

East Area Planning committee

6th April 2016

**Application Number:** 16/00067/RES

**Decision Due by:** 13th April 2016

**Proposal:** Details of reserved matters (access, appearance, landscaping, layout and scale) for the community sports facilities comprising a relocated natural turf adult sports pitch, multi-use games arena, 3G pitch lit by 12 x 10m light columns and a natural turf pitch adjoining the community hub, along with associated car parking, fencing, and vehicular and pedestrian access together with locally equipped area of play.

**Site Address:** Land West Of Barton North Of A40 And South Of Bayswater Brook Northern By-Pass Road Oxford. Site Plan at **Appendix 1**

**Ward:** Barton And Sandhills Ward

**Agent:** Mr Paul Comerford

**Applicant:** Barton Oxford LLP

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## Recommendation:

Committee is recommended to resolve to grant the reserved matters.

## Reasons for Approval

- 1 The re-provision of Adult Sports Pitch, Multi-Use Games Area (MUGA), a new 3G pitch, Community Hub playing pitch and associated access and parking facilities have been designed to accord with the Parameter Plans and Design Code approved as part of the original Outline Planning Application, as well as national, regional and local planning policy objectives to help create a high quality, inclusive development which promotes efficient use of land and incorporates a balanced range of land uses to form a complete neighbourhood. The proposed facilities will form part of the wider community hub that will support the whole of the Barton Park site and provide new facilities for the wider community. They will make a key contribution to the creation of a community focal point for the new and existing communities.
- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

## **Conditions**

- 1 Tree Protection Plan (TPP) 2
- 2 Lighting management/times
- 3 Watching brief - contamination
- 4 Verification report - contamination
- 5 Drainage Strategy

## **Legal Agreement:**

A legal agreement is not required to support this reserved matters as this was secured in association with the outline permission. Details of that legal agreement are contained in the Committee report for the outline application ref.: 13/01383/OUT. A CIL payment is not required as outline planning permission was granted before the introduction of CIL in Oxford.

## **Principal Planning Policies:**

### Oxford Local Plan 2001-2016 (OLP)

**CP1** - Development Proposals  
**CP6** - Efficient Use of Land & Density  
**CP9** - Creating Successful New Places  
**CP11** - Landscape Design  
**CP19** - Nuisance  
**CP20** - Lighting  
**CP21** - Noise  
**CP22** - Contaminated Land  
**NE15** - Loss of Trees and Hedgerows  
**SR2** - Protection of Open Air Sports Facilities

### Core Strategy (OCS)

**CS3\_** - Regeneration areas  
**CS7\_** - Land at Barton  
**CS11\_** Flooding  
**CS12\_** - Biodiversity  
**CS13\_** - Supporting access to new development  
**CS20\_** - Cultural and community development  
**CS21\_** - Green spaces, leisure and sport

### Barton AAP – Submission Document (AAP)

**MP1** - Model Policy  
**BA2\_** - Recreation ground

**BA10\_** - Local centre  
**BA11\_** - Community hub  
**BA14\_** - Delivery  
**BA15\_** - Flooding  
**BA16\_** - Surface water drainage  
**BA18\_** - Land remediation

#### Other Planning Documents

National Planning Policy Framework  
Planning Policy Guidance  
Oxford City Councils Playing Pitch and Outdoor Strategy 2012-2026

#### **Public Consultation by the Applicant**

A Statement of Community Involvement has been submitted with this application (as part of the Planning Statement) setting out the community engagement and stakeholder consultation process undertaken as part of the design of these proposals. Details of the public meetings held and outcomes can be seen at **Appendix 2**.

There has also been pre-submission consultation through regular meetings with officers of the City and County Councils, Sports England and a Member Briefing. Officers are satisfied that the submitted proposals have emerged from a rigorous assessment-involvement-evaluation-design process rather than being a pre-determined design solution.

#### **Public Consultation by the Local Authority**

The Council's normal consultation procedure has resulted in the following comments

##### Statutory and Non-Statutory Consultees and Groups:

- Historic England: The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.
- Natural England: no comments to make

Sport England: They were involved during the pre-application process and indicated that the principle for the facilities has been established and that they did not foresee that they would raise objections, although they reserved the right to do so at application. They have not commented on the actual application.

