

Report to the Strategic Planning Committee

Date of Meeting	23 October 2013		
Application Number	13/02254/FUL		
Site Address	Five Rivers Leisure Centre, Hulse Road, Salisbury SP1 3NR		
Proposal	Proposed two storey main extension, including new build linking entrance reception/foyer space on northern side of existing building. New main extension to accommodate the principle community based spaces. Single storey changing room extension on western side of existing building. Single storey gym extension on southern side of existing building. Remodelling and refurbishment of spaces within existing building to accommodate the proposed extensions and rearrangement of existing uses.		
Applicant	Salisbury Community Operations Board		
Town/Parish Council	Salisbury		
Electoral Division	Salisbury St Pauls	Unitary Member	Cllr Richard Clewer
Grid Ref	413860 131042		
Type of application	Full		
Case Officer	Mr Adam Madge		

Reason for the application being considered by Committee

In the interests of securing a consistent and corporate approach to the consideration and determination of all forthcoming planning applications for the creation of the various Campus developments across Wiltshire.

1. Purpose of report

To consider the above application and to recommend that planning permission be GRANTED subject to conditions.

2. Report summary

The main issues in the consideration of this application are as follows:

- Principle of development
- Impact upon highway safety
- Design and appearance
- Sports facilities
- Impact upon neighbour amenity

The application has generated 4 letters of objection from local residents. Salisbury City Council strongly support the proposal with an additional comment (see below).

3. Site Description

The site is that of the existing leisure centre and grounds in Salisbury

4. Relevant Planning History

Application Number	Proposal	Decision
88/1029	Deemed application – O/L - sports and leisure facilities	AC 16.11.88
89/888	Deemed application - new dry sports and leisure centre and alterations to access	AC 21.06.89
91/414	Deemed application - all weather running track and associated facilities	AC 23.05.91
93/1082	Erection of new canopy on south elevation	AC 14.09.93
97/112	Extension of Salisbury Leisure Centre to provide new swimming facility together with associated parking and landscaping	AC 17.04.97
99/1482	Extension of Salisbury Leisure Centre to provide new swimming facility.	AC 15.12.99
10/1288	New heat and power plant on side of building adjacent to carpark, enclosed by a louvred panel system	AC 27.10.10

5. Proposal

At a corporate level Wiltshire Council is undertaking a transformation programme to fundamentally reorganise how services are delivered to each Community Area. The Council is working with local communities to deliver “community campuses”, where all services needed by the local community could be accessed at a single location. To this end the campuses are to provide a flexible space which can be used for a variety of purposes and by a variety of people and organisations. All campuses are to provide a shared reception, community space, accessible community IT, catering facilities and personal care facilities for disabled users.

The Salisbury Campus is the second such campus to be brought forward for planning permission. It is to take the form of a significant extension to the existing Five Rivers Leisure Centre and, within a single building, would provide on the ground floor police accommodation for community policing and response teams, Multi Purpose Activity Space (MPAS) for community activities, associated facilities for learning disabilities and youth spaces. On the first floor there will be open plan office space for Council staff and police staff, Further MPAS (primarily for music rehearsals) and 1:1 meeting rooms . The proposal also includes refurbishment works to the existing leisure centre, a new all weather pitch with separately accessed changing facilities and associated floodlighting. The existing accommodation will be remodelled and extended to include a new main entrance and foyer space, an enlarged café space, reconfiguration and extension of the existing gym as well as new and remodelled changing facilities. The car parking and landscaping externally will be remodelled.

In totality the existing leisure centre equates to 6543m² of floorspace. The development would add to this floorplate creating 8594m² of floorspace.

