



KCC Infrastructure Division
c/o 3BM Planning
Beckett House
14 Billing Road
Northampton
NN1 5AW

Planning Applications Group
First Floor, Invicta House
County Hall
Maidstone
Kent ME14 1XX
Tel: 03000 411200

Website: www.kent.gov.uk/planning
Email: planning.applications@kent.gov.uk
Direct Dial/Ext: 03000 413379
Text Relay: 18001 03000 417171
Ask For: Miss Mary Green
Your Ref:
Our Ref: SE/21/891
Date: 08 December 2021

FAO: 3BM Planning

TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992

Dear Sir/Madam

APPLICATION: SE/21/891 (KCC/SE/0045/2021)

PROPOSAL: New external sports facilities - comprising 2 multi use games areas & 2 all weather floodlit pitches on the existing school playing fields, and change of use of an area of land to the east of the school site to grass playing field, together with associated landscaping and access works

LOCATION: Sevenoaks Grammar Annexe/Trinity School site, Seal Hollow Road, Sevenoaks, Kent TN13 3SN

The above mentioned planning application received for the formal observations of the County Council, as County Planning Authority has now received consideration. The County Council's Planning Applications Committee considered the application at its meeting on 10 November 2021

I write to inform you that the County Planning Authority resolved that planning permission be Granted with Conditions as set out in the attached formal notification.

Please note the conditions imposed and any informatives as described.

Yours faithfully

Sharon Thompson
Head of Planning Applications Group

As part of the Council's commitment to equalities if you have any concerns or issues with regard to access to this information please contact us for assistance.



Reference Code of
Application: SE/21/891

KENT COUNTY COUNCIL

TOWN AND COUNTRY PLANNING ACTS
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992 (as amended)

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND

To: KCC Infrastructure Division
c/o 3BM Planning
Beckett House
14 Billing Road
Northampton
NN1 5AW

TAKE NOTICE that the KENT COUNTY COUNCIL, the County Planning Authority under the Town and Country Planning Act, HAS GRANTED PERMISSION for development of land situated at Sevenoaks Grammar Annexe/Trinity School site, Seal Hollow Road, Sevenoaks, Kent TN13 3SN and being new external sports facilities - comprising 2 multi use games areas & 2 all weather floodlit pitches on the existing school playing fields, and change of use of an area of land to the east of the school site to grass playing field, together with associated landscaping and access works, referred to within the application for permission for development dated 27 February 2021, received on 1 March 2021, as amplified and amended by details referred to in the attached Schedule 1, SUBJECT TO THE FOLLOWING CONDITIONS:

Time Limit

1. The development to which this permission relates shall be begun not later than the expiration of 3 years beginning with the date of this permission;

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

The development to be carried out in accordance with the permitted details

2. The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted details, documents and plans referred to in **Schedule 1 attached** and/or as otherwise approved pursuant to the conditions below;

As part of the Council's commitment to equalities if you have any concerns or issues with regard to access to this information please contact us for assistance.

Reason: For the avoidance of doubt and to maintain planning control over the development.

Removal of Permitted Development Rights

3. Notwithstanding the provisions of Parts, 2A, 7M, 7N and 12 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order amending, replacing or re-enacting that Order), no buildings, plant, machinery, structures and erections, whether fixed or moveable, including fencing, or hard surfacing, shall be located at the eastern playing field site accessed via Seal Drive;

Reason: In order to protect the visual amenities of the area.

Landscaping

4. The hedge and tree planting scheme detailed in the application and shown on drawing numbers SGAE BBA ZZ 00 DR L 8021 P06 Proposed Soft Landscape 2 of 6, SGAE BBA ZZ 00 DR L 8022 P06 Proposed Soft Landscape 3 of 6, SGAE BBA ZZ 00 DR L 8023 P05 Proposed Soft Landscape 4 of 6, SGAE BBA ZZ 00 DR L 8024 P04 Proposed Soft Landscape 5 of 6, & SGAE BBA ZZ 00 DR L 8025 P02 Proposed Soft Landscape 6 of 6, shall be implemented within the first planting and seeding seasons following the completion of the development hereby permitted, and maintained for a period of not less than 5 years, unless otherwise approved by the County Planning Authority;

Reason: In the interests of visual amenity and in order to achieve high quality sustainable development.

5. In the event of any trees and hedges included in the landscaping scheme, approved pursuant to condition (4) above, or any replacement trees or hedges being removed, destroyed or dying or dead within 5 years of the planting, they shall be replaced within 12 months in the same places by large nursery stock of the same species;

Reason: In the interests of visual amenity.