- Cherwell District Council: The Council has no policies that directly relate to developments outside the District, and it is therefore considered appropriate that the application is considered against the City Council's own development plan policies and guidance within the National Planning Policy Framework. Given that the application is for reserved matters, it is not considered that there are any additional obstacles to overcome that have not already been

assessed and agreed at the outline application that would directly impact upon Cherwell District Council or its interests. Therefore, Cherwell District Council has no objections given that the principle of development has been agreed at the outline application, and providing that a thorough assessment of the highway

- Oxfordshire County Council: no objection subject to conditions on drainage, car parking and cycle parking (see below)
- Environment Agency: have no objections to this reserved matters application.

#### Individual Comments:

No comments were received

### **BACKGROUND TO PROPOSAL**

1. The Barton Park site is a roughly triangular tract of land to the north of the A40 ring road, west of the existing Barton residential area, and south of the Bayswater Brook. It extends to some 38 hectares (94 acres). It has mainly been used for agriculture with fields separated by unmanaged hedgerows, trees and ditches; but also including Barton Village Recreation Ground.. The site surrounds but does not include a Scottish and Southern electricity substation which faces onto the A40. The land generally slopes down from south to north with the highest ground in the southeast corner. Public footpaths cross the site.
2. The site was identified as a strategic development site under Policy CS7 of the Core Strategy adopted in March 2011. It is an integral part of the Barton Area Action Plan (AAP) which was adopted in December 2012 and sets the spatial vision and detailed policies for development of the site, and the objectives against which the success of the Barton development would be judged:
  - delivering a strong and balanced community;
  - bringing wider regeneration of neighbouring estates;
  - improving accessibility and integration;
  - encouraging low-carbon lifestyles; and,
  - introducing design that is responsive and innovative
3. Within that context, outline planning permission was granted in October 2013 (13/01383/OUT) for the development of the site including:
  - up to 885 residential units which may include up to 50 units of extra care housing;
  - hotel of up to 7,350 m2 of gross floorspace or approximately 120 bedrooms, (numbers of residential units to be reduced accordingly if a hotel is included);
  - up to 2,500 m2 gross retail floorspace, consisting of a supermarket of not more than 2,000 m2 gross and additional retail units totalling not more than 500 m2;
  - primary school / “community hub” building and external areas consisting of

3,000 m2 main building, multi-use games area, adult sports pitch, 2 junior sports pitches, 400 m2 equipped play area, 360 m2 community sports pavilion and associated car parking;

- linear park;
  - further equipped play area (“LEAPS”);
  - public squares;
  - additional allotment provision;
  - access roads;
  - pedestrian and cycle routes;
  - upgraded services, including media equipment, 2 pumping stations, substations and pressure regulators;
  - drainage works including water attenuation and control;
  - earth works;
  - removal of existing buildings and structures;
  - construction of new junction with A.40;
  - new telecommunications infrastructure;
  - landscaping and public realm works; and
  - junction works at Barton Village Road/Fettiplace Road/Harolde Close
4. Access from the A40 was given detailed planning permission as part of the outline permission. All other detailed aspects of the development (its appearance, landscaping, layout, and scale) were reserved for future determination through subsequent reserved matters applications (RMAs). The context and framework for consideration of the detailed design of the proposed development was however set for the subsequent RMAs and applications for conditions compliance by the Masterplan, and the approved Parameter Plans and Design Code which were approved as part of the outline permission.
  5. An illustrative Masterplan (**Appendix 3**) accompanied the outline application. It established the strategic layout and major elements of the Barton Park scheme, and proposed three neighbourhoods of distinctive character within the scheme:
    - i. at the western end of the development around a commercial square a high density mixed use area;
    - ii. a centrally located medium density residential area with strong green connections to the Linear Park; and,
    - iii. a lower density residential interface with the existing housing in Barton, which is centred on a proposed community hub and primary school;
  6. Six Parameter Plans were approved as part of the outline permission. In respect of the application currently under consideration for the community sports facilities parameter plan 3 is of relevance.
    - i. Parameter Plan 3 (**Appendix 4**) which indicates retained and proposed open spaces and landscape features including tree belts, greenways, recreational areas, play areas, existing and extended allotments and public squares; and
  7. A Design Code was also approved as part of the outline permission. It

provided detailed requirements as to how individual streets, buildings and open spaces should be laid out and landscaped, and guidance on the forms and appearance of buildings including landscaping and materials. Most of its requirements are mandatory and are expressed as minimum standards. A statement of compliance with the design code for this RMA can be seen at **Appendix 5**.