6. Planning Policy

South Wiltshire Core strategy (including saved policies of the Salisbury District Council local plan

G1 General principle of development, G2 General criteria for development, G9 planning obligations, D1 Design for extensive development, D3 Extensions, D7 Public Realm, CN8 Conservation areas, CN10 Open spaces in conservation areas, CN11 Views into conservation areas, CN21 archaeology, C10 Development affecting areas of Nature conservation and SSSI's, C14 Habitat enhancement, TR1 General transport policies, TR11 Car parking spaces, TR14 Bicycle Parking spaces, R1A Sport and recreation, R1B Sport and recreation, R5 Protection of existing Sports facilities, PS1 The development of new community facilities,

Core policy 2 Housing growth in Salisbury

The National Planning Policy Framework (hereafter referred to as NPPF): paragraphs 69 – 78 Promoting Healthy Communities

7. Consultations

Salisbury City Council – *“Salisbury City Council strongly supports this application, however, would ask that the planning officers consider carefully the access plans for the junction of Ashley Road and Castle Road”*

Highway Officer – *“The proposed development has been supported by a transport assessment. This indicates that the additional trips produced and attracted to the site will be relatively modest during the peak network periods.*

The most significant impacts are likely to be evident at the A360 and A345 junctions (Ashley Road and Butts Road). There is little prospect of delivering improvements at the former, which is constrained by existing development. Some additional delays will be evident at both locations, particularly in the initial years of the development, but I don't consider this to justify an objection to the proposal. Construction traffic will have an impact on the residential areas of Ashley Road, Butts Road and Hulse Road. A condition is required to ensure that construction traffic routeing does not cause difficulties, particularly at the constrained Ashley Road/Devizes Road junction.

Within the site, it is unclear why some form of circulatory route has not been provided around the central building complex, to afford a more efficient means of access to car parking provision.

Nevertheless, the proposed quantum of parking is considered, despite its evident perception of inadequacy, to be appropriate for the general needs of the development. However, it is considered necessary to ensure that the site, given its demonstrable good connectivity with the city centre, has time of stay controls on its parking provision.

No objections subject to conditions”

Conservation Officer – *“The site is within the Stratford Sub Castle Conservation area (on the*

very edge of), which is presumably why I have been consulted. However, given the character of the building and the proposals, I do not propose to comment.”

Environmental Health Officer – *no objections subject to conditions*

Council Ecologist – *No objections subject to further details of the lighting (now supplied) and the submission of a construction method statement.(also now supplied)*

Council’s landscape officer -

“Thank you for consulting with landscape and Design on this application. I was involved in extensive pre-application consultation and it was concluded that a LVIA was not required for the development. Fiona Elphick, County Ecologist, has responded in detail to this application and I have nothing further to add at this stage. Fiona has called for more enhancement for biodiversity and if she is happy, this can be conditioned and I will liaise with her directly on the details of the planting plan requirements.”

Council Archaeologist – *“the drainage and contamination strategy explains that the site has been subject to significant levels of dumping and associated landscaping during the 1950s and 1960s. There is the potential for this to have damaged or destroyed the previous archaeological remains. In addition, this later landuse makes field evaluation, whether trenches or geophysical survey, extremely difficult. In my original advice I recommended that any information from geotechnical investigations should be examined to ascertain whether the reported level of dumping was borne out.*

The borehole and test pit logs have been supplied to me and they do indeed show extensive dumping in the modern period – plastic is present in all of the logs – reaching to a depth of around 3m across the part of the site proposed for the extensions. Beneath this modern deposit is a peaty layer which is likely to be the 19th century land surface. The site therefore still has the potential to contain heritage assets with an archaeological interest. However, due to the depth of the modern deposits on the site, the proposed development is unlikely to have a significant impact at the depth at which these assets might remain.

Given the above, I consider it unlikely that significant archaeological remains would be revealed by this proposal and so I have no further comments to make.”

Highways Agency – *“The agency is content that the development will not have a significant impact on the strategic road network at this point.”*

Environment Agency – *No objections subject to conditions and informatives.*

Sport England – *No objections following the receipt of amended plans in regard to the size of the sports pitch.*

Natural England – *No objection subject to conditions.*

8. Publicity

The application was advertised by site notice, press advert and neighbour consultation.