Protection of Trees to be Retained

6. The development hereby permitted shall be carried out in such a manner as to avoid damage to any existing trees/hedges to be retained, including their root system by providing/installing tree protection measures in accordance with the submitted details, and by observing the following:
 - all trees to be preserved shall be marked on site and protected during any operation on site by fencing to height and construction detail in accordance with British Standard: BS 5837:2012 (*Trees in relation to design, demolition and construction - recommendations*), and located in accordance with BS 5837, or as otherwise agreed by the County Planning Authority;
 - no fires shall be lit within the spread of the branches of the trees;
 - no materials or equipment shall be stored within the spread of the branches of the trees;
 - any damage to trees shall be made good by pruning in accordance with good arboricultural practice, in accordance with BS 3998 2010 (*Tree work – recommendations*);
 - no roots shall be cut and no works whatsoever shall be constructed or carried out within the protected zone, in accordance with British Standard: BS 5837:2012; and
 - ground levels within the protected zone shall not be raised or lowered in relation to the existing ground level, except as may be otherwise agreed in writing by the County Planning Authority.

Reason: In order to protect existing trees and hedging.

Ecology

7. Any vegetation clearance and/or works that may affect possible nesting sites shall be **undertaken outside the bird breeding season, mid-March to August inclusive, or be supervised by a suitably qualified ecologist during the breeding period;**

Reason: To ensure that nesting birds are not unduly disturbed or killed.

8. The development hereby permitted shall be carried out in strict accordance with the precautionary measures, recommendations, and mitigation works, detailed in the submitted Protected Species Surveys/Scoping Reports.

Reason: In the interests of the environment and wildlife.

9. **Within 3 months of the date of this decision**, a detailed mitigation and enhancement strategy, to include details of the reptile receptor site, details of how the remaining grassland within the eastern field would be enhanced and details of ecological enhancement features within the wider site, shall be submitted to and approved in writing by the County Planning Authority and shall be implemented as approved;

Reason: In the interests of nature conservation and to ensure the habitat areas are managed appropriately throughout the life of the development.

10. **Within 6 months of the date of this decision**, a woodland management plan, setting out how the woodland on site would be managed to benefit biodiversity, shall be submitted to and approved in writing by the County Planning Authority and shall be implemented as approved;

Reason: In the interests of nature conservation and to ensure the habitat areas are managed appropriately throughout the life of the development.

Access by Community Users of the Facilities

11. All community users of the facilities must access the site via the main site access on Seal Hollow Road and the car parking on site shall be available for use by community users at all times.

Reason: In the interests of highway safety.

Use of Seal Drive

12. The existing vehicular access to the eastern field on Seal Drive shall be used by emergency and large maintenance vehicles only. All other access to the eastern field must be via the main school site.

Reason: In the interests of highway safety and to protect the amenity of local residents.

Standard of Facilities and Registration

13. **Prior to first use of the development hereby permitted**, the following details shall be submitted to and approved in writing by the County Planning Authority, in consultation with Sport England:
- (a) certification that the Artificial Grass Pitches hereby permitted have met FIFA Quality Concept for Football Turf – FIFA Quality or equivalent International Artificial Turf Standard (IMS) and World Rugby Regulation 22 standard; and
 - (b) confirmation that the facilities have been registered on the Football Association's Register of Football Turf Pitches;

Reason: To ensure the development is fit for purpose and sustainable, and provides sporting benefits.

14. **Prior to the commencement of any works relating to the formation of the new playing field to the east of the main school site**, the following documents shall be submitted to and approved in writing by the County Planning Authority in consultation with Sport England:
- (a) a detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could adversely affect playing field quality; and
 - (b) where the results of the assessment to be carried out pursuant to (a) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints. The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

The development shall thereafter be carried out in accordance with the approved details, and the land maintained and made available for playing field use in accordance with the scheme.

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose.

Management and Maintenance Scheme

15. **Prior to first use of the development hereby permitted**, a Management and Maintenance Scheme for the facilities including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the County Planning Authority in consultation with Sport England. For the all-weather pitches, the Scheme shall include measures to ensure the replacement of the surfaces within a specified period. The approved Scheme must thereafter be implemented and complied with,

Reason: To ensure that the new facilities are capable of being managed and maintained to deliver facilities that are fit for purpose, sustainable and to ensure sufficient benefit of the development to sport..

