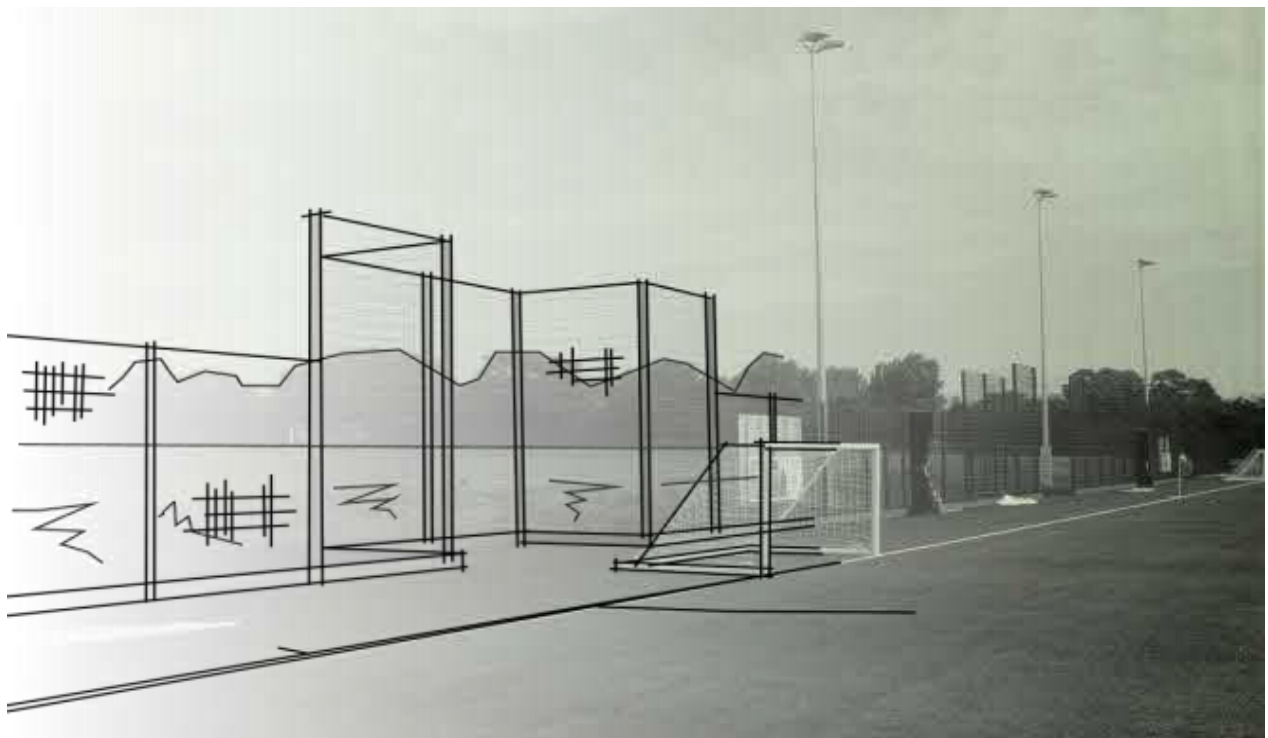


Langton Green Community Sports Association

Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, storage container, floodlights, access footpaths, tree removal and replacement planting

Design and Access with Planning Statement



Client	Langton Green Recreation Ground Speldhurst Rd, Langton Green, Tunbridge Wells TN3 0JJ		
Project	Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, storage container, floodlights, access footpaths, tree removal and replacement planting		
SSL project code	LANO-CLS030		
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SSL project code	LANO-CLS030	1
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Associated Documents

Drawings

LANO-CLS030 01 – Topographical Survey
 LANO-CLS030 02 – Site Location Plan
 LANO-CLS030 03 – Proposed Site Plan
 LANO-CLS030 04 – Proposed AGP Plan
 LANO-CLS030 05 – Proposed Elevation
 LANO-CLS030 06 – Floodlighting Scheme
 LANO-CLS030 07 – Proposed AGP Drainage Layout
 LANO-CLS030 08 – Proposed AGP Drainage Scheme
 LANO-CLS030 09 – Playing Field Layout

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 Appendix C – ILP Guidance Notes
 Appendix D – Sports Lighting Statement
 Appendix E – Proposed Materials and Appearance
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 Appendix G – Noise Management Plan
 Appendix H – Ecology and Landscape Use Assessment 2023
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 Appendix K – Biodiversity Metric 4.0 Calculation Tool
 Appendix L - Tree Survey Schedule
 Appendix M - Tree Protection Plan
 Appendix N - Langton Green AIA

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1. Introduction

1.1. Application Description

The application is for the creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, storage container, floodlights, access footpaths, tree removal and replacement planting at:

Langton Green Recreation Ground
Speldhurst Rd,
Langton Green,
Tunbridge Wells
TN3 0JJ

1.2. Design and Access with Planning Statement Outline

In order to assist the application for full planning permission and to facilitate the implementation and delivery of the project; this document describes the project aspirations and illustrates the process that has led to the development proposal, and to explain and justify the proposal in a structured way.

This statement discusses design and access issues regarding the use, amount, layout, scale, landscaping, appearance and context of the scheme. In addition, the wider access implications of the proposal are addressed.

A planning statement is also provided to adequately address development plan policies and material considerations associated with this proposal.

1.3. The Applicant

The applicant is:
Langton Green Recreation Ground
Speldhurst Rd,
Langton Green,
Tunbridge Wells

1.4. The Planning Agent

The planning agent is:

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2 Design and Access Statement Principles

2.1. Outline

Guidance on information requirements and validation, published Town and Country Planning (Development Management Procedure) (England) Order 2015 recommends that a design and access statement is a short report accompanying and supporting a planning application to illustrate the process that has led to the development proposal, and to explain the proposal in a structured way. The level of detail required in a design and access statement depends on the scale and complexity of the application, and the length of the statement varies accordingly. Statements must be proportionate to the complexity of the application, but need not be long. Further published recommendations are:

Design and access statements help to ensure that development proposals are based on a thoughtful design process and a sustainable approach to access.

Statements should improve the quality of proposals: in preparing the design and access statement, developers need to consider and subsequently explain the merit of the design and how it relates to the existing setting.

Design and access statements enable local planning authorities to better understand the analysis which has underpinned the design and how it has led to the development of the scheme. This helps negotiations and decision-making and should lead to an improvement in the quality, sustainability and inclusiveness of the development.

Design and access statements allow local communities, access groups, amenity groups and other stakeholders to involve themselves more directly in the planning process without needing to interpret plans that can be technical and confusing. This helps to increase certainty for people affected by development and improve trust between communities, developers and planners. It also enables the design rationale for the proposal to be more transparent to stakeholders and the Local planning authority.

2.2. What Is Required: The Design Component

The design and access statement should cover both the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with. Statements should evolve throughout the design and development process.

A design and access statement for a planning application should explain the design principles and concepts that have been applied to particular aspects of the proposal. These are:

Scale: Scale is the height, width and length of a building or buildings in relation to its surroundings.

Amount: The amount of development is how much development is proposed. For residential development, this means the number of proposed units for residential use and for all other development, this means the proposed floor space for each proposed use.