4 letters of objection were received stating the following –

- 1) *I am concerned about the extra traffic that this will bring to the area, in particular to the main access junctions, one between Butts Road and Castle Road and the other access to Devizes Road .It is nearly always difficult to get into Castle Road, particularly at busy times, and also onto the Devizes Road.*
- 2) *Letter received from Salisbury District Councils former Tourism and leisure officer setting out his engagement in the delivery of the original sports facilities at Butts Road and associated projects for an athletics track at South Wilts Grammar school and a sports centre for Tisbury along with his qualifications and experience.*

Expresses concern that there are a significant number of documents submitted with the application which make the application difficult to understand.

Expresses concerns as because the parking spaces are gravelled (to allow for the escape of methane and to improve drainage cars do not park as efficiently as they would if the parking was marked out and tarmaced. Therefore unless the parking is fully marked the calculations by the councils consultants over parking provision must be hypothetical.

The estimates of vehicular movements by the councils consultants are considered risible at only 24 additional movements per day in the morning and 28 in the afternoon particularly as they don't include the police staff considers the all weather pitch and other facilities such as the music centre will generate a considerable amount of extra traffic. Considers there is potential for a complete disaster in the making if the proposal does not receive more detailed analysis. This is along with an already conflicting pedestrian and cycle footpath into the site.

There will be increased traffic to both the existing road junctions from the new developments at Fugglestone Red and at Old Sarum. A campus bus without thinking through the financial implications is hypothetical. The park and ride experience in Salisbury provides a lesson in bussing economics.

Considers that the provision of the police service when they are not providing a service to the public is a contradictory proposal to the rest of the facilities at the campus. Considers it is unsuitable to place the police on this site. The leisure site should remain exclusively as a leisure site

- 3) *Salisbury Wildlife Group supports the community campus in principle however the group is concerned that the application is inadequate in two areas –*

1. *The ecological assessment was carried out in September 2012 before detailed design work for the scheme had been undertaken including the addition of the 15M high floodlighting columns. Also no supplementary information with regard to Bats and water voles as recommended by the ecological assessment.*

2. *Considers that there should be a landscape or visual impact assessment submitted with the application. Considers the existing leisure centre already has a significant visual impact on the Butts grassland to the North and is part of the Avon Valley local nature reserve. The addition of the sports pitch with fencing and floodlighting will be more visually intrusive in this sensitive area. Would wish to see a landscape scheme submitted at this stage for public scrutiny which deals with Native tree and shrub planting to screen the leisure centre and sports pitch, planting to screen the parking for police vehicles and security fencing. Replacement of trees and other planting removed*

at the northern end of the campus. Renewing and adjusting the existing tree and shrub planting for the leisure centre generally to meet changed circumstances.

- 4) *No objections to the need for certain community services (ie The Police etc) relocating to the leisure centre however concern expressed about the resultant increase in traffic. Butts road and Ashley road have become increasingly burdened with traffic especially at peak and rush hour periods, the surrounding roads of Butts road, Ashley Road, and Hulse road are residential areas, house the fire station, adjacent to two schools have a cycle path a heavily used pelican Crossing, contains a community theatre, leisure centre, backs onto a retail park and includes a B and B.*

Much of the traffic that uses these roads exceeds the 30mph speed limit and there have been accidents in the area. In consideration of the needs of the community, especially the increased congestion will cause delays to the fire service and concerns regarding the local Child-centric amenities and facilities would entreat the committee to address the traffic problems and issues as part of the requirements of accepting the planning proposal.

9. Planning Considerations

Principle of development

The proposal site lies within the housing policy boundary of Salisbury and within the Salisbury city limits in an area where development, subject to other material considerations is considered acceptable in planning policy terms. The site currently provides a valuable and well used community facility which it is proposed to expand and enlarge to incorporate a variety of additional uses including offices, meeting rooms and additional, expanded and enhanced leisure uses. The principle of these types of uses in this location is acceptable in planning policy terms.

Saved policy R1B of the South Wiltshire Core strategy states that –

“New indoor and outdoor sports and recreation facilities and the expansion of existing facilities will be permitted within or on the edge of settlements, subject to there being no significant adverse landscape implications and provided they are accessible by means of public transport and other sustainable modes of transport.”