8. Together the Parameter Plans and Design Code seek to ensure that detailed design and implementation are based on sound principles and incorporate a range of functional requirements. They are intended to provide the means to create a successful, sustainable and attractive environment in which people can live and work. They will determine how Barton Park appears and is experienced from within the development, and also externally as part of Oxford in its wider context and setting.
9. The City Council's Playing Pitch Strategy 2012-2026 recognised that the northeast area of the city has had an undersupply of sports pitches. The Strategy also stressed the importance of securing joint use of school facilities at the Barton development to address additional demand. The current level of provision at Barton consists of:
  - 1 adult size grass football pitch
  - 1 grass practice pitch
  - 1 multi use games area (MUGA) laid as 2 hard surface basketball courts
  - 1 disused bowling green
  - Sports Pavilion measuring 294 sqm
10. The outline permission identified the above level of provision would be replaced by the following:
  - 1 adult size grass football pitch: 100m x 64m
  - 1 junior / practice pitch provided as 3G synthetic turf pitch with floodlighting: 72m x 46m.
  - 1 MUGA: 39m x 26m
  - 1 grass pitch within school demise: 82m x 45m
  - Replacement sports pavilion measuring 360 sqm
11. The new facilities would be in a similar location as now so would continue to serve the existing Barton community and beyond, as well as the proposed extension. A joint user agreement with the future school would secure community use of the school facilities during weekday evenings, weekends and out of term. The school hall measuring 180 sqm would also be available.
12. The adult pitch would be laid out in natural turf, whilst the second, smaller, grass pitch would be within the demise of the primary school and would be for its use during school hours. However it would be available for wider community use at other times. The "junior" pitch would be provided with a synthetic surface with floodlighting, ensuring the facility was available for longer periods throughout the year. Again it would also be utilised by the

school. The existing MUGA is of poor quality and would be replaced by a new facility with an improved multi use surface and would again be available to both school and community, with the potential for it to be floodlit if required. Works to the existing recreation ground to re-provide the adult pitch etc. would be undertaken out of season to minimise disruption to formal league fixtures. The proposed facilities seek to ensure that the level of provision for the existing sport facilities will be accommodated and continue to be provided as part of the new facilities.

13. Although it is not proposed as part of this application and not intended or planned at this stage to do so in the future, nevertheless the applicants advise that the adult grass pitch has been designed so as not to physically preclude its future upgrade to the requirements of the Hellenic League standard, should this be agreed and approved by the City Council in the future. This would include some covered spectator seating, solid enclosure and entrance turnstiles amongst other elements. Such an arrangement is beyond the extent of the existing provision, but the capability is physically there. Such a proposal would require planning permission.
14. For younger children two 400 sqm Locally Equipped Areas for Play (LEAPs) are proposed, one to the eastern side of the development within the linear park, and one within the recreational area. The LEAPs would be aimed at children typically aged 2 to 8 and each would possess a minimum of 9 pieces of play equipment with seating and low level fencing providing a sense of enclosure and to exclude dogs etc. None of the residential properties within the development would be more than 5 minutes' walk (or 400m) from one of the LEAPs.
15. The level of recreational provision with joint user arrangements in place for the sports facilities was supported by officers and Sport England at the outline stage.
16. A full Environmental Impact Assessment (EIA) had been undertaken in support of the proposed development. The outline planning application was therefore accompanied by an Environmental Statement (ES) and the Environmental Information (EI) was taken into consideration prior to granting that permission. As a reserved matters application the Council must consider whether the EIA it already has is adequate to assess the environmental effects of the development. As the submitted EIA is recent, up to date and there have been no material changes in circumstances, it is considered that a further ES is not required.

## **PROPERTY HISTORY**

17. The following applications are relevant to the site:
  - 13/01383/OUT - Outline application (seeking means of access) for the erection of: A maximum of 885 residential units (Class C3); a maximum of 2,500 sqm gross Class A1, A2, A3, A4 and A5 uses (with a maximum of 2,000 sqm gross foodstore Class A1); a maximum of 50 extra care housing units; a maximum of

7,350 sqm GEA hotel (Class C1); a maximum of 3,000 sqm GEA Class D1, D2 floorspace (community hub and primary school); in development blocks ranging from 2 to 5 storeys with associated cycle and car parking, landscaping, public realm works, interim works and associated highway works. (Additional information - Landscape and Cultural Heritage Statement). PER 18th October 2013.