Layout: The layout is the way in which buildings, routes and open spaces (both private and public) are provided, placed and orientated in relation to each other and buildings and spaces surrounding the development.

Landscaping: Landscaping is the treatment of private and public spaces to enhance or protect the amenities of the site and the area in which it is situated through hard and soft landscaping measures. Statements should also explain the function of the landscaping, for instance for sustainable drainage purposes, providing shading or other climate change adaptation purposes, and explain how it will be maintained.

Appearance: Appearance is the aspect of a place or building that determines the visual impression it makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

2.3. What Is Required: The Access Component

It is important to note that the requirement for the access component of the statement relates only to 'access to the development' and therefore does not extend to internal aspects of individual buildings. Statements should explain how access arrangements will ensure that all users will have equal and convenient access to buildings and spaces and the public transport network. The statement should address the need for flexibility of the development and how it may adapt to changing needs.

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3. Design and Access Statement

Having followed planning policy recommendations and published technical guidance, we consider the proposal is based upon best design practices for external sports facility provision.

3.1. Proposal Description

Planning permission is sought to create a new external sports pitch development with associated features including:

Artificial Grass Pitch (AGP) pitch surface with 3G artificial grass to accommodate a football pitch sized 97 m x 61 m (including 3m run-offs) designed to accommodate a variety of youth football pitches and training areas.

Macadam hardstanding viewing areas and goal storage areas.

4.5m high fencing to the perimeter of the facility, with a 1.2m high pitch perimeter barrier fencing to the artificial grass perimeter, to segregate the pitch playing area from surrounding macadam areas.

6x1 3 metre high floodlighting columns.

Maintenance / sports equipment store located within the fenced facility enclosure.

Macadam pedestrian access pathway and macadam vehicular access pathway.

Removal of 23 trees (21 category C trees and 2 category U trees)

Replacement planting to meet BNG requirements

3.2. Site Description



The proposed pitch is located in the west side of the Langton Ground Recreation Ground. It is an existing grassed sports pitch surrounded by rough vegetation and trees along each side and within the southern end of the proposed footprint. The grid reference for the approximate centre of the proposed pitch is 554175, 139710.

To the east are extensive playing fields/recreation ground with Langton Green village hall located at the eastern end with car park to the east of this and pavilion building in the south east. To the north is open space/gardens associated with Shirley Hall. To the west is open space/grounds associated with Ashurst Place. To the south is an area of open space, presumably associated with the recreation ground. Beyond to the south and south east is Langton Green Primary School.

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3.3. Site History

Since first mapping in the in the late 1880s the site is mapped as being parkland associated with Ashurst Lodge. In the 1890s, a footpath is present along the western boundary of the site and a quarry is mapped approximately 160m to the south east of the site. In the late 1800s/early 1900s mapping, a feature is present within the central west of the pitch footprint. This is shown as a rectangle with 3 joined circular features in a line. It is possibly a fountain and formal ponds and there is a tree lined track leading from Ashurst Place building to this. In the 1940s this feature is no longer present and there is very little change until the most recent mapping in the 1960s

Aerial image from 1940 and 1960 shows the site to be open space/grass with trees along the western and eastern edges. The next available image is dated 1990 and shows a pitch footprint similar to present day. The village hall building to the south eastern corner of the recreation ground to the east is under construction on the 2007 image. The pavilion building to the south west of the village hall building appears to be reconstructed as a larger footprint by 2018 mapping. Works are being carried out to the recreation ground pitches to the east on the 2020 image which is presumably levelling and drainage works for which drawings were located on the planning portal.

Planning history

The following is recent planning history for the site:

Lawful Development Certificate (Proposed) - Lay rubber matting on peripheral section of recreation ground adjoining the car park, for overflow parking

Ref. No: 19/03331/LAWPRO
Received: Tue 19 Nov 2019
Validated: Fri 10 Jan 2020
Status: Decided

Creation of check dams and water swales to improve surface drainage of playing pitches

Ref. No: 18/03885/FULL
Received: Fri 14 Dec 2018
Validated: Fri 11 Jan 2019
Status: Decided

EIA Screening Opinion - Demolition of sports pavilion and construction of new pavilion

Ref. No: 15/506063/ENVSCR
Received: Fri 24 Jul 2015
Validated: Thu 30 Jul 2015
Status: Decided

Demolition of sports pavilion and construction of new pavilion

Ref. No: 15/506055/FULL
Received: Fri 24 Jul 2015
Validated: Thu 30 Jul 2015
Status: Decided

Remodelling and extension of sports pavilion with associated tree removals, improved storage, changing and toilet facilities and multi-use room; first floor office and storage space

Ref. No: 13/00195/FUL
Received: Thu 24 Jan 2013
Validated: Thu 24 Jan 2013
Status: Decided

Two single storey extensions to the existing village hall to provide a new small hall, parish room, DDA compliant wc and shower room and associated circulation, together with a glazed canopy for bicycle and pram storage and associated external works and landscaping

Ref. No: 10/02182/FUL
Received: Mon 28 Jun 2010
Validated: Wed 07 Jul 2010
Status: Decided

3.4. Purpose and Use

This application seeks planning permission to create a new external Artificial Grass Pitch (AGP) in order to contribute to the improvement of sporting and recreational facilities at Langton Green Recreation Ground.

The provision of a new AGP will provide increased usage in comparison to the existing grassed playing field, for benefit of the local football clubs, partner organisations and other sports clubs in the surrounding area, via pre-arranged and structured access.

The new AGP will offer a variety of football pitches and training areas within the same enclosed playing space to support development plans into grassroots football.

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In accordance with The Football Association's (FA) current technical guidance, the aspiration is to introduce multiple pitch markings to gain the maximum football developmental outcomes and benefit from the site footprint.

The AGP will be capable of supporting the following formal pitch arrangements:

Table 1 – AGP Pitch Arrangements

Size and Age Grouping (Inlaid Lines)	Quantity
Main pitch size 91 m x 55 m (Over 18/ Adult Football, 11v11) in white	1
73m x 46m (U11/U12, 9v9) in blue	1
54.8m x 37m* (U9 / U10, 7v7) in yellow	2
37m x 25.32m* (U7 / U8, 5v5) in red	4
*smaller than recommended size, but acceptable for match play use	

The dimensions meet (and exceed) minimum pitch dimensions as per FA guidance and are sufficient to meet local league requirements for senior community football.

The intended programme of use is not detrimentally impacted (there is no loss of functionality, or displacement of any teams/groups as a result of the pitch being provided at 91x55m versus 100x64m).

The smaller footprint of the facility reduces the impact on the remaining playing field, allowing more space for other formal and informal activity.

The artificial pitch being provided exceeds the dimensions of the existing natural grass pitch, whilst also providing significantly increased capacity which supports the application in ensuring the benefits outweigh the loss.