In addition to this local policy guiding principles set out in paragraph 69 of the NPPF set out a broad policy context within which to determine this application:

“The planning system can play an important role in facilitating social interaction and creating health inclusive communities...Planning Policies and decisions, in turn, should aim to achieve places which promote...opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity...”

In conjunction with the local community, Wiltshire Council at a corporate level intend the “Corsham Campus” project to improve the delivery and deliverability of a range of services to the local community. In these general terms, planning policy (and Wiltshire Council as the Local Planning Authority) seeks to promote and enable such development to take place,

subject to there being no material considerations that render the proposal unacceptable at a detailed level.

The remainder of this report sets out those substantive material considerations and provides commentary and conclusions upon which the Committee may base their decision.

Impact upon highway safety

The planning application has been informed by a submitted Transport Assessment which has been assessed by the councils Highways officer and whose comments are included above. Pre application discussions took place with the councils highways officers with regard to the traffic and transport issues prior to the submission of the application.

The proposed campus development is to be accessed from the existing access point off Hulse road which connects at the Ashley road/Butts road junction. In turn Ashley Road in one direction and Butts road in the other direction connects with the Devizes (A360) road in one direction and Castle (A345) road in the other direction. It has been pointed out by residents that traffic will increase from the site with the additional uses at these junctions. The applicants own traffic assessment and the councils highways officer have assessed this and the highways officer has commented that there may well be an increase in traffic at these junctions but that this is not likely to be of a significant scale such as to warrant an objection to the application.

The highways officer has however suggested that a condition be imposed to ensure lorry movements during construction do not take place at the Devizes road/ Ashley Road junction. This is included at the end of this report.

Parking is another issue that has been commented on by local residents, the fact that at times particularly when large events take place parking can get crowded is a concern for local residents and the fact that parking may then spill out onto adjacent residential streets.

The existing leisure centre has 332 car parking spaces including 17 disabled spaces. It is proposed that the campus will provide 325 parking spaces which is in line with the maximum parking standards set out in the Wiltshire council local transport plan. 50 of these spaces will be in an overflow car park that will be opened and used when events take place at the campus. There will be an additional 20 spaces to be used for police parking. This is considered adequate particularly as the applicants have surveyed the existing usage of the car park and found that at peak periods such as Saturdays the existing car park is only just over 60% full and that on the busiest weekday the car park is only just over 50% full.

It is also proposed that a community bus is funded as part of the campus project. At the time of the application, details of the funding are not known but an indicative route shows that it would potentially serve the city centre, railway station and city centre bus stops.

A concern was raised by officers with the applicant about police response vehicles leaving the site and any potential conflict with pedestrians. Officers have received written assurances from the police and applicants that vehicles will drive responsibly taking into account the fact that they will be driving through a car park where there are likely to be pedestrians in the road. Speeds when entering and leaving the site will therefore be appropriate to this.

Given it's close proximity to the city centre and the availability of nearby cycleways to get to the facility it is proposed to provide 56 cycle parking spaces. 46 of these will be located to the front of the site close to the main entrance whilst ten will be located at the rear for staff use.

Given the above, it is considered that with appropriate conditions as suggested by the councils highways officer the level of traffic and parking is appropriate to the site and in line with the councils own parking and planning policies.

Design, appearance and operation of campus

As stated above the new campus will consist of a number of elements, these being primarily an extension and renewal of the existing facilities at the leisure centre including the gym, café area and changing facilities, new offices and areas for the police as well as community rooms.

The largest change to the existing facilities will be to the Northern part of the site where it is proposed to construct a new two storey extension which will house the activity rooms to be used by the community on the ground floor along with toilets and changing areas for the police, Whilst on the upper floor are proposed offices for the police, recording and rehearsal rooms for the community as well as further meeting rooms and circulation space. Significant provision will therefore be made for new areas for community use in this part of the development

This two storey extension is to be constructed in a modern style which is in keeping with the neo modern style of the existing building but is proposed to be complimentary rather than to blend identically with the existing architecture. To this end materials include timber boarding and render to the facades of the extension which are considered to be in keeping with the modern style of the rest of the development.