Community Use Agreement

16. **Prior to first use of the development hereby permitted** a Community Use Agreement, to be prepared in consultation with Sport England, which shall apply to the 2 all-weather floodlit pitches and any available ancillary facilities, and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review, shall be submitted to and approved in writing by the County Planning Authority. The development shall thereafter be used in compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy

Hours of Community Use

17. The development hereby permitted shall be used for Community Use only in accordance with the hours set out within the application documentation and as follows unless otherwise approved in writing by the County Planning Authority:

ALL WEATHER PITCHES (AWPs)

Every month of the year as follows: 5pm to 9pm (Term Time Weekdays), 10am to 9pm (Non-Term Time Weekdays) & 10am to 8pm (Term Time and Non-Term Time Weekends)

NEW GRASS FIELD TO THE EAST OF THE SITE

May to September as follows: 4pm to 6pm (Term Time Weekdays), 8am to 6pm (Non-Term Time Weekdays) & 8am to 6pm (Term Time and Non-Term Time Weekends)

October to April as follows: No community use during Term Time Weekdays, 8am to 4pm (Non-Term Time Weekdays) & 8am to 4pm (Term Time and Non-Term Time Weekends)

Reason: In the interests of the amenities of the locality and to accord with the application details.

Erection of Acoustic Barrier

18. **Prior to first use of the development hereby permitted** the Acoustic Barrier detailed in the application and shown on drawing number SGAE BBA ZZ 00 DR L 8035 P04 Fencing Arrangement, must be erected and thereafter retained and maintained as hereby approved.

Reason: In the interests of the amenities of the locality and to accord with the application details.

Installation of the Floodlighting

19. The floodlighting hereby permitted shall be installed, set up and maintained as detailed in the application, and before it is first brought into use it shall be checked by a lighting engineer, and should it be deemed necessary the applicant shall adjust the set-up of the floodlighting, and there shall be no deviation from these details without the prior written approval of the County Planning Authority.

Reason: In order to protect the amenities of the locality.

20. The lighting levels of floodlighting hereby permitted shall not exceed those specified in the submitted lighting calculations.

Reason: In order to protect the amenities of the locality.

Hours of Use of the Floodlighting

21. The hours of use of the floodlighting hereby permitted shall be limited to between the hours of 08.00 and 21.00 Monday to Friday, and to between the hours of 10.00 and 20.00 on Saturdays, Sundays and Bank Holidays unless otherwise approved in writing by the County

Planning Authority.

Reason: In the interests of the amenities of the locality and to accord with the application details.

22. The floodlighting hereby permitted shall be completely extinguished when the all-weather pitch is not in use, and in compliance with the permitted hours of use.

Reason: In order to protect the amenities of the locality.

Cricket Nets

23. **Prior to their installation on the school site** details of the location and specification of the Cricket Nets shall be submitted to and approved in writing by the County Planning Authority.

Reason: In order to protect the amenities of the locality.

Sustainable Drainage (SuDs)

24. **Prior to first use of the development hereby permitted** a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, shall be submitted to and approved in writing by the County Planning Authority. The Report shall demonstrate that the drainage system constructed is consistent with that which was approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraph 169 of the National Planning Policy Framework.

Construction

25. The construction of the development hereby permitted, and associated operations including the deliveries of plant or materials, should take place only between the hours of 0800 and 1800 Monday to Fridays, and 0900 and 1300 on Saturdays, with no works on Sundays or Bank Holidays, unless otherwise approved in writing by the County Planning Authority;

Reason: In order to protect the amenities of the locality.

26. The construction of the development hereby permitted shall be undertaken in accordance with the submitted and approved Construction Management Strategy Rev E, including Appendices A to C, prepared by Willmott Dixon, dated 17 August 2021.

Reason: In order to protect the amenities of the locality and in the interests of highway safety.

27. The Construction Access shall be controlled to avoid arrivals and departures during the AM and PM peak school times, including use of the bus drop off access by construction vehicles during school bus operating times of 7:45 – 09:00am and 3:00pm – 4:15.

Reason: In the interests of highway safety.

Town and Country Planning (Development Management Procedure) (England) Order 2015

Where necessary the planning authority has engaged with the applicant(s), the District Council, the Highway Authority, and other interested parties, including the local community, to address and resolve issues arising during the processing and determination of this planning application, in order to deliver sustainable development, to ensure that the details of the proposed development are acceptable and that any potential impacts can be satisfactorily mitigated.