3.5. Amount

The proposed development has been prepared in accordance with published Design Guidance Notes (The Football Association (FA) / Sport England) pertinent to external artificial sports facility provision. The Artificial Grass Pitch (AGP) design is in accordance with The FA Guide to 3G Football Turf Pitch Design Principles and Layouts and the proposed amount of development is:

Table 2 – Development Aspects

Aspect	Area
3G artificial grass pitch area	5,917m ²
Porous asphalt AGP spectator area	493m ²
Porous asphalt pedestrian path and maintenance access path	682m ²
Replacement planting area	725m ²
Total Development Area	7,817m²

3.6. Layout

The optimum location for a proposed AGP was carefully considered. Key considerations included:

- Avoidance of impact relating to noise and lighting
- Maximising the available playing field to accommodate natural grass pitches including athletics facilities
- Flood risk for the facility itself and ensuring the development does not increase the flood risk to other nearby areas
- Convenient proximity to changing facilities/welfare/site services
- Convenient proximity of vehicular parking areas
- Convenient proximity to transport routes
- Minimising impact on nearby trees and ecological considerations

The proposed location will afford pedestrian, maintenance and emergency access as well and providing for suitable management, supervision and security. It was concluded the proposed location for the new 3G pitch provides the best solution for the above considerations.

3.7. Scale

The proposed height of new open steel mesh barrier fencing around the synthetic turf pitch perimeter will be 4.5m to the perimeter of the facility itself with a further 1.2m high fence within the perimeter separating the spectator area from the playing area.

The proposed height of the floodlighting columns will be 13 metres from ground level.

The proposed height of the steel storage container will be 2.59 metres.

3.8. Tree Removal and Landscaping

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23 recorded trees will require removal to accommodate the proposed development. These consist of 21 category C trees and 2 category U trees. Appendix M – Tree Protection and Removal Plan and Appendix N – Langton Green AIA identifies the trees to be removed.

To mitigate the loss of the trees a BNG assessment has been undertaken. The assessment has determined that there will be a 17.45% increase in BNG to the site when considering the replacement planting (Appendix I - Landscape Planting Plan).

New hard landscaping treatment around the 3G facility is restricted to porous asphalt surfacing for the spectator viewing area and goal storage areas. New hard landscaping treatment around the facility is restricted to porous asphalt surfacing necessary to form the pedestrian access.

With the exception of hard landscaping, all other soft ground surrounding the area affected by the development shall be reinstated to grass to enable effective grounds maintenance to surrounding grassed areas and retention of grass playing pitches. The grass is to be reinstated (soft landscaping) in accordance with BS 4428 Code of Practice for General Landscape Operation.

3.9. Appearance

The intention is to develop the AGP with minimal visual impact when viewed looking into the site, which is necessary to satisfy local policies which seek to ensure that proposals are sympathetic to its surroundings and will not impact on the visual amenity of the area.

The proposed finished appearance of principal pitch features is as follows:

3.9.1. 3G Artificial Grass Playing Surface

The installed appearance of the playing surface will comprise a 3G artificial turf containing a 50mm pile and partially in-filled with silica sand (for stability) and granulate rubber (for performance), coloured grass green.

This is consistent with current Football Association (FA) technical requirements to deliver adequate performance characteristics for the intended sporting activities.

This surface type is recognised as the most suitable artificial playing surface for community football and youth football development.

This surface type is credited as 'preferred football surface' and 'surface for high level competition / training' within Sport England's guidance document 'Selecting the Right Artificial Surface for Hockey, Football, Rugby League and Rugby Union' Issue 002 / December 2010.

3.9.2. Perimeter Ball Stop Fencing

The proposed type and quality of ball-stop fencing is consistent with current Football Association (FA) technical requirements for fencing to enclose a community artificial grass sports pitch.

The installed appearance of perimeter ball stop fencing be polyester powder coated RAL6005 Moss Green, all supported with an intermediate post system and entrance gates of matching colour.

The 1.2m high fencing type will be steel open mesh fencing containing a 66x50mm rebound aperture to the internal pitch perimeter barrier. Fence panels are insulated from the posts using neoprene washers to be fitted to every fence post / mesh fixing point to aid noise reduction and acoustic attenuation by reducing rattle and vibration from ball impacts.

Panels are fixed onto posts with 8mm galvanised security bolts to (U shape) brackets containing threaded inserts and neoprene washers (inserts) to reduce panel rattle and vibration from ball impacts. Panel connectors are applied at horizontal panel joins to increase the overall rigidity of the product.

The 4.5m high fencing will be as above but a 200mm x 50mm sized mesh.

Against the background of the site, black or dark (moss) green are the fence colours that provide the most discrete appearance.

3.9.3. Hard Standing Areas

The installed appearance of the hard standing areas (areas outside perimeter of the pitch and goal storage areas) will be grey / black coloured porous asphalt.

3.9.4. Maintenance Equipment Storage Container

The installed appearance of the new maintenance store will be steel, powder coated RAL 6005 moss green to match the perimeter fence.

3.9.5. Floodlights

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The installed appearance of the new artificial lighting system will include six (6no.) slimline 13m high sectional hinged steel masts finished galvanised (Z275) self-coloured, mounted with slimline LED luminaires and fittings finished raw aluminium.

3.10. Access/ Transport Links

Paragraph 111 of the National Planning Policy Framework (2023) sets out that:

Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

This development should not be prejudicial to the satisfactory functioning of the highway and that additional traffic movements generated by the proposal should not result in unacceptable impacts on the highway network.

No changes are proposed to the established vehicular access off Stubbs Lane.

New trips would be generated following the introduction of the Artificial Grass Pitch (AGP). This is resultant from an intensification of use made possible by the enhanced durability of the 3G artificial grass playing surface in comparison to the existing natural turf surface, especially during winter weather conditions.

The application requests opening hours of:

Monday to Friday: 08:00 to 21:30 hours

Saturday & Sunday: 08:00 to 21:00 hours

The location of the site will ensure the proposed 3G facility can easily be accessed and utilised by nearby communities in the areas of Langton Green, Rusthall and Royal Tunbridge Wells. There are bus stops along the A264 and other nearby roads.

The existing site already has a significant amount of parking capacity. The existing and proposed parking provision will consist of:

Table 3 – Site Car Parking and Availability

Type of Vehicle	Existing number of Spaces	Proposed number of spaces (inc retained)	Difference in spaces
Car	90	90	0
Light Goods Vehicles/ Public Carrier	0	0	0
Motorcycles	0	0	0
Disability Spaces	6	6	0
Cycle Spaces	0	0	0
Other (e.g. Bus)	0	0	0

With regards to the new facility and worst case scenario generation of vehicles along with general management and operational methods that are employed to assist traffic and congestion etc then please see the below information.

The below is data from TRICS for leisure football with approximate percentages of travel methods.

Mode	%
Vehicle (Driver and Passenger)	80%
Cyclists	1%
Pedestrians	10%
Rail	0%
Coach	8%
Bus	1%
Total People	100%

The table below provides an estimate of the worst case scenario of maximum users for a standard football full sized football pitch:

Sport	Players	Subs	Coaches	Refs	Total	Pitches	Total times number of pitches	Spectators (0% adult football and 25% for youth football based on driving and supervising children)	TRICS data suggesting 80% transport method is by car with each car averaging 2no. passengers offering 40% to give total car generation
1no. adult football (11 a side + 7 subs)	22	14	2	3	41	1	41	41	17
1no. 9v9 football	18	8	2	1	29	1	29	37	15

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2no. 7v7 football	14	8	2	1	25	2	50	63	25
4no. 5v5 football	10	4	2	1	17	4	68	85	34

Clearly 4no. 5v5 pitches offers the worst-case scenario event. It should be noted that the pitches can be split and that not all pitches need to be in use at the same time.