The second area to be extended and enhanced is the main entrance and foyer area this will be in part of two storey height but will be ground floor only creating a large space for a circulation area at the front of the building, this will include a large reception area and will lead through to a much enlarged café and children's facility for users of the building.

The third area to be improved and extended is the Gym and studio area. The gym is on the south side of the building and is intended to be extended in a semi circular shape southwards to provide an enlarged gym and a new large studio area for exercise classes to take place. The Gym will be single storey and have a rendered exterior with a glass façade looking out towards the river.

The final part of the proposals is to provide a smaller single storey changing room extension using a similar pallet of materials to that proposed on the rest of the building on the western elevation. This will serve as the changing rooms for the outdoor sports pitch (see below).

Large areas of the building such as the existing swimming pool and existing sports hall are not proposed to be changed as part of the proposals as the facilities they provide are already adequate for the use made of them.

It can be seen from the above that not only will this provide much needed extra facilities for users and groups within the Salisbury area but it will provide an enhanced level of facilities to the existing leisure centre users and potentially provide an attractiveness to encourage new users to the centre.

External facilities

In addition to the enhanced internal facilities it is also proposed to enhance the external facilities and as such it is proposed to construct a new all weather sports pitch on the site of the existing sports pitch to the North of the site. This will be fenced (unlike the existing facility and will be lit so that it can be used at night. Sport England have been consulted on this proposal and have raised no objections to it.

In addition to this a new screen wall will be erected at the front of the site to screen the existing CHP facilities positioned on the front of the building. Similarly the screen wall will provide a visual guide to the new entrance to the leisure facility and the way into the building.

Various other more minor alterations are proposed to the landscaping and parking around the site which needs to be changed in order to accommodate the new building. Similarly there will be alterations to the lighting and CCTV around the site.

Landscape and ecology

Concerns have been raised by a local group about both the landscape and ecology aspects to the proposal. Comments have also been received from both the councils landscape and ecology officer as above.

The adjacent river to the proposal (The river Avon) is a SSSI and as such is afforded special protection in nature conservation terms it is designated because of a number of rare species of animal and plant life that live in the river. In particular the objector is concerned partly that there should be no pollution of the river (including runoff) during the construction process and partly that a number of surveys should be carried out before the application is determined in particular for bats and water voles

Discussions have been held with the applicants prior to submission of the application about it's potential ecology impacts, in addition since the objections were received the applicants have produced both a biodiversity enhancement scheme and a construction working method statement setting out how they will work on the site and how the river Avon will be protected. These have been viewed by the councils ecologist and both are considered to be acceptable by the councils ecologist.

In relation to the requirement for a survey for bats and voles the councils ecologist has stated the following -

"On February 15th 2013 I undertook an inspection of all mature trees within the site or adjacent to the site boundary, likely to be affected by changes to the existing layout and use of the site, to determine any actual potential for bat roosting within suitable tree features. This included those around the sports pitch and the car parking areas but not those on the actual river bank at the south and south west of the site, since these would not be affected by the development. The inspection followed standard methodology for this type of survey. No evidence of bat roosting was identified associated with trees within the zone of expected impact. The few trees that are to be removed to enable redesign of the car parking facility are too small and immature to have developed features suitable for bat roosting. Although some other, more mature trees offer potential roosting opportunities, no evidence was found to indicate bat presence. These were all trees within the belt to the north east of the existing grass pitches and are likely to remain undisturbed by the development.