- 13/01383/CND - Details submitted in compliance with condition 5 (Phasing and Implementation Strategy) of outline planning permission 13/01383/OUT. PER 20th November 2014.
- 14/03201/RES - Details of reserved matters (layout, scale, appearance and landscaping) for a scheme of Enabling Infrastructure Works (such as utility services, earthworks, drainage/attenuation and roadworks), pursuant to conditions 3 and 4 of the outline planning permission for the mainly residential development of the site (13/01383/OUT). More specifically these works comprise:-
  - a) the primary street, street furniture, on-street parking, street lighting, surface water drainage swales, associated landscaping and surface finishes;
  - b) green infrastructure, the linear park, greenways, hard and soft landscaping, footpaths, cycle paths and ecological improvements;
  - c) landscaping details for the approved A40 junction;
  - d) buried services and utilities, foul and surface water drainage, water channels, ponds, sustainable urban drainage systems and underground storage tanks.

This reserved matters application (14/03201/RES) was accompanied by the following additional submissions in relation to conditions and non-material amendments to the above mentioned outline permission:-

- i. condition 11 - tree protection (13/01383/CND2);
  - ii. conditions 24 - site-wide surface water drainage scheme (13/01383/CND3);
  - iii. condition 25 - enabling infrastructure phased surface water drainage system (13/01383/CND2);
  - iv. condition 26 - site-wide foul water drainage strategy (13/01383/CND3); and,
  - v. non-material amendments to approved A40 junction e.g. omission of splitter island (13/01383/NMA). PER 23rd February 2015.
- 13/01383/CND3 - Details submitted in compliance with conditions 24 (Site Wide Surface Water Drainage Scheme) and 26 (Site Wide Foul Water Drainage Strategy) of outline planning permission 13/01383/OUT. PER 19th February 2015.
  - 13/01383/CND2 - Details submitted in compliance with conditions 11 (Tree Protection Plan) and 25 (Phased Surface Water Drainage) of outline planning permission 13/01383/OUT. PER 19th February 2015.
  - 13/01383/CND4 - Details submitted in compliance with conditions 38 (Repeat Ecological Surveys) and 39 (Habitat Creation) of outline planning permission



13/01383/OUT. PER 3rd August 2015.

- 13/01383/NMA - Non-material amendment to outline planning permission 13/01383/OUT involving the omission of splitter island from A40 improvements. PER 19th February 2015.
- 13/01383/CND6 - Details submitted in compliance with condition 28 (Ground contamination and remediation) of planning permission 13/01383/OUT. PER 14th August 2015.
- 13/01383/CND5 - Details submitted in compliance with condition 22 (Construction Environmental Management Plan) of outline planning permission 13/01383/OUT. PER 1st May 2015.
- 13/01383/CND7 - Details submitted in compliance with condition 40 (Archaeology) of planning permission 13/01383/OUT. PER 16th March 2015.
- 13/01383/CND8 - Details submitted in compliance with condition 29 (Air Quality) of planning permission 13/01383/OUT. PER 27th March 2015.
- 13/01383/CND9 - Details submitted in compliance with conditions 38 (Repeat Ecological Survey) and 39 (Habitat Creation) of planning permission 13/01383/OUT. WDN 7th July 2015.
- 13/01383/CND11 - Details submitted in compliance with condition 35 (Protection of Sidings Copse) of planning permission 13/01383/OUT. PER 9th November 2015.
- 15/03642/RES - 15/03642/RES Details of reserved matters (layout, scale, appearance and landscaping) for the first phase of the Barton Park development, pursuant to Condition 3 of outline planning permission 13/01383/OUT. The works comprise the construction of 237 residential units (Class C3) with associated means of access and highways works; car and cycle parking; hard and soft landscaping; public realm works and ancillary structures. (Amended plan). PER 10th March 2016.