The more common use for this structured layout is that the 4no. cross pitches shall be used for training in the evenings Monday to Friday or for recreational usage that does not have refs, subs or coaches.

The figures are based on persons and not the number of cars and on the very worst-case scenario that competitive matches are played with refs on each of the 4no. football pitches at one time.

For youth 5v5 football then it is more likely that 1no. parent shall take 2, 3 or 4 persons. A generic and common sum for the reduction of people to cars is at 50% that offers a large safety factor in place.

Based on the above parking numbers, it is understood that the recreation ground would have sufficient parking to accommodate the additional AGP community users to site.

3.11. Construction Traffic

Subject to approval a construction logistics plan can be provided to ensure construction vehicles will not have a detrimental impact on the vicinity of the site including the provision of adequate parking for construction vehicles onsite and to prevent on-street conflict and impacts to the highway safety and to prevent pollution and the protection of residential amenity.

The proposed times of construction, demolition and site clearance operations shall be limited to the following hours:

07:00 to 18:00 Monday to Friday.
07:00 to 13:00 Saturday.
No construction operations on Sundays or public holidays.

HGV movements and installation of equipment on site shall not be permitted outside these hours during the construction phase without prior written approval from the Local Planning Authority. The topsoil taken out to create the AGP will remain on site and will reduce construction programme and reduce construction traffic movements.

The proposed future use of the site will result in a negligible impact on the local highway network and local transport network and will not lead to car parking stress on local roads due to suitable on site provision of spaces. The proposal will therefore be compliant with paragraph 111 of the NPPF (2021).

3.12. Inclusive Access

Disabled access has been carefully considered throughout the whole design and applied wherever possible. The intention is to provide a smooth transition to and from areas within the site, for use by people of all ages and abilities. The new hard standing areas proposed around the Artificial Grass Pitch (AGP) are all accessible for disabled persons.

All pedestrian paths and hardstanding shall be compliant with Equality Act 2010 regulations and Sport England's Technical Design Guidance Note 'Accessible Sports Facilities 2010'. The Equality Act 2010 replaced the Disability Discrimination Act (DDA) in England, Scotland and Wales.

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4. Planning Statement

4.1. Planning Policy

National Policy

We understand that development management decisions must be taken in accordance with the National Planning Policy Framework (NPPF) as updated in Sept 2023.

Sections 4.4 to 4.8 refer to this development in the context of specific National Planning Policies.

Local Policy

The Tunbridge Wells Local Plan (2006) is used as the basis for development management decisions, providing a positive planning policy framework for the area.

Section 4.9 refers to this development in the context of specific Local Development Framework Policies.

4.2. Material Planning Considerations

We acknowledge the following material planning considerations relevant to the proposal include:

Compliance with relevant national and local planning policies

Principal of development to enable Sport England's informed assessment of whether the proposed benefits to sport associated with development would be sufficient to outweigh the detriment associated with the impact on the playing field and satisfy exception policy 5 of Sport England's Playing Fields Policy and Guidance 2018.

Design and impact upon the character and appearance of the surrounding area

Adequate impact mitigation to residential neighbours

Artificial Grass Pitch (AGP) rationale and sport related benefits

AGP management and maintenance programme

Lighting / Floodlighting schemes including impact assessment

Sustainable Drainage Assessment

Protection of ecology and biodiversity

Suitable parking facilities

4.3. Assessment of Planning Issues

We believe the proposal is in accordance with the National Planning Policy Framework (NPPF) and the policies. Sections 4.4 to 4.9 refer to specific policies and provide a discussion to outline how we believe this proposal satisfies these policies.

4.4. National Planning Policy Framework (Sept 2023) - Section 2 - Achieving Sustainable Development

Policy extract:

Paragraph 8: Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

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The National Planning Policy Framework introduced a presumption in favour of sustainable development, and this can be set out as three dimensions – Economic Role, Social Role and Environmental Role.

This proposal aims to contribute to the above areas.

Economic Role – providing a self-funding facility for use by Langton Green Community Sports Association and its partner organisations.

Social Role – providing modern facilities that will encourage the maximum football developmental outcomes with the benefits to health and wellbeing associated with this.

Environmental Role – ensuring that the existing natural environment is not harmed and that facilities are designed to conserve and reduce energy wastage wherever possible.

In a sporting context, this proposal seeks to:

Provide opportunities for the Academy, local community and sports organisations to participate in sport and physical activity for health improvement and development of their skills, particularly amongst low participant groups.

Operate in line with the national agenda for sport taking into account nationally adopted strategies.

Generate positive attitudes in sport and physical activity by young people and reducing the dropout rate in sports participation with age.

Increase the number of people of all ages and abilities participating in sport and physical activity including people with disabilities.

Use the facilities to encourage the range, quality and number of sports club links and to stimulate competition that is inclusive of young people and adults.

Provide affordable access to the facilities and to be self-financing in terms of community use.

Contribute to The Football Association's strategic objectives for grassroots football development.

Satisfy competition play and training needs with a robust sustainable business plan to monitor the delivery of the football development plan on a regular basis. The committee will review a variety of objectives and controls to correctly manage, adequately operate and maintain the facility.

Ensure the AGP, once subjected to performance testing to validate necessary quality standards, is added to the FA register of approved sites for match play.

4.4.1. Maintenance/ Management Considerations and Sustainability

There are several providers of facility management that operate in the region, including School Hire and Vivify. LGCSA would anticipate reserving the days/times that it currently is obliged to rent from other suppliers, enabling its members to play where their club is actually based (primarily on weekday evenings for training, and on weekends for matches).

Weekday daytime time slots will prioritise charitable and community uses, following recommendations for LGCSA's Community Engagement Committee.

The hiring of a caretaker is envisaged.

Best practice for control measures and procedures, and for a code of conduct, will be developed after ongoing consultation with other 3g providers in the area.

4.4.2. Energy and Waste Reduction

The proposed development will require the removal and re development of a grassed area of playing field. However, a variety of efficiencies will be applied to the construction stage to mitigate environmental impact and benefit the carbon footprint of the development.

Significant reduction in the use of energy and / or water, and reduce waste in the construction and operation of the facility will be achieved by:

Imported granular sub-base aggregates to form the pitch foundations shall be locally sourced from local quarries or suppliers to reduce transportation

The implementation of the development does not require water supplies.

For the artificial grass playing surface, modern textile manufacturing methods and technology continue to advance. As such, it is common place for artificial grass surfaces to be recycled at the end of their life cycle and be re-made into new similar surfaces or other products. It can be expected that technologies will enable this environmental sustainability form of recycling to be common place in the future, to the benefit of this proposal when refurbishment is due after an initial life cycle.

In conclusion the proposed Artificial Grass Pitch (AGP) will replace part of an existing grassed football pitch provision with:

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- Better quality provision
- Provide access to greater quantity of provision
- In a suitable location
- Supported by effective and appropriate management arrangements
- Implemented with best practice construction techniques to minimise waste and pollution

4.5. National Planning Policy Framework (Sept 2023) - Section 8 – Promoting Healthy and Safe Communities

Policy extract:

Paragraph 98: Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

Paragraph 99: Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.*

The planning system encourages and promotes the retention of existing and the provision of additional, outdoor sports facilities, both public and private.