Following discussion with the newly appointed design team in February 2013, the initial design was drafted which indicated all additional buildings would be relatively small extensions of the existing buildings and would not necessitate any larger land-take than already covered by the

existing hard standing surrounding the existing buildings. The location of the all weather surface sports pitch was also discussed. The preliminary design took note of the recommendations by The Landmark Practice and it was agreed that due to the location and small size of the extensions to buildings and the location of the all weather sports pitch, that further survey for water voles was not necessary as the zone of impact would not include areas likely to be used by water voles. Water voles burrow up to 10m (although rarely more than around 3m) into river banks. The closest edge of the sports pitch to the river bank is 40m, while the closest edge of any new building to the river is 65m and the closest edge of existing hard standing is 47m.

It was agreed with the project team that no further ecological survey was necessary to inform the planning application as the development had been designed in accordance with the recommendations of The Landmark Practice in their Phase I Survey Report.”

The objector has also raised a concern that there is no landscape or visual impact assessment particularly as the site is adjacent the Avon Valley local Nature Reserve and that a new hard surfaced sports pitch with lighting is proposed.

The councils landscape officer has responded in this respect and has stated that she did not consider a Landscape and Visual Impact assessment as necessary in this case (please see comments in the consultee section above).

The light levels have been assessed and additional planting of trees and hedges is proposed in the biodiversity enhancement scheme to counteract the effects of any additional lighting as such given the relatively modest scale of extensions in comparison to the existing scale of buildings on the site it is not considered that visually the proposal would have a significant adverse effect on the surrounding landscape.

Impact upon neighbour amenity

The site is in many respects in a well placed area in terms of neighbour amenity as there are few properties directly adjacent the sports facility as such when the centre is operational it is not considered there are likely to be significant impacts on neighbour amenity other than through potentially more traffic to the site.

The impacts of traffic in terms of highway safety are discussed in the highways section above. However the impact of noise on neighbouring properties has also to be considered and in this respect whilst there may be some increase in noise from additional vehicles entering and leaving the site, the number of car parking spaces will ultimately restrict the number of vehicles at the site. It is considered that whilst there may be some increase in traffic entering and leaving the site this would not be sufficient to raise an objection to the scheme.

The lighting for the sports pitch (which is already lit) is not positioned so near residential property that it is likely to have any impact on residential properties.

10. Conclusion

The proposal offers a unique opportunity to create an enhanced and upgraded leisure facility offer along with additional spaces and rooms for community use and community participation on one site. The integration of part of the police in Salisbury's activity with the main leisure centre complex allows a number of community based activities to take place all on one site which is a relatively short walk or cycle from the city centre.

As has been discussed above the proposal complies with the adopted and saved policies of the South Wiltshire Core strategy and any negative impacts in terms of any potential increase in traffic from the site is far outweighed in officers opinion by the public benefit derived from the enhanced modern facilities that will be available for public use.

It is in the context of the above that it is recommended that planning permission should be granted subject to the imposition of relevant and necessary planning conditions.

11. Recommendation

Planning Permission be GRANTED for the following reason:

The proposed development is considered to be an acceptable redevelopment of an existing leisure centre for similar extended and enhanced purposes. Subject to the imposition of relevant and necessary planning conditions, the development would not have an unacceptable impact upon highway safety, amenity, ecology or the landscape and would have the effect of enhancing sports, leisure and community facilities to the local community as well as improving the appearance of the site and wider public realm. The proposal is considered to comply with the provisions of the National Planning Policy Framework as well as saved policies G1, G2, D1, C10, R1A and R1B of the adopted South Wiltshire Core strategy.

Subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. No development shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

3. No development shall commence on site until details showing ventilation and extraction equipment within the site (including details of its position, appearance and details of measures to prevent noise emissions) have been submitted to and approved in writing by the Local Planning Authority. The ventilation/extraction equipment shall be installed prior to the building/extension hereby approved being first occupied and shall thereafter be maintained in accordance with the approved details.

REASON: In the interests of the amenities of the area.

4. In complete accordance with the submitted details, use of the all weather pitch, including operation of the associated floodlighting, shall cease at 22:00hrs each day and shall not resume use and operation until the following day at 08:30hrs, unless otherwise agreed with the Local Planning Authority in the form of a new and separate planning permission in that regard.