## **OFFICERS ASSESSMENT:**

### **The Proposal**

18. The proposals now before the Committee for determination is the third reserved matters application on the site seeking approval for details of reserved matters (layout, scale, appearance and landscaping) for the community sports facilities pursuant to Condition 3 of outline planning permission 13/01383/OUT.
19. The application includes:
  - Re-provision of the existing Adult Sports Pitch (107m x70m including run off);
  - Replacement MUGA (39m x 25m);

- New 3G Pitch for football and hockey (79m X 52m), including floodlighting provided by no. 12 columns, and associated car parking;
  - 3G pitch provided with synthetic turf at 40mm pile height.
  - New junior pitch (79m x 52m including run-off) associated with the community hub to be provided at a later phase;
  - Footpath and steps to linear park;
  - Gates and fencing to secure the community sports facilities;
  - Delivery of Surface Water Drainage for the community sports facilities; and
  - A Locally Equipped Area of Play
  - These proposals do not include details for the pavilion for the adult pitch, which will be a matter to be dealt with under a separate submission.
20. The submission also seeks approval of details relating to condition 13 (Dimensions to Sports Facilities) (ref.: 13/01383/CND14).

### **Determining Issues**

21. Whether the proposals meet the vision and objectives for the Barton Park development as expressed in the Core Strategy, the Barton AAP, and the outline permission together with the Masterplan, Parameter Plans and Design Code, providing satisfactory community sports facilities at the Barton Park development.
22. The submission is fully compliant with the pitch size requirements set out in condition 13 of the outline permission. .

### **Assessment**

#### Layout, Scale and Appearance

23. Policy BA2 (Recreation Ground) of the AAP supports the re-orientation of the recreation ground and sports pitches to lie east west, and requires that there is no net loss of open-air sport and recreation land. Any that is lost should be replaced as part of the new development.
24. The community sports facilities form part of a key focal point and centre of sporting activity at Barton Park. The provision and size of pitches were determined by section 106 obligations and the outline application condition 13. Definitions of the various provisions are provided within the s106 and can be seen at **Appendix 6**.
25. Through the consultation process the pitch sizes which were determined as part of the outline application and S106 obligations were revisited. **Appendix 7** sets out the usage plan and dimensions for each type of provision. This demonstrates the 3G pitch and the adult sport pitch are over the stated size requirements of condition 13 whereas the MUGA is marginally under yet it exceeds the size standards established by Sport England. The facility has been designed in direct consultation with Sport England to ensure that it meets their relevant design guidelines and minimum size requirements for

MUGAs and playing pitches and are therefore considered acceptable and satisfactory.

26. The replacement and improvements of sports provision are a key part of the wider open space strategy for the site, set out in the Area Action Plan and the outline permission, and complement the other amenity spaces and informal recreation to be provided within the linear park and greenways. The new pitches will support both the new development and existing residents and continue to provide football events and training for the Phoenix Sports Association. They will establish an amenity/open space, which will become the community hub at the heart of the new neighbourhood, creating a vibrant and active space of all. The pitches will have shared use between the primary school and the wider community providing opportunities for local groups to play regular games.
27. The location and layout of the pitches encourage spectators and visitors to contribute. The new sporting facilities will provide a mix of natural and artificial turf pitches to provide year round usage, with a hardstanding multi-use games area. Details of surface treatments can be found at **Appendix 7**. The performance specification of the proposals has been guided by Sport England and FA design guidance to ensure a high quality scheme, which will provide the appropriate standards for community use.
28. Details of the boundary treatments around the different provisions can be seen at **Appendix 7** all of which are considered appropriate for their intended purpose.
29. The location and main access points of the pitches have been carefully considered to ensure that they are easily accessible from key connections and links along the primary street and linear park. Direct access will also help to encourage other forms of transport, such as walking and cycling or for residents and users to catch a bus.
30. The applicant and their agents have worked closely with the two football clubs to ensure that any disruption during construction of the new pitches is minimise. Oxford City Council's Leisure Team have led the search for temporary pitches for Barton United and Headington Amateurs, which suit both teams' requirements. A shortlist of options was tabled with the clubs and ultimately the clubs selected the pitches which best suited their needs and were equivalent in terms of size, usefulness, attractiveness and quality. This has resulted in Barton United playing the 2016/2017 season at Bayards School, and Headington Amateurs playing at Oxford City FC ground. Both these pitches are a short distance from Barton which will minimise any additional journey requirements. The size of the pitches will not restrict the age ranges provided for by both clubs.

#### Landscaping

31. While the principle of this application is for sport facilities, the proposals do provide some tree and shrub planting to help integrate the pitches within the

adjoining primary street scene and the Barton Park development. The planting will add to the character and setting of the primary infrastructure and provide an important 'greening' and softening effect. A new play area will also be provided as part of this application.