Whilst it is acknowledged the proposed development would result in the loss of what is effectively a grassed playing field, it must be noted that the scheme would provide a purpose-built facility that would facilitate a far greater level of use for sport and recreation throughout the whole year.

In addition, when assessing the proposal, consideration must be given to the importance of the standard of design and compatibility of a scheme to harmonise with the general character of the area in which they are set, the impact upon the private amenity of the neighbouring occupiers and highway safety, amongst other material considerations.

The proposed development will implement better provision in terms of quality and quantity and in a suitable location to benefit the community and provide access and opportunities for sport and recreation, making an important contribution to the health and well-being of the local community.

The proposed location will afford convenient pedestrian and maintenance access as well as providing for suitable management, supervision and security by site based staff.

The close proximity of existing facilities described above will help to create a healthy and safe place of exercise.

This proposal satisfies the above planning objectives and is beneficial to the advancement of sports activity and development.

It will deliver genuine beneficial outcomes as follows:

Implement social, recreational and cultural facilities and services for community needs to enhance the sustainability of the playing fields and football clubs in the local area.

Provide access to a high quality open space and provide opportunities for sport and recreation that can make an important contribution to the health and wellbeing of the local community.

Make beneficial usage of the current site resulting with better provision provided by a durable Artificial Grass Pitch (AGP).

The proposed development will provide a clean, safe and modern facility to inspire sporting participation and will enhance the existing sport and recreation provision.

It will provide a genuine asset for the applicant and local community sporting groups and organisations.

It will encourage and inspire more people of all ages to participate in sport.

For these reasons, we believe the following objectives have been satisfied:

- Promotion of social inclusion and community cohesion.
- Health and wellbeing.
- Promoting more sustainable development.

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4.6. National Planning Policy Framework (Sept 2023) - Section 12 – Achieving well designed places

Policy extract:

Paragraph 126: The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Paragraph 134: In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

4.6.1. Design Standards

In terms of design standards, the schedule of works necessary to implement the proposal are designed in accordance with, and must be constructed in full compliance with; the following sources of technical guidance and performance quality standards which are appropriate to external artificial sports facilities:

4.6.2. Artificial Grass Pitch (AGP)

The Football Association (FA) Guide to 3G Football Turf Pitch Design Principles and Layouts.

Federation Internationale de Football Association (FIFA) Quality Concept for Football Turf – Handbook of Requirements (October 2015).

Sport England Design Guidance Note 'Artificial Surfaces for Outdoor Sport – updated guidance for 2012.

Sport England's guidance document 'Selecting the Right Artificial Surface for Hockey, Football, Rugby League and Rugby Union' Issue 002 / December 2010.

4.6.3. Ball Stop Fencing

BS EN 15312:2007 A1:2 Free access multi-sports equipment – Requirements, including:

Clause 5.5.1.2.1 Resistance to repeated impact of footballs

Clause 5.5.1.2.2 Very intense forceful impact resistance to player's kicks

4.6.4. Generally

Works must comply with current Building Regulations and British / European Standards applicable to the proposal

4.6.5. Visual Amenity – 3G Artificial Grass Playing Surface

The new Artificial Grass Pitch (AGP) will be surfaced with 3G artificial grass coloured grass green. The visual appearance will be similar to existing fine sports turf and in keeping with a sports stadia environment. 3G synthetic turf is designed to look like natural turf, unlike the older type sand filled 'astroturf' type surfaces.



A typical example of 3G artificial surface

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4.6.6. Visual Amenity – Building level

The field topography will be adjusted to reduce and adjust longitudinal slopes and lateral profiles across the Artificial Grass Pitch (AGP) footprint to accord with technical recommendations. This is necessary to preserve unbiased ball roll characteristics, resulting in a diagonal axis containing an approximate 1:100 (1%) maximum slope.

4.6.7. Visual Amenity – Ball Stop Fencing

The proposals incorporate perimeter fencing, which is necessary around the Artificial Grass Pitch (AGP) to ensure the adequate long term protection of the valuable assets for a variety of vital reasons as follows:

- To help contain balls within the pitch during training, competition and recreational activities
- To protect the playing surface from contamination that will severely compromise the longevity of the artificial grass playing surfaces
- To segregate the pitch playing area from spectators

In terms of the visual impact of the fencing, the elevation will consist of a weld mesh design comprising see-through mesh, coloured RAL 6005 moss green. This type is commonly installed around artificial sports pitches and permits light and views throughout, reducing the visual impact of the fencing.

The type of barrier fencing proposed to the edge of the synthetic turf would be a similar height to the current pitch perimeter barrier and would not give rise to unacceptable visual impacts to warrant refusal of the application.

Darker colours of fence finish, in particular black and dark green, are the most discrete colour options against a rural backdrop, which has been a factor in this proposal.

We consider the proposals will not create any excessive levels of overbearing or overshadowing impact and fence heights are appropriate for the intended activities.



Examples of perimeter ball stop fencing

4.6.8. Visual Amenity – Floodlight Masts

The proposals incorporate the provision of six (6no.) 13m high slimline floodlight masts mounted with associated luminaires around the perimeter of the Artificial Grass Pitch (AGP).

The masts would be of a slim profile tubular steel masts with galvanised (Z275) self-coloured finish.

A galvanised only finish of the columns has been selected as the preferred solution in terms of being more discreet against the background of the (often) grey UK skies.

It is accepted that whilst the height of the masts would result in features which are prominent within the site itself, they are vital to provide artificial lighting for the planned use of the facility after dusk.

With the floodlight columns being of a slimline design, it is not felt the columns will provide an unacceptable visual impact.

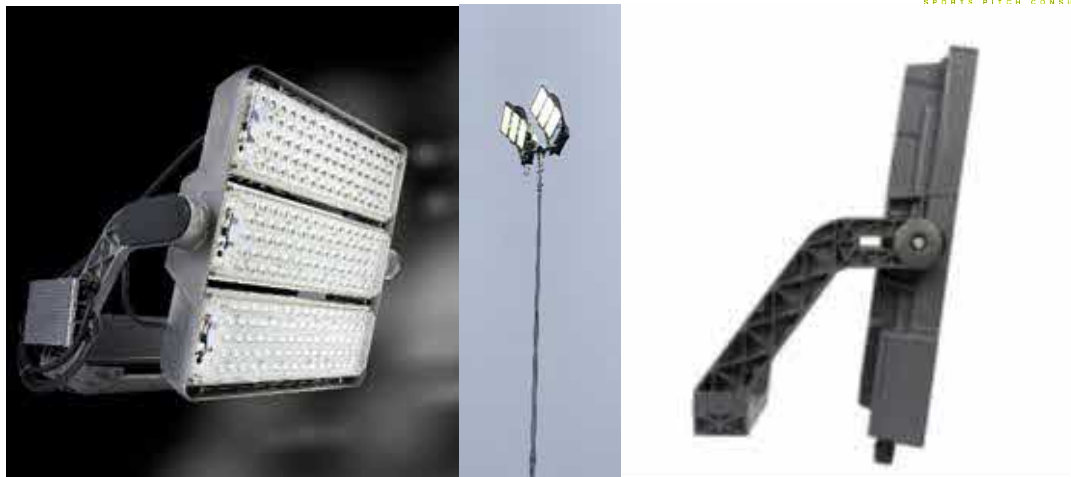
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Examples of slimline LED floodlighting columns and masts

4.6.9. Visual Amenity – Maintenance Equipment Storage Container

The installed appearance of the new maintenance store will be steel, powder coated RAL 6005 moss green to match the perimeter fence.