Summary of policies in the Development Plan relevant to the decision to grant planning permission:

This application has been determined in accordance with the Town and Country Planning Acts, and in the context of the Government's current planning policy guidance and the relevant Circulars, including the National Planning Policy Framework (NPPF) and associated planning practice guidance, together with the relevant Development Plan policies, including the following:

The National Planning Policy Framework (July 2021) and National Planning Policy Guidance (March 2014)

Policy Statement – Planning for Schools Development (August 2011)

Sevenoaks District Core Strategy: Adopted 2011 - Policies LO1, LO2, LO8, SP1, SP2, SP9, SP10 & SP11

Sevenoaks Allocations and Development Management Plan: February 2015 – Policies SC1, EN1, EN2, EN4, EN5, EN6, EN7, G12, GB8 & T1

Green Belt Supplementary Planning Document (February 2015)

The summary of reasons for granting permission is as follows:

Although, the development is regarded as inappropriate development within the Green Belt, in the County Council's judgement, it is considered that the following matters are overriding material considerations that justify permitting the proposal in this instance:-

- i) The identified educational and community need for the development;
- ii) Provision of improved school, sporting and community facilities; and
- iii) The siting and design, and level of mitigation proposed, would ensure that the impact on the openness of the Green Belt would be limited.

The County Council is otherwise of the opinion that the proposed development gives rise to no material harm, is in accordance with the development plan and that there are no material considerations that indicate that the decision should be made otherwise. The County Council also considers that any harm as a result of the proposed development would reasonably be mitigated by the imposition of the attached conditions.

Informatives

In addition please be advised of the following informatives:

1. The applicant is asked to draw to the attention of the Clerk of Works on site the conditions attached to the planning permission, particularly those relating to tree protection.
2. The applicant is asked to give consideration to an alternative colour to the proposed fencing to minimise visual impact.

Dated this Eighth day of December 2021



(Signed).....
Head of Planning Applications Group

KENT COUNTY COUNCIL
PLANNING APPLICATIONS GROUP
FIRST FLOOR
INVICTA HOUSE
COUNTY HALL
MAIDSTONE
KENT ME14 1XX

Schedule 1

Schedule of Documents permitted under Planning Permission: SE/21/891

Drawings / Number / Title:	Received: 1 March 2021
SGAE BBA ZZ 00 DR L 1100 P01 Location	
SGAE BBA ZZ 00 DR L 1101 P01 Existing Site Plan	
SGAE BBA ZZ 00 DR L 8005 P05 Proposed Sports 3 of 5	
SGAE BBA ZZ 00 DR L 8006 P02 Proposed Sports 4 of 5	
SGAE BBA ZZ 00 DR L 7004 P02 Landscape Details Sheet 4	
SGAE BBA ZZ 00 DR L 8003 P05 Proposed Sports 1 of 5	
SGAE BBA ZZ ZZ DR L 4502 P03 Proposed Site Sections	
SGAE BBA ZZ 00 DR L 3003 P01 Aerial View 2 of 3	
SGAE BBA ZZ 00 DR L 3004 P01 Aerial View 3 of 3	
SGAE BBA ZZ 00 DR L 3002 P01 Aerial View 1 of 3	
SGAE BBA ZZ 00 DR L 3001 P01 Views - Night And Day	
Document Title / Description / Reference	Received: 1 March 2021
Agent's Covering Letter, prepared by Resolution Planning, dated 27 February 2021	
Application Form	
Design And Access Statement, prepared by Bond Bryan, dated 15 February 2021	
Planning And Heritage Statement, prepared by Resolution Planning, dated February 2021	
Statement Of Community Involvement, prepared by Resolution Planning, dated February 2021	
UXO Risk Assessment (DA1721-01), prepared by 1 st Line Defence, dated 15/12/20	
Flood Risk Assessment, reference A6815/SCM/Flood Risk Assessment Rev F3, including appendices 1 – 4, prepared by CTP Consulting Engineers, dated 16 February 2021	
Archaeological Desk Based Assessment, reference 3627 20 07 Rpt 01 Rev A SDW BB, prepared by Sevenoaks Environmental Consultancy Ltd	

Written Scheme of Investigation for Archaeological Evaluation & Watching Brief, reference 3889 21 02 15 Rpt 01 Rev A SDW DR, prepared by Sevenoaks Environmental Consultancy Ltd

Tree Constraints Plan, reference 20_1552_TCP_NT, prepared by Green Link Ecology Ltd, dated 18 December 2020

Tree Protection Plan, reference 20_1552_TPPX02_NT, prepared by Green Link Ecology Ltd, dated 4 January 2021

Botanical Survey Report, prepared by Dr Lesley Mason ACIEEM, dated June 2020

Great Crested Newt Licensing Certificate

Reptile Survey And Mitigation Strategy Area C, reference 2020/02/14, prepared by KB Ecology, dated 17 August 2020

