particularly the Green Wedge, the local highway network or the amenity of local residents, and would accord with the principles of sustainable development as set out in the NPPF. Therefore, I recommend that permission be granted subject to appropriate conditions.

Recommendation

39. I RECOMMEND that PLANNING PERMISSION BE GRANTED SUBJECT TO conditions, including conditions covering:
- the standard time limit;
 - the development to be carried out in accordance with the permitted details;
 - the submission of details of all materials to be used externally;
 - the submission of the scheme of landscaping;
 - control of hours of use of the sports field and pavilion building out of school hours to between the hours of 16.00 and 21.00 only, during daylight hours (no artificial lighting);
 - the school car park to be made available for use to community users of the facility out of school hours;
 - submission of a specification and timetable for the implementation of a programme of archaeological work;
 - the submission of a detailed Sustainable Surface Water Drainage Scheme;

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- the submission of details of the implementation, maintenance and management of the Sustainable Surface Water Drainage Scheme;
- control of surface water drainage and infiltration to ground;
- prohibition of piling and other penetrative foundation design methods
- control of the development should land contamination be identified;
- hours of working during construction and demolition to be restricted to between 0800 and 1800 Monday to Friday and between the hours of 0900 and 1300 on Saturdays, with no operations on Sundays and Bank Holidays;
- the submission of a Construction Management Strategy, including the location of site compounds and operative/visitors parking, details of site security and safety measures, lorry waiting and wheel washing facilities, and details of the construction access & management of the site access to avoid peak school times;

40. I FURTHER RECOMMEND THAT the applicant BE ADVISED of the following informatives:

- The applicant’s attention is drawn to the letter from Public Rights of Way which contains general informatives with regard to works adjacent to and/or on a Public Right of Way. It is also advised that ‘the granting of planning permission confers on the developer no other permission or consent or right to close or divert any Public Right of Way at any time without the express permission of the Highways Authority’;
- The applicant is advised to speak to the County Council Public Rights of Way team should any works to the Public Right of Way be required;

Case officer – Mary Green	03000 413379
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Background documents - See section heading
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