Example of storage container

4.7. National Planning Policy Framework (Sept 2023) - Section 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change

Policy extract:

Paragraph 167: When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*
- b) the development is appropriately flood resistant and resilient;*
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
- d) any residual risk can be safely managed; and*
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.*

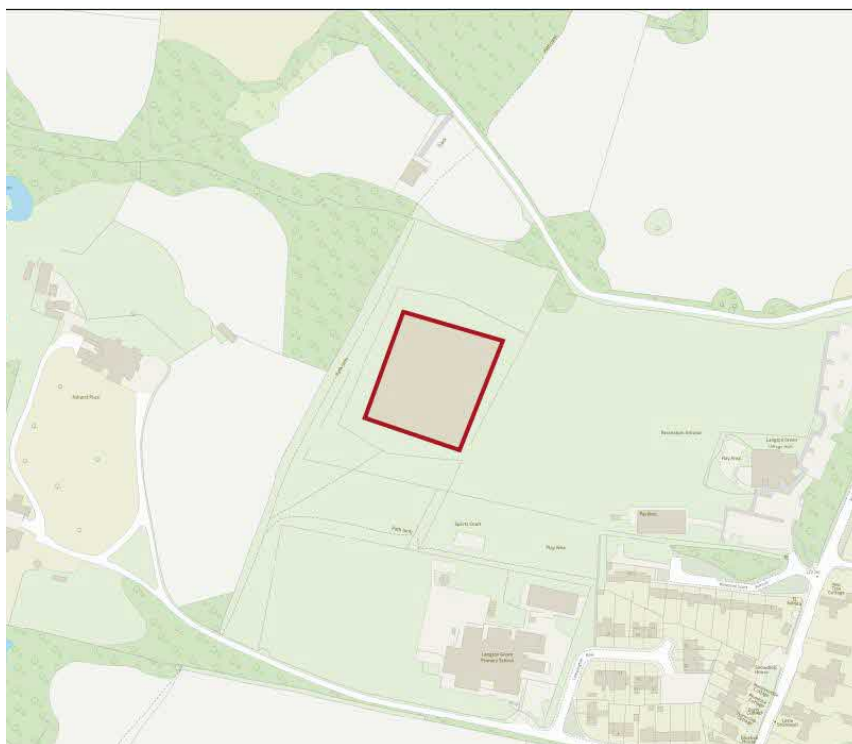
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Flood Map for Planning.

According to the governments flood risk map for planning the site is located within flood zone 1, indicating a low risk from flooding and indicating that a Flood Risk Assessment is not required in this instance.

Department for Environment, Food and Rural Affairs Sustainable Drainage Systems Non-statutory technical standards for sustainable drainage systems March 2015

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

4.8. National Planning Policy Framework (Sept 2023) - Section 15 – Conserving and Enhancing the Natural Environment

Policy extract:

Paragraph 185: Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life60;*
- b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason;*
- c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.*

4.8.1. Noise Impact

It is acknowledged that the application proposal would result in a greater intensity of use of this particular area of the site. This intensification of use is made possible by the enhanced durability of 3G artificial grass playing surface in comparison to the current natural turf surface.

The proposed hours of operation for the new Artificial Grass Pitch (AGP) are as follows:

Monday to Friday 08:00 hours to 21:30 hours
 Saturday & Sunday 08:00 hours to 21 :00 hours

Noise impact can be considered against the following guidance:

The World Health Organisation (WHO) 'Guidelines for Community Noise' advises that the noise level outside a residential property during the daytime about 1 metre from façades of any living spaces should not exceed 50 decibels.

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Sport England design guidance and noise modelling data (as per Artificial Grass Pitch Acoustics Design Guidance Note – 2015) advises that the typical noise emitted from use of a AGP that is in an open area reduces below 50 decibels when you are more than 40 metres away from the pitch perimeter. This is based at the noise calculated at a height of 1.5m above ground level.

The site is located within the recreation ground, well away from residential properties. The closest houses are approximately 200 metres away from the development

Additional measures to be implemented as part of the proposed development to reduce the noise impact:

Neoprene washers (inserts) will be fitted to fence panel fixings to reduce panel rattle and vibration from ball impacting on the perimeter fencing, which will reduce noise emission created from use of the AGP.

Unlike a small ball-court, all playing lines are to be permanently marked 3m minimum away from the pitch perimeter to mitigate balls impacting onto the fenced enclosure.

To manage noise generated by use of the facility, the club will introduce a Noise Management Plan with procedures to minimise any potential noise impact from users of the facility. The plan is considered to be a live document which may be revised during the operational stages in order to create an acceptable balance between the requirements for a successful sports facility and the protection of local residents' amenity.

In addition to the above limitations, the lighting impact will be controlled by the strict management of permitted operating times. Automatic time clocks will be installed to ensure lights are extinguished at the curfew hour every night of use.

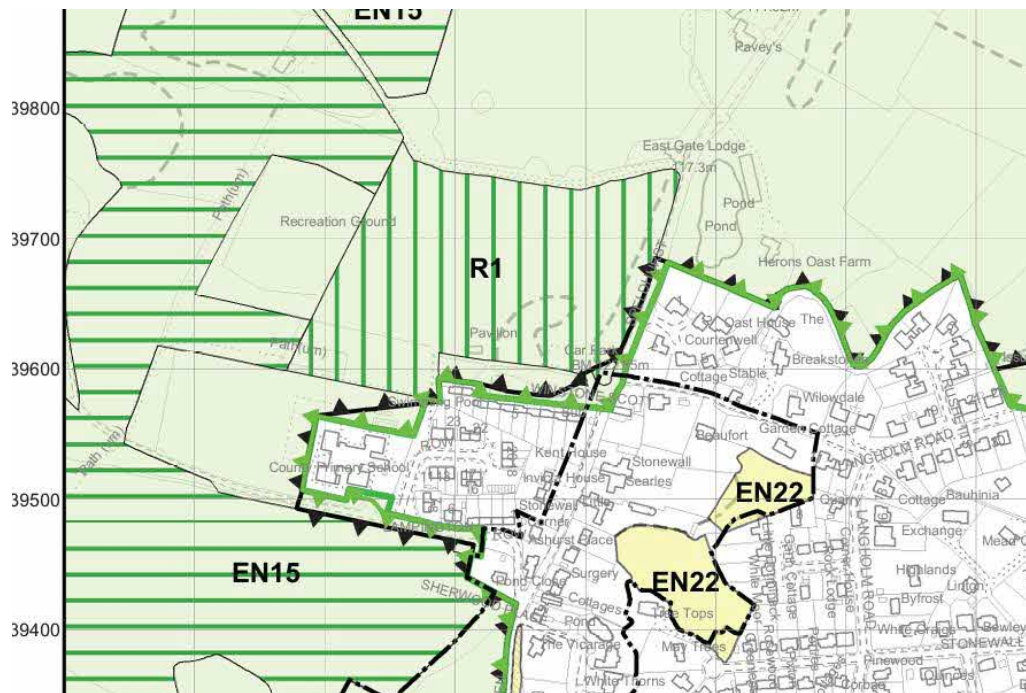
Time clocks will be set to operate within a pre-programmed time including a seasonal changeover facility for BST and GMT.