32. New tree and shrub planting to the south and east of the car park will help to screen the car park from the Primary Street, as part of a 'soft' boundary treatment. The Locally Equipped Area of Play (LEAP) will also be landscaped and surrounded by hedging. The landscaping around the sports pitches is to be seeded with an appropriate short mown amenity grass seed mix for easy maintenance, and the natural turf pitches are to be grass seeded with an appropriate seed mix fit for the purpose. The adult sport pitch will continue to make a contribution to the open space provision at Barton Park.
33. This proposal has the potential to have an impact on the group of trees (Crack Willows) growing on the western boundary of the application site. This impact was identified and considered at the time of the reserved matter applications for the enabling works due to the proposal to create a new swale on the western side of the group. The landscape design for the site has been based on the assumption that these trees will be removed. However following extensive discussions with the Council's Tree Officer, it has been agreed that these trees will be retained and managed as pollards. As a result a condition is required to ensure the approved tree protection measures are carried out.

## **Other Issues**

### Highways

34. This RMA seeks to contribute to maximising the use of sustainable transport modes through a combination of methods including the provision of appropriate on-site car parking for the community hub, cycle storage facilities and the location of the sports facilities adjacent to the two new bus stops in the community square.
35. The proposals will provide three vehicular access points into the sports facilities. There will be two access points from the primary street, the details of these were included within the primary street reserved matters. A third access will be provided for the community hub building and associated sport pitch, which is accessed from the tertiary street to the west of the site. In addition there are a number of pedestrian links from the primary street and linear park to the facilities.
36. There are 30 car parking spaces within the site, including two disabled car parking spaces, together with eight cycle stands. This level of parking provision was set out within the transport assessment at the outline stage and is referenced at paragraph 4.6.10 of that document.
37. The parking provided is for the community hub and therefore has a multi use function. During the school day, the parking provision is for use by the staff within the school and would be managed under the School Travel Plan.

Outside of school hours the parking then is available for community use at all other times. The parking does not form part of the restricted parking zone (RPZ), which will operate across the site but will be managed by the community hub.

38. On-site parking will be controlled through the use of gates to enhance security out of hours and in order to encourage use of the available sustainable transport options. As provided by the Section 106 Agreement, the car park shall be available for the exclusive use of the Academy between the hours of 07:00-17:30 on all days when the Academy is in session and for the non-exclusive use of the Academy at all other times (including for the avoidance of doubt at weekends).
39. The site of the MUGA, 3G pitch, school pitch and associated car park is to be accessed via two double leaf gates and a single leaf gate within the southern boundary fence for vehicular and pedestrian access from the Primary Street. A second single leaf gate is to be provided on the eastern boundary fence to provide pedestrian access to the adult sports pitch, pavilion (to be submitted with future Reserved Matters Application) and LEAP. Vehicular and pedestrian access for the adult sports pitch, pavilion and LEAP is provided directly off the Primary Street.
40. Oxfordshire County Council highways have requested a condition for details to be submitted of car parking for the pavilion due to lack of detail. The pavilion does not form part of this application therefore such a condition is not relevant and will be addressed as part of the future submission dealing with the pavilion. They have also requested a condition for cycle parking details however this is dealt with through condition 17 of the outline permission and therefore it is not reasonable nor necessary to be added again to this RMA.

#### Lighting/Ecology

41. As part of the proposals the 3G pitch will be floodlit to ensure that new sports facilities at Barton Park can be used throughout the year as intended. The designs seek to ensure that lighting is fit for purpose whilst minimising the effects of lighting upon protected species found along the Bayswater Brook, in particular bats.
42. The flood lighting design is based on FIFA and FIH International Association requirements applying standards as CIBSE LG4, Sports guidance, and BSEN standards BSEN 12193 for sports, Non Televised.
43. The following equipment has been proposed: 12 number 10m masts each incorporating a single Thorn Champion 2KW HQITS sports projector, with factory fitted front and rear visors ,to contain the light on the field of play.
44. The design of the lighting column locations has avoided the northern edge of the proposed pitch area to minimise the light spill on the Bayswater Brook to the north. Careful selection of luminaires and their location in relation to the

site boundary have been designed to minimise light spill. Furthermore the use of additional design measures such as shields or hoods have been used to effectively screen the visible light source from the observer.