REASON: So as to avoid unnecessary and unacceptable noise and disturbance from the use and operation of the all-weather pitch.

5. No demolition, site clearance or development shall commence on site until an Arboricultural Method Statement (AMS) prepared by an arboricultural consultant providing comprehensive details of construction works in relation to trees shall be submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following: -

- A specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2012 and a plan indicating the alignment of the protective fencing;
- A specification for scaffolding and ground protection within tree protection zones in accordance with BS5837:2012
- A schedule of tree works conforming to BS3998.
- Details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires;
- Plans and particulars showing the siting of the service and piping infrastructure;
- A full specification for the construction of any arboriculturally sensitive structures and sections through them, including the installation of boundary treatment works, the method of construction of the access driveway including details of the no-dig specification and extent of the areas of the driveway to be constructed using a no-dig specification;
- Details of the works requiring arboricultural supervision to be carried out by the developer's arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits; and
- Details of all other activities, which have implications for trees on or adjacent to the site.

REASON: In order that the Local Planning Authority may be satisfied that the trees to be retained on and adjacent to the site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990.

6. The development shall be carried out as specified in the approved Arboricultural Method Statement (AMS), and shall be supervised by an arboricultural consultant.

REASON: To prevent trees on site from being damaged during construction works.

7. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

No equipment, machinery or materials shall be brought on to the site for the purpose of the development, until a scheme showing the exact position of protective fencing to enclose all retained trees beyond the outer edge of the overhang of their branches in accordance with British Standard 5837 (2005): Trees in Relation to Construction, has been submitted to and approved in writing by the Local Planning Authority, and; the protective fencing has been erected in accordance with the approved details. This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later.

REASON: To enable the local planning authority to ensure the retention of trees on the site in the interests of visual amenity.

8. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan no 2904(L) 001
Existing Site photographs no 2904(L)005
Existing site plan no 2904(L)010
Proposed site plan no 2904(L)011 rev B
External Works plan no 2904(L)012 rev D
Proposed All Weather pitch plan 2904(L)020 rev B
Existing Basement floor plan 2904(L)040
Existing Ground Floor Plan 2904(L)041
Existing first floor plan 2904(L)042
Existing Roof Plan 2904(L)043
Proposed ground floor plan 2904(L)050
Proposed first floor plan 2904(L)051
Proposed Roof plan 2904(L)052
Existing South Elevation 1 plan 2904(L)101
Existing South Elevation 2 plan 2904(L)102
Existing North Elevation 1 plan 2904(L)103
Existing North Elevation 2 plan 2904(L)104
Existing West and East elevations plan no 2904(L)105
Existing Minor elevations 2904(L)106
Proposed 3D views plan no 2904(L)110
Proposed elevations plan no 2904(L)111
Proposed elevation 1 plan no 2904(L)112
Proposed elevation 2 plan no 2904(L)113
Proposed elevation 3 Plan no 2904(L)114
Proposed elevations 4,5 and 6 plan no 2904(L)115
Police compound fencing detail plan no 2904(L)116
Bin Store detail plan no 2904(L)117
Screen entrance wall plan no 2904(L)118
Cycle shelter details plan no 2904(L)119

Existing site sections plan no 2904(A)170
Proposed site sections plan no 2904(A)171
473477/P003 – Revision P2 : External Lux Levels for Planning – Football Pitch

All plans are revision A unless stated.

Additional documents

Flood risk assessment by Hydrock dated May 2013
Noise and Acoustic report reference 5520/DO/pw dated July 2013 by Acoustic consultants Ltd
Transport assessment by Key transport consultants Ltd dated July 2013 including appendices
Design and Access statement by the Bush Consultancy dated 23rd July 2013
External Lighting statement by Halcrow dated 22nd July 2013
Preliminary ecological appraisal by Alec French architects dated September 2012
Biodiversity Enhancement Strategy dated October 2013 by the landmark practice
Construction Working Method statement dated October 2013 by the landmark practice

REASON: For the avoidance of doubt and in the interests of proper planning

9. The development hereby approved shall be carried out in accordance with the details and recommendations of the biodiversity Enhancement Strategy and Construction Method statement dated October 2013 and produced by the landmark practice.