Usage of the floodlighting system will be solely within permitted times and these hours shall be controlled by a photocell detector and timer switch to ensure that any lighting does not adversely impact local amenity.

4.9. Local Planning Policy – Tunbridge Wells Local Plan (2006)

The Tunbridge Wells Local Plan (2006) is currently used as the basis for development management decisions, providing a positive planning policy framework for the area whilst the new local plan is still being developed.

After review of the Local Plan policies maps the site is identified within the key as Metropolitan Green Belt, Area of Outstanding Natural Beauty and Kent Special Landscape Area.



Tunbridge Wells Local Plan Policies Map (Langton Green Inset Map 7)

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The core policies have overruled the 2006 local plan policies and the below are the applicable local policies:

Core Policy 2: Green Belt

The boundaries of the Green Belt are defined on the adopted Proposals Map (2) and are indicated on the Key Diagram at the end of this document.

1. The general extent of the Green Belt will be maintained for the Plan period
2. A long-term land reserve (designated in this Plan as 'Rural Fringe') will be maintained and a review of land within that category will be conducted in parallel with the preparation of the Allocations Development Plan Document to ensure that Green Belt boundaries will endure thereafter until 2031
3. There will be a general presumption against inappropriate development that would not preserve the openness of the Green Belt, or which would conflict with the purpose of including land within it. Any new development should accord with the national planning provisions of Planning Policy Guidance Note 2: Green Belts (PPG2) or its replacement
4. Infill development and redevelopment within the designated 'Major Developed Sites' within the Green Belt will be allowed where it accords with the national planning provisions of PPG2 or its replacement

Core Policy 4: Environment

The Borough's built and natural environments are rich in heritage assets, landscape value and biodiversity, which combine to create a unique and distinctive local character much prized by residents and visitors alike. This locally distinctive sense of place and character will be conserved and enhanced as follows:

1. The Borough's urban and rural landscapes, including the designated High Weald Area of Outstanding Natural Beauty, will be conserved and enhanced
2. The Borough Landscape Character Area Assessment 2002 will be utilised to manage, conserve and enhance the landscape as a whole
3. A hierarchical approach to nature conservation and the protection of biodiversity and geodiversity will be applied across the sites and habitats of national, regional and local importance within the Borough. The objective will be to avoid net loss of biodiversity and geodiversity across the Borough as a whole
4. Opportunities and locations for biodiversity enhancements will be identified and pursued by the creation, protection, enhancement, extension and management of green corridors and through the development of green infrastructure networks in urban and rural areas to improve connectivity between habitats
5. The Borough's heritage assets, including Listed Buildings, Conservation Areas, Scheduled Ancient Monuments, archaeological sites and Historic Parks and Gardens will be conserved and enhanced and special regard will be had to their settings
6. The positive management of heritage assets through partnership approaches and measures will be encouraged, including by the use of Conservation Area Management Plans

Core Policy 5: Sustainable Design and Construction

The Borough Council will apply and encourage sustainable design and construction principles and best practice in order to combat avoidable causes of climate change and adapt to and/or mitigate already-unavoidable impacts of climate change, while also recognising the aim of Core Policy 4: Environment to conserve and enhance the unique urban and rural heritage characteristics of the Borough. All new developments will be expected to:

1. Make efficient use of water resources and protect water quality
2. Be located in accordance with the PPS25 sequential test, generally outside of the Borough's high risk flood zones; produce no negative effects on existing flood patterns; and, where necessary, apply mitigation and adaptation measures to reduce potential flood risk
3. Have regard to, and implement, South East Plan renewable energy and energy efficiency targets, as well as wider carbon reduction targets
4. Manage, and seek to reduce, air, light, soil and noise pollution levels
5. Be designed to minimise waste creation and disposal throughout the lifetime of the development

Developments will also be of high-quality design, which will:

6. Create safe, accessible, legible and adaptable environments
7. Conserve and enhance the public realm

Core Policy 8: Retail, Leisure and Community Facilities Provision

New retail and leisure provision should be provided within the Borough in accordance with the following approach:

Leisure and Community Facilities

5. A range of formal and informal open space, recreational and cultural facilities will be provided and maintained
6. The capacity, quality and accessibility of open space, recreational, cultural and community facilities will be maintained and, where necessary, improved and all new development that generates an additional need for such facilities will provide for an adequate amount in easily accessible locations
7. The links, including Public Rights of Way and cycle links, between existing and proposed areas of open space, recreational, cultural and community facilities and the communities they serve will be improved, where possible, as part of a multi-functional Green Infrastructure Network
8. The loss of community facilities will be resisted as far as practicable and, where there is a demonstrable continuing need, the provision of additional facilities will be supported where they are deficient, particularly where this will provide a range of facilities on a single site or provide facilities that may be used for a variety of purposes

4.10. Sport England

Sport England will be a statutory consultee on this planning application as the proposal affects a natural turf playing pitch.

A playing pitch is a delineated area, which together with any run off is of 0.2 hectares or more. Playing pitches may have a grass surface or an artificial one.

The following details are provided to enable Sport England's informed assessment of whether the proposed benefits to sport associated with development would be sufficient to outweigh the detriment associated with the impact on the playing field and satisfy exception policy 5 of Sport England's Playing Fields Policy and Guidance 2018.

The aim of the policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demands of the pitch sports.

The following details are provided to enable an assessment:

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Requirement	Detail provided
Impact the proposed development would have on playing pitch provision including proposed summer / winter playing pitches	<p>The application site is presently a grassed playing field.</p> <p>This proposal seeks to replace the natural turf pitch with a 3G Artificial Grass Pitch (AGP).</p> <p>It is acknowledged that the removal of an existing usable grass pitch to enable the development of the proposed Artificial Grass Pitch (AGP) is unavoidable.</p> <p>With the current natural turf surface, the pitch becomes unusable during periods of inclement weather each winter with pitch waterlogging. This causes a number of issues during the winter term due to limited usage of the playing field.</p> <p>The new 3G facility will result in convenient player and pedestrian access as well as effective management of the proposed Artificial Grass Pitch (AGP).</p> <p>The proposed AGP will be sited adjacent to existing site facilities & infrastructure including circulation areas and ample car parking provision.</p>
Community use of the proposed sports facility	<p>The resultant facilities would not only be used by community football clubs, but also by partner organisations and community groups from the surrounding areas to gain the maximum football developmental outcomes, via pre-arranged and structured community access.</p> <p>The development of this AGP, in accordance The Football Association's technical design guidelines, will especially enable children and young adults to play on appropriately sized pitches with appropriately sized goals, encouraging greater touches of the ball and an increased involvement in the game to enable skill development. The intention is that young players will develop better technical and decision-making skills from a younger age.</p> <p>The AGP will support FA affiliated junior / youth football (highest level of competition), along with training and coaching activities.</p> <p>The facility will support several inclusive organisations who provide strong and sustainable education placements for providing children and young people, in addition to a number of organisations who support those with a disability.</p> <p>For further community use please see section 4.12</p>
Community access formally secured through a community use agreement	<p>A community use agreement with key partners will be established and managed on a formal basis. It is envisaged that the requirement for this community use agreement would be inserted as a planning condition and such an agreement would follow the Sport England template.</p> <p>The provision of the new external Artificial Grass Pitch (AGP) will provide increased usage in comparison to the existing site during the daytime and evenings.</p> <p>This extended use is possible because the proposed floodlit Artificial Grass Pitch (AGP) is more resilient during winter weather conditions and with new floodlights, evening activities will enable the facility to be used to its full potential.</p> <p>The AGP also avoids close season maintenance works.</p> <p>The proposal will provide a much needed facility which would enable sport to be played throughout the year.</p>
Sport related benefits of the proposed artificial grass pitch for the applicant and the community This explanation should provide detail on the deficiencies of the existing facilities and set out how the new facilities will address such deficiencies and help with the delivery of sport and meet community facility needs	<p>The local surrounding area has limited access to state of the art 3G Artificial Grass Pitches (AGPs) and this proposal will contribute to satisfying demand for training and competition football.</p> <p>The proposed AGP will accord with Sport England's and The Football Association's technical design guidance for Artificial Grass Pitches (AGPs).</p> <p>The provision of the Artificial Grass Pitch (AGP) could be used continuously throughout the year and intensively due to its artificial grass surface and floodlighting.</p> <p>This project will support Sport England's key goals in the following ways:</p> <p style="padding-left: 40px;">Increasing the number of people playing sport for at least 30 minutes once a week</p> <p style="padding-left: 40px;">Developing new teams and participation opportunities</p>

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	<p>Recruiting new players to all football formats</p> <p>Providing quality training and match play facilities</p> <p>Achieving growth in adult participation</p> <p>Providing juniors supported pathways into adult teams</p> <p>Raising the percentage of young adults who play sport once a week</p> <p>Supporting club and community teams</p> <p>Developing secure pathways into adult football</p> <p>Creating pathways from recreational football into clubs</p>
Explanation of which sports the new artificial turf pitch will accommodate	<p>With football being the targeted sport, the appropriate surface choice is 3G artificial grass designed to FIFA Quality standards. 3G turf is regarded by The Football Association as the most suitable artificial playing surface for community football and youth development.</p> <p>Sport England guidance** describes this as a 'preferred football surface' and capable of high level competition / training (national/international).</p> <p>**Sport England's guidance document 'Selecting the Right Artificial Surface for Hockey, Football, Rugby League and Rugby Union' Issue 002 / December 2010.</p>
Proposed surface type	3G artificial turf
Sustainability	Arrangements to ensure the long term maintenance of the facility will be established, along with a necessary sinking fund to ensure the long term benefit of the facility and the appropriate replacement of the artificial surface, floodlights and pitch furniture at the end of life cycles.

On the basis of the above justification, we consider the proposals would give rise to a considerable benefit to the wider community through the provision of an enhanced playing facility.

Given the above details, we believe Sport England will agree that the proposed development is acceptable under the following exception policy:

E5 – The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.

4.11. Identifying the Need

Currently LGCSA has over 850 playing football members. To accommodate this membership LGCSA regularly rents artificial pitches on every weekday evening, and on Saturdays and Sundays from no less than 5 suppliers up to 10 miles away and spends over ██████ in rental fees.

This dependence on other suppliers of 3g pitches means LGCSA has a key club sustainability risk.

The provision of this new facility would liberate pitches LGCSA rents, which are in chronic short supply in the area.

The location of 3G rubber crumb pitch at Langton Green Recreation Ground is a priority project as listed in Appendix A, Tunbridge Wells, of the Football Foundation local Facility Plan.

The growth in membership at LGCSA is currently limited by the availability of areas to train and play. In 2012 LGCSA had 245 playing members, and no girls teams. By 2017 it had doubled in size, but even then, had only 25 girls training, and no girls' teams. By 2023 membership had doubled again, but now with 170 girl members, playing in 11 sides in Kent leagues. The 3g project is a key element in being able to continue to grow girls' football in the area. It is also apparent that there is demand for ladies' soccer at an introductory level, not to mention growing demand for walking football for elderly players, as well as disabled football. All these initiatives face the problem of where to play.

The proposed site has been used as a grass 11v11 pitch for several decades, but from November through March it is currently unusable, waterlogged by weather that has become the norm. The transformation from a site that is only used at specific times of the year to one that can accommodate players year round is a gamechanger, literally.

It is worth noting that whilst more than 200 children who belong to LGCSA go to the 3 schools in closest proximity to the proposed site, in all there are children from more than 75 schools who are regular playing members. This is true diversity and community inclusivity. (Also to note, LGCSA gives more than 25 children free annual membership, trying to ensure no-one is excluded for financial reasons.)

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This project would not merely benefit an exclusive few. It would benefit young and old, beginners and experienced players, from any economic or social background, and do so year round, not just when the weather suits.

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5. Photographs of Site



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6. Conclusions

In view of the above justification and having been assessed in the light of relevant planning policies and material considerations, we request this proposal is accepted.

The proposed Artificial Grass Pitch (AGP) will replace an existing grassed pitch with better quality provision, thereby providing access to greater quantity of provision in a suitable location and supported by effective and appropriate management arrangements; whilst implementing best practice construction techniques to minimise waste and pollution; in accordance with Achieving Sustainable Development as set out in the National Planning Policy Framework (2023).

The proposal would give rise to a considerable benefit to the wider community through the provision of an enhanced playing facility and the opportunity for usage throughout the year, in accordance with Section 8 – Promoting Healthy Communities of the National Planning Policy Framework (2023). The proposed AGP would be available for use by partner organisations and community groups.

The proposal would ensure that surface water run-off is effectively managed and does not increase flood risk elsewhere, in accordance with Section 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change of the National Planning Policy Framework (2023).

The proposal would ensure that noise emission created by use of the development is not expected to adversely affect any residents by way of noise, in accordance with Section 15 – Conserving and enhancing the natural environment of the National Planning Policy Framework (2023).

The proposal could accommodate any additional parking demand generated by the proposed development and result in no additional stress on the wider area for parking.

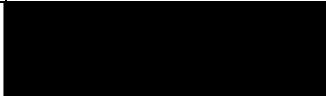
The proposal would contribute to the fulfilment of the site and local community need.

The proposal satisfies Sport England's E5 – The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.

The site is in compliance with local planning policies set out in the Tunbridge Wells Local Plan.

The Artificial Grass Pitch (AGP) and associated facilities would not result in an unacceptable impact upon the character, appearance or visual amenity of the site or surrounding area. The proposal will not appear inappropriate to any view looking into the site.

End of document

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