45. The management of the lighting will ensure it is only used between the hours of 7.00 and 22.30, and that outside these times the lighting will be turned off. Furthermore within the operational hours the lighting will only be turned on if the sports pitch is in use.
46. Officers have reviewed the '*Assessment of the Lighting of the 3G Sports Pitch, as part of the Community Hub Facilities, (including consideration of any effects on the Bats)* (WSP 02.12.15)' document submitted in relation to the impact of flood lighting of the 3G sport pitch on bats, specifically.
47. The proposal for flood lighting has been developed in order to minimise light impact on Bayswater Brook and officers are satisfied that the proposal for the flood lighting have minimised impacts on bats as a result. Importantly the proposal will retain a dark corridor along the brook, which will allow bats to continue to forage and commute some sections of the corridor at all times.
48. In order to ensure impacts on bats from flood lighting of the 3G pitch is kept to a minimum, it is essential to ensure that the lighting is maintained and managed in strict accordance with the proposals set out in the above report for the lifetime of the development. This should include strict controls of operational times (proposed to be 07.00-22.30) and ensure that light is only used when the pitch is in active use. As such a condition can be added.
49. Therefore officers have no objection providing the lighting strategy for flood lighting is fully implemented and managed for the life of the development in line with proposals set out in; '*Assessment of the Lighting of the 3G Sports Pitch, as part of the Community Hub Facilities, (including consideration of any effects on the Bats)* (WSP 02.12.15)'.

#### Flood Risk/Drainage

50. As part of the wider sustainable urban drainage system for Barton Park cellular storage tanks will be located under the 3G pitch and community/school pitch. The existing ditch will also be culverted to the west of the MUGA and 3G pitch.
51. As part of the wider earthworks strategy the community sports facilities will be constructed on made ground above the existing ground levels by approximately 1m. The existing embankment will remain and be re-profiled to provide a spectators area overlooking the 3G pitch and MUGA.
52. The adult pitch will be raised above the existing ground levels to provide the appropriate cover over the landfill site which will remain in situ.
53. As part of the measures included within this RMA, which form part of the overarching Strategy are the following:-

- Proposed exceedance pipes and filter drains
  - The cellular storage tanks beneath the school playing field
  - The cellular storage tanks beneath the 3G synthetic sports pitch
  - Piping of the existing ditches that cross the site
  - Strategic site surface water drainage pipes that cross the site
54. The specific measures included within this RMA that relate to the surface water drainage for the particular area include the following:-
- Drainage of the 3G synthetic sports pitch and cellular storage beneath
  - Drainage of the natural turf school playing field and cellular storage beneath Drainage of the MUGA and adjacent car park to the south
  - Strategic site surface water drainage pipes that cross the site
  - Piping of the existing ditches that cross the site Proposed exceedance pipes and filter drains
  - The drainage of the Adult Sports Pitch
55. Full details of these measures can be seen in the *Surface Water Drainage for Community Sports Facilities RMA Submission* (report by WSP dated 14 December 2015).
56. A Flood Risk Assessment accompanied the original outline planning application to demonstrate that the development would not increase flood risk within the Site or elsewhere. The proposed Reserved Matters Application is in line with the approved WSP Flood Risk Assessment May 2013 (FRA) as required under Condition 27 of the Outline Planning Consent.
57. The drainage team at Oxfordshire County Council have been engaged with detailed discussions on the drainage strategy and have found the proposed submitted details acceptable. They suggest a condition that the drainage strategy be implemented as detailed in *Surface Water Drainage for Community Sports Facilities RMA Submission* (report by WSP dated 14 December 2015).

#### Land Quality

58. Condition 28 (Contaminated Land) of Planning Permission 13/01383/OUT was discharged subject to the requirement that each developer submit a verification report to the Local Planning Authority for approval which will provide validation that the remediation undertaken was in accordance with the approved "Remediation Method Statement, Barton Park" (report ref: 11501549/06 Rev. 5.4 dated July 2015). In order to secure these verification reports and in the event of unexpected contamination, officers recommend that conditions are placed on the reserved matters planning permission seeking a verification report and a watching brief be carried out.

#### **Conclusion:**

59. The proposed facilities are considered to be compliant with adopted

policies and the outline planning permission and approved design code. They will provide a range of satisfactory modern sports facilities that will serve the development and Barton as well as being an important community asset for the wider area.

60. Members are recommended to approve the reserved matters application (15/03642/RES) along with the associated condition (13/01383/CND14).

#### Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

#### Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

#### **Background Papers:**

**Contact Officer:** Lisa Green

**Extension:** 2614

**Date:** 15th March 2016