Reason: In order to protect wildlife within the vicinity of the site.

10. Prior to the occupation of any of the new buildings, the subject of this application, a car parking management plan shall be submitted to and approved by the local planning authority. The plan shall set out measures for ensuring that long stay parking on the site does not arise, as well as measures for dealing with offenders. The car parking shall at all times be managed in accordance with the approved plan.

REASON: To ensure that adequate parking provision exists on the site to accommodate forecast demand.

11. All 345 parking bays on the site, as indicated on the approved drawings, with the exception of the 50 space overspill parking area on the proposed reinforced grass area, shall be clearly permanently marked for each parking bay, before the beneficial use of any of the additional uses proposed on the site. All car parking spaces shall be provided before the beneficial use of any of the additional uses proposed on the site.

REASON: To ensure that individual parking bays can be readily identified, and in the interest of efficient use of sufficient parking provision.

12. 56 cycle parking spaces shall be provided in accordance with the approved drawings before the beneficial use of any of the additional uses proposed on the site.

REASON: In the interests of encouraging sustainable transport to the site.

13. Prior to the occupation of any of the new buildings, the subject of this application, details of the provision of the proposed community bus, its funding arrangements and its proposed route and timetabling shall be submitted to and approved in writing by the

local planning authority. The Community bus shall be operated in accordance with the agreed routeing and timetabling, unless alternative arrangements are agreed by the local planning authority.

REASON; In the interests of encouraging use of sustainable transport modes to access the site.

14. Prior to the commencement of the development, details of the parking provision and fencing and gating arrangements for the secure police parking area shall be submitted to and agreed by the local planning authority.

REASON: In order to ensure that no parking spaces in the vicinity of the secure compound gates are obstructed.

15. Prior to the commencement of the development a construction traffic management plan shall be submitted to and approved by the local planning authority. Construction traffic shall be managed in accordance with the plan throughout the construction period. The plan shall include provision to restrict peak hour construction traffic to and from the site, as well as details of the routes proposed for access and egress for lorries.

REASON: In the interest of highways safety and local amenity.

16. No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
1. A preliminary risk assessment which has identified:
 - a) all previous uses
 - b) potential contaminants associated with those uses
 - c) a conceptual model of the site indicating sources, pathways and receptors
 - d) potentially unacceptable risks arising from contamination at the site.
 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
- Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

REASON

Due to past site uses as a landfill site; construction could mobilise contaminants with the potential to pollute controlled waters.

17. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any

plan (a “long-term monitoring and maintenance plan”) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

REASON

Due to past site uses as a landfill site; construction could mobilise contaminants with the potential to pollute controlled waters.

- 18.** If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

REASON

Due to past site uses as a landfill site; construction could mobilise contaminants with the potential to pollute controlled waters.

- 19.** Piling or any other foundation designs / investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

REASON

Piling or any other foundation designs / investigation boreholes using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater.

- 20.** No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, in accordance with the Flood Risk Assessment (Hydrock, Ref: R/2519/001, May 2013), has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include details of how the scheme shall be maintained and managed after completion.

REASON

To prevent the increased risk of flooding and ensure future maintenance of the surface water drainage system.

INFORMATIVE

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws the prior written consent (Flood Defence Consent) of the Environment Agency is required for any proposed works (permanent or temporary) or structures in, under, over or within 8 metres of the top of the bank of the River Avon, designated a ‘main’ river. The need for this consent is over and above the need for planning consent. The applicant is advised to contact Daniel Griffin on 01258 483421 to discuss the scope of our controls.

INFORMATIVE

Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:

- the use of plant and machinery
- oils/chemicals and materials
- the use and routing of heavy plant and vehicles
- the location and form of work and storage areas and compounds
- the control and removal of spoil and wastes.

The applicant should refer to the Environment Agency's Pollution Prevention Guidelines at: <http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>.