Preliminary Ecological Appraisal Area A, reference 2020/03/14, prepared by KB Ecology, dated 22 May 2020

Preliminary Ecological Appraisal Area C, reference 2020/03/14, prepared by KB Ecology, dated 22 May 2020

As amended and/or amplified by:

Received: 12 March 2021

Tree Survey Report, reference 20_1552_ReportX02_NT, prepared by Green Link Ecology Ltd, dated 4 January 2021

As amended and/or amplified by:

Received: 19 March 2021

External Lighting Report, reference C2005-VZV-ZZ-ZZ-RP-ME-001 Rev 3, prepared by Van Zyl & de Villiers Consulting Engineers, dated 18 March 2021

As amended and/or amplified by:

Received: 7 July 2021

Email from Agent, Resolution Planning, dated & received 7 July 21

SGAE-CTP-XX-XX-DR-C-7020-T01-External Details

SGAE-CTP-XX-XX-DR-C-6002-T04- Drainage Layout Sheet 2

A6815 - Rugby Pitch 1 in 100+40

A6815 - Infiltration Rate Calculations - BRE01

A6815 - Infiltration Rate Calculations - BRE02

As amended and/or amplified by:

Received: 4 August 2021

Agent's Covering Letter for Additional Information, prepared by Resolution Planning, dated 3 Aug 2021

Sinkhole Trial Pitting Investigation, reference 4232 21 06 28 Ltr 02 Rpt 02 Rev C SDW BB, prepared by Sevenoaks Environmental Consultancy, dated 28 June 2021

Tree Protection Plan (July 2021) reference 20_1552_TPPX03_NT, prepared by Green Link Ecology Ltd, dated 5 July 2021

Tree Survey Report (July 2021) reference 20_1552_ReportX03_NT_WC, prepared by Green Link Ecology Ltd, dated 5 July 2021

Lighting Impact on Bats Statement, reference 2020/03/14, prepared by KB Ecology, dated 4 June 2021

SGAE BBA ZZ 00 DR L 8004 P06 Proposed Sports 2 of 5

SGAE BBA ZZ 00 DR L 8007 P04 Proposed Sports 5 of 5

SGAE BBA ZZ 00 DR L 8015 P05 Landscape Levels 1 500 1 of 2

SGAE BBA ZZ 00 DR L 8016 P03 Landscape Levels 1 500 2 of 2

SGAE BBA ZZ 00 DR L 8023 P05 Proposed Soft Landscape 4 of 6

SGAE BBA ZZ 00 DR L 8025 P02 Proposed Soft Landscape 6 of 6

SGAE BBA ZZ 00 DR L 8030 P06 Proposed Sports Provision

SGAE BBA ZZ 00 DR L 8031 P03 Ecology Restraints

As amended and/or amplified by:

Received: 7 September 2021

'Applicant Responses to Consultation Feedback' Document

Transport Statement, reference 66202025-MLM-ZZ-XX-RP-TP-0001 Rev 03, prepared by MLM Consulting Engineers Limited, dated 2 September 2021

SGAE BBA ZZ 00 DR L 1102 P03 Red Line - Sports

SGAE BBA ZZ 00 DR L 1111 P03 Proposed Site Plan

Construction Management Strategy Rev E ,including Appendices A to C, prepared by Willmott Dixon, dated 17 August 2021

As amended and/or amplified by:	Received: 6 October 2021
Email from Agent, Resolution Planning, dated & received 6 October 2021, addressing queries raised by Highways and Transportation.	
As amended and/or amplified by:	Received: 14 October 2021
Email from Agent, Resolution Planning, dated & received 14 October 2021, addressing queries raised by local residents.	
As amended and/or amplified by:	Received: 18 October 2021
<p>Email from Agent, Resolution Planning, dated & received 18 Oct 202, addressing outstanding queries from consultees and confirming inclusion of an Acoustic Fence</p> <p>MUGA Noise Impact Assessment Rev P02, including Appendices A &B, prepared by MACH Acoustics, dated 15 October 2021</p> <p>Screenshot relating to Ancient Woodland</p> <p>SGAE BBA ZZ 00 DR L 8021 P06 Proposed Soft Landscape 2 of 6</p> <p>SGAE BBA ZZ 00 DR L 8022 P06 Proposed Soft Landscape 3 of 6</p> <p>SGAE BBA ZZ 00 DR L 8024 P04 Proposed Soft Landscape 5 of 6</p> <p>SGAE BBA ZZ 00 DR L 8035 P04 Fencing Arrangement</p>	

